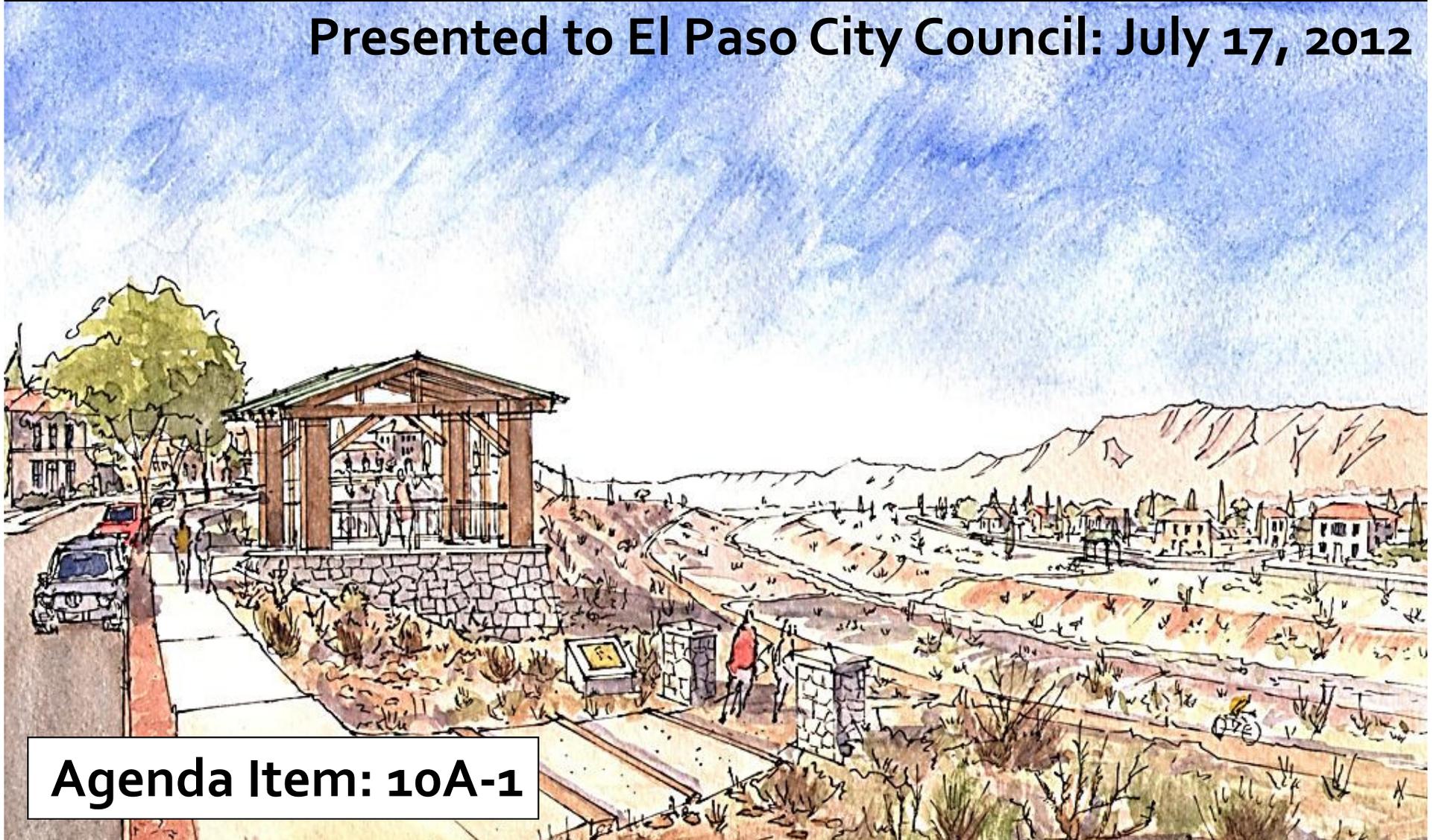


NORTHWEST MASTER PLAN: A Strategy for Preserving Natural Open Space

Presented to El Paso City Council: July 17, 2012



Agenda Item: 10A-1

NORTHWEST MASTER PLAN: A Strategy for Preserving Green Space

Overview

- ❖ Past Actions**
- ❖ Work Efforts**
- ❖ Update**
- ❖ Conservation Options**
- ❖ Recommended Option**
- ❖ Next Steps**

❖ Past Actions

March 20, 2012:

City Council recommends DKP Scenario 1 as the preferred development; motion included: process the SmartCode application, include conservation easement, use bridges to cross arroyos, and include more small parks.

