

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

DEPARTMENT: City Development Department

AGENDA DATE: June 5, 2012

CONTACT PERSON/PHONE: Mathew McElroy, (915) 541-4193,
McElroyMX@elpasotexas.gov

DISTRICT(S) AFFECTED: All Districts

SUBJECT:

Annual Report from the Open Space Advisory Board (OSAB) regarding the Open Space Master Plan and other duties as assigned.

BACKGROUND / DISCUSSION:

As per "Towards a Bright Future: A Green Infrastructure Plan For El Paso, Texas" (commonly referred to as the Open Space Master Plan), a progress report is recommended before the City Council on an annual basis.

PRIOR COUNCIL ACTION:

Council approved the Open Space Master Plan in March 2007. Council also recently amended the duties of the OSAB on April 17, 2012.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Director-City Development Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

OPEN SPACE ADVISORY BOARD

2012 ANNUAL REPORT

DUTIES

Advise City Council regarding:

- Implementation, additions or changes to the Open Space Master Plan
- Legislative matters pertaining to the Open Space Master Plan requested by City Departments
- Additions or changes to:
 - open space goals, open space acquisitions, open space funding and spending prioritization;
 - Title 18 (relating to landscaping and grading), Title 19 (Subdivision), Title 20 (Zoning) and Title 21 (Smart Codes) or any other city code provision requested by staff.
- Provide input to City Council and PSB/EPWU regarding the Master Stormwater Management and Stormwater Capital Improvement Plans regarding the 10% for “Green Projects”.

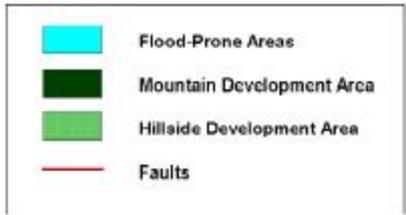
ADDITIONAL DUTIES

Mountain and Hillside Development Areas

- Review and make recommendations to the City Plan Commission regarding rezoning applications
- Review quarterly report from staff regarding land studies and plats
- Recommendations on future acquisitions in the Mountain & Hillside Development Areas

