

Brownfield Assessment Grant-funded Area-Wide Plan

Downtown El Paso Focus Area
April 28, 2021



EPA Brownfield Assessment Coalition Grant



Logistics

- Coalition led by the DMD and supported by the City of El Paso and El Paso County
- \$600K of grant funding received
- 3-year grant term: October 2020 - September 2023
- Publicly-owned & privately-owned sites – pending eligibility



Project Goals

- Revitalize brownfields to support:
 - Economic Development (jobs, new businesses, taxes)
 - Quality affordable housing
 - Improved community/social services
 - Improved quality of life (parks, recreation, etc.)
 - Other benefits?



What do “brownfields” look like?



Former Railyards



Old Warehouse



Vacant Lot



Former Gas Station



Former Industrial Site



Former Dry Cleaners

➔ Definition is **VERY** broad

Site Nomination Form

U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant funding is available for publicly- and privately-owned properties in need of Environmental Site Assessments (ESAs), Regulated Building Material (RBM) Surveys, and/or site cleanup/reuse plans in support of property sale or redevelopment. Property owners, businesses, developers and community stakeholders are encouraged to take advantage of this funding opportunity to further economic development initiatives, protect public health, and restore the environment.

Instructions: Submit completed forms to Joe Gudenrath via email (jgudenrath@elpasodmd.org) or mail:

Attn: Joe Gudenrath
El Paso Downtown Management District
201 E Main St, Suite 107
El Paso, TX 79901

SECTION A – PROPERTY INFORMATION

Address of the property you are nominating: _____

Are you the property owner? No (Complete Sections B and D.) Yes (Complete Sections C and D.)

SECTION B – APPLICANT INFORMATION

Applicant Name (first & last): _____

Organization Name (if applicable): _____

Email Address: _____ Phone: _____

Date of Site Nomination: _____

SECTION C – PROPERTY OWNER INFORMATION

Property Owner Name(s) (first & last): _____

Property Representative Name (if different from owner): _____

Mailing Address: _____

Email Address: _____ Phone: _____

What year did you acquire the property? _____

How did you acquire the property? Purchase Donation Inheritance Foreclosure
 Land Settlement Other (please explain below)

Was any due diligence performed prior to acquiring the property (e.g. Phase I or II Environmental Site Assessment, Regulated Building Materials Survey, etc.)? If so, please explain.



SECTION D – PROPERTY INFORMATION

What is property currently used for?

What was the property historically used for? Please provide as much detail as possible about how the previous owner(s) utilized the property.

Are you aware of any contamination on the property? If so, please describe.

Have environmental site assessments previously been completed? If so, please provide details, including the date(s) of prior work.

Has there been past or present regulatory enforcement action by EPA or the Texas Commission on Environmental Quality (TCEQ)? If so, please describe.

Why is an environmental site assessment needed on the property?

Please describe the financial need for grant funding to complete assessment activities:

How will the redevelopment benefit the community? Please described proposed redevelopment plans, removal of blight or health/safety hazards, new jobs, private investment, or other benefits that may result.

What is the anticipated schedule for planned sale, reuse, or redevelopment?

Are assessment activities time sensitive (e.g. is there a pending property sale or other critical deadline)? If so, please describe.

Are there other factors that should be considered when reviewing your request for grant funding?

NOTE: To help expedite the review process, please provide electronic copies of past environmental reports, historical maps, deeds or other relevant information (if available) when you submit this form.



Environmental Site Assessments (ESAs)

Phase I ESAs

- Identifies potential environmental concerns that may impede redevelopment
- No environmental samples collected
- Used to facilitate property transactions
- Timeframe = ~1-2 months

Phase II ESAs

- Environmental sampling & testing
- Used to identify environmental impacts & develop cleanup alternatives
- Timeframe = ~2-3 months

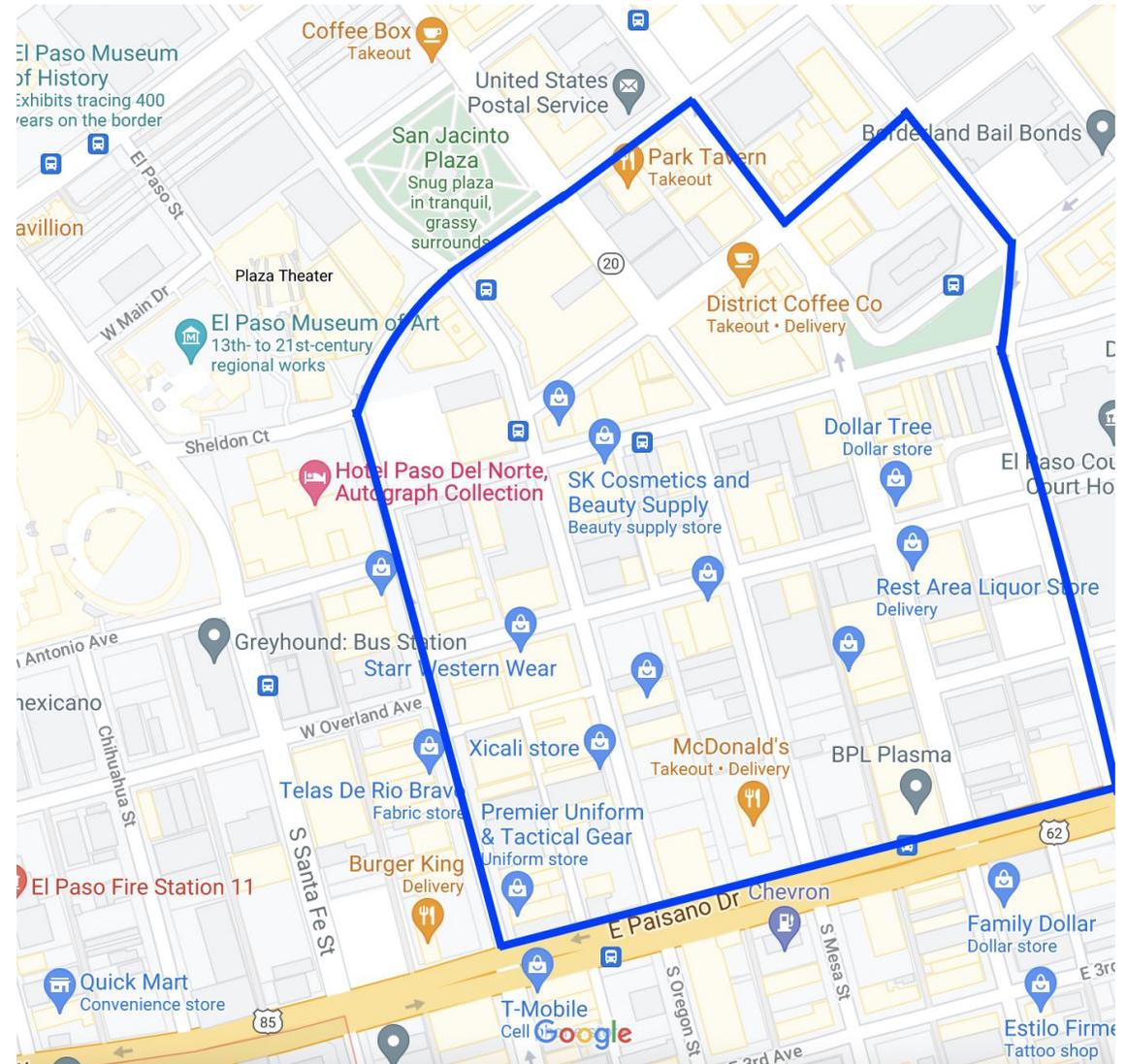
Regulated Building Materials Surveys

- Asbestos, Lead Paint, Mold, PCB/Mercury Light Ballasts/Switches, Misc. Debris
- Necessary for renovating/demolishing older structures
- Timeframe = ~1 month



Focus Area

- Streets:
 - South: Paisano
 - North: Mills
 - East: Kansas
 - West: El Paso St.



