

# EASTSIDE MASTER PLAN

February 5, 2019

## Eastside Master Plan Project Update



POWER IN THE VISION

Goal 2: Set the Standard for a Safe and Secure City

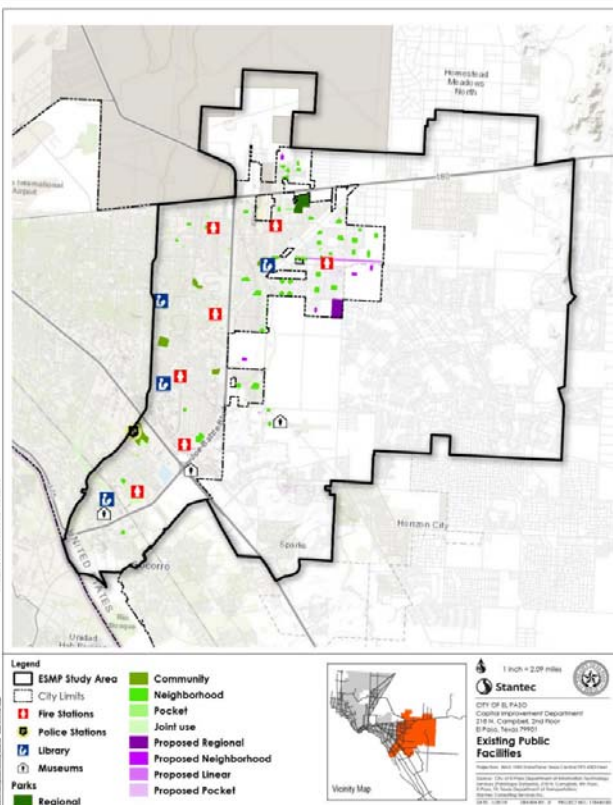
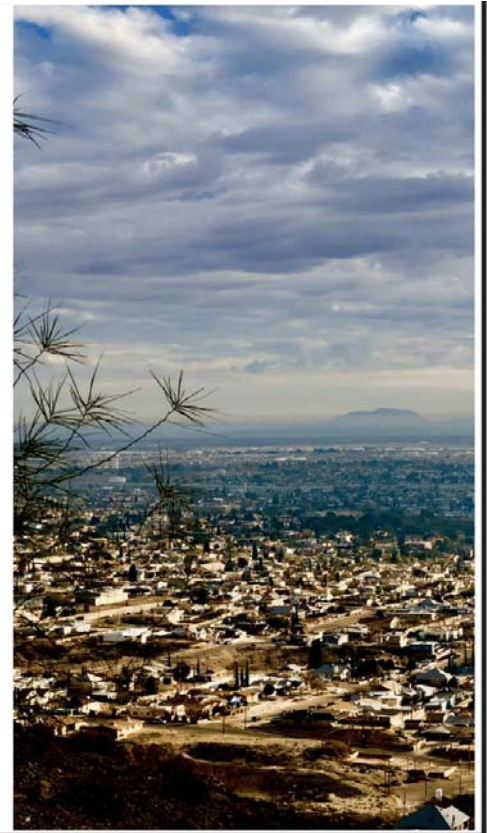
Goal 4: Enhance El Paso's Quality of Life through Recreational, Cultural, and Educational Environments

Goal 7: Enhance and sustain El Paso's Infrastructure Network

# Eastside Master Plan

## Deliverables

- Master plan for new Municipal Service Facilities:
  - Parks
  - Library
  - Police Department
  - Fire Department
  - Maintenance Facilities
  - Environmental Services Department
  - Other
  
- Growth Management
  - Complete Plan El Paso Growth Management Chapter
  - Prepare Amendments to Title 19 & 20, and full audit of Title 21
  - Prepare Annexation Policy Amendments
  - Prepare MTP Amendments



## Inventory Assessment Completed

### Data collected:

- 76 parks
- 3 recreation centers
- 1 police command center
- 6 fire stations
- 1 senior center
- 1 pool
- 3 libraries

