

PHASING AND IMPLEMENTATION PLAN

This section corresponds to Item C3 under 19.08.040, Land Study Required of the City of El Paso Municipal Code.

PHASING PLAN

Full build-out for the West Side Land Study is estimated to range from 16 to 20 years. For build-out to occur within this time period, an estimated dwelling unit absorption of 240 – 300 dwelling units per year must take place. To adequately plan for build-out of the property, the following phasing plan has been developed. Ultimately, development of any kind on the property depends on several factors including:

- Development and completion of Paseo del Norte through the area.
- The establishment of major water and sewer facilities.
- The development of drainage facilities.

Development of the property is expected to occur from the southwest corner to the northeast corner. The land study identifies three primary phases of development.

- Phase I: 2005 – 2010 (Potentially developed as five incremental phases)
- Phase II: 2010 – 2015 (Potentially developed as two incremental phases)
- Phase III: 2015 – 2025 (Potentially developed as two incremental phases)

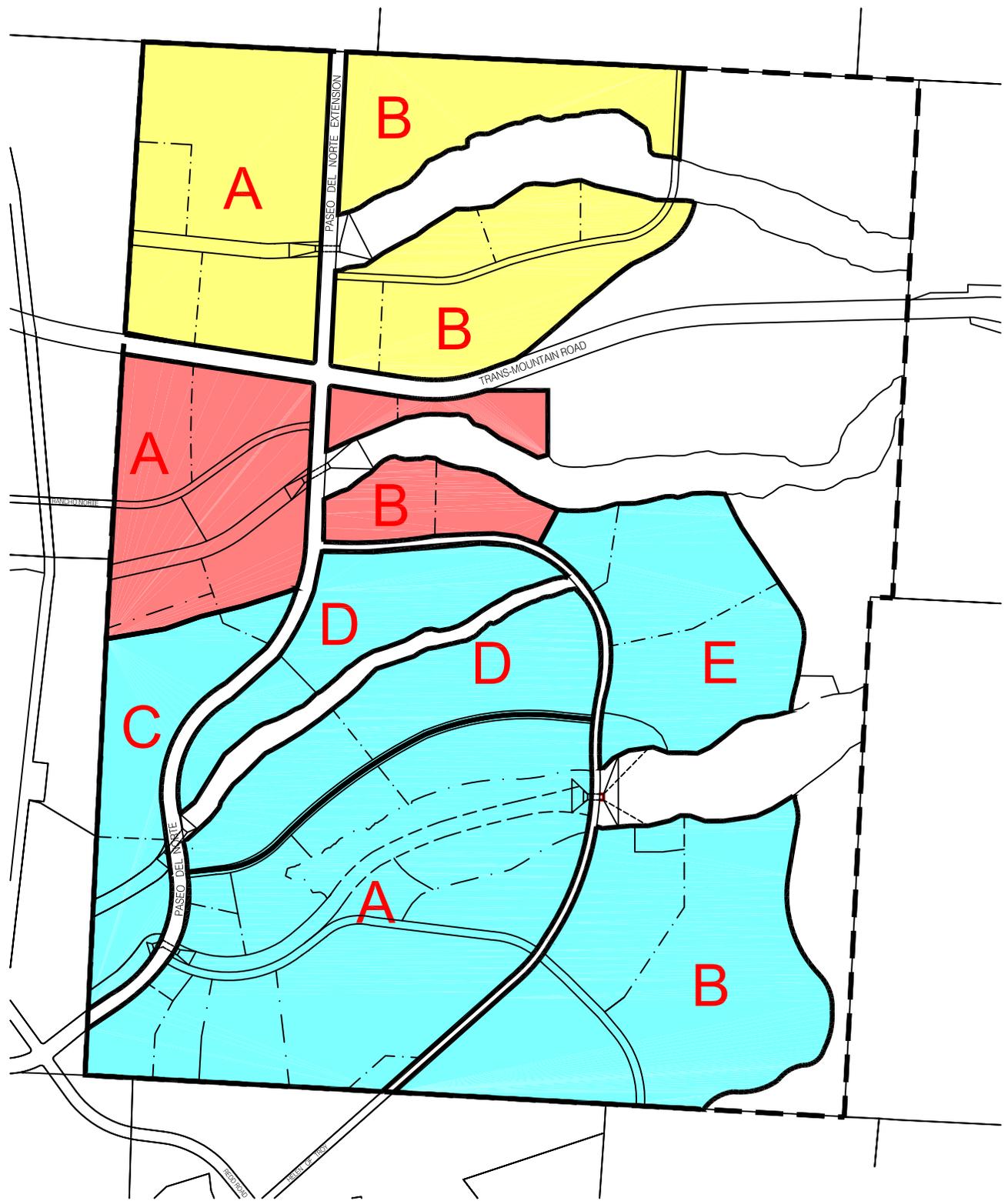
These phases are shown in Figure 7.1 and described in greater detail below.