Area-Wide Planning Efforts



\$130,000 for our community



Compile existing conditions summary



Conduct market analysis



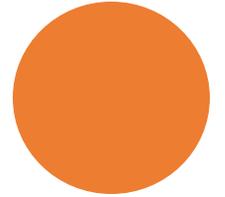
Conduct stakeholder interviews



Develop redevelopment strategy

What do you think?

- What is missing from downtown that is needed to recruit customers, businesses, and new residents – while supporting existing residents?
- What strategies do you prefer (new construction/redevelopment, and/or adaptive reuse of existing buildings)?
- What amenities and services would support downtown vitality?



Existing Conditions Summary

El Paso Area-Wide Planning
April 28, 2021



Existing Conditions Summary

- There are 155 parcels located within the Downtown El Paso area-wide planning focus area.
- All of the parcels are within the Empowerment Zone (EZ), which is a federal designation to assist EZ residents in obtaining and/or retaining a job; and, to assist businesses with establishment or expansion within the EZ boundaries.



Existing Conditions Summary

- All of the parcels are located within an Infill Incentive Area, which is an economic development tool to promote infill development.
- The majority of Downtown El Paso focus area land use is commercial (78%).
 - Only 5% is mixed use.



DIRECT FINANCIAL INCENTIVES

Construction Materials Sales Tax Rebate. The Construction Materials Tax Rebate Program is an economic development tool designed to provide incentives for the infill development project. An approved project may receive a 100% rebate of the City's portion of sales tax used on materials and labor that has been remitted to the City's general fund, for construction is available for investments in eligible properties that are equal or greater than the Central Appraisal District (CAD) value of the property upon Chapter 380 contract execution. This incentive will be delivered by execution of a Chapter 380 Agreement.

Doc#674778
Matter16-1007-1816/Infill Development Incentive Policy

Infill Development Incentive Policy

PURPOSE

The purpose of the City's Infill Development Incentive Policy is to provide financial incentives to develop vacant and underutilized properties within the City limits, in accordance with the standards established within Title 20. The City recognizes there may be physical and monetary challenges to developing such parcels and as such, have provided financial incentives to make it economically-feasible to do so. As an additional source of financing to assist in funding a project, the City not only seeks to develop vacant and underutilized lots, but also to promote high-quality development. To be eligible, projects must meet the "Eligible Criteria" portion of this Policy.

PLANNING DEPT.
2017 MAR -9 AM 11:16

Property Tax Rebate. An approved project may have the City's portion of the project's ad valorem property taxes rebated according to the following schedule to allow for the following eligibility under this infill development policy:

Infill Incentive Property Tax Rebate Schedule

Year 1	Year 2	Year 3	Year 4	Year 5	*Year 6	*Year 7	*Year 8	*Year 9	*Year 10
100%	100%	100%	75%	75%	50%	50%-	50%-	50%-	50%-

*Greyfield and Brownfield Developments shall qualify for an extended property tax rebate for an additional 5 years.



Exhibit C

HISTORIC STRUCTURE AND FAÇADE

GRANT APPLICATION

****APPLICATION SUBMITTAL PRIOR TO CONSTRUCTION START REQUIRED****

I. PROPERTY INFORMATION

PROPERTY ADDRESS: _____ YEAR ACQUIRED: _____

PID NUMBER: _____

CAD APPRAISED VALUE: _____

OWNER ON RECORD: _____

II. PROJECT INFORMATION

TYPE OF PROJECT: (e.g. mixed-use, offices, etc.): _____

BUILDING AGE: _____ PREVIOUS TAX RELIEF: _____

HISTORIC STATUS: _____

CONSTRUCTION TIME FRAME: _____

CONSTRUCTION START DATE: _____ COMPLETION DATE: _____

TOTAL ACREAGE: _____ TOTAL SQUARE FOOTAGE: _____

TOTAL COST OF PROJECT: _____

CONSULTANTS: _____

III. SALES TAX INFORMATION

ESTIMATION OF TAX PER YEAR: _____

El Paso County Infill Development Guidelines

PURPOSE

It is the policy of the El Paso County to provide incentives to promote infill development, reduce sprawl, increase the availability of attainable housing and increase economic activity and vitality throughout the County which will improve the local economy and enhance quality of life for the benefit of the residents of El Paso County. Insofar as these goals are served by enhancing the value of the local tax base and increasing economic opportunities, El Paso County will give consideration to provide incentives for infill development.

The purpose of this policy is to define the financial or other incentives available to encourage infill development.

The El Paso County is under no obligation to approve any requested incentive and the right to these incentives is neither intended nor implied.

DEFINITIONS

Infill - As per Title 20 of the El Paso Municipal Code (20.10.280), infill development is any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area. Any development activity, including but not limited to new construction, rehabilitation, addition or redevelopment, associated with vacant or underutilized parcels with existing largely developed urban areas as defined in title 20.02.471 of the El Paso Municipal Code, or the property is located within a designated historic district Chapter 20.20 of the El Paso Municipal Code, or the property is within an older neighborhood of the city. An older neighborhood of the city is defined as a legally recorded and developed subdivision for at least 30 years.

Attainable Housing - residential rental housing for persons having an annual household income at or below **20%** of area median income for the El Paso Region, as determined annually by the United States Department of Housing and Urban Development.

Vacant Building - A building is defined as vacant if it is **60%** or more unoccupied and is registered as a vacant building with the City of El Paso.

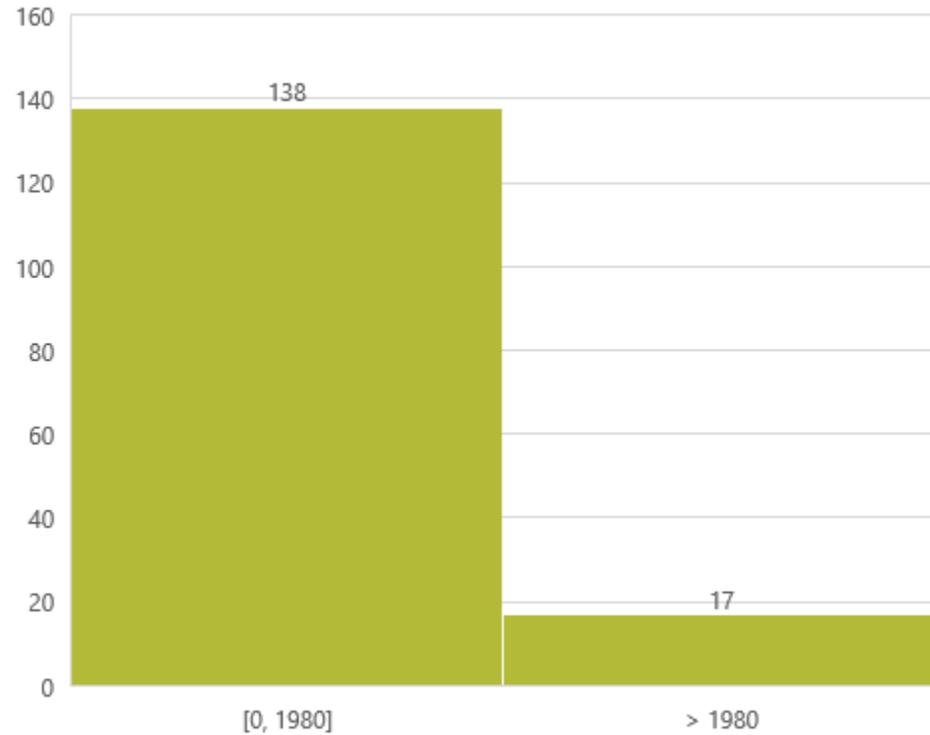
Existing Conditions Summary

- All properties within the Downtown Plan boundary have no parking requirement per 20.14.050(D). "Off-street parking. Off-street parking regulations shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952.
- A vast majority of the parcels within the focus area were built in 1980 or prior to 1980.
- According to Walk Score, a web platform that assesses walkability in neighborhoods, the walkability score for the Downtown focus area is high.
- There is utility service in and around the focus area to include water, sewer, gas, and electricity

