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

DEPARTMENT: **Community and Human Development**

AGENDA DATE: **05/11/2010 (REVISED)**

CONTACT PERSON/PHONE: **Mark Weber / 541-4932**

DISTRICT(S) AFFECTED: 3, and 7

10 MAY 17 PM 12:53 CITY CLERK DEPT.

SUBJECT:

Resolution approving the Cielo Vista Neighborhood Action Plan.

BACKGROUND / DISCUSSION:

The Director of the Community and Human Development Department authorized staff to work with residents to produce a neighborhood action plan for the Cielo Vista Neighborhood. The request for this plan was submitted by Cielo Vista Neighborhood Association in order to provide residents with the opportunity to work with City staff in planning for the future of their neighborhood.

Residents of the Cielo Vista Neighborhood have voiced concern over land use, infrastructure, quality of life, quality of environment and traffic issues in their neighborhood. This action plan seeks to address those issues through municipal actions that have been developed by City departments in coordination with neighborhood residents.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

No.

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

Costs for each element of the action plan will be funded through existing programs and current user Department budgets. Approval of this document does not establish any new funding for actions contained therein.

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

The Development Coordinating Committee recommends approval of the Cielo Vista Neighborhood Action Plan.

**********REQUIRED AUTHORIZATION**********

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

(Example: if RCA is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

WHEREAS, the El Paso City Council for the City of El Paso ("City Council") has identified as a goal development and implementation of a City Wide Neighborhood program to systematically preserve and renew El Paso's neighborhoods; and

WHEREAS, upon request by the Cielo Vista Neighborhood Association the Neighborhood Services Division of the Community and Human Development Department (the "Department") coordinated with Cielo Vista Neighborhood residents, property owners, and other City departments to develop the proposed Cielo Vista Neighborhood Action Plan to serve as a blueprint to address specific concerns in the neighborhood relating to traffic, code enforcement, street lighting, parks, safety and security, sidewalks and land use and zoning; and

WHEREAS, the Cielo Vista Neighborhood Association and other residents and owners within the Cielo Vista Neighborhood have actively participated in the planning process and favor implementation of the proposed Cielo Vista Neighborhood Action Plan; and

WHEREAS, the Development Coordinating Committee (DCC) reviewed and gave a favorable recommendation for approval of the Cielo Vista Neighborhood Action Plan and the Department Director now recommends that City Council approve the proposed Cielo Vista Neighborhood Action Plan.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT City Council hereby approves the Cielo Vista Neighborhood Action Plan.

ADOPTED this _____ day of May, 2010.

CITY OF EL PASO

_____
John F. Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

(Signatures Continue on Following Page)

APPROVED AS TO FORM:

Marie A. Taylor
Assistant City Attorney

APPROVED AS TO CONTENT:

William L. Lilly, Director
Community and Human Development

CIELO VISTA

Neighborhood Action Plan

MAY 2010

REPRESENTATIVE DISTRICTS #3 AND #7

City of El Paso, Texas
Community and Human Development Department
Neighborhood Services Division

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PURPOSE

A Neighborhood Action Plan serves two distinct purposes. First, it is a document that organizes and focuses a neighborhood association's goals towards improving the quality of life in their neighborhood. Secondly, it establishes specific actions that City departments have agreed to take to assist the association in achieving those goals. Approval of this document will not in itself guarantee that all actions will automatically take place. It is the responsibility of the Cielo Vista Neighborhood Association to work with City departments to ensure that the actions, programs or projects described in this document are carried out. Also, the Neighborhood Improvement Review Committee (NIRC), a committee made up of several City Departments, will review this document on a semi-annual basis to ensure that each element of the action plan is being implemented.

In some cases, residents have voiced requests for improvements in the neighborhood that are beyond the current funding means of City departments. It is not the purpose of this document to create false expectations by including these projects in the main text of this document. On the other hand, it is important that the desires of the residents of the neighborhood be documented. An appendix is attached to this plan that discusses the neighborhood's desired improvements that cannot be realistically committed to by any City department at this time. Still, this appendix may be used as a reference when the City is looking to issue bonds or can be used by the Neighborhood Association to submit applications to various programs like the Neighborhood Improvement Program.

The primary purpose of this plan is to secure and conserve the quality of life for the future of the Cielo Vista Neighborhood, a neighborhood with a rich history in El Paso.

HISTORY

The Cielo Vista area was platted in the early 1950's and the first homes were built in 1953. At that time, the neighborhood was the furthest east subdivision and therefore bordered the City limits. Sprawling land development over the last half century has resulted in the Cielo Vista Neighborhood now bordering the Central Planning Area of the City.

W.H. Burges High School was built in 1955 along with several hundred more homes. In 1957, an aircraft from Biggs Air Base crashed behind the high school raising insecurities about residential development being so close to the municipal airport. Nevertheless, development continued and there has not been another incident since that day.

During the 1960's, Cielo Vista became one of the City's most desirable residential communities. El Paso International Airport expanded; Airway Blvd was built as a two-lane road from Montana to Interstate Highway 10 (I-10); Edgemere was extended to Airway; Viscount Blvd was graded; and Hawkins Blvd was built to I-10.