March 27, 2012:

First Technical Working Group meeting held; meetings held every Tuesday since then.

June 13, 2012:

PSB unanimously accepts Technical Working Group conservation recommendation.

❖ Work Efforts

❖ Technical Working Group:

Mathew McElroy, Director, City Development Department

Lupe Cuellar, Assistant City Attorney

David Coronado, Lead Planner, Long Range Planning

Elizabeth Gibson, Senior Planner, Long Range Planning

Patricia Aduato, EPWU Consultant

Risher Gilbert, EPWU Outside Legal Counsel

Carlos Gallinar, Comprehensive Plan Manager, City Development Dept.

❖ Weekly Meetings

❖ Due Diligence, Research, Interviews

❖ Alternatives Identified, Evaluated, & Vetted

❖ Deliberative Process: Consensus

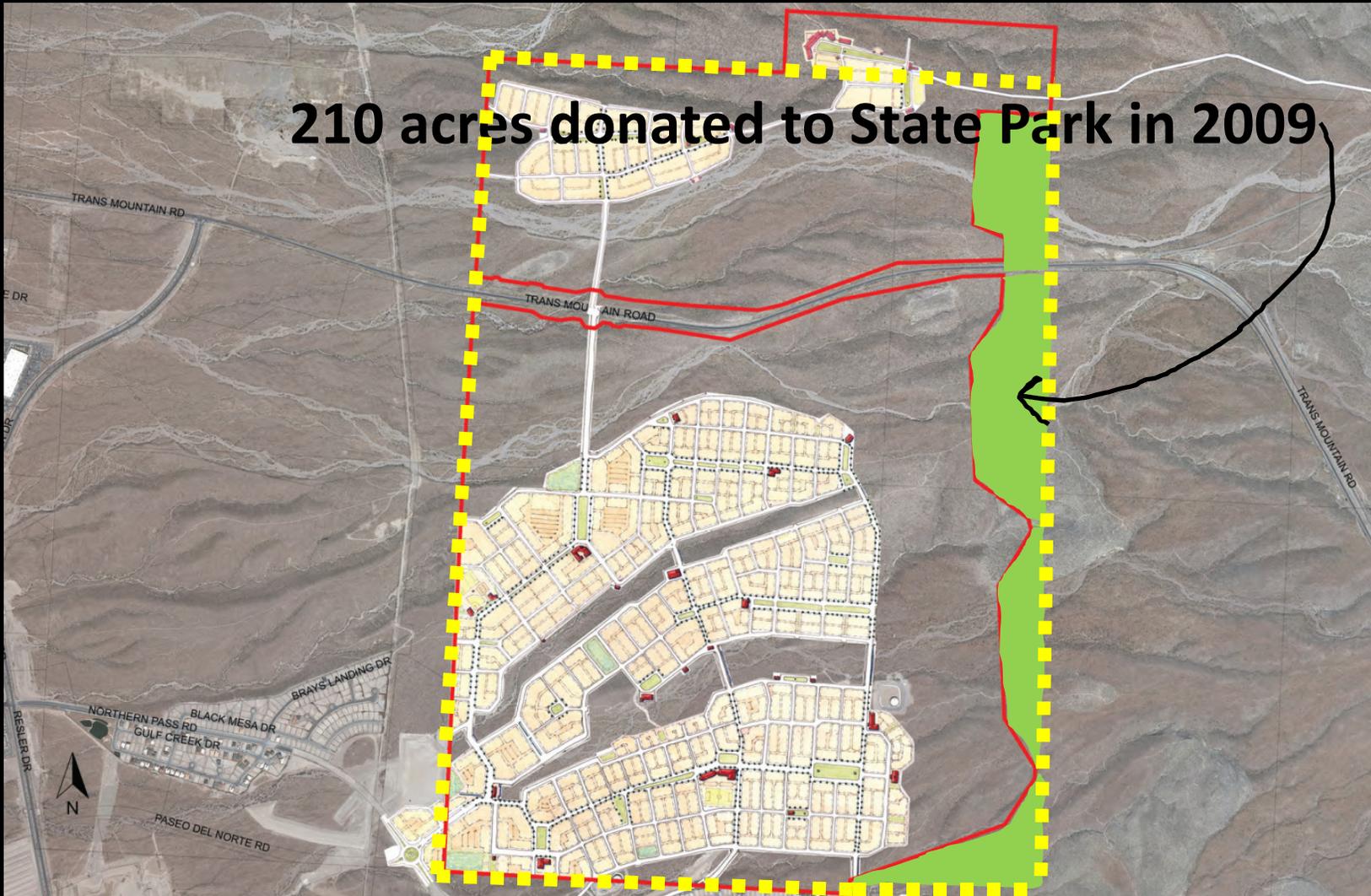
❖ Work Efforts: Site Visit



❖ Update

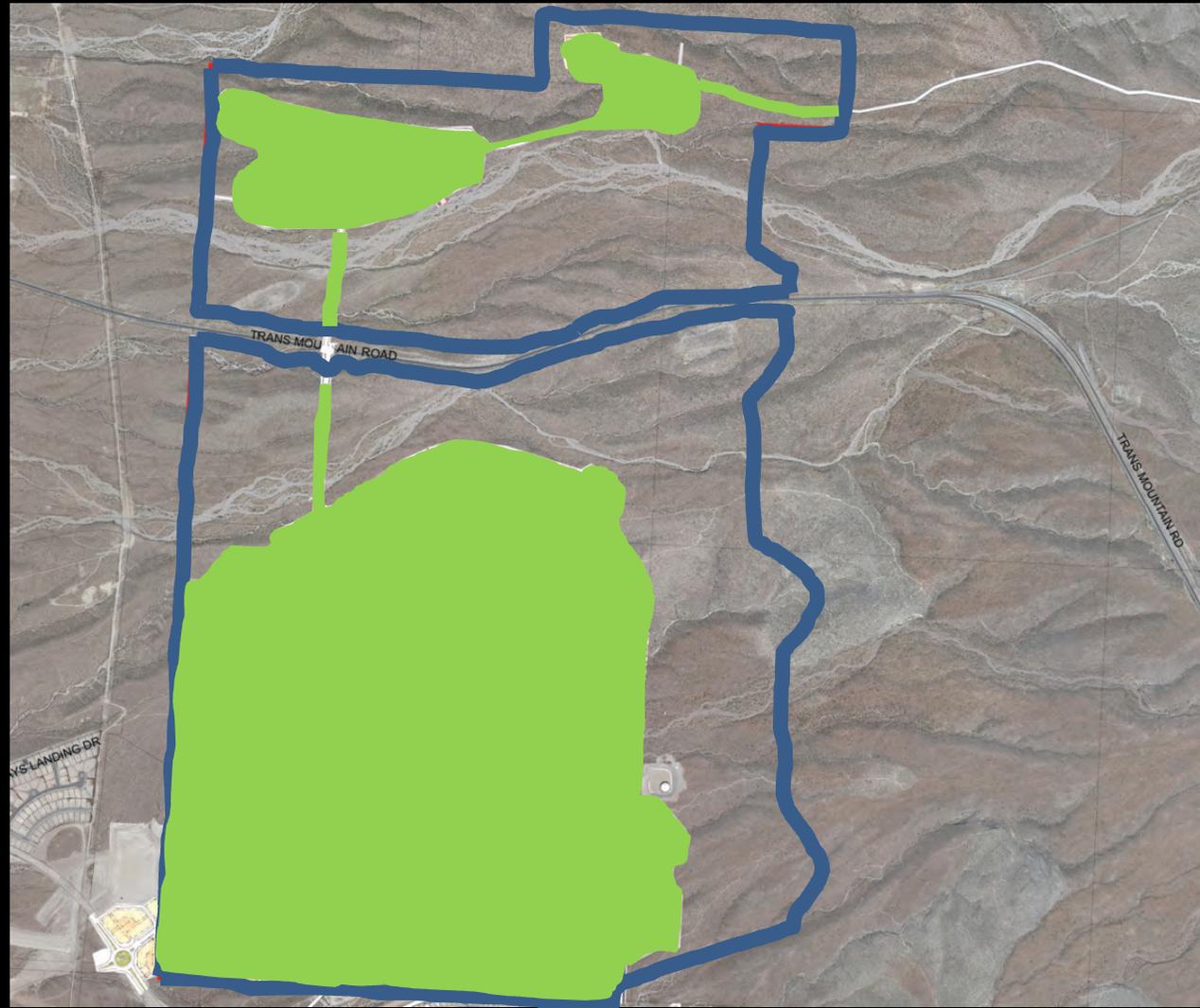
- ❖ Survey Work
- ❖ SmartCode Regulating Plan
- ❖ Low Impact Development Engineering
- ❖ TXDoT Tom Mays Entrance (Agenda #10A-2)