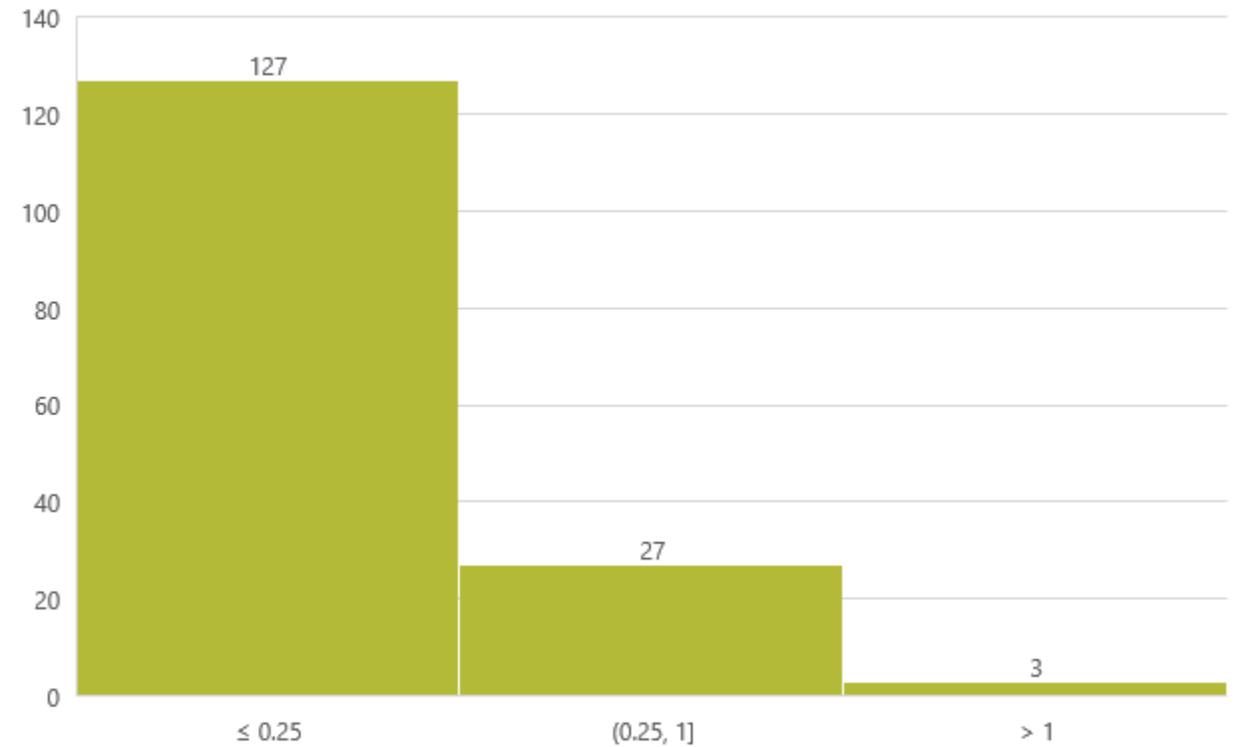


Existing Conditions Summary

Year Built

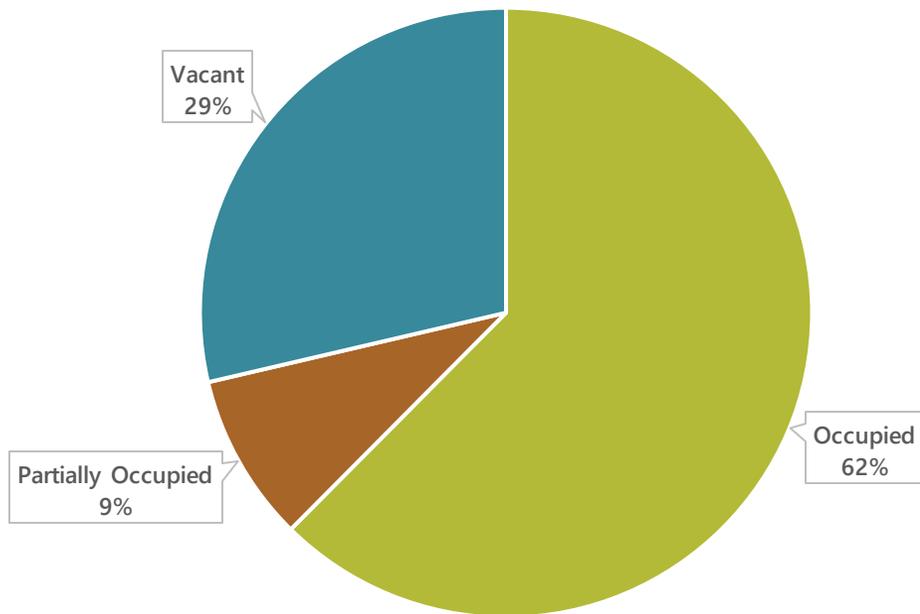


Land Size (Acres)



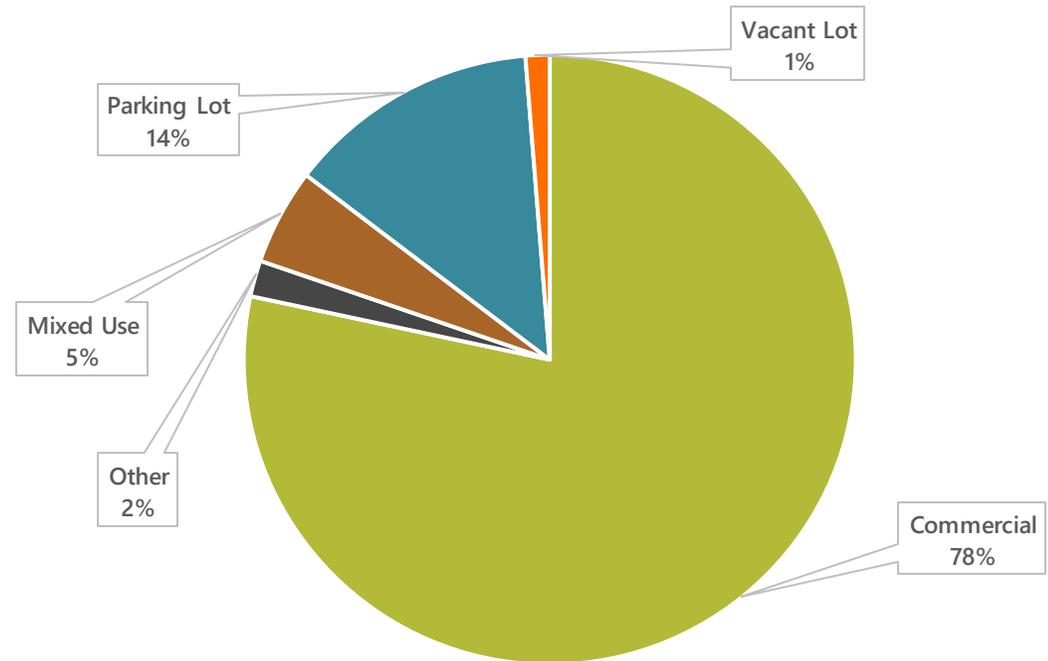
Existing Conditions Summary

Occupancy (Field Observation)



