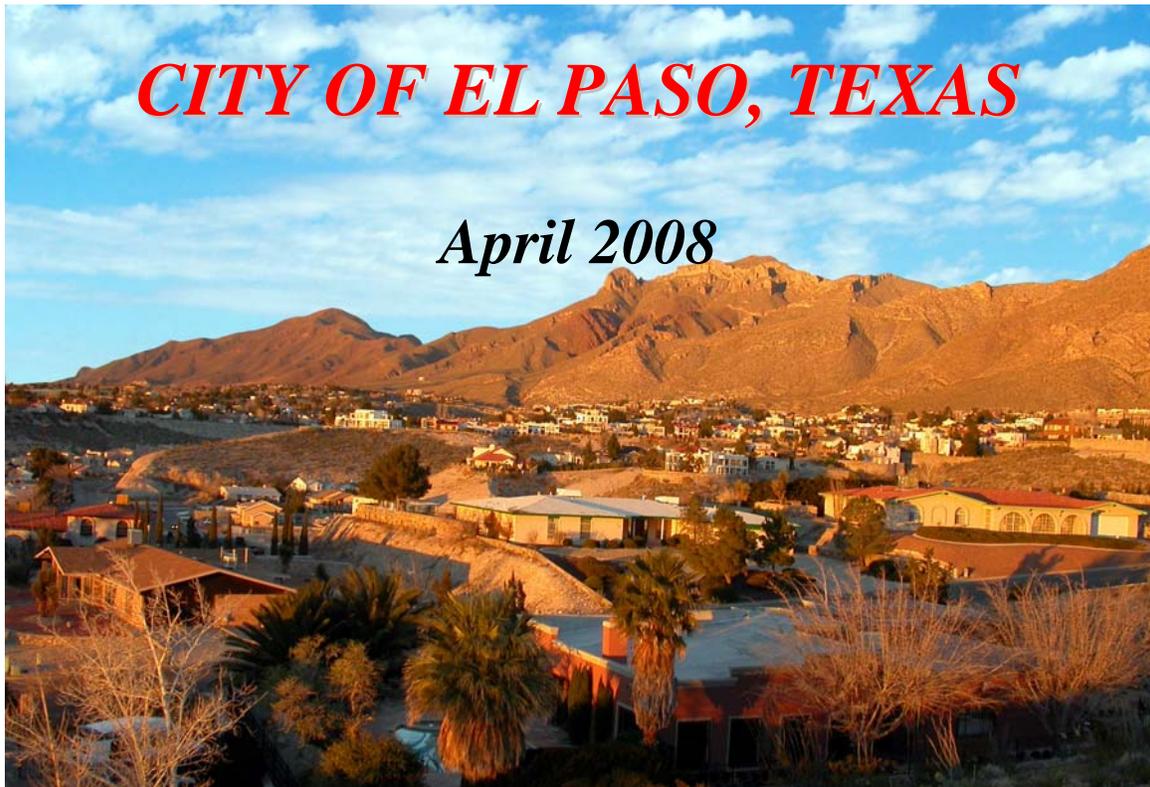


COST COMPARISON STUDY: EL PASO SUBDIVISION ORDINANCE



CITY OF EL PASO, TEXAS

April 2008

Submitted By:
***Sefko Planning Group of
Freese and Nichols, Inc.,
Urban Planning Consultants
Dallas, Texas***

In Association With:
***Quantum Engineering Consultants
El Paso, Texas***

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General Purpose Statement

The purpose of this study was to compare the requirements and develop an objective analysis of the cost of development due to City codes in the existing City of El Paso Subdivision Ordinance and the proposed Subdivision Ordinance currently under review. Detailed cost estimates were performed for a prototypical single family development designed under existing subdivision regulations and those in the proposed ordinance. The cost estimates were limited to critical components of cost in the subdivision ordinance as determined by City staff, developers and members of the subdivision review committee. Also included in this study is a comparison of typical individual requirements and time frames in the ordinance for processing plans and subdivision improvement plans.

Ordinance Comparison

The following table lists most of the new subdivision ordinance requirements and compares them with the existing ordinance. It was very difficult making the comparison because of the format of the old ordinance and difficulty in finding every requirement. Requirements that did not substantially change or were not considered significant were not listed.