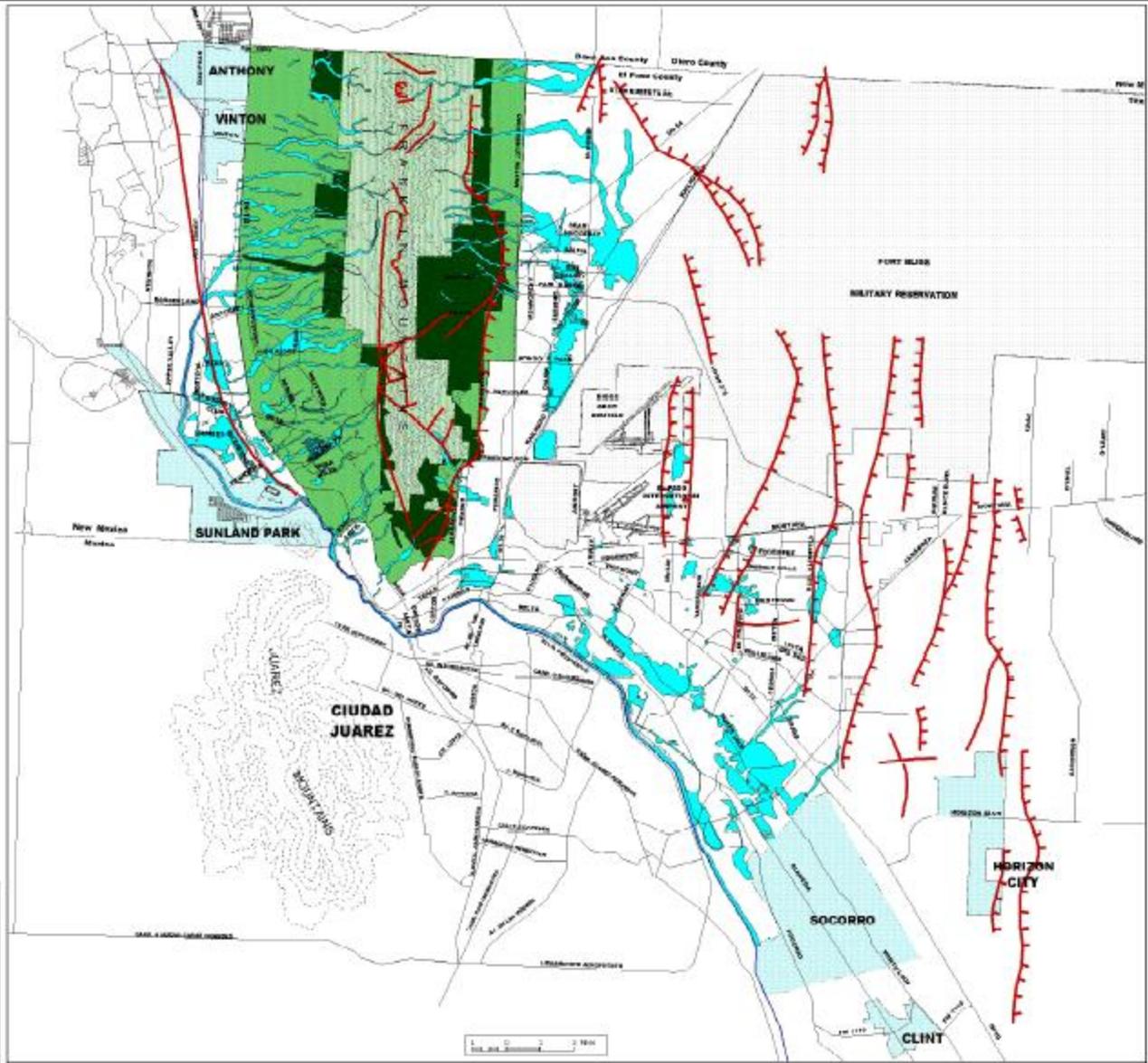
ENVIRONMENTAL CONSTRAINTS

El Paso, Texas



This map is designed for illustrative purposes only and should not be used for site-specific studies. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Source: City of El Paso, Planning Research and Development; Flood Insurance Rate Maps, 1997