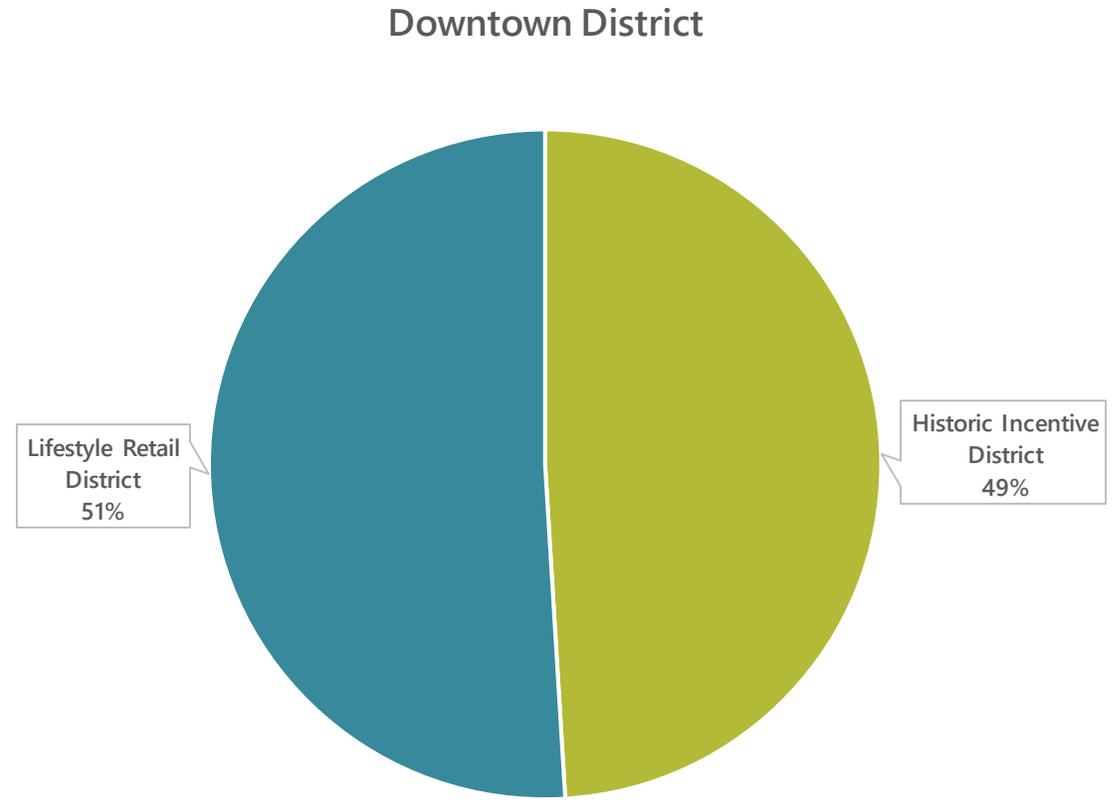
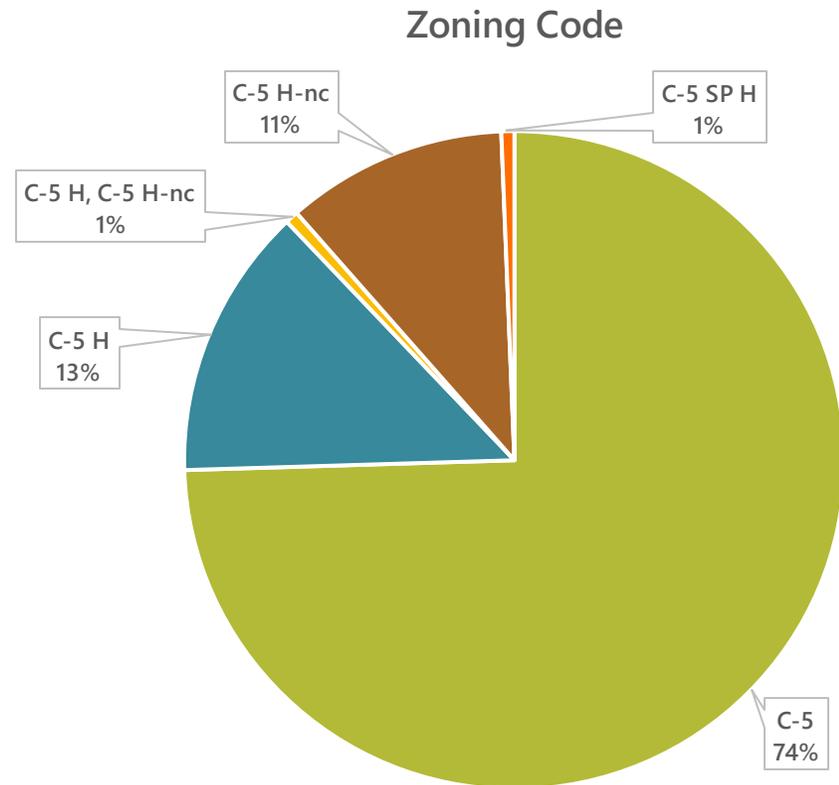
■ Occupied ■ Partially Occupied ■ Vacant

Current Land Use (Field Observation)



■ Commercial ■ Other ■ Mixed Use ■ Parking Lot ■ Vacant Lot

Existing Conditions Summary



■ Historic Incentive District ■ Lifestyle Retail District

Existing Conditions Summary

Pavement Condition Index (PCI)

Street Name	Pavement Condition Rating	Roadway Classifications
E Mills Ave.	98.89 (Excellent)	Minor
El Paso Dr.	72.74 (Good)	Minor
Kansas St.	71.9 (Good)	Major arterial
Stanton St.	94.44 (Excellent)	Minor
Oregon St.	85.79 (Very Good)	Minor
Mesa St.	77.81 (Good)	Major arterial
Overland Ave.	82.69 (Very Good)	Minor
1 st Ave	59.20 (Marginal)	Minor
Texas Ave.	85.46 (Very Good)	Major arterial
E San Antonio Ave.	94.72 (Excellent)	Minor
Paisano Dr.	Value 0 (not rated)	Major arterial/State Road

Legend

90-100	Excellent
80-89	Very Good
70-79	Good
60-69	Fair
42-59	Marginal
20-41	Poor
0-19	Very Poor