Phase I (2005 – 2010)

Approximately 807.6 acres will be developed in Phase 1. Phase I includes three single family residential uses; 151.5 acres of LD, 252.4 acres of MHD, and 196.3 acres of MD. The co-located elementary and middle school sites are also located in Phase I. The development's initial commercial development is also scheduled for Phase I, located in the southwest corner of the property. Approximately 24.0 acres of commercial are scheduled for Phase 1. Farther north, the initial apartment and office development will be developed along Paseo del Norte, consisting of approximately 21.5 acres. Phase I contains six parks. In addition, initial phases of Paseo del Norte and Helen of Troy Road will be developed.

Phase II (2010 – 2015)

Phase II continues the pattern of southwest to northeast development of the land study area. This phase consists of approximately 168.2 acres, most of which represents commercial development near the Paseo del Norte/Transmountain intersection.



	PHASE I	(2005 - 2010)
	PHASE II	(2010 - 2015)
	PHASE III	(2015 - 2025)



FIGURE 7.1

PROPOSED PHASING PLAN



Phase II development will also add office and higher density commercial and apartments areas near this major intersection, as well as smaller areas of MHD on the eastern portions of the Phase II area.

Phase III (2015 – 2025)

Phase III is comprised of all the land north of Transmountain Road, consisting of approximately 310.8 acres. Phase III includes more commercial at the intersection of Transmountain Road and Paseo del Norte. The phase includes more commercial, MHD, and MD development. Three more parks will be developed during this phase as well as the second elementary school. Paseo del Norte north of Transmountain Road will be developed in its entirety.

OPEN SPACE AND ARROYOS

The open space and natural arroyos east of the shaded phasing areas will be retained in public ownership to insure the preservation of these areas and to facilitate the integration of natural hike/bike trails and access locations into the state park. It is anticipated that the EPWU will retain ownership of all of the open space, and that the natural arroyos will be transferred to city ownership. These areas are shown on Figure 7.2.

ISSUES AFFECTING PHASING/IMPLEMENTATION

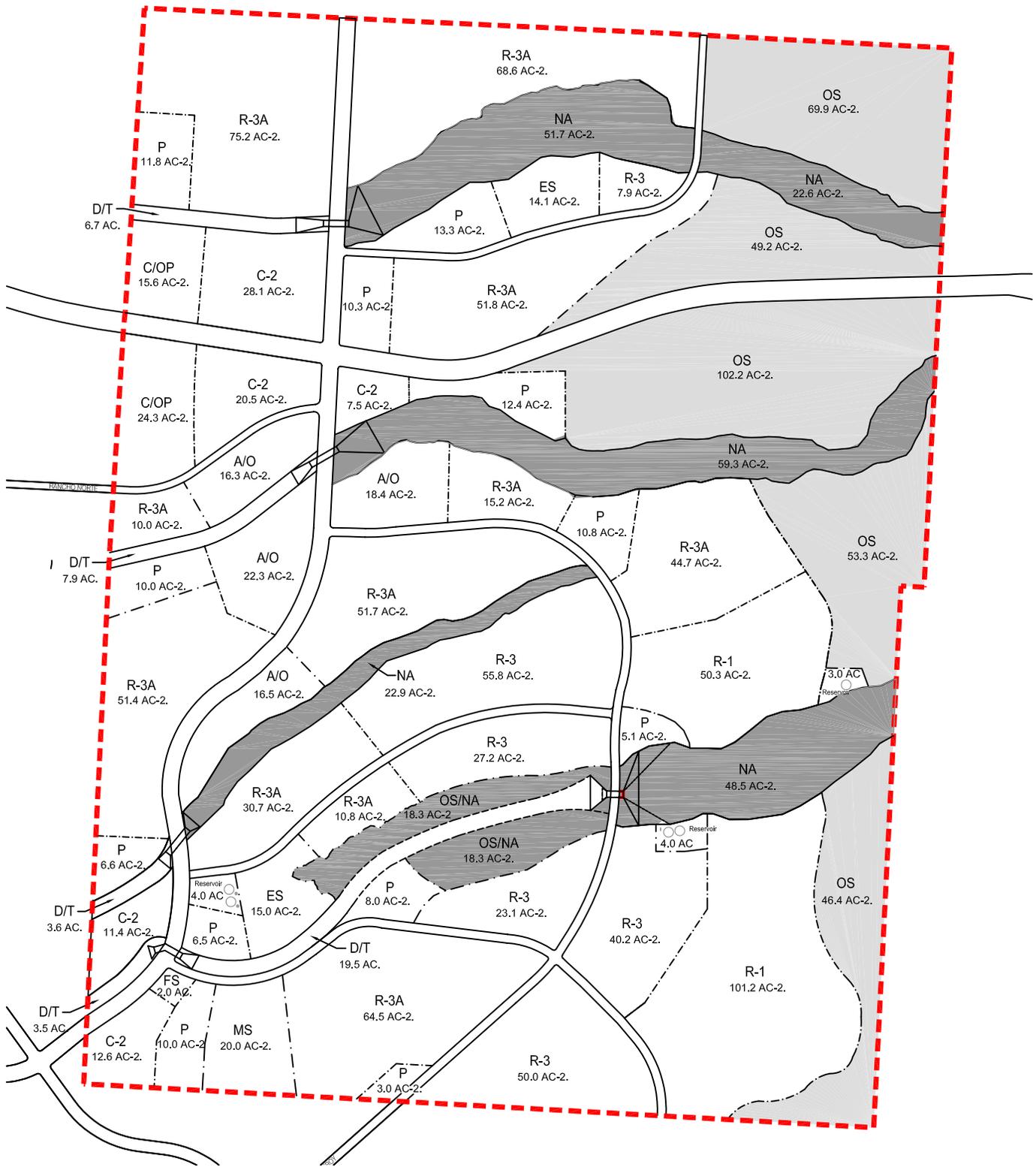
The most significant issues affecting implementation of this phasing plan revolve around four primary issues:

- Construction of Paseo del Norte
- Construction of water Booster Pump Stations in respective pressure zones
- Construction of drainage facilities to coincide with development
- Transfer of Land for specific uses

Each of these is discussed in more detail as follows:

Construction of Paseo del Norte

The extension of Paseo del Norte serves as the major arterial access into this entire development area. It is essential that its completion (at least to the intersection of Trans-Mountain Road) be expedited in the early phases of development. While it is possible for Phase IA and Phase IB to be developed prior to the completion of Paseo del Norte, it is recommended that the completion of this roadway be given the highest priority. From this standpoint alone, it may be most desirable for one developer to have control over all of the area indicated by Phase I and Phase II. This would best allow for coordination and implementation of this roadway with TX DOT, as this major arterial will be largely driven by their schedule and funding.



- OS - Area to be retained in PSB ownership.
- NA - Area to be retained in City ownership.



FIGURE 7.2

RETAINED LAND



Completion of this roadway also sets in place major drainage structures that will provide the transition between natural arroyos upstream and the development of hybrid channels downstream.

Construction of Water Booster Pump Stations

Much of the area east of Paseo del Norte is not currently serviced by the PSB because of its elevation in relation to existing water service booster pump stations. Three new booster pump stations and reservoirs will be required to serve all of the area represented by this land study. However, the EPWU has already scheduled implementation of these facilities in their CIP program and will bring adequate facilities on line as individual phases are sold and released for development.

Construction of Drainage Facilities

The phasing plan indicated is also largely influenced by existing and planned drainage facilities that will be required as development occurs in this area. To minimize coordination issues between adjacent developers, and to facilitate development of drainage channels, roadways, and hike/bike trail systems, the phasing plan generally corresponds with existing drainage basins and flow paths within the proposed development. Issues of responsibility, cost-sharing, and timing of required facilities in each of these phasing areas can be minimized by paralleling development with existing drainage basins. The phasing plan indicated also provides for the development to start downstream and move upstream to insure that adequate drainage facilities are in place to convey storm water to downstream properties.

Transfer of Land for Specific Uses

One of the primary reasons for the EPWU obtaining approval of this Land Study prior to the sale of land to the development community is to insure that adequate coordination and attention is given to providing for public uses within the developed areas. A great deal of emphasis has been placed on providing adequate park space, preserving natural arroyos, implementing coordinated hike/bike trail systems, developing school sites, integrating development to provide access to the State Park, planning major roadways and infrastructure requirements, and addressing numerous other public issues which development impacts. The actual mechanisms and best approach to accomplishing these land transfers for specific uses is beyond the scope of this Land Study, and will continue to be refined as the property is developed.

Project Implementation

One of the significant advantages to Master Planning such large areas of land is to address early enough in the development process the roles and responsibilities of various entities involved in implementing the plan. That has been one of the goals of this entire process – to coordinate with numerous public and private stakeholder groups on a plan for implementation of future improvements.

Principal groups that will continue to have significant roles and responsibilities over the life of this development project include:

- Public Service Board
- City of El Paso - Parks/Fire/Engineering
- Future Land Owner/Developers
- Texas Department of Transportation
- Canutillo Independent School District
- State Park
- Community Groups

Certainly as development occurs over the next 20 years for this property, various codes, ordinances, and other changes to both City and EPWU requirements will change. It is the intent of this planning process that all improvements recommended as a part of this Land Study would be developed in accordance with current codes and ordinances in place at the time of specific phases of development.