THE PLAN FOR EL PASO
Department of Planning,
Research & Development
March, 1999

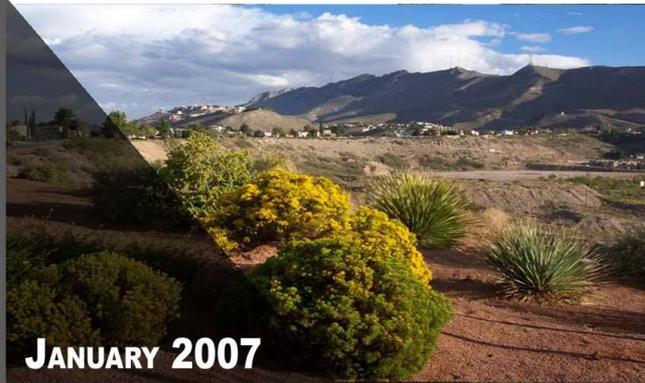




TOWARDS A BRIGHT FUTURE

MOUNTAINS TO RIVER - A GREEN INFRASTRUCTURE PLAN FOR EL PASO

CITY OF
EL PASO
TEXAS



JANUARY 2007

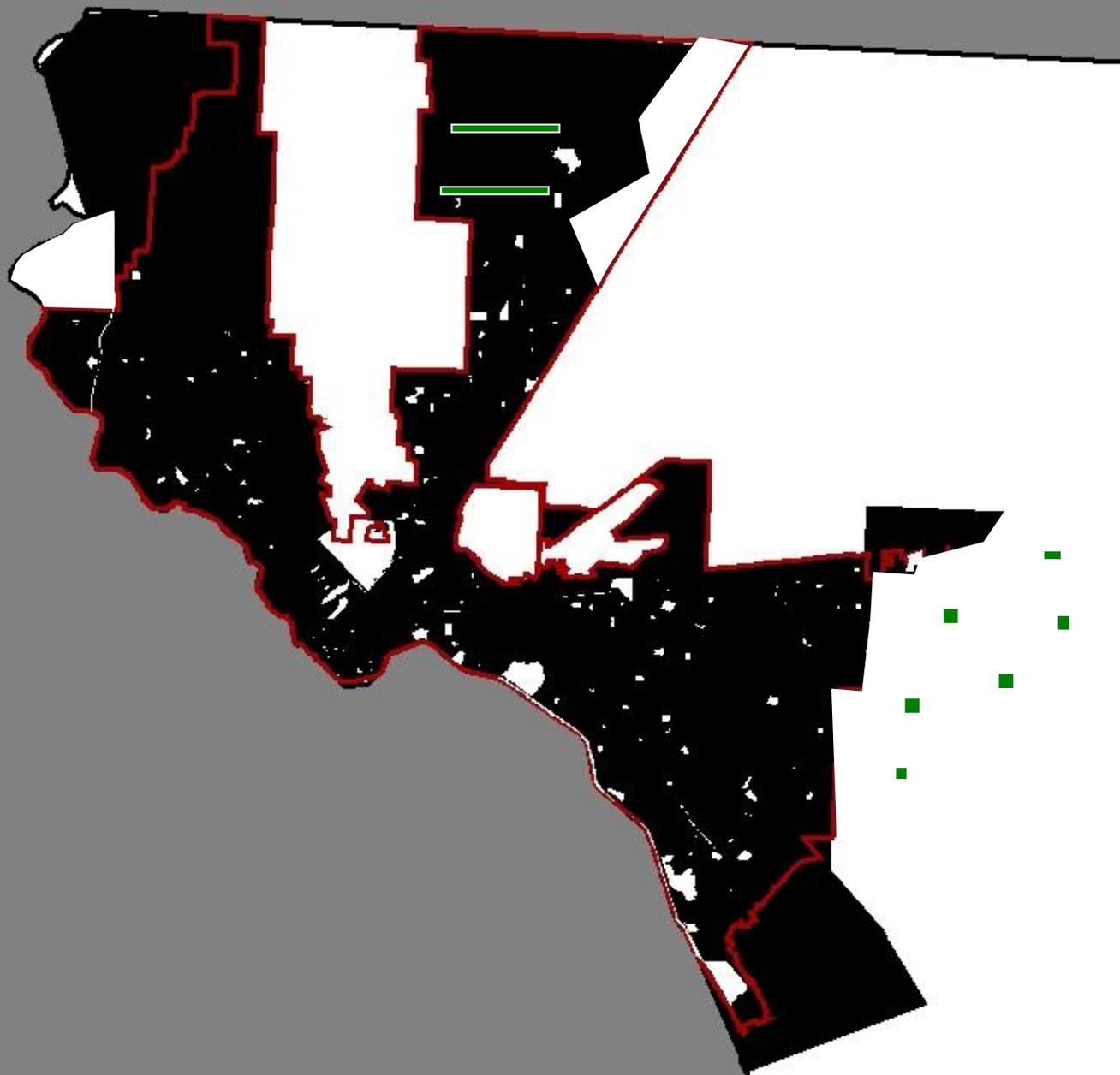
 **Halff Associates**
ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS

OPEN SPACE MASTER PLAN ADOPTED BY CITY COUNCIL MARCH 13, 2007

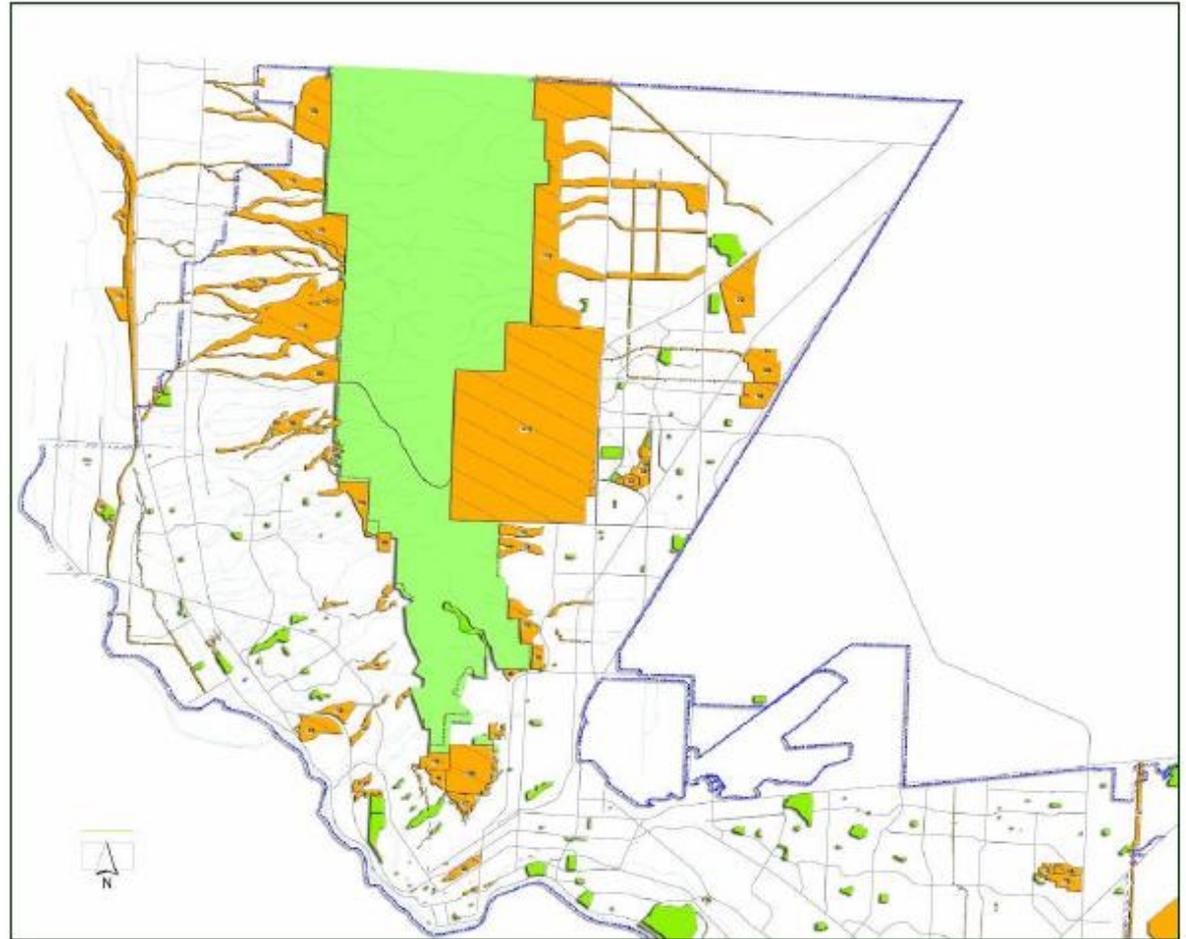
Why is Open Space Important?

- Because there is so little “in-town” open space – about 835 acres, or 1 acre for every 760 residents of the city.
- Land is rapidly decreasing – 224 square miles in El Paso (excluding the Franklin Mountains) – only about 50 square miles, or less than 23% remain undeveloped.
- El Paso has very few natural features that are currently preserved.
- The population of the city is increasing rapidly.
- Open space is a direct contributor to quality of life and to the outside perception of El Paso.

Why Now?