Market Assessment

El Paso Area-Wide Planning
April 28, 2021

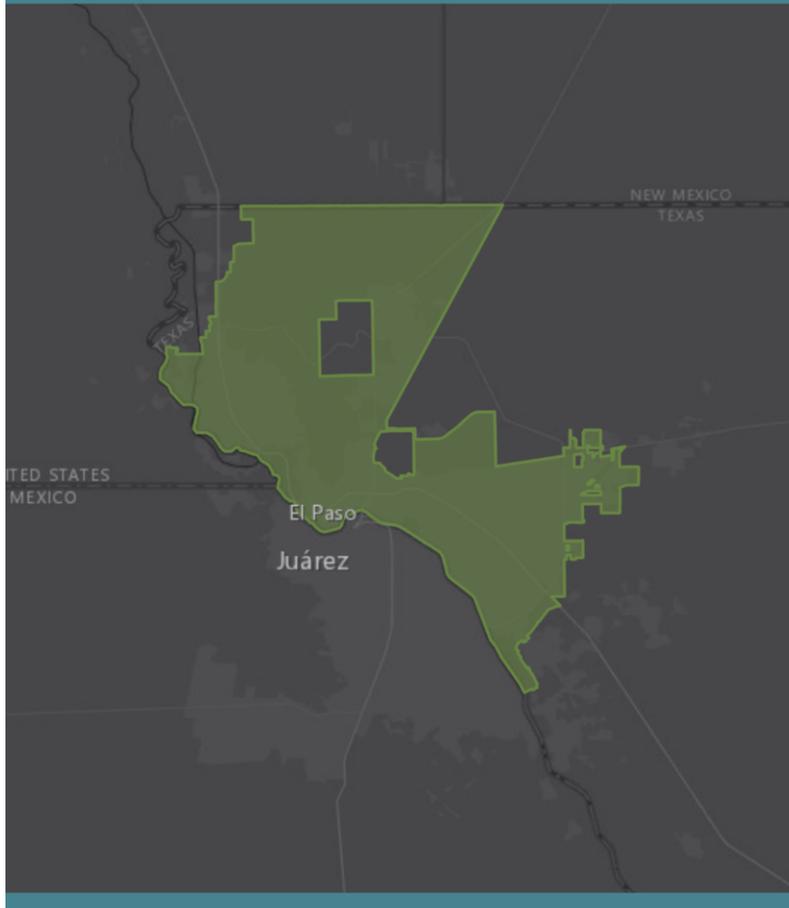


Overview City of El Paso

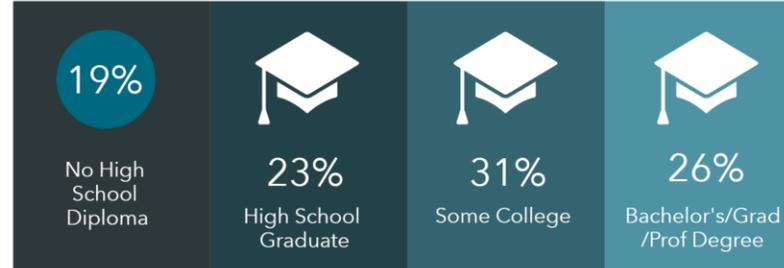
DEMOGRAPHIC PROFILE

El Paso City, TX

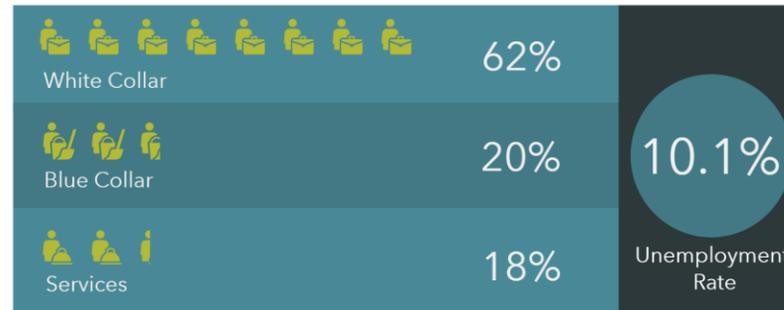
Geography: Place



EDUCATION



EMPLOYMENT



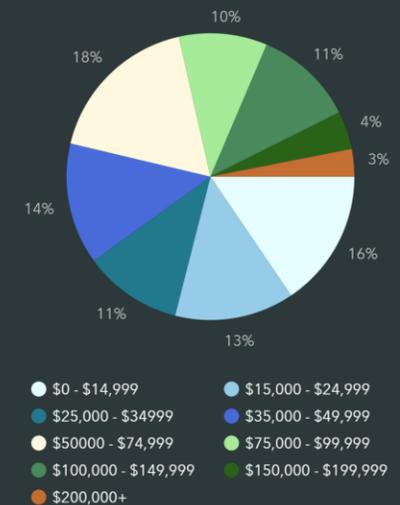
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



Key Takeaways

City of El Paso

- **High unemployment rate** (10.1%), compared to national average of 6.0% according to the Bureau of Labor Statistics.
- **Higher number of white-collar jobs** (office environment) compared to blue-collar jobs (manual or trade-related.)
- **Low median household income** (\$44,947) compared to Texas (\$64,034) and the United States (\$68,703.)
- **Low median age** (33) compared to Texas (34.6) and the United States (38.1.)

Overview Downtown El Paso

DEMOGRAPHIC PROFILE

3 Census Tracts

Geography: Census Tract



EDUCATION



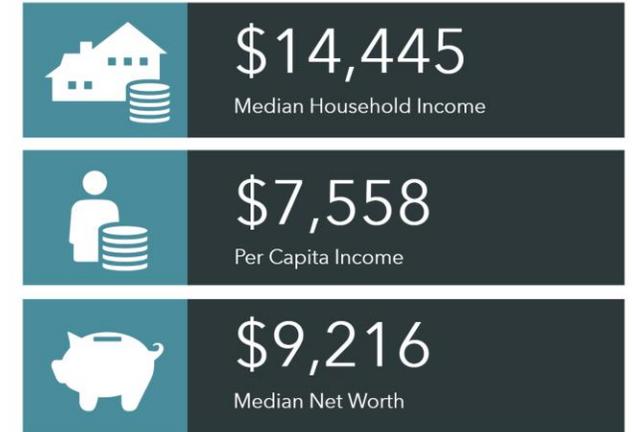
EMPLOYMENT



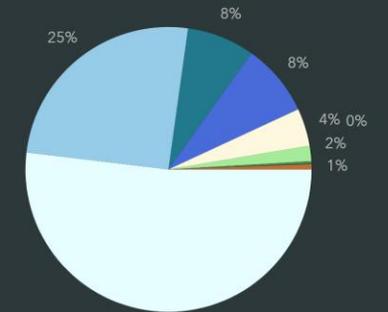
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)

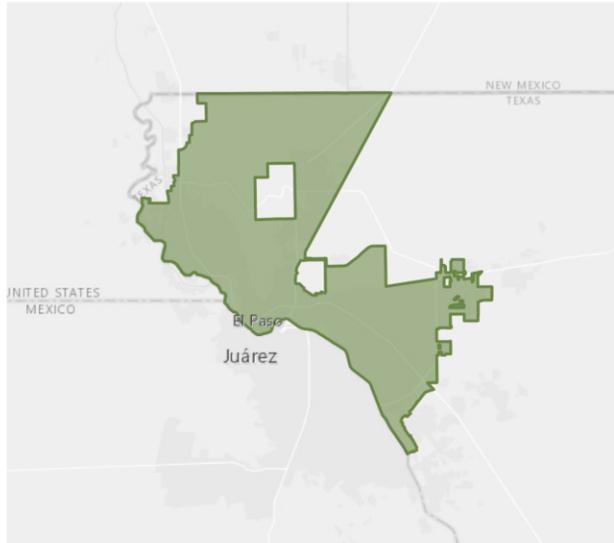


Key Takeaways

Downtown El Paso

- **High unemployment rate** (14.8%), compared to City of El Paso (10.1%) and national average of 6.0% according to the Bureau of Labor Statistics.
- **Higher number of blue-collar jobs** (manual or trade-related) compared to white-collar jobs (office environment.)
- **Low median household income** (\$14,445) compared to City of El Paso (\$44,947), Texas (\$64,034) and the United States (\$68,703.)
- **High median age** (35.4) compared to Texas (34.6) and **low median age** compared to the United States (38.1.)