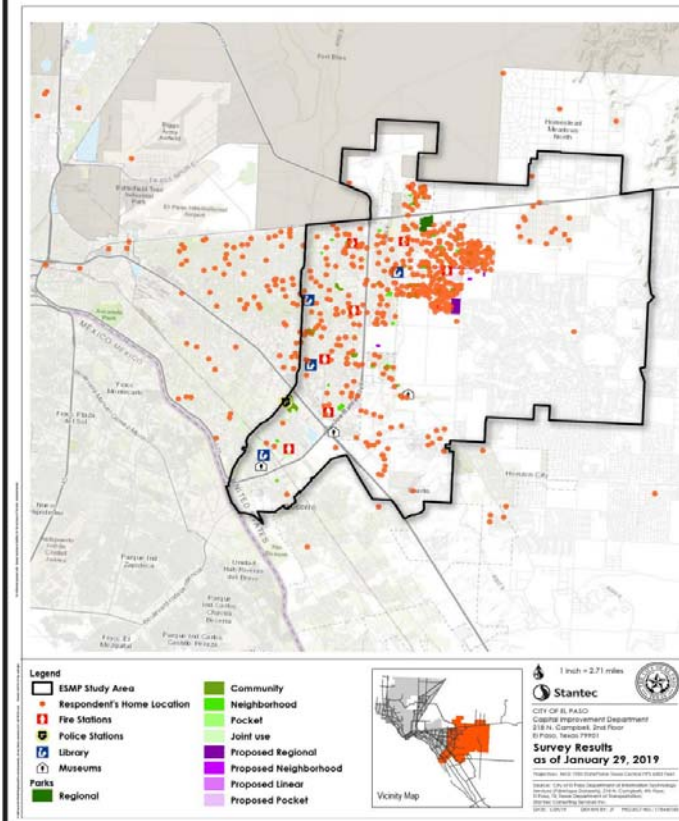




## Online Survey

### Respondents' home locations ●

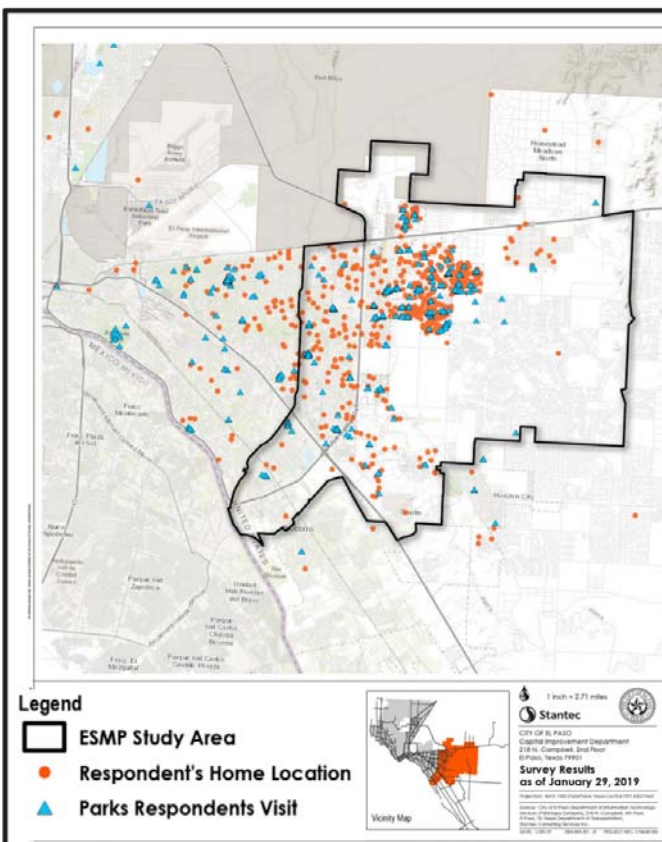
- Deployed January 3
- Uses web mapping to capture information
- Social media + other announcement tools
- 835 responses logged
- Close mid-February