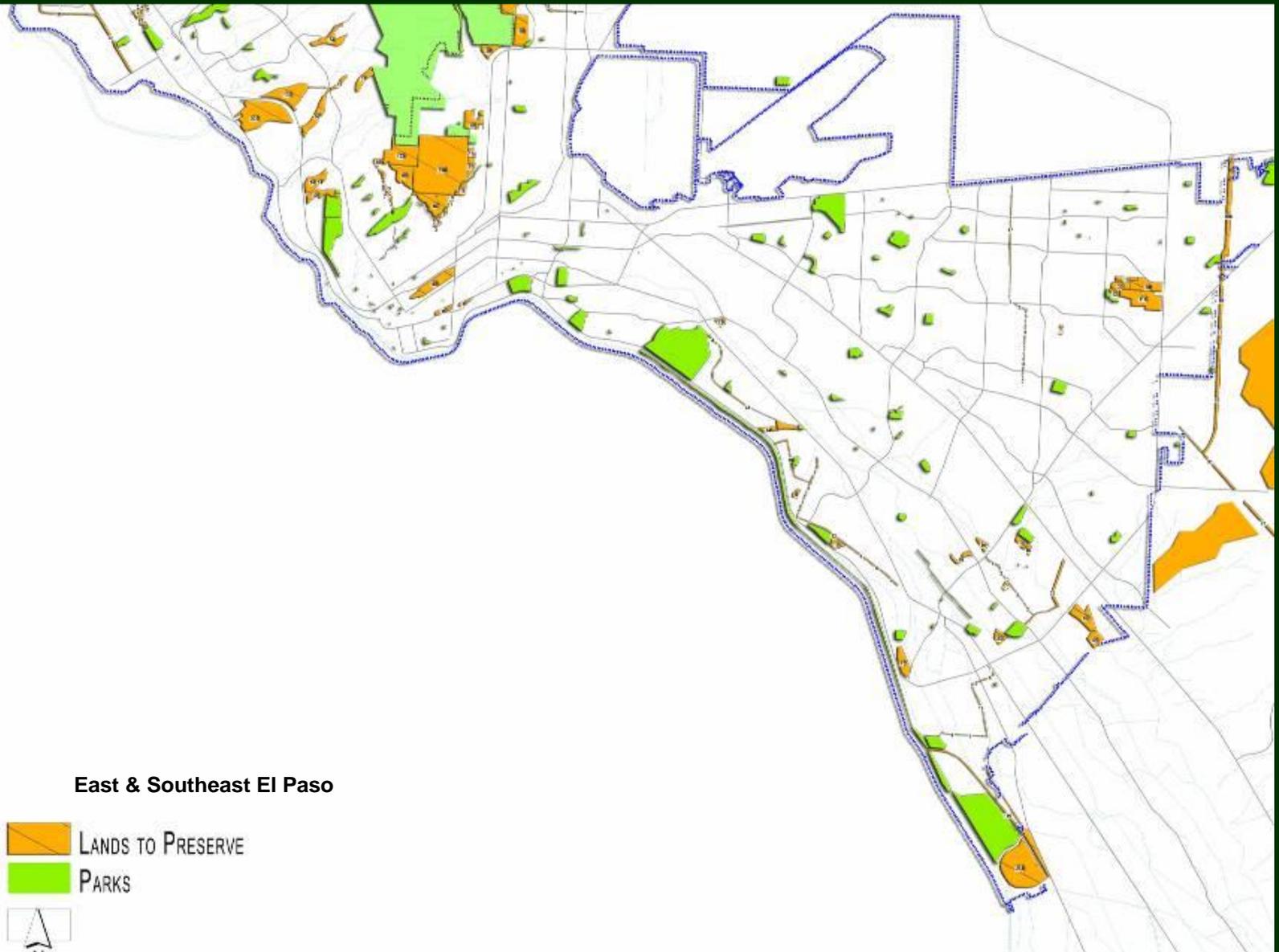
Development Trends



Northwest and Northeast El Paso

-  Lands to Preserve
-  Existing Parklands or Open Space

Open Space Opportunities



Open Space Opportunities

Specific Principles of The Open Space Plan

- 1. Preserve the Natural Environment of El Paso**
- 2. Emphasize Linkage and Connectivity**
- 3. Focus on the Effective Size of Acquisitions**
- 4. Accessibility/Proximity to Open Space in Every Part of the City**
- 5. Preserve the Heritage of El Paso**
- 6. Preserve areas that provide multiple benefits**