In the 1970's, the City's largest shopping mall, Cielo Vista Mall, was built along with the construction of several apartment complexes along Viscount. The 70's also saw significant City investment in the neighborhood with the development of Edgemere, Vista del Valle, Ponder and Cielo Vista Parks. The Cielo Vista Library was built in the 1980's along with expanding retail centers and business centers along Viscount. By the end of the 80's the Cielo Vista Neighborhood was more or less built out.

NEIGHBORHOOD PLAN BOUNDARY

For the purposes of this plan the boundaries of the Cielo Vista Neighborhood are: Airway Boulevard to the west, Montana Avenue to the north, McRae Boulevard to the east, and Gateway Boulevard West to the south. The Cielo Vista Neighborhood Association has boundaries that expand beyond this plan; however the issues raised by residents are limited to the area indicated in this map.

ISSUE ANALYSIS

Throughout the public meeting process traffic, code enforcement and parks were the highest priority issues that residents wanted to see addressed. Due to the layout of residential streets in the neighborhood and the network of arterial roadways that intersect, speeding and cut-through traffic are major safety concerns. Property maintenance and the aesthetics of the neighborhood are important to residents who want to see more consistent code enforcement activities in the neighborhood. Parks in the neighborhood are generally well-kept and supplied with numerous amenities. Still, the neighborhood feels that there could be further improvements made.

Other issues that arose that were not as high on the priority list but that nevertheless should be addressed are safety and security, land use, general beautification, and infrastructure improvements (drainage, sidewalks, and street lighting). Residents raised concerns about auto thefts, home burglaries and vandalism and are looking for assistance from the Police Department. Land use issues have recently arisen in the neighborhood and residents are concerned with the impacts that may result from future development. Beautification of medians and parkways along arterial roadways improve the neighborhoods aesthetics and thereby the overall quality of life. Improvements have occurred along Hawkins, but the neighborhood would like to see similar improvements along Viscount and Montwood.

Specific infrastructure issues were raised by residents as well. These included flooding near Ponder Park; sidewalk gaps near the bus depot at Cielo Vista Mall and other locations in the neighborhood; a long stretch of parkway along Viscount that is predominantly dirt and weeds; and a lack of street lighting on specific residential streets.

Neighborhood Services staff consulted with applicable City Departments to establish what, if anything, could be done to begin addressing these issues. The following sections describe the current situation or provide an explanation of the issue at hand. In many cases, City Departments have agreed to work with the Cielo Vista Neighborhood Association to address the issues. In other cases, there may be specific reasons that issues cannot be addressed. An example would be where a traffic issue was raised by residents, but studies have shown that the intersection or roadway at issue, does not meet local, State, or Federal guidelines for mitigation measures. Also, significant funding may be necessary to implement projects requested by residents of the neighborhood through this planning process. In those cases, the desired projects are described, but no commitment can be made by the City at this time to undertake the project. It is recommended that the neighborhood association seek inclusion in future bond elections or through other funding sources to move these projects forward.

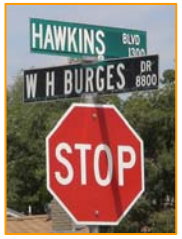
Following the analysis of issues, the Action Plan provides a summary of the actions that City Departments have agreed to perform and the actions that are recommended for the Cielo Vista Neighborhood Association to undertake. Appendix A to this document lists the projects that are desired by the neighborhood, but that City Departments cannot commit to due to a lack of funding. Bond elections and other local, State, and Federal funds may be available at some future date to implement these projects and it will be the responsibility of the neighborhood association to champion these projects.

TRAFFIC

Speeding - Many motorists (neighborhood residents as well as "cut-throughs") drive too fast on local streets. While some speeding is done by irresponsible drivers, the majority is done by normally responsible drivers who find themselves "invited" to speed by the road's design features, such as excessively wide pavement, straight sections of road, and absence of vegetation… [1]

Residential streets in Cielo Vista tend to be straight and wide, inviting speeding.

Throughout the planning process to create this document, neighborhood traffic has been one of the highest priority issues raised by residents. Whether it is speeding on residential streets or cut-through traffic between arterial roadways, Cielo Vista residents perceive a danger to themselves, their families and their property. Residents identified the streets and intersections that are of most concern, as well as the specific issues at those locations. Speeding is a concern throughout the neighborhood but Cosmos was identified as the street with the most speeding. Speed humps were installed in three locations along Cosmos to slow traffic, the last one being installed in 2007. The installation of these humps has slowed traffic on the street to the point where residents are no longer requesting further action.



The intersection at Hawkins and W.H. Burges is the primary intersection that residents identified as having safety issues. The greatest concern is for pedestrians, primarily elementary school children, crossing Hawkins at W.H. Burges. Hawkins Blvd is a four-lane major arterial roadway with a speed limit of 35 mph through most of the neighborhood. There is a school zone marked by signs and flashers that slows traffic to 20 mph starting one block north and ending two blocks south of W.H. Burges.

Residents have suggested installing a traffic light at the intersection to increase safety. In February of 2006, the Traffic Engineering Division of the City conducted a study of the intersection. Intersections must meet certain criteria set by the Federal Highway Administration to warrant installation of traffic control devices. In the case of this intersection, to warrant installation of a traffic light, a minimum of 105 vehicles per hour would have to approach Hawkins on W.H. Burges, from one direction or the other, for eight consecutive hours. The study of the intersection showed the busiest hour to be from 3:00 pm to 4:00 pm when 99 vehicles approached Hawkins on W.H. Burges. There has not been any significant increase in housing population or business development in the immediate area over the past three years to suggest that conditions have changed enough to result in any significant increase of traffic at this intersection.