Article	Section	Item	Proposed	Existing
1	19.1.2.a Required Plat Types	Plats	Non-exempt land division requires approved Final or Minor Plat	Some land divisions exempt from platting
	19.1.2.b Required Plat Types	Replats	Required when boundary and dimensions of lot change	Required by state law, not always followed in practice
	19.1.3	Exemptions	Combination of multiple lots into one lot	Not Addressed
			Adding exactly half of one lot equally to adjacent lots	Not Addressed
			Meets and bounds sale of Commercial Unit Development	Not Addressed
	19.1.4.a Tim Period for Action	Final, Minor, Amending & Replat applications shall be acted upon within	30 days from date of completeness of application determination	30 days after submission
	19.1.6.a. Stages of Plat Approval	Stages of Plat Approval	Land Study	Land Study
			Preliminary Plat	Preliminary Plat
			Final Plat	Final Plat
	19.1.6.b Combined Applications	Applications may be submitted simultaneously for approval of	Land Study and Preliminary Plat	Preliminary Plat and Final Plat
			Preliminary Plat and Final Plat	
	19.2.1 Land Studies	Purpose and Intent	Determine compliance with Comprehensive Plan and capacity of required public improvements	Determine compliance with Comprehensive Plan and capacity of required public improvements
			Elicit comments from subdivider & city staff to expedite application	Elicit comments from subdivider & city staff to expedite application
			Reduce design and development costs when phased	Reduce design and development costs when phased
			Review and approve general plan of street layout, open areas, public facility sites, & utilities	Review and approve general plan of street layout, open areas, public facility sites, & utilities
			determine availability of existing services	
		Required When	Prior to or concurrent with application	Prior to application
	19.2.4 Criteria for Approval	Acreage limit	None	None
	19.2.5 Expiration & Extension	Land Study will expire after	10 years plus 2-5 year extensions if approved by CPC	5 years without preliminary plat approval plus 2-24 month extensions if approved by CPC
		Effect of expiration of Preliminary or Final Plat	Shall not change approved phasing plan and subsequent plats meeting the approved plan without CPC approval	Not addressed
	19.3 Preliminary Plats	Re-submittal Following Staff Review	Revised plat shall be submitted at least eight (8) days prior to CPC meeting where plat is scheduled for action	Not Addressed
		Approval or Denial Decision	CPC shall make decision on application within 30 days of determination of completeness	CPC action shall be required within thirty days after application is filed
		Criteria for Approval	When proposed development is located in whole or part in the City ETJ, plat must meet any County standards	Plat must only be sent to County, no reference to County Standards
			Plat must conform to design requirements and construction standards per City of El Paso Design Standards for Construction	Plat must conform to subdivision improvement design standards
			Plat must be consistent with the adopted Comprehensive plan	
			Plat must be consistent with the Parks and Open Space Plan	Requirements in ordinance based on Comprehensive Park and Open Space Plan
		Right to Proceed	Non-engineering related significant changes in the final plans or plat will not detrimentally affect approval of preliminary plat	Any changes in Final plat from preliminary plat are to be decided upon by designated official
	Application approval shall remain in effect for	two years from date of approval	six months from approval with possible six month	
	19.3.7 Revisions Following Approval	Minor Changes allowed without resubmittal	that do not result in creation of additional lots	All changes subject to determination by designated
		Amendments	require submittal and approval of new application for preliminary plat	All changes subject to determination by designated official
	19.4 Final Plat	Proof of ownership	Applicant must submit proof of ownership identifying all partners with application	Not Addressed
		Re-submittal Following Staff Review	Revised plat shall be submitted at least eight (8) days prior to CPC meeting where plat is scheduled for action	Not Addressed
19.4.4 Criteria for Approval	Final Plat approval shall note	Subdivision Improvement Plans are complete and approved by staff	Not addressed, Subdivision Improvement Plans not required prior to recording of Final Plat	
		Subdivision Improvement Plans are complete and approved by staff subject to revisions	Not addressed, Subdivision Improvement Plans not required prior to recording of Final Plat	
		Subdivision Improvement Plans are still under review by staff and being revised by the subdivider	Not addressed, Subdivision Improvement Plans not required prior to recording of Final Plat	