Goals of the Plan

- Excluding the Franklin Mountain lands, establish a goal of maintaining at least 15 acres of open space for every 1,000 residents of El Paso.
- Preserve at least 75% of all remaining arroyos in El Paso on publicly owned and private lands in an existing undeveloped natural state.
- Initiate actions to preserve at least 5% of the gross in-town land area of East El Paso as undeveloped open space.
- To ensure balance, increase the actual amount of open space in underserved planning areas of the city by at least 100%.
- Preserve a significant fringe “bosque” area along the Rio Grande in both the Upper and Mission Valley areas. This addresses needs for open space as well as the need for areas that can act as safety valves for flood events.

Goals of the Plan

- **Emphasize the use of greenbelt and linear park corridors to link green areas and parks together.**
- **As part of the new drainage plan for El Paso, enhance the capacity of large regional detention facilities so that at least 10% to 20% of the area of each pond can be converted to a vegetated open space use such as wetlands or fringe vegetated buffer zones.**
- **Preserve the undeveloped mountain face as the signature feature of El Paso for future generations.**
- **Permanently preserve all of the Castner Range lands as an open space gift to the future citizens of El Paso. Develop an immediately available source of funding for immediate acquisition of key open space assets as they become available.**
- **Modify the city's ordinances and codes to mandate the preservation of open space in the city.**

General Open Space Preservation Methods for El Paso

- A. **Regulation** – adjust subdivision and zoning regulations and requirements
- B. **Acquisition or preservation** – cash purchase, trade or donation. Create mechanisms for the city to welcome donations of open space and accept the operational responsibility for each new open space. Preserve key open space assets that are already city controlled.
- C. **Incentives** – development bonuses or trades in exchange for open space preservation, trading of open space for development flexibility
- D. **Conservation** – acquisition of development rights

Potential Funding Needs

1.	Mountain to River Arroyo (1000 ac.)	\$ 1,500,000	*
2.	Rio Grande "Bosque" (500 ac.)	\$ 7,500,000	*
3.	Northeast City Owned Lands (2000 ac.)	\$ none	
4.	Keystone (20 ac.+)	\$ 1,500,000	
5.	Near Mountain Canyons (200 ac.)	\$ none	*
6.	Agricultural Preserves (300 ac.)	\$10,000,000	
7.	Castner Range (7,000+ ac.)	\$ none	
8.	East Desert Greenbelts (1,000+ ac.)	\$10,000,000	
9.	Dispersed Arroyos (400 ac.)	\$12,000,000	*
10.	East El Paso Urban Open Space	\$ 5,000,000	
11.	Near Mountain Lower Terrace (100 ac.)	\$ 1,000,000	
12.	Irrigation Canals (300 ac.)	\$ unknown	
13.	Upper Northwest Arroyos (1000+ ac.)	\$ 2,500,000+	*
14.	Cement Lake (200 ac.+)	\$ unknown	*
15.	Near Mountain Face (300 ac.)	\$ unknown	
16.	Linear Greenbelts – Acquisition (200 ac.)	\$ 2,000,000	
17.	Northeast Major Detention Ponds	\$ 2,500,000	*
18.	Redevelopment of Detention Ponds	\$ 5,000,000	*
TOTAL FUNDING NEEDS		\$60,500,000+	
ADJUSTED TO 2012		\$68,100,000+	