❖ Update: Survey Work



❖ Update: Survey Work

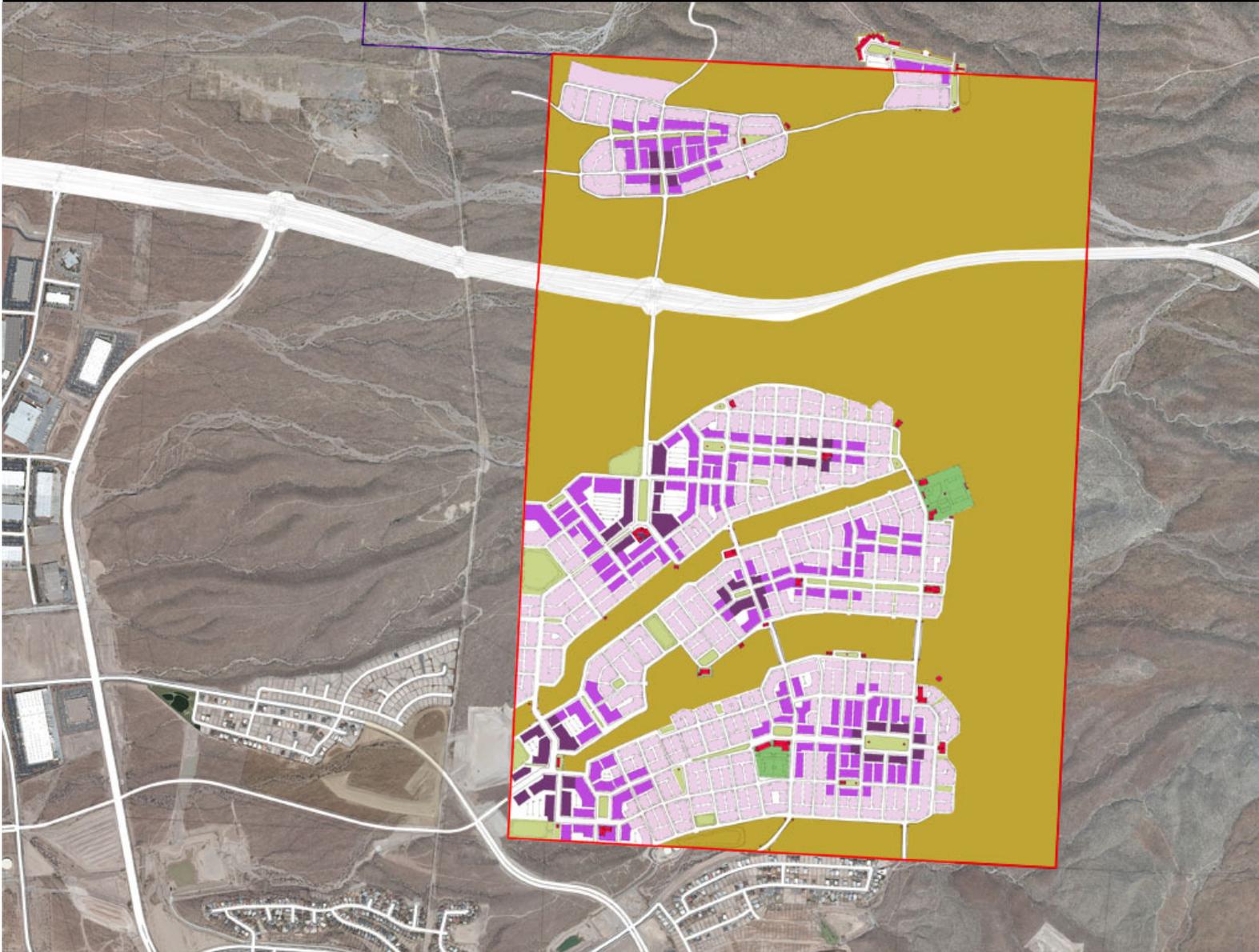
1. Property Boundary
2. Developable Land Survey