Population Trends City of El Paso



POPULATION TRENDS AND KEY INDICATORS

El Paso City, TX

702,073	234,931	2.95	33.7	\$44,947	\$141,639	59	145	56
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$7,173

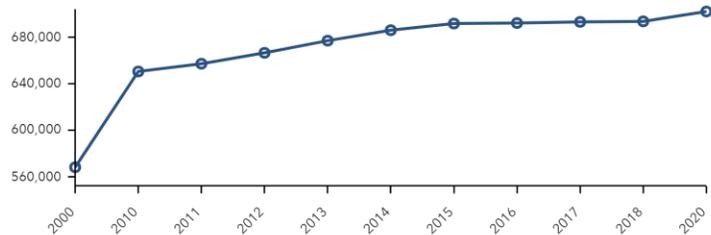
Avg Spent on Mortgage & Basics



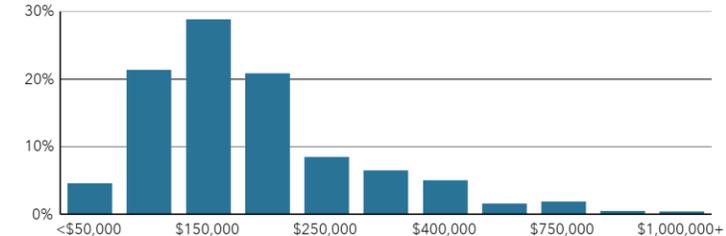
13.2%

Percent of Income for Mortgage

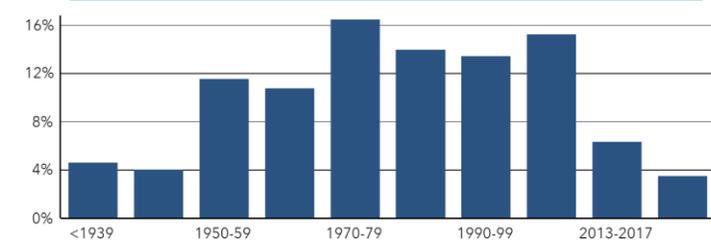
Historical Trends: Population



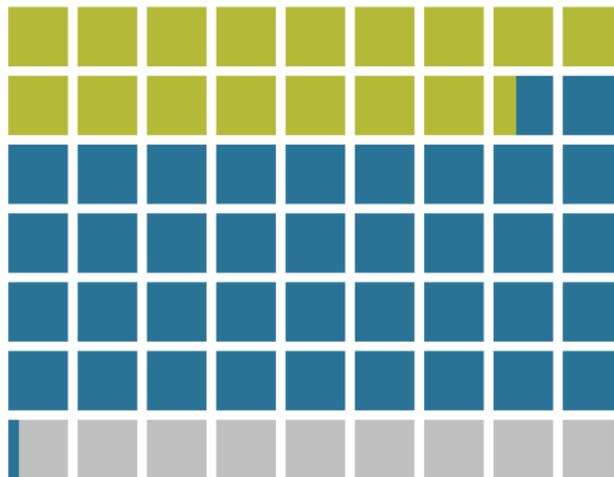
Home Value



Housing: Year Built

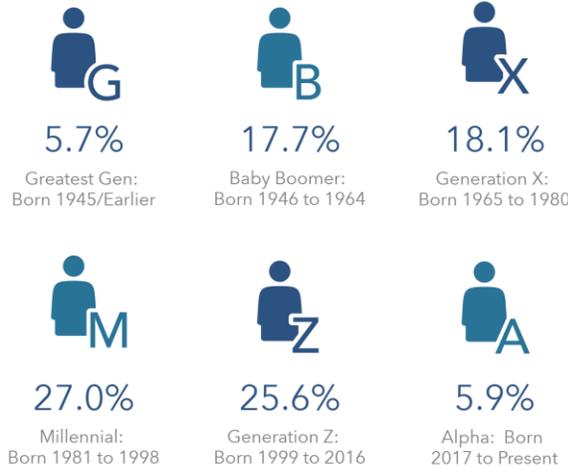


POPULATION BY AGE



■ Under 18 (26%) ■ Ages 18 to 64 (60%) ■ Aged 65+ (14%)

POPULATION BY GENERATION



Key Takeaways

Population Trends – City of El Paso

- **Population increased** by 23.6% since 2000
- **Millenials** (born 1981 – 1998) are the predominant generation (27%.)
- **Low median home value** (\$141,639) compared to Texas (\$193,109) and the United States (\$235,127)
- **Low Diversity Index** (56) compared to Texas (76) and the United States (65)
 - Diversity Index summarizes racial and ethnic diversity. For example, if an area's entire population belongs to one race or ethnic group, the area has zero diversity.

Population Trends Downtown El Paso

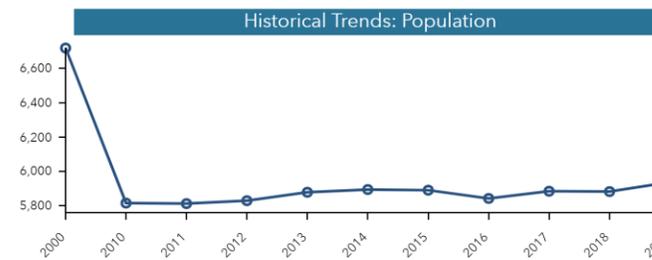


POPULATION TRENDS AND KEY INDICATORS

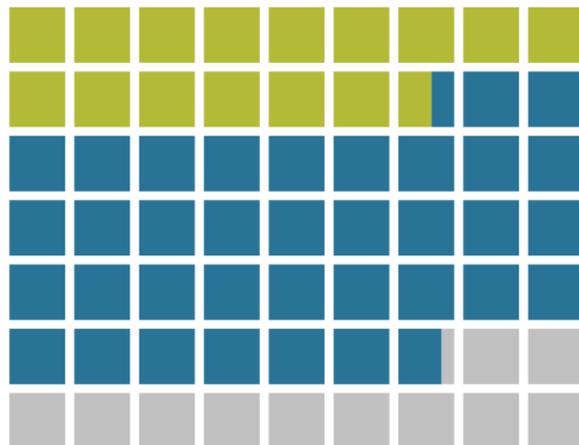
3 Census Tracts

5,938	1,874	2.66	35.4	\$14,445	\$37,308	14	216	60
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