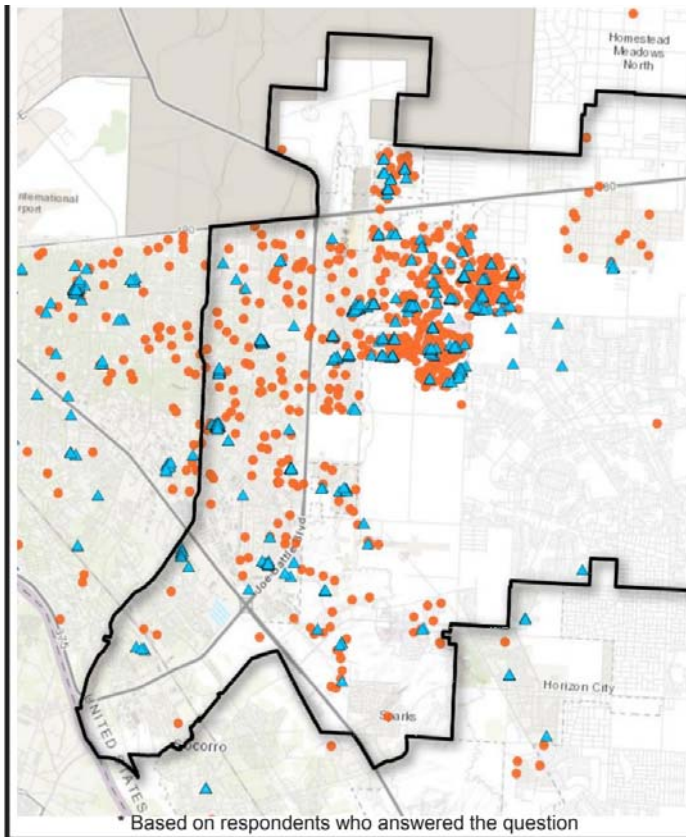


## Online Survey

### Parks Visited

- Respondents visited 1,130 parks
- 74% of all respondents said "yes" they visit parks
- Fields, lighted fields, and turf areas most popular reasons

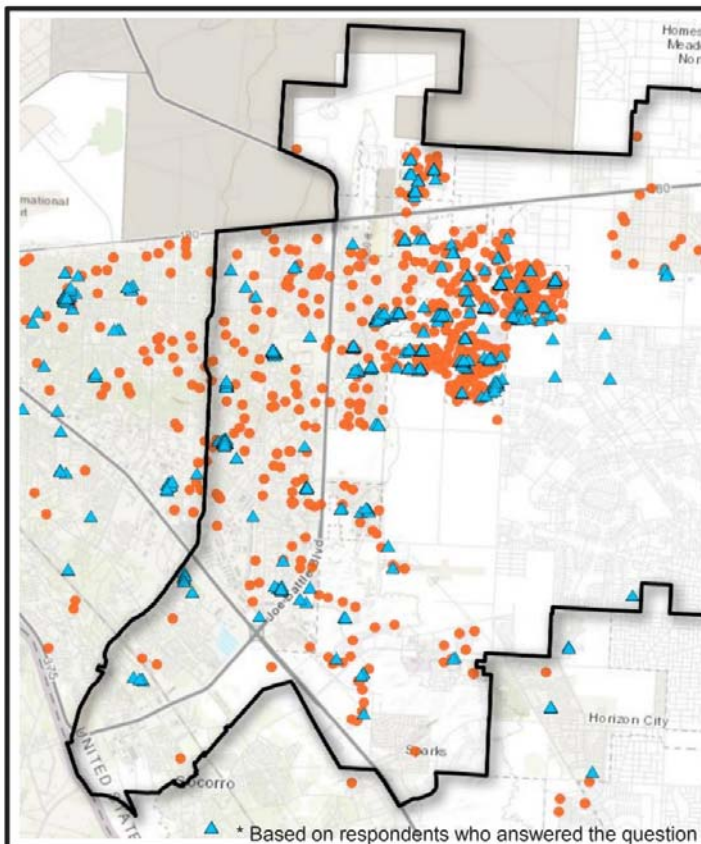




## Online Survey

- 99.6% of respondents\* within the study area visit a park occasionally or more frequently
- 28.2% visit > once a week