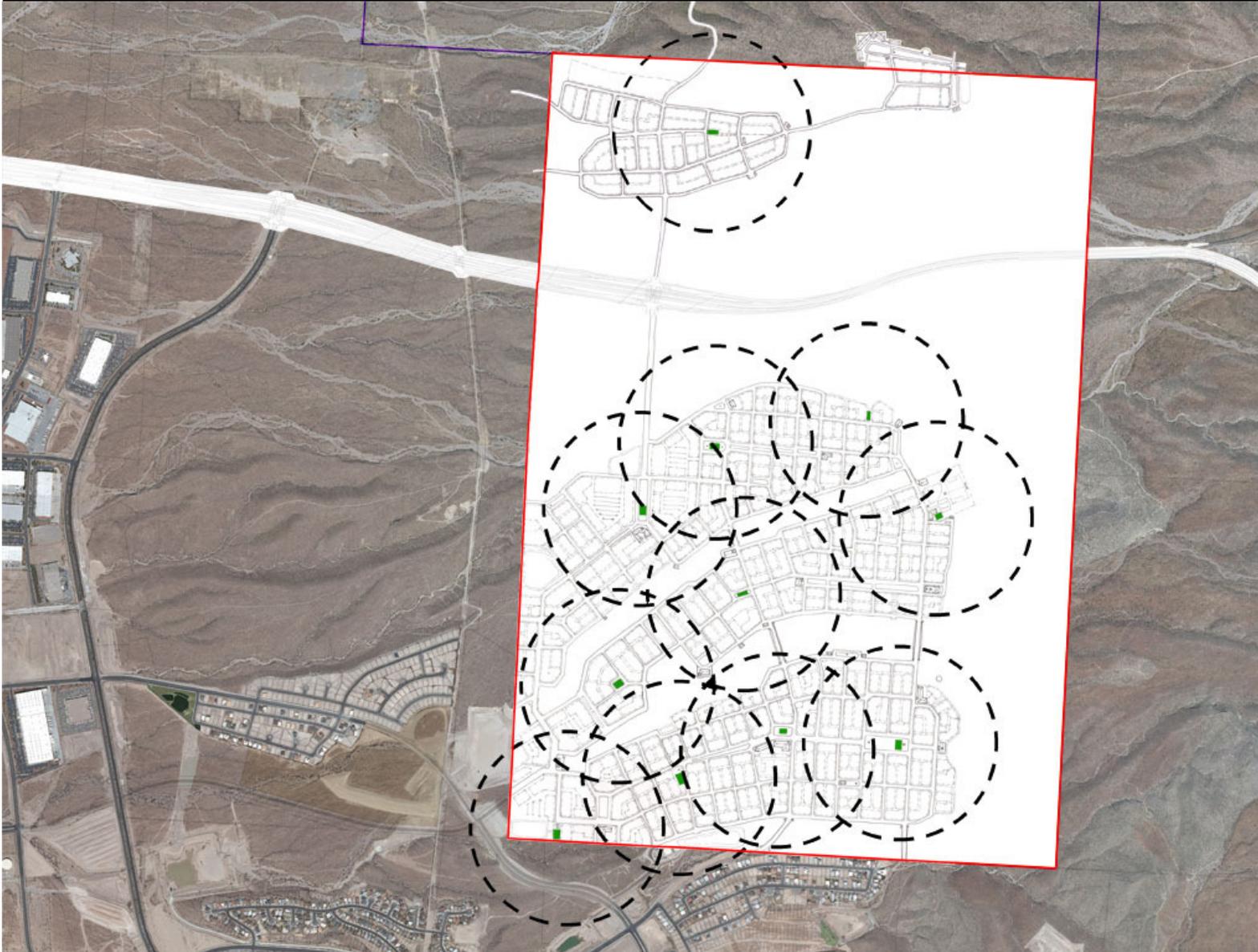
❖ Update: Regulating Plan



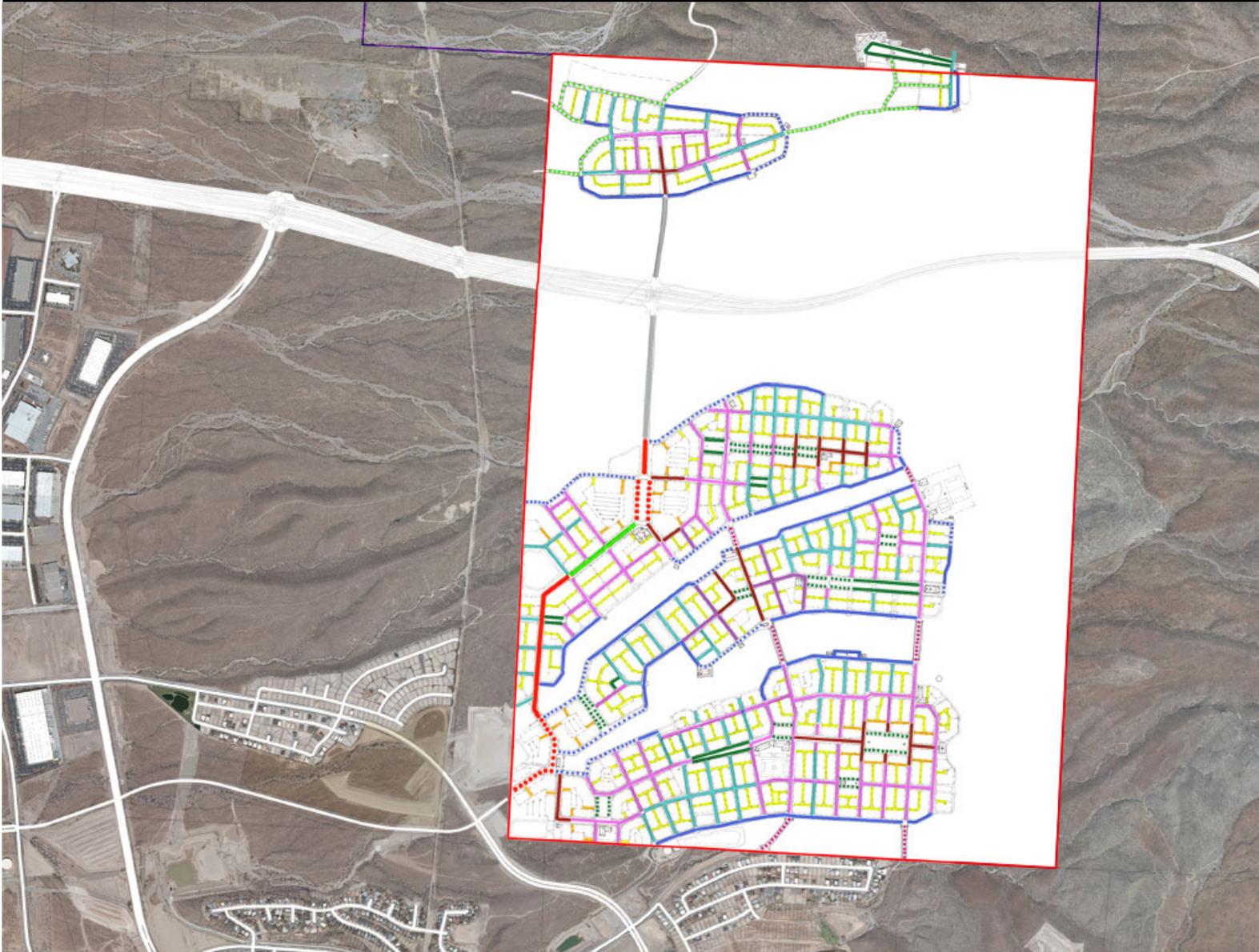
❖ Update: Regulating Plan



❖ Update: Regulating Plan

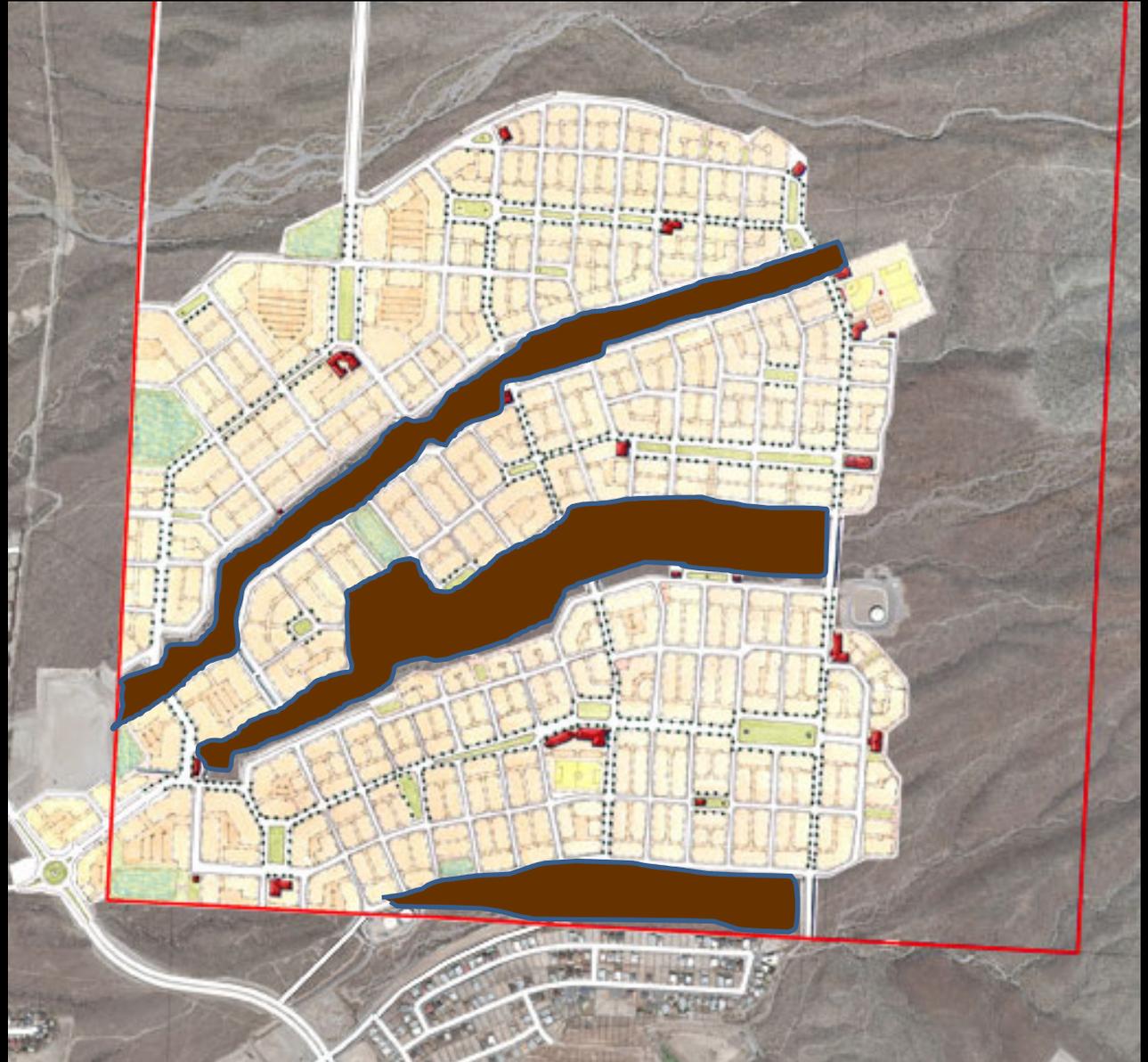


❖ Update: Regulating Plan



❖ Update: Low-Impact Development

1. Stormwater is a resource not a waste
2. Retain stormwater close to where it falls; water harvesting
3. Preserve natural landscape features
4. Reduce impervious surfaces
5. Crabtree Engineering: National Experts



❖ Conservation Strategies



❖ Conservation Strategies

1. Conservation Easement
2. Conservation Covenant
3. Dedicating as City Park
4. Partnership with State Park

❖ Conservation Strategies: Easement

STRENGTHS

1. Perpetual Protection
2. Flexible Terms