[1] http://www.walkablestreets.com/calm.htm

Another aspect of the intersection analysis was to identify the number of correctable intersection related accidents. To qualify for a traffic light, the intersection would have to have seen five intersection related accidents in the past twelve month period. As of August 2009, the last intersection related accident at Hawkins and W.H. Burges occurred on August 26, 2006 (three years ago). **The study conducted by the Traffic Engineering Department determined that the intersection is neither busy enough, nor unsafe enough to warrant the installation of a traffic light.**

Cut-Through Traffic - Cut through traffic has neither its origin nor its destination within the neighborhood, but rather is passing through the neighborhood on its local streets.[2]

Cosmos provides a convenient short-cut for traffic moving between Hawkins and McRae Boulevards. As described previously, speeding on Cosmos was a major concern of residents, particularly in the area of Cielo Vista Park and Cielo Vista Elementary School. Recently installed speed humps have mitigated the problem on Cosmos, but cut-through traffic is still perceived as an issue affecting some streets in the neighborhood.

Approximately four years ago, as a result of input from neighborhood residents, the Pebble Hills Regional Command Center (PHRCC) spent two weeks concentrating on speeding enforcement on Glengarry, a street perceived to also have a lot of cut-through traffic. The results of there efforts did not validate speeding on Glengarry and of the citations that *were* issued, over 90% were to residents living in the area. In

[2] http://www.walkablestreets.com/calm.htm

Speed hump on Cosmos

October 2008 the Traffic Engineering Department conducted a 6-hour manual count of vehicles entering and exiting Glengarry at either Darlina or McRae. 1,869 vehicles were observed during that period. Of that, 92 of 970 eastbound vehicles (9.48%) and 79 of 899 westbound vehicles (8.78%) went from end to end. Overall, 9.14% of vehicles using Glengarry were short cutting.

The Cielo Vista Neighborhood Association, the appropriate District Office, and other residents of the neighborhood have submitted ten (10) applications to the Neighborhood Traffic Management Program (NTMP). The table on the following page indicates the results of the preliminary investigations conducted on each of the streets. McCabe, McFall and W.H. Burges were determined to be eligible for non-physical

mitigation measures. Non-physical measures may include striping, edgelines, additional signage and increased police enforcement. El Dorado and Catnip were determined to be eligible for installation of physical traffic calming devices. Physical traffic calming measures may include speed humps, curb extensions, traffic circles, and other physical devices. The other five streets were determined to be ineligible for the program based on traffic counts and other data.

Case #	Street	Eligible / Physical	Eligible / Non-Physical	Not Eligible
NTMP08-022	Dirk			X
NTMP08-037	Moye			X
NTMP08-062	Edgemere			X
NTMP08-063	Morley/Grover			X
NTMP08-064	McFall		X	
NTMP08-065	W. H. Burges		X	
NTMP08-066	McCabe		X	
NTMP08-132	Edgemere			X
NTMP08-150	El Dorado	X		
NTMP09-151	Catnip	X		

As a result of these applications McCabe, McFall and W.H. Burges have all either been striped or are in the process of receiving new striping and/or edgelines. The applications for El Dorado and Catnip were ranked under the second round of the program. El Dorado, which was ranked as the #3 citywide priority, has been marked for funding and installation of speed humps as well as a traffic circle at the intersection of El Dorado and Basil. These improvements are tentatively scheduled for installation by the end of summer 2010. Catnip was ranked as the 12th highest priority citywide and did not receive funding under round 2 of the NTMP. It is however now ranked number 6 on the list for future NTMP funding and hopes are that it will be funded in the next couple of rounds of the project.

As part of the process for implementing the NTMP, the Traffic Engineering Department develops preliminary recommendations for physical devices to address the traffic issues in each application. Those preliminary plans are presented at public meetings where residents are given an opportunity to provide input. The Traffic Engineering Division then reworks the plans to incorporate that input until the neighborhood reaches consensus agreement on what the project will entail. This process resulted in the current design for speed humps and a traffic circle at El Dorado, and the process will be employed again should Catnip receive funding. The Cielo Vista Neighborhood Association should work with the Traffic Engineering Division to maximize outreach to residents about the meetings in order to provide as much resident input as possible for the design and implementation of the physical mitigation measures on El Dorado and Catnip.

CODE ENFORCEMENT

A need for more consistent enforcement of the municipal code was identified by Cielo Vista residents. The neighborhood asked specifically for the City to enforce the many codes that define nuisances on private property. The Cielo Vista Neighborhood Association asked that the City work to empower the residents of the neighborhood to help the City achieve greater code compliance in the neighborhood.

The most common code violations in residential neighborhoods include:

- Open storage of appliances, motor vehicle parts, building supplies and building rubbish or similar items;
- Accumulation of any objectionable, unsightly, or unsanitary matter;
- Grass, weeds or uncultivated plants in excess of 12 inches in height; and
- Junked vehicles/junked vehicle parts on residential property.