\* Based on respondents who answered the question



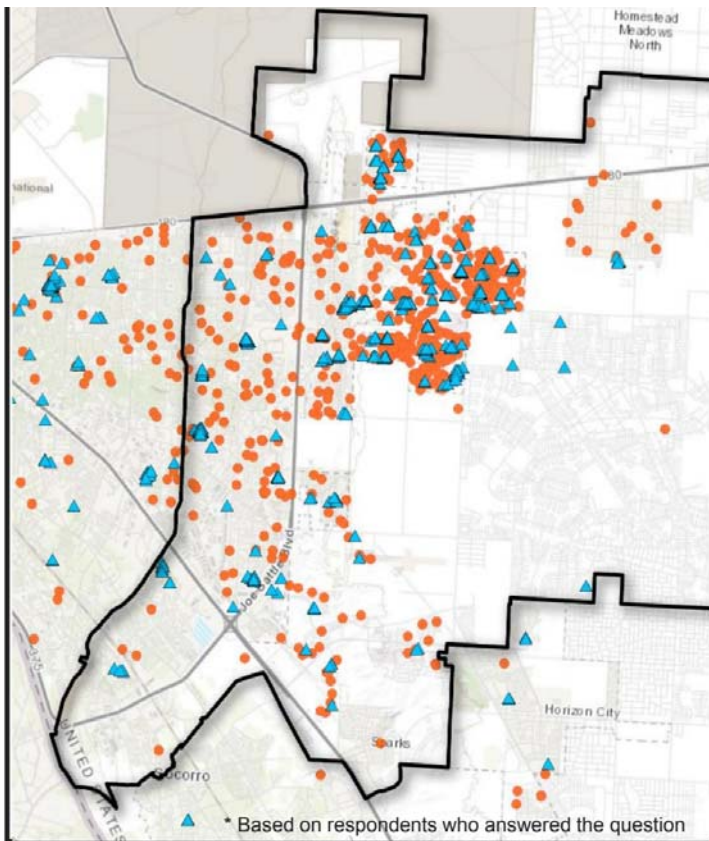
## Online Survey

- 6 of 10 respondents\* within the study area said "Yes" there is a park within walking distance

\* Based on respondents who answered the question



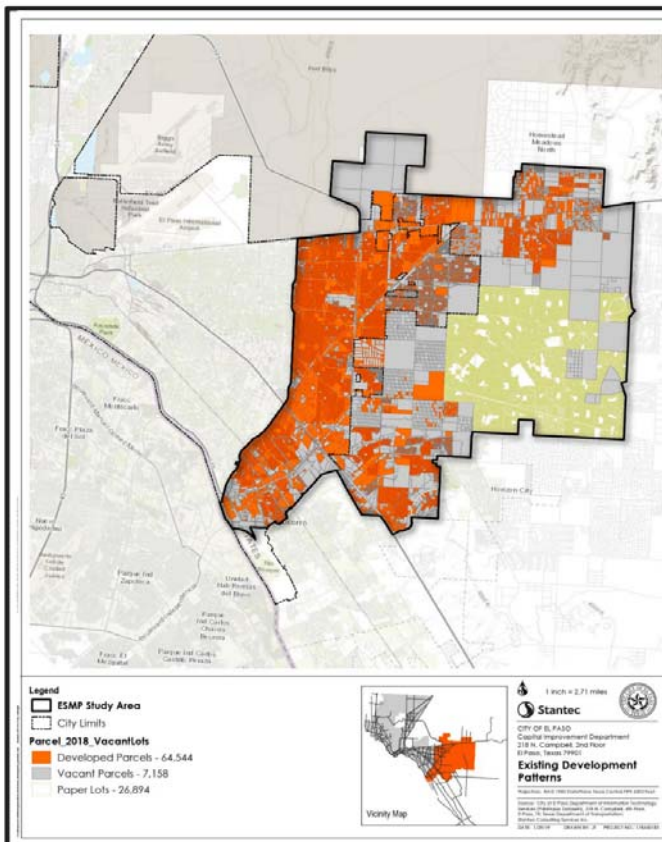




## Online Survey

- 48.7% of respondents\* within the study area walk to the park nearest their home
- 46.3% drive