Article	Section	Item	Proposed	Existing
1	19.4.5 Revisions to Final Plat	Revisions to non-recorded plats include	Minor changes relating to public improvements after approval, name and addressing changes	All changes subject to determination by designated official
			Major revisions shall be resubmitted as amended Plat subject to re-approval	All changes subject to determination by designated official
	19.4.7 Plat Recordation	Status of Subdivision Improvement Plans	Must be approved or conditionally approved prior to recordation	Not addressed, Subdivision Improvement Plans not required prior to recording of Final Plat
		Submittal requirements when public Improvements installed prior to recordation must include	Maintenance Bond, sealed set of "as-builts" or record drawings, electronic copy of plans and contractor compliance letter bearing sealed certification by design engineer with copy of approved final plat	Not Addressed
	19.6 Minor Plats	Requirements	Minor Plat does not require submission of preliminary and final plats; and building permit applications can be submitted concurrently with Minor Plat	Preliminary and Final Plat approval required prior to permit application
		Application approval shall remain in effect for	two years from date of approval	six months from approval with possible six month
	19.7 Revisions to Recorded Plats	City action required	Replat of 4 or fewer lots can be administratively approved as if it were a minor plat	Treated as new application for subdivision of property
	19.7.3 Special Replat Requirements	State Law requirement. Applies when	replatted area restricted by zoning classification over previous five years or by deed restrictions at any time to not more than 2 residential units per lot	replatted area restricted by zoning classification over previous five years or by deed restrictions at any time to not more than 2 residential units per lot
	19.7.4 Amending Plats	Allowed without reapplication?	yes	yes
	19.7.5 Plat Vacation	Processed outlined	yes	yes
	19.8.1 Subdivision Improvement Plans	Submitted	In conjunction with the Final Plat	after approval of final plat
		Water and Wastewater plans	Can be prepared by either Subdivider's engineer or EPWU	Can only be prepared by EPWU
			If prepared by Subdivider's engineer, must be submitted with Final Plat application and EPWU shall have 15 to review plans	
		Approval or Denial Decision	must be made within 15 working days of acceptance of completeness of application	must be made within 15 working days of submission of plans which can be anytime after approval of final plat within the time before the plat expires
		Revised plan submission	within 15 working days of notice of required revisions	within 15 working days of notice of required revisions
		Approval or denial of revised plans	City shall make decision within 5 working days	City shall make decision within 5 working days
	19.8 Timing of Public Improvements, Permit Issuance	Foundation Permits	May be issued after plat recordation. Security required for more than 50%	Not addressed. Title 18 allows 25% w/ water, wastewater, drainage, 25% w/ C&G, last 50% w/hardship
		Construction beyond Foundation	Not allowed w/o hydrants and all weather access	Not Addressed
		Occupancy Permits	All subdivision improvements must be installed, inspected and approved prior to issuance, or security provided	Not Addressed
	19.8.4 Security for Completion of Improvements	If public improvements are deferred until after recordation of final plat, the subdivider must guarantee proper construction through Bond, Trust, or Letter of credit when;	If Certificates of occupancy are requested	Security may be required if 2nd extension is requested
			If more than 50% of building permits are requested	
If two year period for completion of public improvements has lapsed.				

Article	Section	Item	Proposed	Existing	
2	19.10 Dedication, Construction, City\$	Rough Proportionality limitations on City Req's.	Yes, subject to study	Not Addressed	
	19.11 Extra-territorial Jurisdiction	Structure setbacks from streets on lots	Yes, minimal and uniform for all lots, depending on street size	Not Addressed	
		Street Lights	Yes, meeting County standards	Not Addressed	
		Parks required in ETJ	Yes	Not Addressed	
	19.12 Water	Not analyzed, EPWU Requirements			
	19.13 Wastewater	Not analyzed, EPWU Requirements			
	19.15.5 General Requirements	Single points of access allowed when	Interior road within 600'	Not Addressed	
			ADT greater than 1200	Not Addressed	
	19.15.8 Street Length	Block and Street maximum lengths of	1600' for arterials	Not Addressed	
			1200' for all other street classifications	1500' for Residential	
	19.15.9 Cul-De-Sac Streets	Max Length is	600'	750'/up to 2000' may be granted by CPC w/conditions	
		Paving & ROW Width of cul-de-sac street	32' & 48' (For less than 12 dwellings	36' in practice	
			36' & 52' (for 1-25 dwellings & non-residential zoning)	36' in practice	
			40' & 60' (for heavy commercial & industrial)	36' in practice	
		Paving & ROW Width of cul-de-sac turnarounds	90' & 110' Diameters (for residential & non-residential zoning)	45' Radius	
	100' & 120' Diameters (for heavy commercial & industrial)		Not Addressed		
	19.15.11 Street Width and Design			Minor Arterial	
		Minimum R.O.W. Width		76'/86'	76'/84'
		Minimum Utility R.O.W. Width		9'/14'	Not Addressed
		Minimum Paving Width		44' + 14' turn lanes	44'/52' +12' striped median turn lanes
		Median Width		14', required to be improved	12', not required to be improved
		Sidewalk Requirements		5' on property line or 10' hike/bike	required in parkway
		On street parking		Not Allowed	Not Allowed
				Major Arterial	
		Minimum R.O.W. With		98'/108'	110'/120'
		Minimum Utility R.O.W. Width		9'/14'	Not Addressed
		Minimum Paving Width		66' + 14' turn lanes	66'/76'
Median Width		14', required to be improved	24', not required to be improved		
Sidewalk Requirements		5' on property line or 10' hike/bike	required in parkway		
On street parking		Not Allowed	Not Allowed		