The Compliance Services Division of the Environmental Services Department is primarily a complaint driven service. They rely upon the residents of El Paso to notify them of potential violations so that they can inspect the property, make a determination, and take necessary steps to have violations corrected. The Environmental Services Department will conduct code enforcement sweeps of areas with high concentrations of violations if requested by a neighborhood's residents.

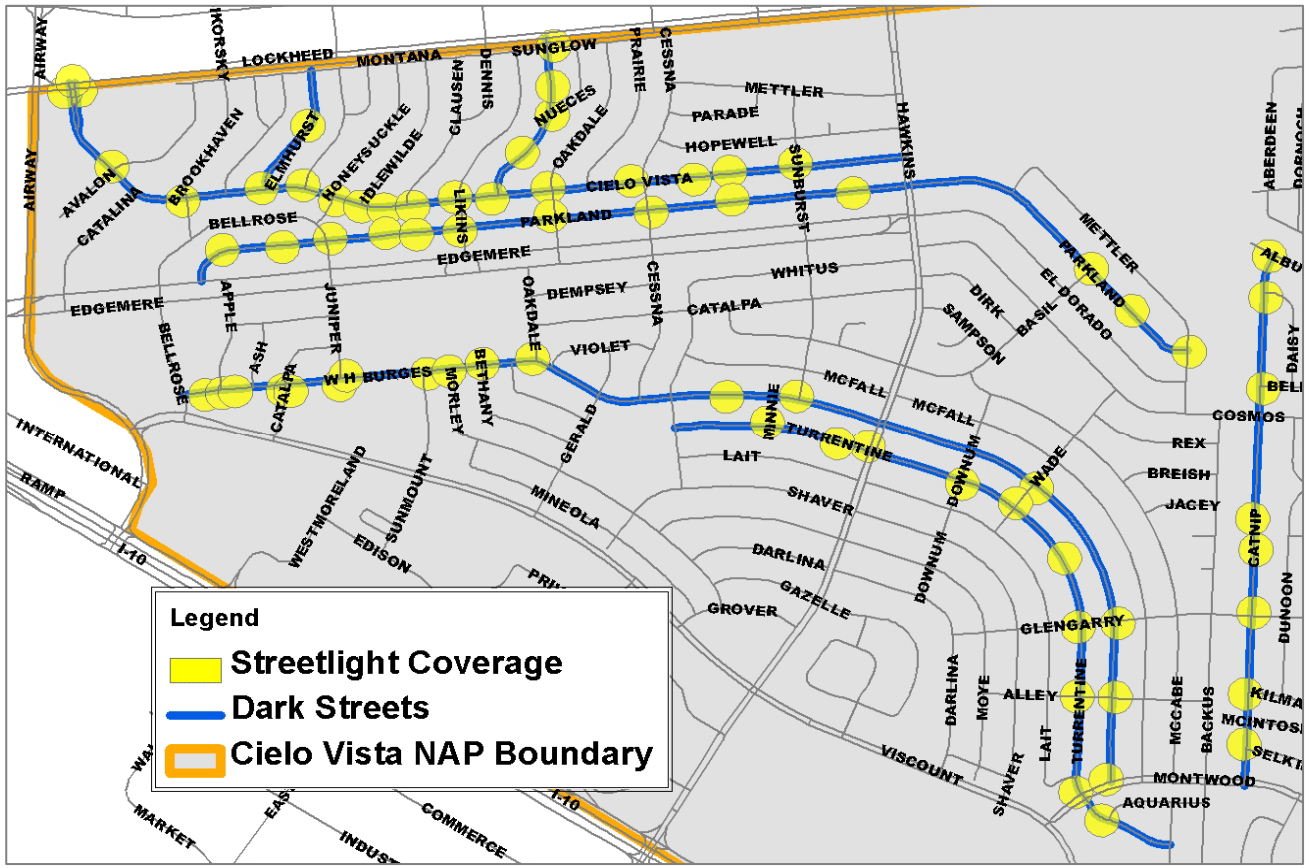
The Cielo Vista Neighborhood Association should identify and prioritize areas of the neighborhood with the highest concentrations of code violations. The Environmental Services Department will then schedule code enforcement sweeps of those areas, as personnel are available. To maximize the effectiveness of these sweeps, they may be timed to coincide with neighborhood cleanups.

Many violations can be corrected by conducting neighborhood cleanup events. Pride Day and the Great American Cleanup are both annual events where residents are encouraged to plan cleanups in their neighborhoods. On these days the Cielo Vista Neighborhood Association can coordinate with the City and Keep El Paso Beautiful – (915) 544-5372 – to conduct cleanups in targeted areas of the neighborhood. If a code sweep can be conducted prior to a planned cleanup, then any property owners with violations are provided with an opportunity, through the cleanup, to bring their property back into compliance.

STREET LIGHTING

Current City code requires that street lights be installed with a maximum separation of 300 feet in new subdivisions. This requirement did not apply when the Cielo Vista Neighborhood was built, so there are many roads that have street light gaps of far more than 300 feet. Through public input, residents identified Catnip, Cielo Vista, Elmhurst, Meadowview, Parkland, Turrentine, and W.H. Burges as priority streets for lighting improvements.

The map to the right highlights those streets that were prioritized for street light installation. Any section of a "dark street" that is not covered by a yellow circle has a gap between street lights of more than 300 feet. It is not the responsibility of the City to install street lights at any location that has a gap, but there are programs and funding sources that may be available to the Neighborhood Association to have some of these gaps filled with new street lights.