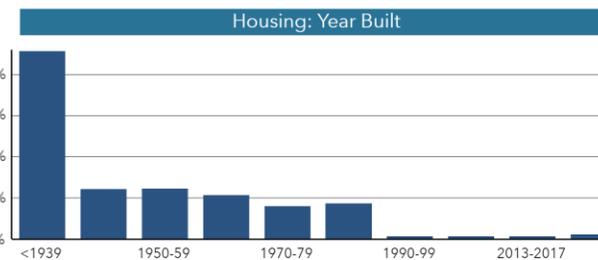
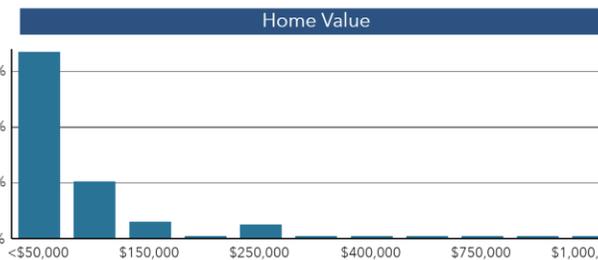
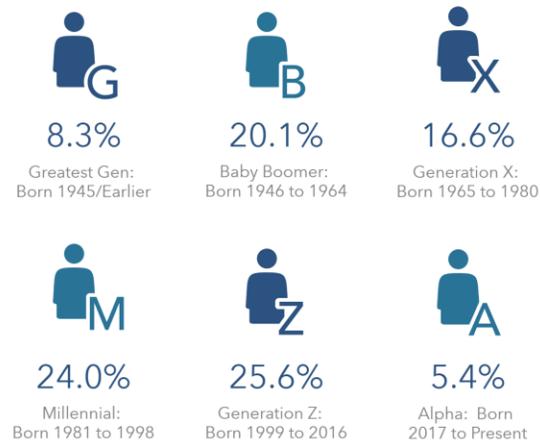


POPULATION BY AGE



■ Under 18 (25%) ■ Ages 18 to 64 (58%) ■ Aged 65+ (18%)

POPULATION BY GENERATION

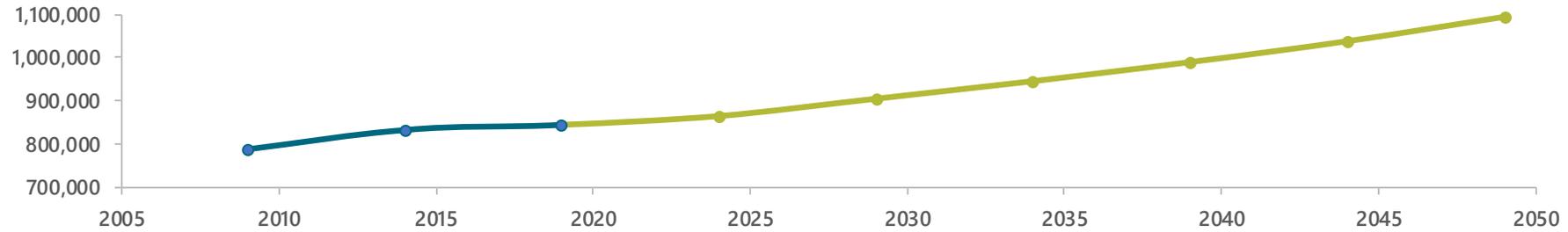


Key Takeaways Population Trends – Downtown El Paso

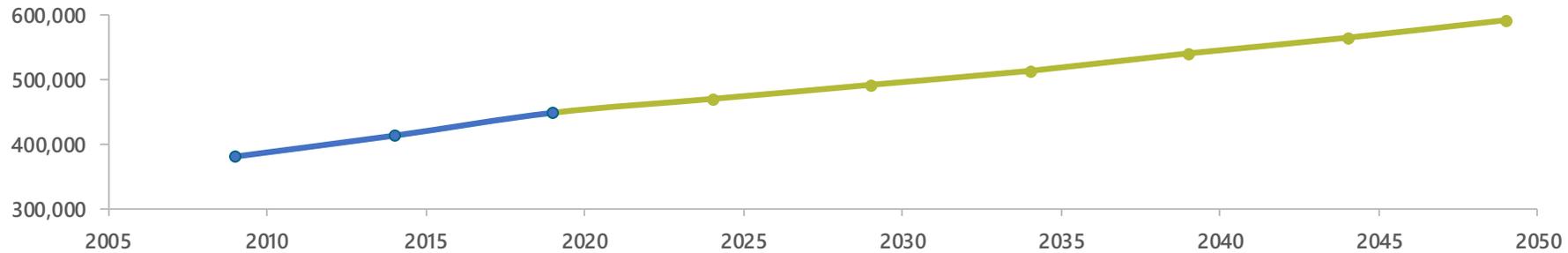
- **Population decreased** by 11.6% since 2000
- **Generation Z** (born 1999 – 2016) are the predominant generation (25.6%)
- **Low median home value** (\$37,308) compared to the City of El Paso (\$141,639), Texas (\$193,109) and the United States (\$235,127)
- **Low Diversity Index** (60) compared to the City of El Paso (56), Texas (76), and the United States (65)
 - Diversity Index summarizes racial and ethnic diversity. For example, if an area's entire population belongs to one race or ethnic group, the area has zero diversity.