Article	Section	Item	Proposed	Existing	
2		Boulevard			
		Minimum R.O.W. With	96'	Not Addressed	
		Minimum Utility R.O.W. Width	9'	Not Addressed	
		Minimum Paving Width	62'	Not Addressed	
		Median Width	8'/8'	Not Addressed	
		Sidewalk Requirements	5'	Not Addressed	
		On street parking	Not Allowed	Not Addressed	
		Residential Collector			
		Minimum R.O.W. With	54'	52'/52' + median width	
		Minimum Utility R.O.W. Width	9'	Not Addressed	
		Minimum Paving Width	36'	36'	
		Median Width	14' Optional	optional variable width	
		Sidewalk Requirements	5' on property line	required in parkway	
		On street parking	Not Allowed	Not Allowed	
		Non-Residential 4-lane Collector			
		Minimum R.O.W. With	68'/80'	Not Addressed	
		Minimum Utility R.O.W. Width	9'	Not Addressed	
		Minimum Paving Width	50'/62'	Not Addressed	
		Median Width	12'	Not Addressed	
		Sidewalk Requirements	5' on property line	Not Addressed	
		On street parking	Not Allowed	Not Addressed	
		Local(multi-family/commercial/industrial)			
		Minimum R.O.W. With	54'/62'	Not Addressed	
		Minimum Utility R.O.W. Width	9'	Not Addressed	
		Minimum Paving Width	36'/44'	Not Addressed	
		Median Width	n/a	Not Addressed	
		Sidewalk Requirements	5' on property line, or curb back	Not Addressed	
		On street parking	Allowed, both sides	Not Addressed	
		Local, single family--Local 1			
		Minimum R.O.W. With	54'	52'/52' + median width. Called residential sub-collector	
		Minimum Utility R.O.W. Width	9'	Not Addressed	
		Minimum Paving Width	36'	36'	
		Maximum Length	1200'	1500'	
		Median Width	n/a	optional variable width	
Sidewalk Requirements	5' on property line, or curb back	required in parkway			
On street parking	Allowed, both sides	Not Allowed			

Article	Section	Item	Proposed	Existing	
2		Local, single family--Local 2			
		Minimum R.O.W. With	46'	44', not used often because of requirements	
		Minimum Utility R.O.W. Width	9'	Not Addressed	
		Minimum Paving Width	28'	28', not used often because of requirements	
		Maximum Length	640'	1500'	
		Lot width/ density/special requirements	60' min width lots, 28 max lots, double car drive or rear entry	Max adt of 1500 trips or about 135 dwelling units	
		Median Width	n/a	n/a	
		Sidewalk Requirements	5' on property line or curb back	required in parkway	
		On street parking	One side only	One side only, must be signed	
		Local, single family--Local 3			
		Minimum R.O.W. With	50'	Not Addressed	
		Minimum Utility R.O.W. Width	9'	Not Addressed	
		Minimum Paving Width	32'	Not Addressed	
		Median Width	n/a	Not Addressed	
		Sidewalk Requirements	5' on property line or curb back	Not Addressed	
		On street parking	Not Allowed	Not Addressed	
		Local, single family--Lane			
		Minimum R.O.W. With	38'	36'	
		Minimum Utility R.O.W. Width	9'	Not Addressed	
		Minimum Paving Width	20'	20'	
		Maximum Length	400'	1200'	
		Lot width/ density/special requirements	20,000 sq ft lot w/50' setbacks & 20' driveways	70' wide lots, 400 adt max (about 36 homes)	
		Median Width	n/a	n/a	
		Sidewalk Requirements	5' on property line or curb back	required in parkway	
		On street parking	Not Allowed	Not Allowed	
		19.15.12 Street Offsets	Intersection Type: A/B		
		Intersecting Streets	Local/Local		
	Local		125'/125'	125'	
	Collector		125'/125'	125'	
	Arterial		125'/300'	125'	
	Local/Collector				
	Collector		125'/300'	125'	
	Arterial		125'/300'	125'	
Local/Arterial w/o median or median break					
Arterial	200'/400'		125'		
Collector/Collector					
Collector	250'/400'	125'			
Arterial	300'/400'	125'			