The Cielo Vista Neighborhood Association may work with their Representative District Offices to do one of two things. The association may submit petitions for street light installation. The application requires that each of the four property owners closest to the proposed site sign the petition acknowledging their approval of having a streetlight installed in front of, or nearby their property. The association may also seek to include in a bond election, a significantly extended stretch of roadway where street lighting is absent. There is, however, no assurance of funding through either of these options, as they are available Citywide and at the discretion of the entire City Council.

PARKS

There are five parks located within the Cielo Vista Neighborhood boundaries.

- Cielo Vista Park is a 6.6 acre Neighborhood Park with a playground, swings, lighted tennis courts, basketball courts and a multi-use turf area;
- Edgemere Median is a 20 acre Linear Park with a walking trail, benches and roughly 17 acres of turf;
- MacArthur Park is a 1.6 acre Neighborhood Park with turf and trees, and a joint use agreement between the City and EPISD;
- Ponder Park is a 23 acre Community Park that is home to the Miracle League Field, two baseball diamonds, one flat field for soccer or football, a playground, a walking trail, and 19.5 acres of turf;
- Vista del Valle Park is a 22 acre Community Park with a walking trail, playground, swings, basketball court, and 19 acres of turf. It also houses a new public library, the Multi-Purpose Center and a Therapeutic & Instructional Pool;
- Lone Star Golf Course is an 18-hole municipal golf course that is operated by the airport.

Recent Park Improvements

Cielo Vista Park has received three major improvement projects since 2003. In 2003 the sidewalk was replaced. In 2005 an irrigation system was installed, the basketball and tennis courts were renovated, new fencing was installed around the play courts, and a new playground was installed. In 2007 new swings were installed.

Edgemere Median has also received significant improvements in the past decade. A new irrigation system was installed in 2000. In 2003 and 2004 park name signs, benches, rock

landscaping, trees and shrubs, an asphalt walk path pavement overlay, sidewalks and wheel chair ramps were all installed. In 2006 a landscaping project included the removal of turf areas and sprinklers, installation of drip irrigation, plants and shrubs, rock landscaping, and the placement of concrete header curbing.

MacArthur Park received a new irrigation system in 2006 and is currently scheduled for the installation of exercise and fitness equipment.

Ponder Park received, in 2003 and 2004, a new irrigation system, picnic units, bleachers, paved parking lot, planting of trees and shrubs, a new playground with a shade canopy, walking path, and ball field fencing. Early in 2009 an

accessible baseball field, concessions and restroom facilities were constructed by the Miracle League.

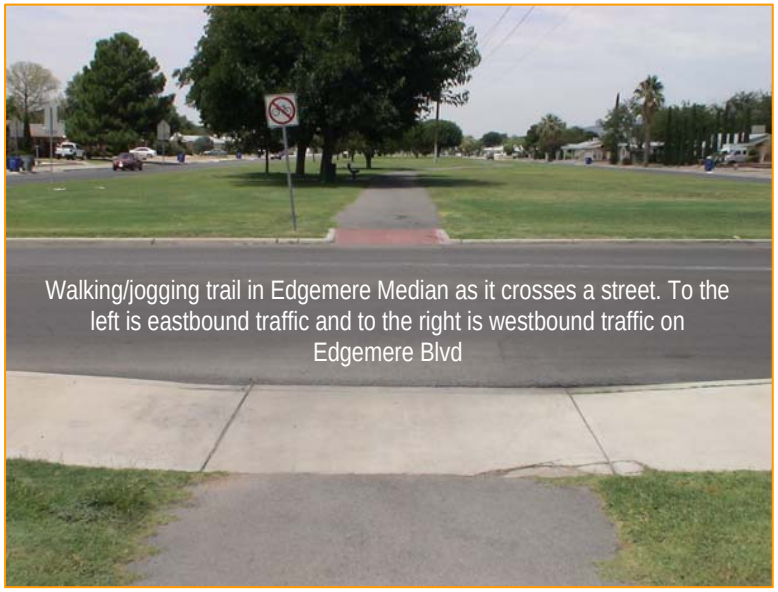
Vista del Valle Park had a walking path, new irrigation, and rock landscaping installed in 2006. The Multi-Purpose Center which is located at Vista del Valle Park was renovated and expanded in 2004. As part of that project the Recreation Center was expanded and renovated, the pool facility was renovated, landscaping and parking lot improvements were made, and area lighting was installed. A newly constructed public library is also located at the western end of Vista del Valle Park.

All of the improvements to these parks are the result of close coordination between the District Representatives' Offices, the Parks and Recreation Department and the Cielo Vista Neighborhood Association. There are currently no plans for further improvements at any of these parks, except for the exercise equipment at MacArthur Park. A goal stated by the neighborhood was to continue with efforts to increase the quality of all parks in the neighborhood, and though there have been many recent improvements, there is always room for further improvement. The Cielo Vista Neighborhood Association should continue to champion improvements to their parks with funding through bond elections and/or the Neighborhood Improvement Program.

One of the key issues raised by residents when collecting input for this plan was the need for a walking path around Vista de Valle Park. This improvement has been made along with others at that park. Another specific issue that was raised at meetings was a request to install crosswalks at Edgemere Median where the walking trail crosses streets. That issue is explained on the following page.