3. Good Stewardship
4. National Historic Precedent

CONSIDERATIONS:

1. Maintenance Funding
2. No Day-to-Day Management
3. Nonprofit Governance
4. Assumed Liability

❖ Conservation Strategies: Easement

Several Meetings with
Frontera Land Alliance

1. Janae Reneaud Field, ED
2. Mike Gaglio, Chairman
3. Attorneys



❖ Conservation Strategies: Easement



❖ Conservation Strategies: Covenant

STRENGTHS

1. Perpetual Protection
2. Recorded Property Restrictions
3. Flexible Terms
4. Committee Governance
5. Public Access
6. Owner Retains Ownership

CONSIDERATIONS:

1. Maintenance Funding
2. No Day-to-Day Management
3. Limited Local Prior Experience

❖ Conservation Strategies: City Park

STRENGTHS

1. Perpetual Protection
2. Voter Referendum
3. Increases City Parkland
4. Public Access
5. City Control
6. Identifiable City Staff

CONSIDERATIONS:

1. Maintenance Funding
2. Must Follow City Regulations
3. No Experience Managing Natural Open Space

❖ Conservation Strategies: State Partnership

STRENGTHS

1. Perpetual Protection
2. Historic Precedent
3. 50+ Years of Good Stewardship
4. Enhances Existing Amenity
5. Identifiable Funding Source
6. Experience Managing Open Space
7. User Pay Model
8. Existing On Site Park Rangers
9. Contiguous Boundary
10. Part of State Management Plan
11. Reverts Back to City
12. Does Not Require Legislative Action

❖ Conservation Strategies: State Partnership

CONSIDERATIONS:

1. Still Needs TPWD Commission Approval
2. Increase Funding



Mission:

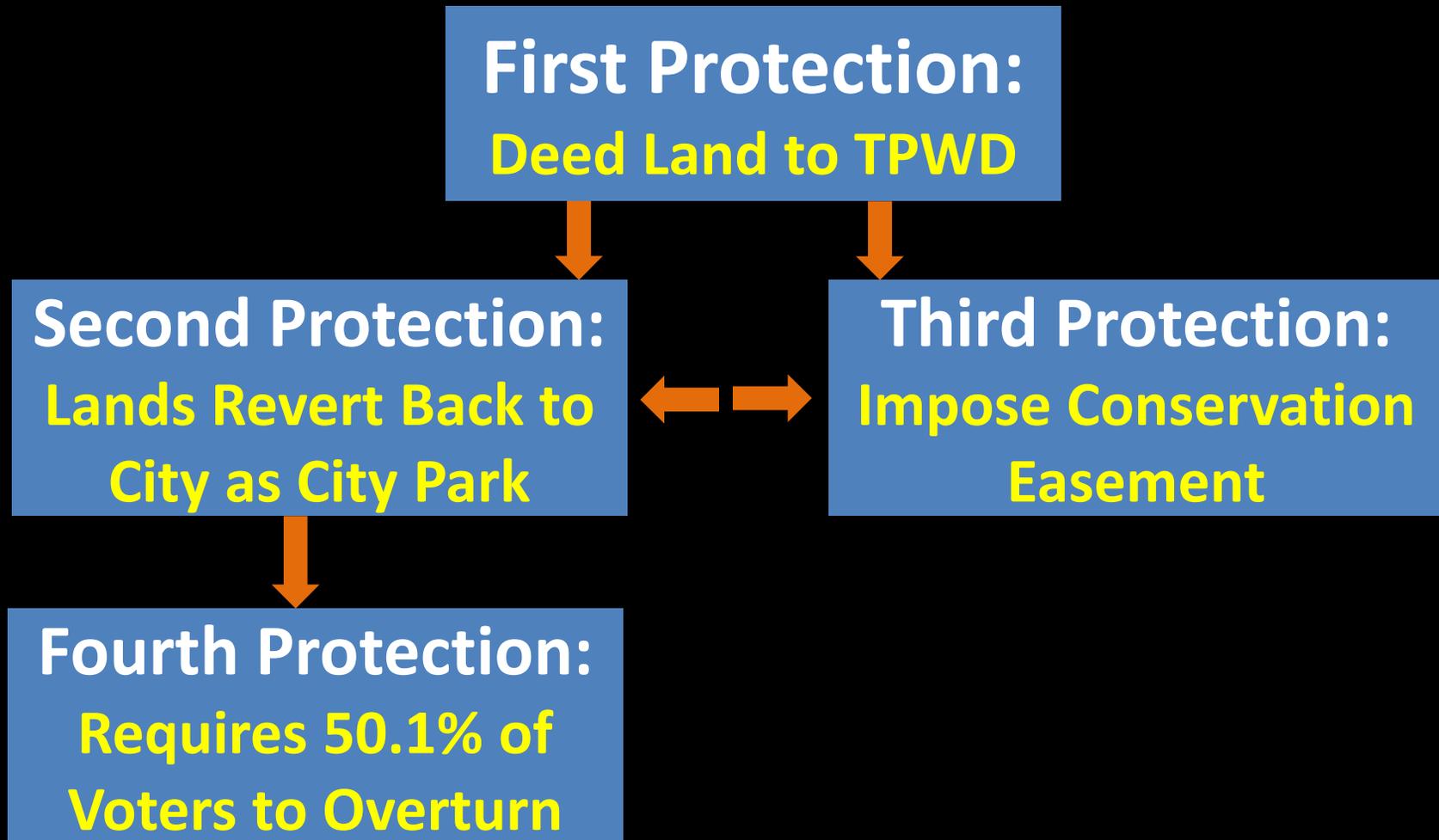
To manage and conserve the natural and cultural resources of Texas and to provide hunting, fishing and outdoor recreation opportunities for the use and enjoyment of present and future generations.

❖ Conservation Strategies: Preferred Option

**UNANIMOUS CITY/EPWU STAFF &
PSB RECOMMENDATION:**

**Deed to TPWD for Inclusion into the
Franklin Mountains State Park
(with language that reverts back as a City Park)**

❖ Conservation Strategies: State Partnership & Reverter Clause



❖ **Conservation Strategies: Council Action:**

- ❖ **Endorse Recommended City/EPWU Staff
& PSB Conservation Strategy**
- ❖ **Authorize Staff to begin coordination
with TPWD staff to finalize agreement**

Next Steps

- ❖ **Conduct & Finalize Survey Work**
- ❖ **Conduct & Finalize LID Engineering**
- ❖ **Finalize SmartCode Application**
- ❖ **Begin Coordination w/ TPWD**
- ❖ **Finalize Partnership w/ TPWD & Submit to TPWD Commission for Approval**

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