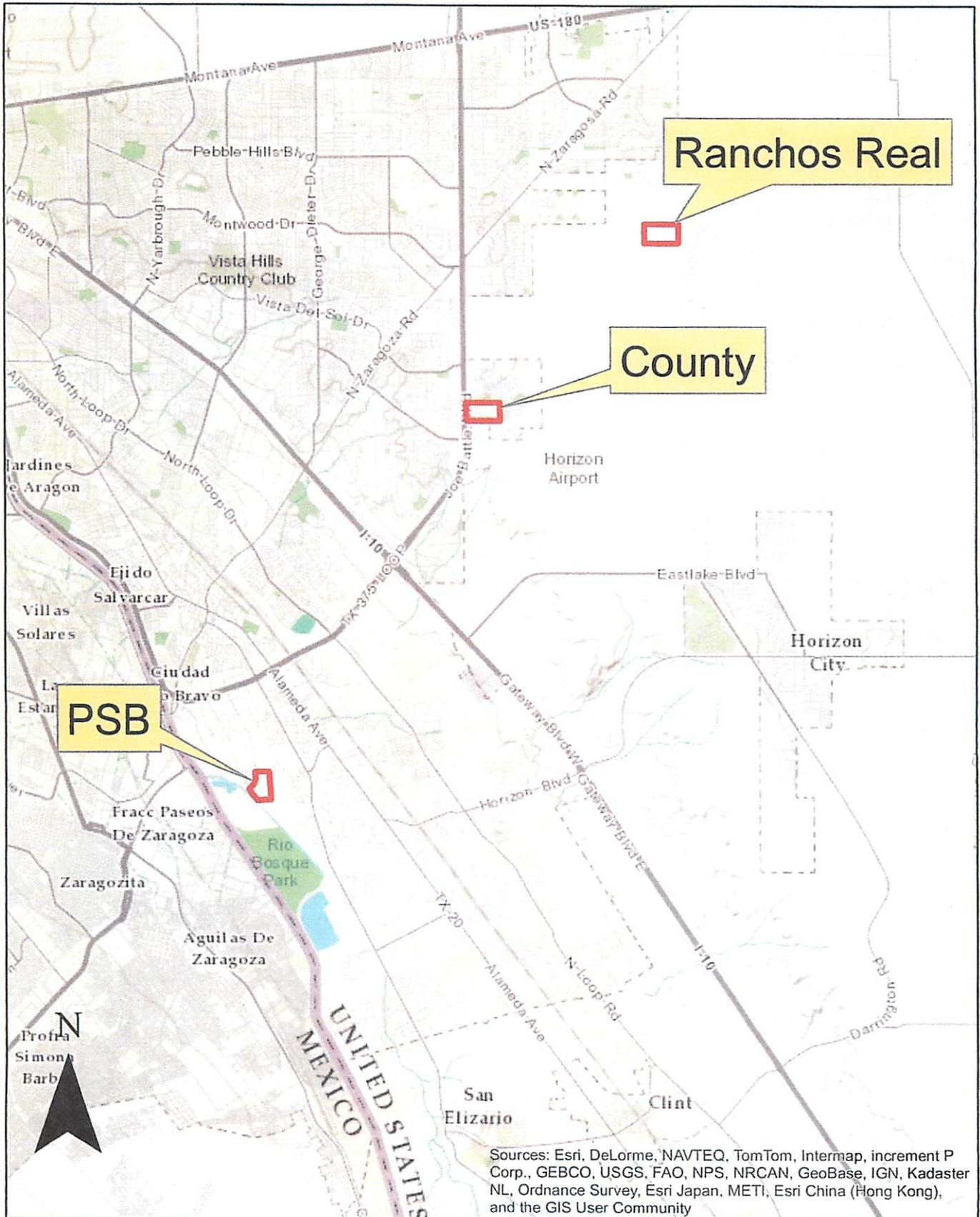
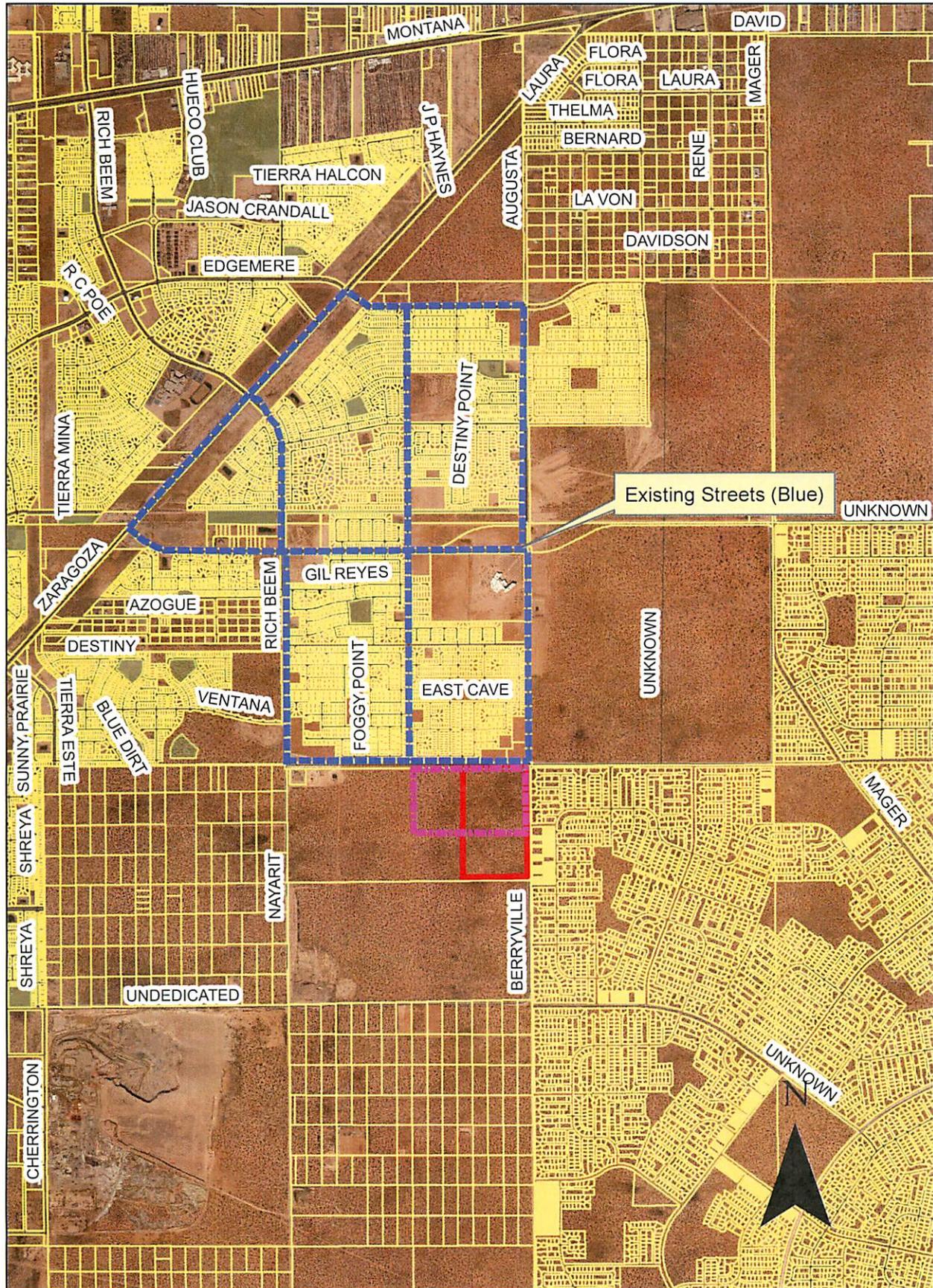


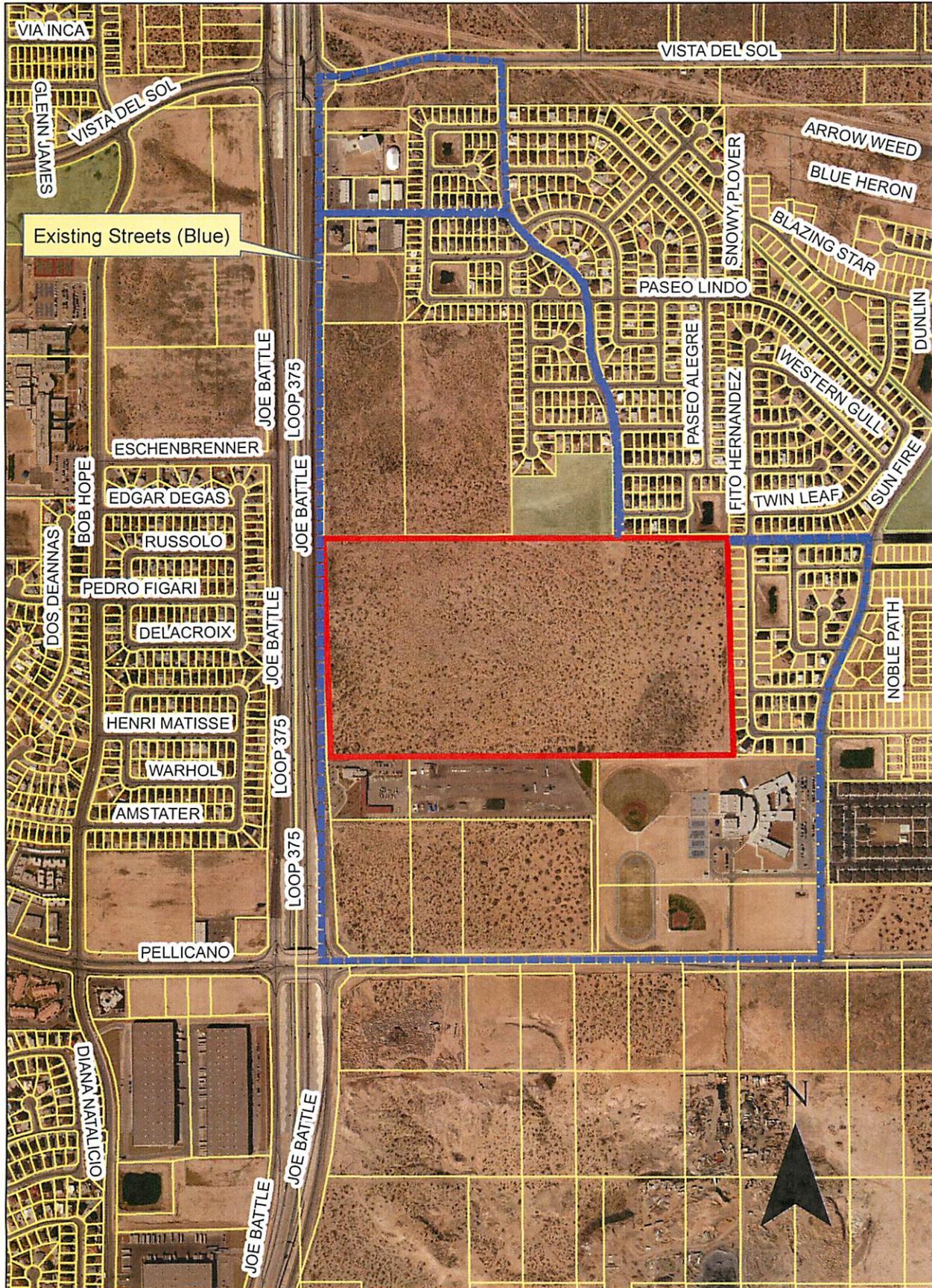
# Eastside Sports Complex Options



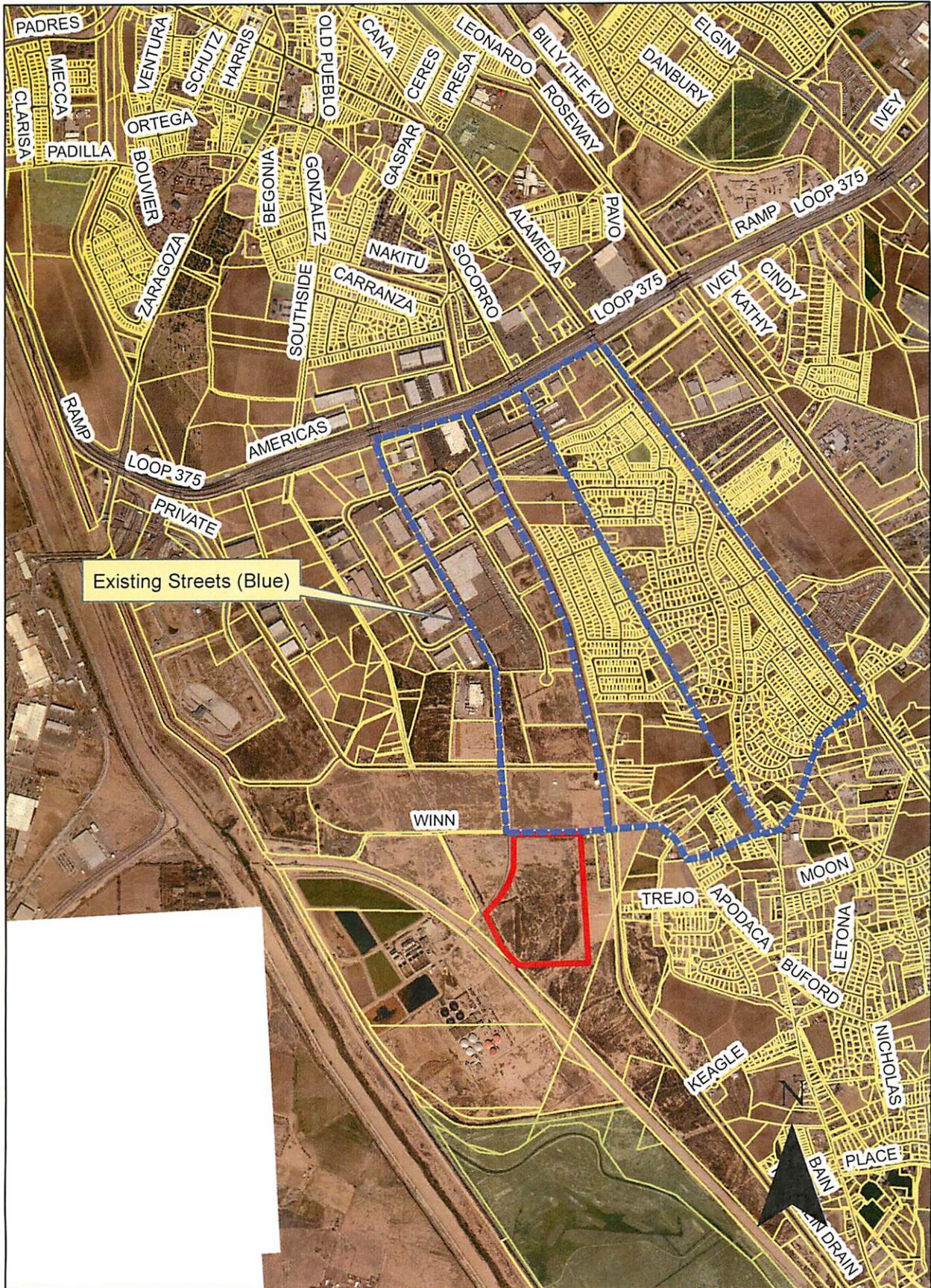
# Ranchos Real 80 acres Outside City limits



# County 80 Acres R3- RF



# City - PSB Managed 80 Acres Zone M-1



## Sport Complex: Basic Site Information

Item	Ranchos Real Land Holdings, LLC	County of El Paso	City of El Paso- PSB Managed
<b>PID</b>	X579000300200050	X579999316A0200	R61099900300100
<b>Acquisition Cost</b>	\$912,578 to \$1,234,174	\$10,900,000 (2007 appraisal)	\$964,400 to \$2,464,400
<b>In City limits</b>	No	Yes	Yes
<b>Flood Zone</b>	Zone C- outside flood zone	Zone X- outside flood zone	AH- in 100- year flood zone
<b>Zoning</b>	N/A	R3 & RF	M-1