Article	Section	Item	Proposed	Existing	
2		Collector/Arterial			
		Arterial	300'/400'	125'	
	19.15.16 Alleys	Commercial, industrial, & multi-family			
		Paving Width	24'	Not Addressed	
		ROW Width	28'	Not Addressed	
		Single family residential			
		Paving Width	16'	20' two-way/14' one-way	
		ROW Width	16'	20' two-way/14' one-way	
	19.16 Street Lighting	Spacing	number equals spacing of 300', may be relocated by City engineer	every 300'	
		Location			
		Required at all intersections close to corner	Yes	No	
		At the beginning of cul-de-sacs & turnarounds	Yes	No	
		Along arterials	Yes, will require additional lights	No	
	19.18 Traffic Impact Analysis	Type of Impact Analysis required		Required with any Land Study submitted, study not defined	
		Capacity Analysis	At time of zoning or land study		
		Operational Analysis	At time of preliminary plat		
		Required when traffic generations for			
		Commercial and industrial trips exceed	500		
		Residential trips exceed	1000		
		Adjusted peak hour vehicle trips generated for			
		Commercial and industrial trips exceed	50		
	Residential trips exceed	100			
	19.19 Drainage	Not Analyzed - refer to Drainage Design Manual			
	19.20 Parks	Not Analyzed - separate ordinance			
	19.21 Sidewalks	Width	5' min	4' min	
	19.24 Mountain Development Area				
	19.24.3.e Streets	Grade	11% max	11% max	
	19.24.3.e.2	Design Speed			
		ADT < 200 vehicle trips	20 mph	20 mph	
		ADT > 200 vehicle trips	25 mph	25 mph	
		Sub street	25 mph	26 mph	
	19.24.3.e.3	Residential Streets			
ROW Width		23'	23'		
Paving Width		20'	20'		
Parkways		None	None		
Sidewalks		None	None		
On street parking		prohibited	prohibited		
	Utility Easements	As needed to accommodate service connections	As needed to accommodate service connections		

Article	Section	Item	Proposed	Existing	
2	19.24.3.e.4	Divided Residential Street			
		ROW Width	Variable based on median width	Variable based on median width	
		Paving Width	20'	20'	
		Parkways	None	None	
		Sidewalks	None	None	
		On street parking	prohibited	prohibited	
		Utility Easements	As needed to accommodate service connections	As needed to accommodate service connections	
	19.24.3.i Driveway Access	Driveway Length (grade)	700' (12%-13%)	700' (12%-13%)	
			350' (14%-15%)	350' (14%-15%)	
			200' (16%-18%)	200' (16%-18%)	
	19.25.1 Postal Facilities	Location and cost of delivery boxes	New ordinance, subdivider must sign agreement w/postal delivery	Old wording	
	19.25.2 Subdivision Identification Signs	Number	Optional, 2 per entrance, maximum	Optional, 2 per entrance, maximum	
		Location	outside public ROW or easement	outside public ROW or easement	
		Area	Maximum 48 SF per entrance	Maximum 48 SF per entrance	
	19.26 Alternative Subdivision/Smart Code Designs				
	19.26.2 Infill Development	Application	Preliminary Plat	Not Addressed	
		Where allowed	Designated areas by zoning ordinance	Not Addressed, but zoning ordinance designates	
		Incentives	Reduced application fees, additional infrastructure participation,	Not Addressed	
			water wastewater participation, <10,000 sf stormwater study exempt		
	19.26.3 Reduced Roadway/Lot Frontage Requirements	Where allowed	Infill areas or landlocked/environmentally constrained areas	Not Addressed	
		Max lots w/o street frontage	4 w/private lane-one entrance, 8/two entrances	Not Addressed	
		Width of lane - 2 entrances, double sided lots	30' private easement, 20' paving	Not Addressed	
		Width of lane - 2 entrance, single sided lots	24' private easement, 16' paving	Not Addressed	
Width of lane - 1 entrance, single sided lots		20' private easement, 16' paving, more than 200' length-24' easement	Not Addressed		