\* Based on respondents who answered the question



## Existing Development Pattern

### Developed vs. Vacant

- 71,702 total parcels\*
  - 90% developed
  - 10% vacant
- Analyzed development patterns; average residential lot size = 6,000 sq. feet

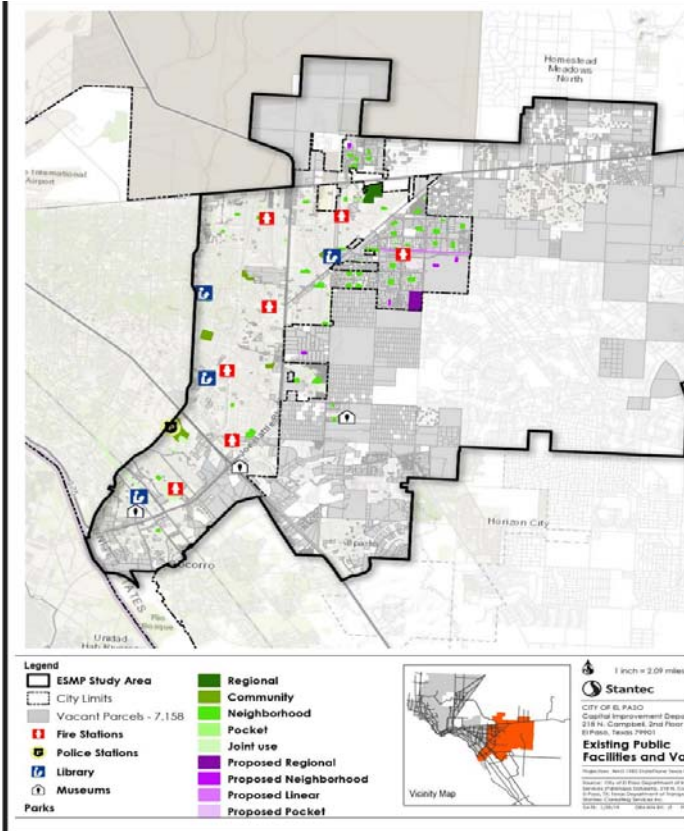
\* Excludes 26,894 paper lots



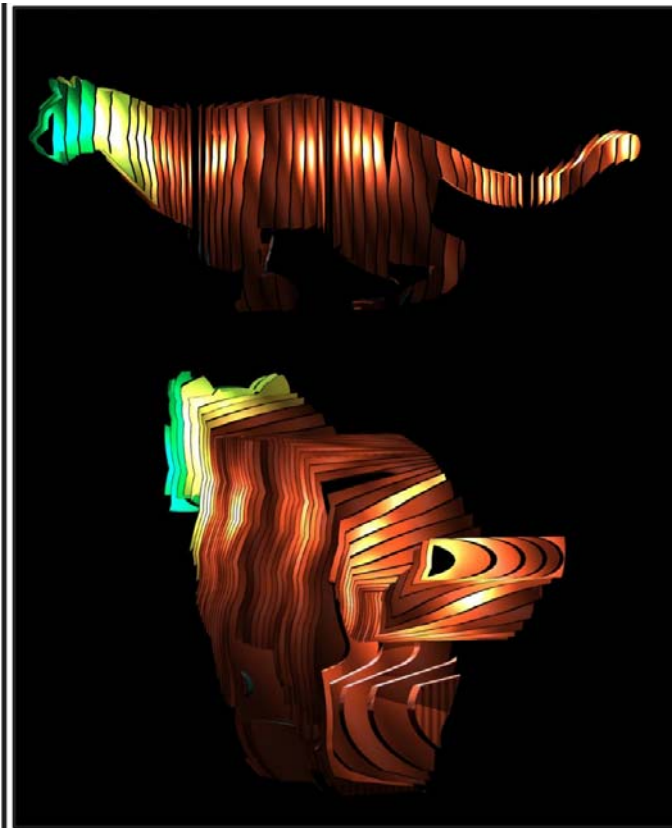


# Eastside Plan Next Steps

- Complete build-out analysis on vacant parcels
- Confirm additional public facilities based on growth assumptions with department staff
- Develop recommendations based upon facilities inventory
- **Key Recommendations: February**
- **Public Engagement: March**