<b>Future Land Use</b>	G4- Suburban (Walkable)	G4- Suburban (Walkable)	Open Reserve
<b>Surrounding Land uses</b>	<b>North-</b> Residential <b>East-</b> Subdivision (paper) <b>South-</b> Vacant land, Quarry <b>West-</b> Vacant land, Subdivision	<b>North-</b> Residential <b>East-</b> Residential <b>South-</b> John Drugan School, YWCA, TxDot facilities <b>West-</b> Joe Battle (Loop 375)	<b>North-</b> Pan American Industrial Park, Vacant land, Joe Battle (Loop 375) <b>East-</b> Residential, City tree farm, Vacant land <b>South-</b> PSB Facilities (Water and Sewer), Rio Bosque <b>West-</b> Vacant, PSB Facilities
<b>Nearest Parks</b>	Ventanas #1-4	Paseo Del Sol and Mesquite Trails	Rio Bosque
<b>School District</b>	Socorro ISD	Socorro ISD	Ysleta ISD

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Department /Staff	Development Considerations	Ranchos Real Site - Montwood & Rich Beem	County Site-Loop 375 & Pellicano	PSB Managed Site- Pan American & Winn
Traffic/ Sergio Reyes:	Street improvements	Not accessible except thru John Hayes only partial access thru Rich Beem, need to improve additional streets. Connecting Montwood to Loop 375 will require purchasing land from various land owners.	Good access from Loop 375 to include turnaround, will need TxDot approval for access from frontage road, recommend a design that would allow several points of access.	Proposed Extension of Border Highway East may impact area in the future. Transportation Policy Board has approved a project to improve Winn Road, intent is to reroute trucks thru Pan American to Juarez.
	Circulation issues	No comments	Recommend second access point from Cevalia.	Would recommend a roundabout at intersection of Pan American and Winn.