Edgemere Median Street Crossings

Edgemere Median is a linear park that extends over one mile along Edgemere Blvd. There is a walking/jogging trail that winds through the length of the park crossing streets at nine different locations. The Neighborhood Association requested crosswalks be installed or other measures to ensure that cars would stop for pedestrians or joggers as they cross the streets from one part of the park to another.



Walking/jogging trail in Edgemere Median as it crosses a street. To the left is eastbound traffic and to the right is westbound traffic on Edgemere Blvd

The Traffic Engineering Division does not recommend any crosswalks or devices that would provide the right-of-way to pedestrians at these crossings because there is no way to provide protection for those pedestrians. Crosswalks are typically installed to coincide with stop signs, traffic lights or school zones. None of these exist where the park trail crosses streets, nor are any of these devices warranted.

At issue is the safety of pedestrians and park users. The installation of a crosswalk may create a false sense of safety for pedestrians and joggers that could create a *more* dangerous situation. The stretch of roadway that the trail crosses is too short to place signage that would slow or stop traffic, in particular when a vehicle is turning into the short stretch of roadway. In actuality, the safest configuration for these crossings is likely the way they are now. When vehicular traffic has the right of way, pedestrians and joggers are more conscious of potential traffic and are likely to be more cautious when crossing the roadway. If anything, signs may be placed in the park that would warn pedestrians that vehicles have the right-of-way at these crossings.

SAFETY AND SECURITY

A sense of safety and security can be the most important aspect in the quality of life of residents of a neighborhood. Crime and vandalism are not widespread in the Cielo Vista Neighborhood when compared to other areas of the City. That does not however, lessen the need for constant vigilance by the residents to report crimes and by the Police Department to enforce the law. Residents mentioned graffiti, auto theft and home burglary as the top law enforcement concerns in the neighborhood.

As with code enforcement, law enforcement is a report driven service. When certain crimes spike in a neighborhood or problem properties are identified, the Police Department can work with a neighborhood to increase patrols for a specified amount of time. The best way that a neighborhood can increase their communication and coordination with the Police Department is by forming Neighborhood Watch groups.

Neighborhood Watch is a Community Policing partnership program that rapidly expanded nation-wide in the 1970's to combat significant increases in residential crime. This program depends on citizen involvement to prevent and discourage crime and reduce fear by taking certain home, property, and personal self-protection precautions; really getting to know and look out for neighbors; and reporting crimes and suspicious activities to the police.

There are currently 8 Neighborhood Watch groups in the Cielo Vista Neighborhood and they are located in the areas indicated on the following map. The El Paso Police Department's Pebble Hills Regional Command Center (PHRCC) has agreed to outreach to the Cielo Vista Neighborhood by presenting the Neighborhood Watch Program at the Cielo Vista Neighborhood Association meetings at least once per year for the next three years. The express purpose of the presentations will be to increase the number of active Neighborhood Watches in the area.

The eight active Neighborhood Watches in the Cielo Vista Neighborhood are located at: 1400 Nueces, 2500 Hawick, 2800 Berwick, 3400 Rutherglen, 8400 Parkland, 8700 Parkland, 9100 Cosmos, and 9300 McFall.

STREET AND DRAINAGE

Residents reported flooding issues at W.H. Burges and Sunmount. These two streets are main water-carrying streets to the drainage system in Ponder Park that then goes across Viscount to Cielo Vista Mall pond and then to Phelps Dodge Channel across I-10. The streets are in generally good condition and the "flooding" may actually be a "time delay" for water to drain.

There are no current plans for drainage improvements on these streets. In order for a drainage project to be approved in this area, funding would have to come through a bond election. The Cielo Vista Neighborhood Association may request that this project be included in future bond elections, but the City is making no current commitment to funding, nor conducting, any drainage improvements at this location.

SIDEWALKS

Sidewalk gaps exist in the residential areas of the Cielo Vista Neighborhood, but are relatively few when compared to other areas of the City. The Engineering Department has the Sidewalk Gap Construction Program which funds the installation of small gaps in sidewalks, typically where a vacant lot or a single house without a sidewalk breaks the continuity of an existing sidewalk. The Cielo Vista Neighborhood Association can submit applications for high priority sidewalk gaps in the neighborhood.

The Neighborhood Services Division will conduct a sidewalk inventory of the neighborhood. Due to the large size of the neighborhood, it may take a year or longer to conduct the entire survey as the inventory will have to be conducted in stages. Neighborhood Services will rely on the Neighborhood Association to identify which areas should be inventoried first. This will allow for some applications to be submitted in the highest priority areas while the inventory continues throughout the remainder of the neighborhood.

Large expanses of missing sidewalk, like the area along the north parkway of Viscount Blvd, require more significant investment than is available through the Sidewalk Gap Construction Program. That issue is addressed separately in the following section. Another area where residents have concerns about missing sidewalks is on Sunmount near the Sun Metro Transit Terminal. This section of Sunmount is a private road that is part of the Cielo Vista Mall property and is therefore not the responsibility of the City. City officials and the neighborhood association may coordinate with the owners of the Cielo Vista Mall and Sun Metro, but there is no mandate for a sidewalk to be installed at that location.