Article	Section	Item	Proposed	Existing
2	19.26.4 Alternative Subdivision Improvement Design	Application	Alternative designs for any public improvements, with prel plat	Not Addressed
		Approval	Approved by CMgr w/study showing equivalency	CPC approval of modification, exception or waiver
		Incentives	Reduced application fees, additional infrastructure participation,	Not Addressed
			water wastewater participation, <10,000 sf stormwater study exempt	
	19.26.5 Form Based/Smart Code Subdivisions	Provided for	Coordinates with Article 20 of the Zoning Ordinance	Not Addressed
		Uses Smart Code Tables	3A Lane Dimensions, 3B Lane/Parking Assemblies, 4A Frontages	Not Addressed
			4C Thoroughfare Assemblies, 17B Turn Radius, Open Space, Drainage	

Article	Section	Item	Proposed	Existing
3	19.31 Responsible Officials	Stormwater and Floodplain Administrators	Designated	Not Addressed
	19.33.2 Authority for Appeals/Relief	Vested rights appeal, including EPWU	Must be heard by Council	Not Addressed but State Law Requires
		Rough Proportionality claims including EPWU	Must be heard by Council	Not Addressed but State Law Requires
	19.34 DCC	Development Coordinating Committee	City Manager has authority to establish and	subdivision coordinating & development
Article	Section	Item	Proposed	Existing
4	19.37.2 Application Completeness & Expiration	Review Time	5 Days for completeness (State law allows for 10)	5 Days for review of application
		Notice of incompleteness	w/in 5 working days in writing	Not Addressed
		Applicant Response Time	Respondent has 45 days to complete before application expires	Not Addressed
	19.37.5 Pre-Application Conference & Vested Rights Waiver	Pre-Application Conference	Allowed with signed vested rights waiver	Allowed under any circumstances
	19.41.6 Expiration for Projects Commenced On or After September 1, 2005	Approved applications without expiration dates	Two years following date of approval with petitionable extensions considered unless work is progressing (vesting issue)	Not Addressed
19.43.3 Text Amendments	Recommendation of City Plan Commission	Must be considered first	Not Required	
Article	Section	Item	Proposed	Existing
5	19.46 Proportionality Appeal - Developer's proportion of improvements City can charge is limited to their "rough proportional	Petition for Appeal	Must be submitted 10 days prior to CDC decision on application	Not Addressed
		Study supporting Appeal	Must be submitted within 60 days of initial decision (City can grant additional 30 days)	Not Addressed
		In ETJ	Submitt verification copy of petition/study have been sent to County	Not Addressed
		Review & Decision Process	Study is reviewed by Subdivision Improvement Plan Engineer who makes recommendations to CPC & Council who hold hearing within 60 business days of petition study's submission and Council makes final decision. Applicant must be notified within 10 days of decision.	Not Addressed
	19.47 Vested Rights Petition	Subdivider has right to petition for land to be subject to statutes no longer in effect.	Process is outlined in depth.	Not Addressed
Article	Section	Item	Proposed	Existing
6	19.50 Definitions			

Description of Study Site

In order to make a fair comparison between the 1998 Subdivision Ordinance and the proposed Subdivision Ordinance, it was important to find a study site that would accommodate the design elements of both. The site characteristics were analyzed to determine the best candidate residential development for the cost comparison analysis. Those characteristics included:

- The type of soil material: The on-site material was adequate for use as structural fill. There was no need for export of engineered fill material;
- The terrain of the existing property: The development consisted of areas with mountainous type undulations and areas with flatter, more gradual areas located in the foothills of the Franklin Mountains;
- The Subdivision boundary was a straightforward standard type layout not irregular in shape where specialized site design would not be required.
- The Development is slightly larger than the average residential subdivision but adequate to compare different types of street cross-sections.
- The Development included ponding areas to compare costs for fencing alternatives.