	Traffic signals	If any traffic lights are needed, would recommend roundabouts instead, if possible. Will need to run volume projections.	If any traffic lights are needed, would recommend roundabouts instead, if possible. Will need to run volume projections.	If any traffic lights are needed, would recommend roundabouts instead, if possible. Will need to run volume projections.
	Other	The improvements to be considered are to design for pedestrians, bicyclists and transit to include but not limited to bike lanes, bus drop off areas, pedestrian crossings, traffic calming devices, shared pedestrian and bike trails, landscaping, sidewalk installation and widening.	Rich Beem has a hike and bike lane. MTP shows a continuation of Celvalla to Loop 375(minor arterial) and Paseo Grande connecting to Pellicano (collector).	The improvements to be considered are to design for pedestrians, bicyclists and transit to include but not limited to bike lanes, bus drop off areas, pedestrians crossings, traffic calming devices, shared pedestrian and bike trails, landscaping, sidewalk installation and widening.
Transportation Planning/ Fred Lopez:	Other	Comments are covered under Planning.	Comments are covered under Planning.	Comments are covered under Planning.
	Other			
Engineering/ Javier Reyes, Miguel Parra, Juan Unzueta:	Soil	Soil can be treated, and drainage issues can be addressed, current limited access is an issue.	Will need to work with TxDot to "capture" water from site, will need to manage it and treat it.	May be a concern with percolation.