MEDIAN BEAUTIFICATION AND VISCOUNT PARKWAY

Hawkins Median Beautification and Arterial Lighting

At the beginning of the planning process for this document, one of the top priorities of the Cielo Vista Neighborhood Association and the residents as a whole was the beautification of the median on Hawkins Blvd.

Median landscaping on Hawkins Blvd

Over the past few years improvements have been made using various funding sources to make the Hawkins median one of the most attractive in the City. The Cielo Vista Neighborhood Association applied for and received funding from the Neighborhood Improvement Program (NIP) to lay conduit for arterial lighting along the median. 2006 certificates of obligation have been issued to install 44 decorative street lights along the median between Viscount and Mettler (this project is now complete). At the same time, the City entered into a cost sharing agreement with TxDOT to install landscaping and implement other beautification measures along the median from I-10 to Montana.

The neighborhood would like to see similar median beautification projects along the full stretch of Viscount Blvd and the portion of Montwood between Viscount and McRae. There are currently no plans for beautification of these medians, and the Neighborhood Association will have to keep apprised of potential funding sources (i.e. bond elections, etc) to recommend that these projects be included as those opportunities arise.

Viscount Parkway

The north parkway along Viscount Blvd has no sidewalk and is mostly dirt and weeds. The properties facing Mineola are double-frontage lots meaning that the maintenance of the parkway along the north side of Viscount is the responsibility of those property owners.

Dirt parkway along Viscount

Due to rock walls and limited access to the parkway it is difficult for homeowners to maintain this area. The residents of Cielo Vista would like to see this parkway paved to provide bike paths, jogging paths, sidewalks, etc. Pavement and xeriscaping could provide low maintenance aesthetic and mobility improvement but will require significant upfront costs that would have to be incurred by either TxDOT or the City. There are no current plans for improvements on this parkway and funding would have to come from bond elections or other sources that the Neighborhood Association may advocate for.

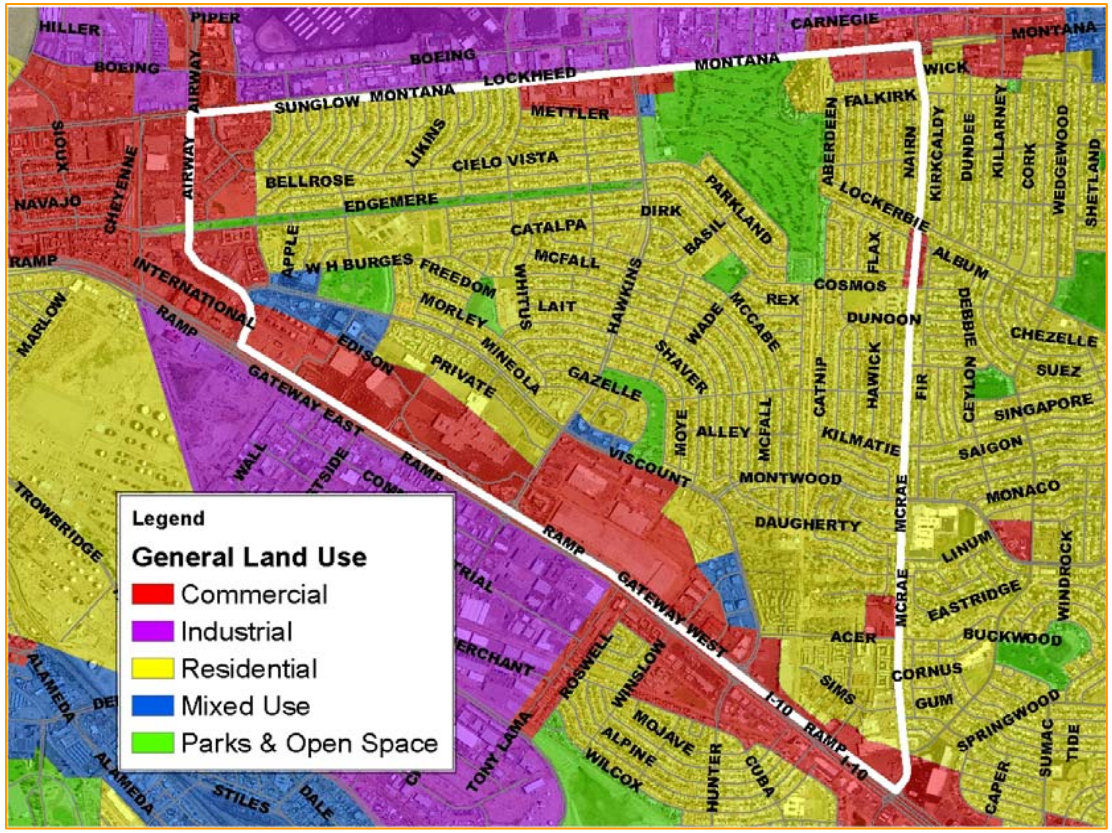
LAND USE AND ZONING

The Plan for El Paso, the City's comprehensive plan, states that, "The purpose of developing land use policies and guidelines … is to identify areas in need of special attention, to ensure a pattern of orderly growth, and to recognize and preserve the unique features of [an] area."

