

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Economic Development/Mass Transit Department

**AGENDA DATE:** July 10, 2018

**CONTACT PERSON NAME AND PHONE NUMBER:** Cary Westin, 915-212-1614  
Jay Banasiak, 915-212-3300

**Strategic Goal 1:** Create an Environment conducive to Strong, Sustainable Economic Development.

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

Discussion and action to authorize the City Manager or designee to sign and submit an application and all related documentation and certifications for the Better Utilizing Investments to Leverage Development Discretionary (BUILD) Grant Program for the construction of an MCA area Parking Transit Center and Parking Garage Project. The project and grant application is an enhanced resubmittal of the Tiger IX Discretionary Grant which the City Council previously approved on October 3, 2017.

**BACKGROUND / DISCUSSION:**

This is the first year of the BUILD grant program, which is a continuation of the TIGER program. City staff is requesting Council's consideration in submitting an application to construct a bus terminal and parking garage in the MCA area.

City staff feels that construction of a transit hub in the Medical Center of the Americas (MCA) area, in light of Texas Tech University and UMC's aggressive expansion plans of their medical and school campuses would be a strong project for DOT consideration. The expansion and proposed City/TTU/UMC project will provide an economic stimulus to the area, not just due to the required construction force but because of projected economic development impact on neighborhood businesses and residents. A recent UTEP-IPED study estimated the current economic impact of the TTU facilities to be \$227.5M on business volume and \$163.6M on labor impact; a number to be further impacted by the proposed campus expansion. The terminal will provide transit services to and from the campuses and hospital and the garage will help accommodate traffic and reduce current parking congestion in the neighborhood. City staff is anticipating requesting a federal/local match funding ratio in the 50/50 range dependent on the contributions of all partners. Anticipated application total will be in the \$40 - \$45M range driven primarily by the size of the parking structure.

**PRIOR COUNCIL ACTION:**

Approved application for similar TIGER IX funding on October 3, 2017.

**AMOUNT AND SOURCE OF FUNDING:**

Federal and Local Contributions to be determined based on partner's commitments and contributions.

**BOARD / COMMISSION ACTION:**

N/A

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

  
(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

*Information copy to appropriate Deputy City Manager*



## Medical Center Transit Terminal and Parking Garage

### Project FACT SHEET

Funding Type	Amount for 1,250 spaces	Percent
City Match	\$17,943,000	42%
Requested Federal Funding	\$25,000,000	58%
<b>Total Project Cost and Funding</b>	<b>\$42,943,000</b>	<b>100%</b>

- **Construct a \$42M+ multifaceted facility, including**
  - Regional transfer center for Alameda Brio RTS and 7 Fixed Routes & Alameda RTS
  - Paratransit and shuttle loading bays
  - Retail lease space
  - **Parking structure for approximately 1,250 vehicles**
  - **UMC and TTU contributing partners**
  - **VA Clinic, MCA, TxDOT and Jefferson High School supporting partners**
  - **Redesign Alameda Ave and Reynolds Street to accommodate multi-modalism**
  - **Bike share facilities will be incorporated as part of facility**
- **Provides a key destination point for those commuting to the medical center district**
- **Catalyze economic development in an economically distressed area**
  - This area is one of 6 urban locations throughout the El Paso area where there is an incentive policy in place to encourage higher-density, walkable neighborhood, and mixed-use development, including housing, retail and office to include the possibility of incorporating the area in the Sun City Lights program.
- **Enhances safety, mitigates congestion, and addresses a shortage of parking around the medical center by increasing the multi-modalism opportunities for commuters, providing off-street BRT, fixed route and paratransit stops, as well as off street park and ride facilities**
- **Proposed locations at the epicenter of healthcare for the City of El Paso**
  - **Significant investments are setting the stage for continuous development as a center for excellence in research and healthcare in the region through**
    - **Business and community leaders**
    - **Regional universities**
    - **Healthcare providers and research institutions in the area of life sciences and biomedical innovation**
- **Provides a “one-stop” concept for transit users whereby they can access medical, hospital, preventative, dental and other health-related services on a single, master-planned campus for the users, students and workers**
- **Increase ridership by providing enhanced access to public transportation. Alameda will also be corridor for Streetcar Phase II to the same general MCA area.**
- **Enhance the quality of life and sustainability through job access and education**
- **Spur economic growth**
  - UTEP-IPED study estimated the current economic impact of the TTU facilities to be \$227.5M on business volume and \$163.6M on labor impact
- **Reduced costs for economically disadvantaged individuals who will be able to access several services near a single and convenient transit stop**

ADD 2.1

Motion  
OCTOBER 3, 2017

CITY CLERK DEPT.  
2017 SEP 28 AM 11:23

Motion made, seconded and carried that the City Manager or designee be authorized to sign and submit an application and related documentation and certifications for the Tiger IX Discretionary Grant Program for the construction of the MCA Parking Transit Center and Parking Garage Project.

APPROVED this 3<sup>rd</sup> day of October 2017.



ATTEST:

Laura D. Prine  
Laura Prine  
Interim City Clerk

THE CITY OF EL PASO

A handwritten signature in black ink, appearing to read "Dee Margo", is written over a horizontal line.

Dee Margo  
Mayor

*Mayor Pro Tempore Svarzbein*

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Omar A. De La Rosa", is written over a horizontal line.

Omar A. De La Rosa  
Assistant City Attorney



# **BUILD 2018 Application Approval**

**Request for Approval of a**

**BUILD Grant**

**Application Submission for a**

**Terminal/Garage Project within the**

**MCA-UMC-TTU Area**

**City Council Meeting**

**July 10, 2018**



**Construct a key transit hub to the Medical Center of the Americas (MCA), particularly in light of Texas Tech University and University Medical Center's aggressive expansion plans**

# **sunmetro** BUILD 2018 Conceptual Transit Center











# **BUILD 2018 Application Elements**

- **Construct a \$42M+ multifaceted facility, including**
  - Parking structure for approximately 1,250 vehicles
  - UMC and TTU contributing partners
  - VA Clinic, MCA, TxDOT and Jefferson HS supporting partners
  - Redesign Alameda Ave and Raynolds Street to accommodate multi-modalism. Consideration to include area in Sun City Lights program.
- **Proposed Facility Benefits include:**
  - Provides a key destination point
  - Spur economic development
  - Enhances safety and mitigates congestion





# **BUILD 2018 Application Elements (cont.)**

## **Proposed Facility Benefits include (cont.):**

- **Located at the epicenter of healthcare for the City of El Paso**
  - Significant investments are setting the stage for continuous development as a center for excellence in research and healthcare in the region.
- **Provides a “one-stop” concept for transit users**
- **Increase ridership by providing enhanced access to public transportation** – Also destination of projected Streetcar Phase II
- **Enhance the quality of life and sustainability through job access, healthcare and education**

- **Application deadline: July 19, 2018**
- **Award Range: \$5M to \$25M Federal**
- **Purpose:** Support capital projects that improve infrastructure to a state of good repair; projects that implement safety improvements to reduce fatalities and serious injuries, including improving grade crossings or providing shorter or more direct access to critical health services; projects that connect communities and people to jobs, services, and education; and, projects that anchor economic revitalization and job growth in communities.



- Application will provide for a transit center, land acquisition, 1,250 space parking garage and various customer amenities projected to be at approx. 58% Federal and 42% Local ratio.
- Current budget estimate for entire project is as follows:

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## **BUILD 2018 Application**

- **Staff is requesting Council direction on city participation and commitment to proceed with BUILD application**
- **Application funding matches do not currently have to be finalized, but commitment to funding the project must be authorized by the grantee**