* Potential Stormwater Open Space "Green Projects" 10% Funding

Funded City Park/Pond Projects

Park Ponds							
	Location	District	Sq. Ft.	Acres	Stormwater Utility Costs (Soil, Sod, and Shrubs @ \$1/SF)	City of El Paso Costs (Irrigation @ \$35K/Acre)	Total Estimated Cost
1	Saipan	3	364,000	8.36	\$364,000	\$292,470	\$656,470
2	Shawver	7	700,000	16.07	\$700,000	\$562,443	\$1,262,443
3	Skyline	4	595,000	13.70	\$595,000	\$478,076	\$1,073,076
4	Galatzan/Oxidation Pond	8	233,000	5.35	\$233,000	\$187,213	\$420,213
5	Tiger Eye @ Northeast Ph I	4	160,000	3.67	\$160,000	\$128,558	\$288,558
6	Capistrano Ph I	6	141,300	3.24	\$141,300	\$113,533	\$254,833
7	Edgemere and Guthrie	5	62,000	1.42	\$62,000	\$49,816	\$111,816
8	Vocational @ Riverside Jr. High	3	575,000	13.20	\$575,000	\$462,006	\$1,037,006
9	Jamestown	6	124,700	2.86	\$124,700	\$100,195	\$224,895
Subtotals			2,955,000	67.87	\$2,955,000	\$2,374,311	\$5,329,311



ORDINANCE ESTABLISHING A MUNICIPAL DRAINAGE SYESTEM

July 19, 2007

CITY CLERK DEPT.
07 JUL 19 4:11:54

SECTION III. ESTABLISHMENT AND MANAGEMENT OF THE SYSTEM

A. The System is hereby established as a municipal drainage utility system and declared to be a public utility.

B. The Board shall cause to be prepared a Master Stormwater Management Plan ("Stormwater Plan") which shall be approved by the City Council. In developing the Stormwater Plan, the Board shall take into account the use of open space as natural drainage and to extent reasonably possible preserve the City's open spaces, greenways, arroyos and wilderness areas in their natural state as a means to assist in the management of storm water and in accordance with the City's Open Space Master Plan.

C. Notwithstanding anything herein to the contrary and even to the extent such operation may constitute storm water maintenance, the City shall continue to be responsible for (i) zoning and floodplain regulation, including floodplain administrator duties, floodplain mapping, FEMA and community rating system; (ii) road, street and bridge construction and maintenance; (iii) subdivision plans and building permits; (iv) parks; and (v) certain administration and support services, such as human resources, as agreed to by the City Manager and the General Manager of the El Paso Water Utilities (the "General Manager") in accordance with the transition provisions of Section X hereof.

D. Except as otherwise expressly provided in this Ordinance or under applicable law, the Board shall have complete authority and control of the management and operation of the System on behalf of the City. The Board shall approve an annual budget for the System and shall approve such fees or charges as recommended by the General Manager. The Board shall appoint the General Manager as general manager of the System. The General Manager shall establish an organizational structure for management of the System which may be changed from time to time with Board approval.

The General Manager shall bring to the Board annually a Stormwater Capital Improvement Plan (the "Capital Plan") for its approval which shall include both short and long term objectives. To assure compliance with the Stormwater Plan, the City's Flood Plain Administrator shall review the proposed Capital Plan with the Board. The Capital Plan shall, to the extent reasonable, include the use and maintenance of arroyos and other natural drainage systems as a means to manage stormwater and otherwise take into account environmental best practices in the construction of any stormwater infrastructure. The Capital Plan shall identify stormwater infrastructure projects (including land acquisitions) which have the potential dual purposes of stormwater management and preservation of the City's open spaces, greenways, arroyos and wilderness areas in their natural state in accordance with the City's Open Space Master Plan and the City's Parks and Recreation Master Plan ("Green Projects"). The Board shall allocate an amount equal to ten percent (10%) of the System's annual drainage utility fee revenues for such Green Projects.

E. A drainage utility fee shall be imposed on every improved parcel within the City for services and facilities provided by the System, except as to exemptions provided for by law or by this Ordinance. For purposes of imposing the drainage utility fee, all eligible parcels within the Service Area shall be classified into categories assigned by Rules and Regulations of the Board to be hereafter set by the Board. Such classifications of the eligible parcels shall distinguish between residential and non-residential use, take into account estimated impervious area or surface and be nondiscriminatory, equitable and reasonable, in accordance with the Act. In evaluating drainage utility fee structures, the Board shall consider alternatives that group or establish sub-categories of residential uses based on parcel size, impervious area or other reasonable criteria.