To the right is the 2025 Projected General Land Use Map from the Plan for El Paso. This map is considered by the Planning Division, the City Plan Commission, and Council when making recommendations and decisions on rezoning applications. The map projects residential land use throughout the interior of the neighborhood with commercial land uses along the main arterial roadways to include a few pockets of mixed use along Viscount and Hawkins. This projection mirrors the current land uses in the neighborhood, with single family residential development in the interior of the neighborhood and high density multi-family development and a variety of commercial land uses along its perimeter, including the Airway, Montana, Viscount and Gateway West corridors.

Some of the more high profile land uses in the neighborhood include the Lone Star Golf Course, Cielo Vista Mall, the vacant 42-acre Farah property, and numerous strip commercial complexes. Each of these high profile uses provides both opportunities and challenges to the quality of life for residents in the neighborhood.

The comprehensive plan for the City is due to undergo a rewrite in the next year or so. Because of these unique opportunities and challenges in the neighborhood, the Planning Division will host one of the public input meetings for that rewrite at the Multi-Purpose Center on Viscount or at another public facility within the neighborhood. This will give the Cielo Vista Neighborhood residents an opportunity to provide input into the land use recommendations for this area. If deemed necessary, the Planning Division may consider this area for further study.



ACTION PLAN

The previous sections have been an analysis of the issues raised by residents and property owners throughout the public meeting process and subsequent planning meetings between City staff and the Cielo Vista Neighborhood Association. In most cases, City actions have been outlined that can begin to address the issues. In other cases, the Cielo Vista Neighborhood Association and residents will have to initiate steps to pursue goals. The table below is a summary of the steps that need to be taken to address specific goals and objectives, and the parties responsible for taking action.

Goal/Objective	Action	Responsible Party	Potential Funding
#1 Traffic To reduce unsafe traffic conditions on residential streets in the neighborhood	Install physical traffic calming devices on El Dorado	Streets Department	NTMP
	Conduct and participate in a public meeting to discuss possible types of physical traffic calming devices to be installed on Catnip	Traffic Engineering Division, CVNA	Traffic Engineering
	Install physical traffic calming devices on Catnip	Streets Department	NTMP
	Continue to record traffic issues and submit applications to the Neighborhood Traffic Management Program (NTMP) as necessary	CVNA	N/A
#2 Code Enforcement To reduce the occurrence of nuisances and code violations	Identify areas of the neighborhood with the highest concentrations of code violations	CVNA	N/A
	Conduct code enforcement sweeps in identified areas	Environmental Services Department	Environmental Services
	Conduct periodic cleanups in select areas of the neighborhood	CVNA, Keep El Paso Beautiful	Keep El Paso Beautiful
#3 Street Lighting To increase safety by providing additional street lighting	Submit petition forms to District Representative Offices to request installation of streetlights where gaps of more than 300 feet exist	CVNA	N/A
	Install streetlights for eligible petitions as funding is available	Streets Department	District Office, Bond election, CIP
	Install decorative arterial lighting along Hawkins BLVD (this project is complete)	Streets Department, TxDOT	TxDOT

Goal/Objective	Action	Responsible Party	Potential Funding
#4 Parks To improve parks and provide additional amenities	Install fitness and exercise equipment at MacArthur Park	Parks and Recreation Department	CIP
#5 Safety and Security To reduce crime and vandalism in the neighborhood	Conduct at least one presentation per year of the Neighborhood Watch Program at Cielo Vista Neighborhood Association meetings for the next three years	Pebble Hills Regional Command	Police Department
#6 Sidewalks To increase pedestrian mobility	Conduct sidewalk inventories to identify where gaps exist	Neighborhood Services	Community Development
	Prioritize sidewalk gaps and submit applications to the Sidewalk Gap Construction Program (Engineering Department)	CVNA	N/A
	Install sidewalks as funds are available	Streets Department	Sidewalk Gap Construction Program, Bond election, CIP
#7 Land Use and Zoning To ensure resident input on land use issues that affect the neighborhood	Conduct a public meeting for the Comprehensive Plan rewrite at the Multi-Purpose Center on Viscount, or other public facility, to allow for Cielo Vista residents to participate in land use recommendations for the area	Planning Division	Development Services

LONG-TERM GOALS

Throughout the public meetings, input gathering, and planning process certain issues were raised, and projects suggested, by residents and the Cielo Vista Neighborhood Association that are larger in scale and require significant funding. The City cannot make any commitment at this time to implement those projects, however the neighborhood association believes that it is important to document their ideas and desires for improving their neighborhood. The following projects have significant support of the residents in the Cielo Vista Neighborhood for inclusion in future bond elections and other programs as funding is made available:

- Park Improvements – The continued improvement of all parks within the Cielo Vista Neighborhood.
- Median Beautification – The beautification of the median on Viscount between Airway and I-10 and the beautification of the median on Montwood from Viscount to McRae.
- Viscount Parkway – Pavement installation on the rear of the double frontage lots on Viscount between Ponder Park and Hawkins. Sidewalks, bike paths, and jogging trails at this location are all ideas supported by the neighborhood. Montwood, McRae, Edgemere, and Montana also have double frontage lots that the neighborhood would like to see addressed.
- Drainage Improvements – Improved drainage at the intersection of W.H. Burges and Sunmount.
- Lighting of park facilities at all parks, Ponder and McArthur Parks in particular.

The Neighborhood Services Division thanks the residents, businesses and property owners of the Cielo Vista Neighborhood for their commitment to improving their neighborhood. We appreciate your input and patience throughout the planning process.