The study site that was used in this comparison met all the above-mentioned characteristics. The existing soil conditions are appropriate where structural fill would not be necessary. The study site is located at the foothills of the mountains which implies that the existing topographic conditions would easily accommodate the lot and street layouts of both ordinances. The site is large enough to design a subdivision with items from the proposed ordinance such as the variations in Right-of-Way and street widths, yet accommodating the typical use of cul-de-sacs in the existing ordinance. Finally, the study site is rectangular in shape where specialized design would not be necessary.

Elements included in Cost Study

The cost study comparison is not intended to be a comprehensive opinion of probable cost for each and every element that would comprise the design and construction of the subdivision. Since the drainage is determined by the Drainage Design Manual and due to the extreme variability and need for detailed engineering design, all items related to storm drainage design were omitted. This study did not analyze or include:

- Stormwater Drainage
- Water and Wastewater - the standards have not been changed by El Paso Water Utilities
- Value of property lost or gained – varies throughout the City. Only analyzed lot yield.
- Time value of approval process – different on a project by project basis as to whether the land is owned or there is an option and/or amount of interim financing. Ordinance comparison points out actual time differences
- Actual cost of materials –assumed same cost per unit in both scenarios

The focus was placed on the major budget items in the new subdivision ordinance and the new Development Standards for Construction (DSC) that would contribute the most to cost differences. These items were decided upon by a committee comprised of members of the City of El Paso staff, the subdivision review committee and local developers. The elements of the study are:

- Roadway Paving Surface
- Subgrade and Base Material
- Curb & Gutter
- Sidewalk
- Rock Retaining Wall
- Fencing
- Street Lighting
- Parkland Dedication & Improvements

While the general nature of the items is the same, the specific materials and amounts differ in several cases. The table below indicates those differences.

Item	1998 Ordinance	2008 Ordinance
Roadway Paving Surface	1.5” HMAC	1.5” HMAC
Roadway R.O.W. Width*	52-ft	46-ft/50-ft/54-ft
Roadway Pavement Width	36 ft	28ft/32 ft/36 ft
Roadway Sub-grade	8-in	8-in
Sidewalk	4-ft	5-ft
Fencing	Chain-link	Combination wrought iron with rock-wall base

*Each R.O.W. width requires a variable width paving surface

Cost Comparisons

The following tables show a detailed breakdown of the specific items for the individual designs including, item descriptions, quantity take-offs, unit prices and a calculation of the estimated construction costs for the subdivisions under each of the ordinances.

Only one site was analyzed under both scenarios and other sites may have cost differences either less than or greater than the site selected. However, it is felt that the selected site is representative of a typical site for analysis purposes.

Table 1, Opinion of Probable Cost

**RESIDENTIAL DEVELOPMENT
1998 ORDINANCE**

DESCRIPTION	UNITS	UNIT PRICE	TOTAL CONSTRUCTION COST
1. Improvements			
a. Concrete Sidewalk	9,100 SY	\$34.00 SY	\$309,400.00
b. Concrete Curb and Gutter	20,117 LF	\$11.00 LF	\$221,284.80
c. Street Lights	31 EA	\$2,550.00 EA	\$79,050.00
d. 2ft to 4ft Retaining Wall and Concrete Footing	6655 LF	\$109.38 LF	\$727,923.90
e. 5ft to 6ft Retaining Wall and Concrete Footing	1374 LF	\$193.36 LF	\$265,676.64
f. 7ft to 8ft Retaining Wall and Concrete Footing	690 LF	\$300.78 LF	\$207,538.20
g. 9ft to 10ft Retaining Wall and Concrete Footing	315 LF	\$431.64 LF	\$135,966.60
h. 1.5" HMA/ 6"CSB/ 8" Sub-grade	40,716 SY	\$13.51 SY	\$550,073.16
i. Chain-link Fence	345 LF	\$15.50 LF	\$5,347.19
j. Chain-link Fence Gate	2 EA	\$1,500.00 EA	\$3,000.00
k. Parkland	286 EA	\$826.00 EA	\$236,236.00
		SUBTOTAL	\$2,741,496.49
TOTAL			\$2,741,496.49
TOTAL PROBABLE CONST. COST:			\$2,741,496.49

Note: This Opinion of Probable Construction Costs was prepared using standard cost estimating practices. It is understood that this is only an opinion and that the Engineer will not be liable to the Owner or to any Third Party for failing to accurately estimate the cost of the Project, or any part thereof. This opinion of costs does not include sales tax.