Projections City of El Paso

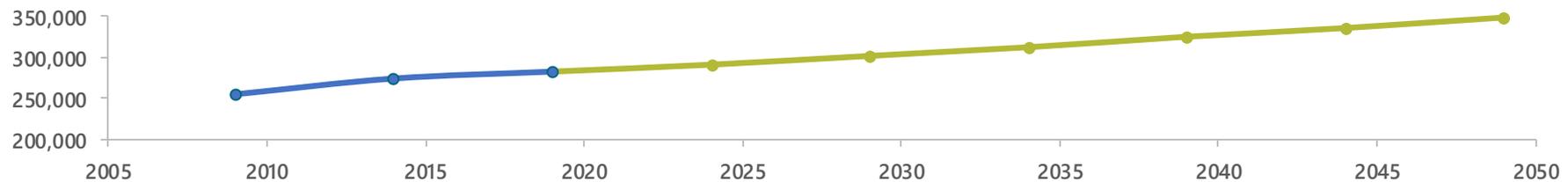
Population Projections



Employment Projections



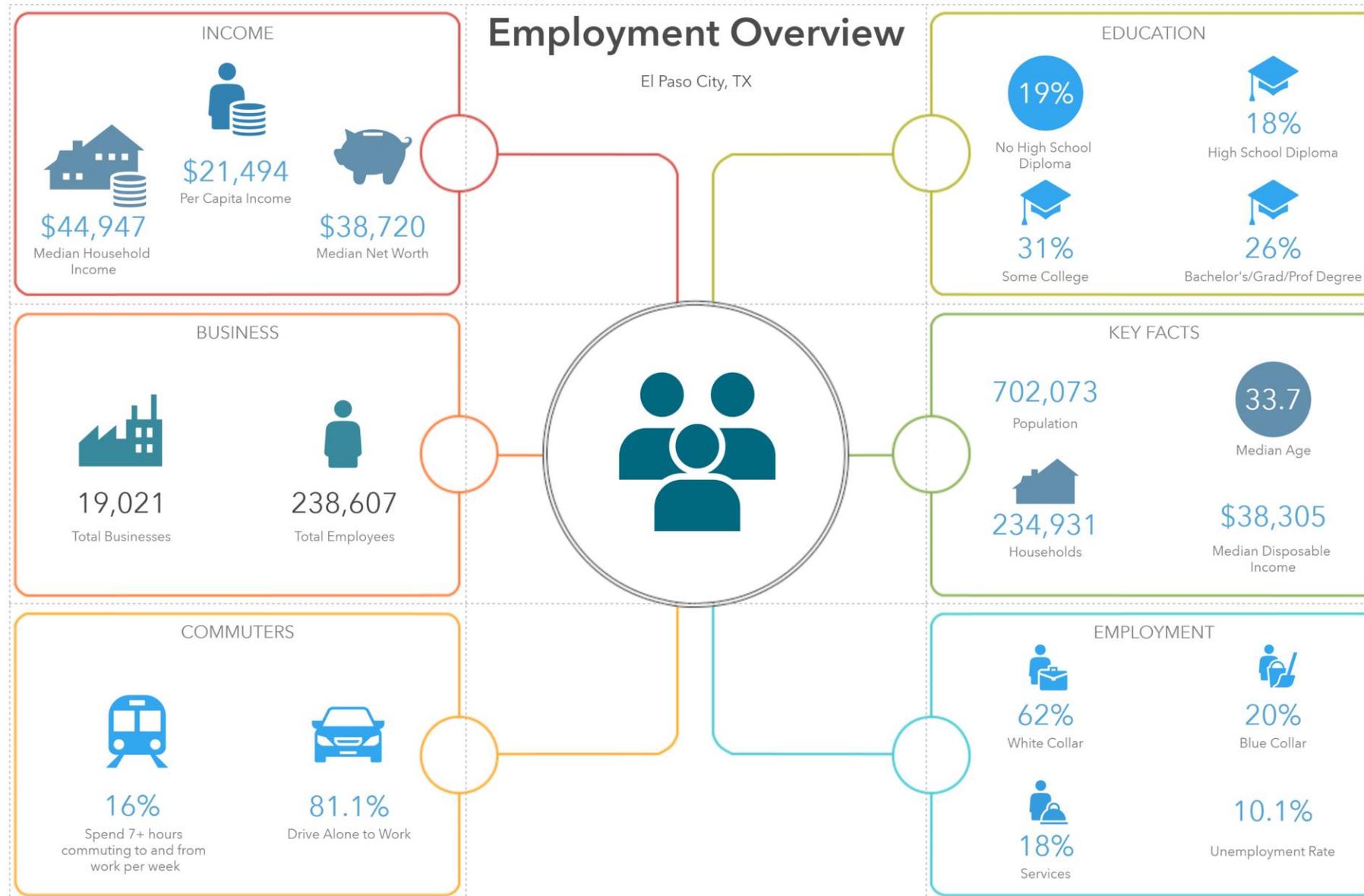
Household Projections



Key Takeaways Projections

- **Population is expected to increase by 29.6% by 2050**
- **Employment is expected to increase by 31.6% by 2050**
- **Number of households is expected to increase by 22.9% by 2050**

Employment Overview City of El Paso

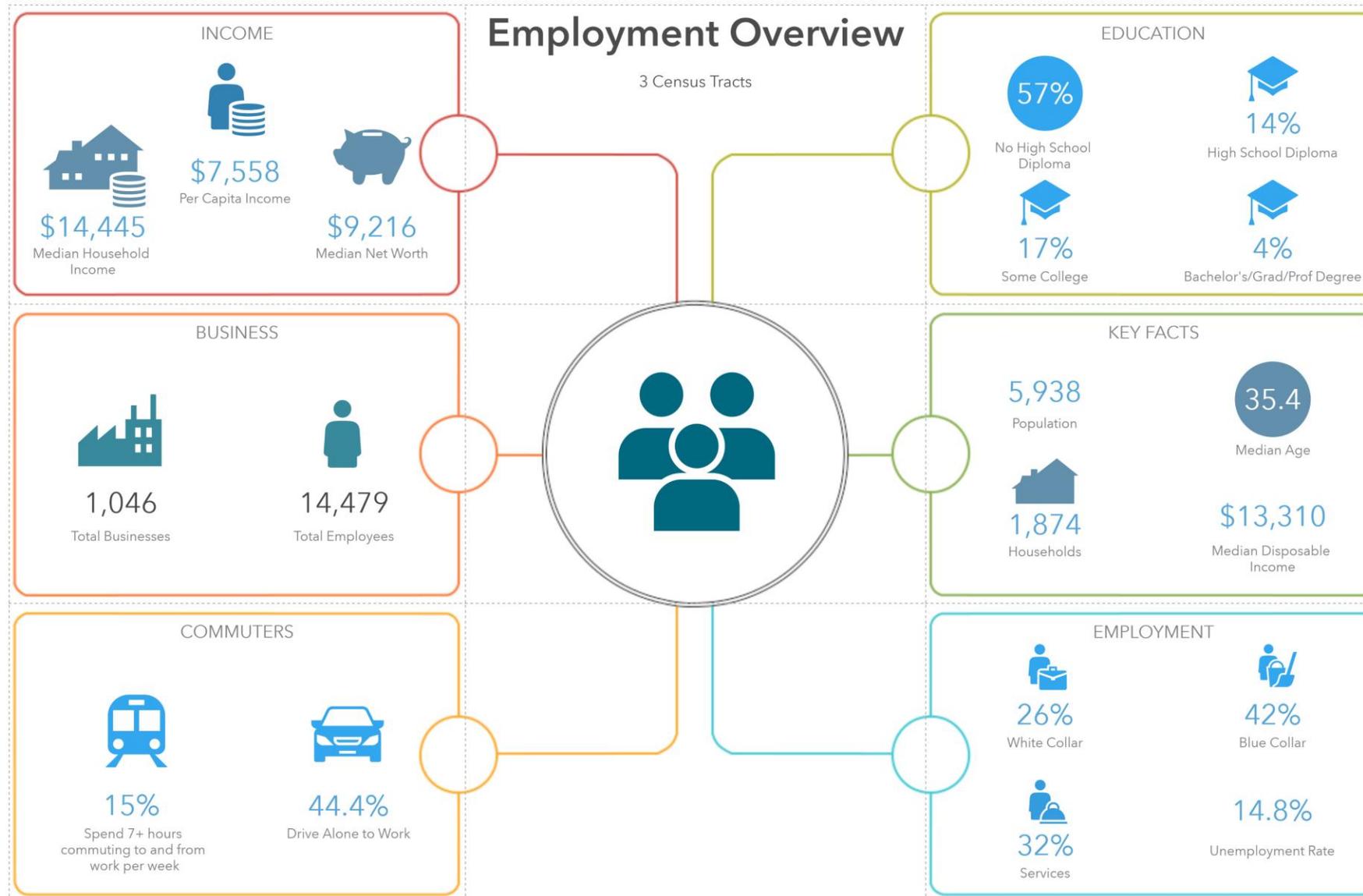


Key Takeaways Employment Overview – City of El Paso

- **Professional degree attainment is low** (26%) compared to Texas (31%), and the United States (33%)
- **19,021 Total Businesses**
 - Service: 36%
 - Retail Trade: 25.6%
 - Other Service: 19.1%
 - Finance/Real Estate: 10%
- **Commuter Trends**
 - Drive Alone: 81.1%
 - Carpool: 10.6%
 - Work from Home: 3.2%
 - Public Transportation: 1.6%
 - Walk: 1.4%

Employment Overview

Downtown El Paso



Key Takeaways Employment Overview – City of El Paso

- **Professional degree attainment is low (4%)** compared to the City of El Paso (26%), Texas (31%), and the United States (33%)
- **1,046 Total Businesses**
 - Service: 29.3%
 - Retail Trade: 23.3%
 - Other Service: 17.1%
 - Finance/Real Estate: 14.6%
 - Government: 10.7%
- **Commuter Trends**
 - Drive Alone: 44.4%
 - Walk: 26%
 - Public Transportation: 17.9%
 - Bus: 17.9%
 - Carpool: 8.5%
 - Work from Home: 0.4%

What do you think?

- What population segment/household type should we make an extra effort to plan for?
- What is your one big project idea/initiative that would you like to see implemented in the focus area?



Next steps

- **Stakeholder interviews**
- **Presentation of initial redevelopment strategy findings (integrating stakeholder feedback)**
 - **July 21, 2021 – 9 am and 5:30 pm**
- **Presentation of final Area-Wide Plan**
 - **September / October 2021**