SECTION III. ESTABLISHING AND MANAGEMENT OF THE SYSTEM

D. ...The Capital Plan shall identify stormwater infrastructure projects (including land acquisition) which have the potential dual purposes of stormwater management and preservation of the City's open spaces, greenways, arroyos and wilderness areas in their natural state in accordance with the City's Open Space Master Plan and the City's Parks and Recreation Master Plan ("Green Projects"). The Board shall allocate an amount equal ten (10%) of the System's annual drainage utility revenues for such Green Projects.

	2011-2012 OSAB Stormwater Priority List	Stormwater Utility Recommendations
1	Avispa Canyon	Yes
2	Lower Coronado Canyon	Yes
3	Upper Valley Bosque	No
4	Playa Drain	Yes
5	Keystone	No
6	Cement Lake	Yes
7	Northwest Arroyos	Yes
8	Montoya Drain	Yes
9	Rio Bosque Extension	Yes
10	Lower Valley Linear Bosque	No
11	Mowad	Yes
12	Northeast Regional Ponds	Yes
13	Redd Road Ponds	Yes
14	Fred Hervey	Yes
15	Knapp Properties	No
16	Kern View Estates	No
17	Burrowing Owl Habitat	No
18	Hawk Alley	No

10% OPEN SPACE PRIORITY LIST CRITERIA

1. AESTHETIC, ENVIRONMENTAL & OPEN SPACE VALUE
2. POTENTIAL FOR SERVING THE DUAL PURPOSE OF STORMWATER MANAGEMENT
3. TIME SENSITIVE ACQUISITION

	City/OSAB Stormwater Priority List	Stormwater Utility Recommendations
1	Cement Lake	Yes
2	Northwest Arroyos (Hunt properties)	Yes
3	Avispa Canyon	Yes
4	Lower Coronado Canyon	Yes
5	Playa Drain	No
6	Northwest Arroyos (other properties)	Yes
7	Montoya Drain	No
8	Rio Bosque Extension	Yes
9	Silver Springs	Yes
10	Additional Park/Ponds?	

COMPARISON BETWEEN FEBRUARY, 2009 STORMWATER MASTER PLAN 10% GREEN PROJECTS BUDGET TO APRIL, 2012 ANALYSIS

Open Space and Park Ponds

Proposed Funding for Land Acquisition

FY 2008-09	\$1,700,000
FY 2009-10	\$1,500,000
FY 2010-11	\$1,500,000
FY 2011-12	\$1,500,000
Total	\$6,200,000

Projects

Open Space Land Acquisition	\$3,900,000
Saipan Park/Pond	\$ 364,000
Other Identified P/P projects and contingencies for acquisition	\$1,936,000*
Total	\$6,200,000

* Subject to City funding for their portion of park/pond development

February 2009 – Proposed Budget

Open Space and Park/Ponds

Funding for 10% Open Space

FY 2008-09	\$1,737,317
FY 2009-10	1,467,260
FY 2010-11	1,485,217
FY 2011-12	1,493,103
FY 2012-13	1,512,000 (Budgeted)
Total Funding	\$7,694,897

Projects

Palisades land acquisition	\$2,464,588
Johnson Basin land acquisition	394,247
Cloudview Arroyo & Knapp appraisals	6,400 (on hold)
Saipan Park/Pond	196,454
Park/Ponds projects appropriation	2,591,000
Total Expenditures and Obligations	\$5,652,689
Total Projected Funds Available	\$2,042,208

April 2012 - Analysis

OSAB RECOMMENDATIONS APPROVED BY CITY COUNCIL

- **NOS Zoning Ordinance**
- **Wildlife Conservancy Overlay**
- **Grading Ordinance**
- **Landscaping Ordinance**
- **Franklin Mountains State Park Trailheads**
- **Open Space Acquisition**
- **U.S Army Corps of Engineers Resolution for Plans to Construct a Stormwater and Sediment Detention Basin on Castner Range**
- **Trans Mountain Scenic Corridor & Westside Master Plan**

Questions/Comments