## Title 19 Recommendations

- Clarify procedures (e.g., when is a land study used vs. a preliminary plat)
- Define standards for Adequate Public Facilities as well as reviews/exceptions
- Overhaul Roadways section to implement city's Complete Street policy
- Increase connectivity requirements and reduce usage of cul-de-sacs



## Title 19 Recommendations

- Upgrade TIA to include multi-modal impact analysis (cars, bikes, pedestrians)
- Protect arroyos to the greatest extent possible – treat like floodways
- Make open space context-sensitive (i.e., sliding scale depending on density) and increase overall percentage to match citywide expectations





## Title 19 Recommendations

- The minimum subdivision standard is R-3 regardless of location (existing county standard) – work with County to differentiate between what is City and what is County



## Title 20 Recommendations

- Add Multi-modal TIA and Adequate Public Facilities standards to correspond to Title 19
- Enhance site plan and building design standards for CPC review
- Simplify the District Development Standards – no need for different lot and building standards in the same district







## Title 20 Recommendations

- Reduce front yard setbacks for R districts to 10-15 ft
- Permitted densities are odd and inconsistent – standardize and increase where appropriate to match Plan El Paso
- Consider increasing multi-family density in commercial areas to encourage mixed-use/corridor sustainability

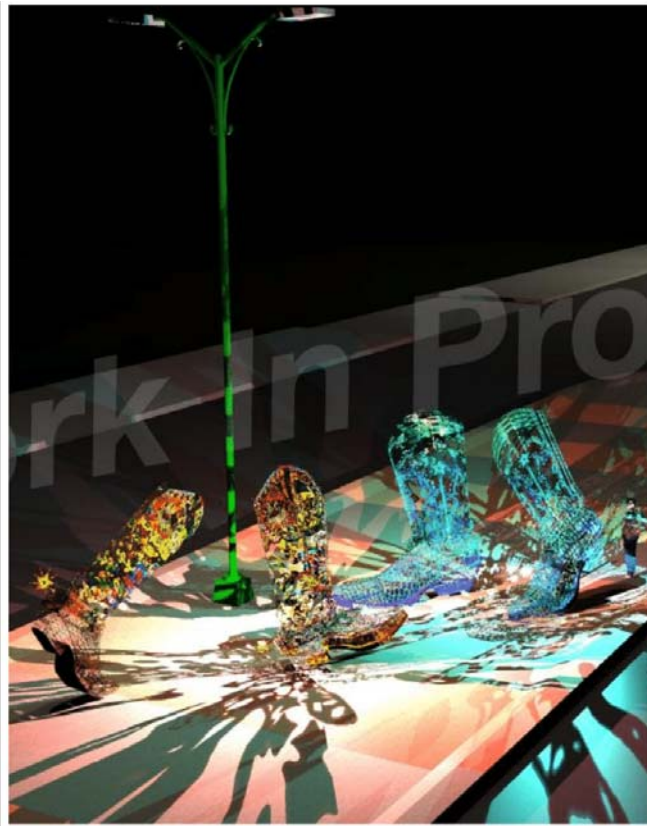


## Title 20 Recommendations

- Right-size parking requirements – Appendix C is confusing and thick
- Eliminate minimums in many districts and for most uses
- Consider adjusting/increasing the maximums in certain suburban districts or provide a way to provide with pervious options
- Location of gravel parking should be context sensitive







## Title 21 Recommendations

- Simplify and reorganize Smart Code standards for ease in implementation
- Consider permitting use of Smart Code as a floating overlay for certain districts (e.g., commercial corridors, large tracts)



## Growth Management Next Steps

- Complete Plan El Paso Growth Management Chapter
- Prepare Amendments to Title 19 & 20, and full audit of Title 21
- Prepare Annexation Policy Amendments
- Prepare MTP Amendments
- **Target Completion of Drafts: March**
- **Public Workshops: April - May**