This Preliminary Estimate of Probable Construction Costs does not include surveying services, Engineering services and/or any utility replacements or relocations.

City of El Paso Subdivision Ordinance Cost Comparison Study

Table 2, Opinion of Probable Cost

**RESIDENTIAL DEVELOPMENT
2008 ORDINANCE**

DESCRIPTION	UNITS	UNIT PRICE	TOTAL CONSTRUCTION COST
1. Improvements			
a. Concrete Sidewalk	11,614 SY	\$34.00 SY	\$394,886.20
b. Concrete Curb and Gutter	20,224 LF	\$11.00 LF	\$222,464.00
c. Street Lights	30 EA	\$2,550.00 EA	\$76,500.00
d. 2ft to 4ft Retaining Wall and Concrete Footing	7653 LF	\$109.38 LF	\$837,085.14
e. 5ft to 6ft Retaining Wall and Concrete Footing	1376 LF	\$193.36 LF	\$266,063.36
f. 7ft to 8ft Retaining Wall and Concrete Footing	262 LF	\$300.78 LF	\$78,804.36
g. 9ft to 10ft Retaining Wall and Concrete Footing	182 LF	\$431.64 LF	\$78,558.48
h. 1.5" HMAC/ 6" CSB/ 8" Sub-grade	37,719 SY	\$13.51 SY	\$509,583.69
i. Rockwall for Combination Rockwall/Fence	54 PR	\$100 PR	\$5,419.00
j. Concrete Footing for Rockwall/Fence	11 CY	\$150 CY	\$1,605.00
k. Wrought Iron Fencing	903 SF	\$7 SF	\$6,321.70
l. 2-Wrought Iron Gates	216 SF	\$10.00 SF	\$2,160.00
m. Parkland	288 EA	\$1,096.00 EA	\$315,648.00
		SUBTOTAL	\$2,795,098.93
TOTAL			\$2,795,098.93
TOTAL PROBABLE CONST. COST:			\$2,795,098.93

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Summary of Study

Although not every element in each of the ordinances, current and proposed, was compared, the most efficient and reasonable method was performed by designing the same site to both sets of ordinances. This allowed for the most unbiased results. The criteria chosen for the study was determined by a committee represented by all sides of the spectrum; members of City staff, members of the subdivision review committee, and various local developers.

The standards in the existing ordinance required that all streets have the same paving, R.O.W., and lot frontage width. These regulations restrict the developer's ability to offer multiple lot sizes and increased the total paving surface. It also promotes the use of cul-de-sacs which greatly restricts vehicle, pedestrian and emergency services routes.

In reviewing the comparison of the two ordinances, it becomes apparent that many items were not addressed in the existing ordinance. A close examination will also reveal that in some areas the new ordinance has more restrictive requirements such as length of streets and cul-de-sacs. However, in other areas the requirements are less restrictive such as allowance for a 28 foot street width, administrative approval of minor replats such as commercial and industrial properties and administrative approval of subdivision plan revisions or Alternative Subdivision Improvement Designs. While it is the consultant's opinion that the new ordinance is easier to read and has requirements more typical of other cities in the state, the real test is does it cost more to develop under the new ordinance.

The analysis of the site developed under the 1998 ordinance shows a total cost of the items analyzed of approximately \$2.741 million, or with 286 lots a cost of \$9,586 per lot. Again, that is excluding drainage, water and wastewater expenses. The analysis of the site developed under the 2008 ordinance showed a total cost of approximately \$2.795 million or with 288 lots a cost of approximately \$9705 per lot. This is a difference of \$53,602 dollars between the two ordinances or a cost of \$119 or a little over 1% per lot.

It is the consultant's opinion that the additional cost of the rock/wrought iron walls around the retention pond, the extra width sidewalks, parkland and other expenses of the new ordinance was offset substantially by the reduced street pavement widths and other reductions in the ordinance and DSC document. In addition, the consultant chose not to make every street in the 2008 layout that was eligible 28 feet in paving width. Some streets where there would be more traffic utilized the optional 32 foot cross section. Maximizing lot yield and cost savings through more narrow streets could reduce the difference even more.