	Development issues	This may be expensive to develop, depending on street infrastructure and water connections.	Less costly to develop.	Verify if there's any Archeological issues
	Flood Zone	Outside city limits, in Zone C, outside flood zone.	In Zone X, outside flood zone.	Majority is considered in a flood plain zone, AH (100-year flood area). Would need coordination with FEMA and Water District #1 to build.
	Other	Recommend a Phase I, if PSB is unable to provide water, will require a Public Water System and a permit thru TCEQ- which adds to the development costs.	Recommend a Phase I, design restrooms towards eastside of property to lower development costs.	Transportation Policy Board has approved a project to improve Winn Road, will be done in phases. Recommend a Phase I.

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Department /Staff	Development Considerations	Ranchos Real Site - Montwood & Rich Beem	County Site-Loop 375 & Pellicano	PSB Managed Site- Pan American & Winn
PSB/Lupe Cuellar, Adriana Castillo:	General	<p>The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected by EPWU after the El Paso Water Utilities receives an application for water and sanitary sewer services. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading &amp; drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.</p>	<p>All costs associated with water or sewer main extensions are the responsibility of the applicant. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading &amp; drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.</p>	<p>EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading &amp; drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.</p>
	Available Potable Water/lines	<p>There is an existing 12-inch diameter water main along Montwood Dr. between Honey Dew Street and John Hayes St. This main is available for service. A 12-inch diameter water main extension along John Hayes St. from Montwood Blvd. will be required. Easements may be required to accommodate the water main. There is an existing 24-inch diameter water main along Montwood Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations</p>	<p>There is an existing 16-inch diameter water main along Paseo Grande Street. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Water service connection fees along Paseo Grande Street require the extension of a water main from Paseo Largo Drive. There is an existing 8-inch diameter water main along Cevalia Avenue. This water main is available for service.</p>	<p>There is an existing 12-inch diameter water main that is available for service along Winn Road between Pan American Drive and Apodaca Road. The Owner/Developer is responsible for any necessary main extension costs. There is an existing 12-inch diameter water main that is available for service along a Private Utility Easement between Winn and Southside Roads. The Owner/Developer is responsible for any necessary main extension costs. There is an existing 48-inch diameter transmission water main extending along a Private Utility Easement between Winn and Southside Roads. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.</p>
PSB/Lupe Cuellar, Adriana Castillo:	Available Sewer/lines	<p>There is an existing 12-inch diameter sanitary sewer main along Montwood Drive. This main is available for service. A 12-inch diameter sanitary sewer main along John Hayes St. from Montwood Dr. will be required. Easements may be required to accommodate the sanitary sewer main.</p>	<p>There is an existing 8-inch diameter sewer main along Paseo Grande Street. This main is available for service. This sewer main is approximately 6.5 feet deep. There is an existing 12-inch diameter sewer main along Cevalia Avenue. This sewer main is available for service. This sewer main is approximately 6.75 feet deep.</p>	<p>There are two existing interceptors a 60-inch and 72-inch diameter mains along a Private Utility Easement between Winn Road and the Bustamante Plan and parallel to the eastern boundary proposed Eastside Sport Complex. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations. The Owner/Developer is responsible for any necessary main extension cost to service the subject property. There is an existing 21-inch diameter sanitary sewer main that is available for service along Winn Road between Pan American Drive and Apodaca Road. EPWU records indicate two eight (8)-inch service laterals serving the subject property, the exact location of the sewer services will be verified on the field. The Owner/Developer is responsible for any necessary main extension cost.</p>
	Reclaimed water	<p>No reclaimed water available to site.</p>	<p>No reclaimed water available to site.</p>	<p>Reclaimed water is available to this site, but if reclaimed water is used at this site, then this would max out the reclaimed water system for the area. Although EPWU is considering a plan to serve Blackie Chesher with reclaimed water, at the present time the park is not served with reclaimed water and this may not happen due to lack of funding. Should funding for reclaimed water be acquired for Blackie Chesher, then this site and Blackie Chesher could not both be served with reclaimed water. There is an existing 18-inch diameter reclaim water main that is available for service along Winn Road between Pan American Drive and Apodaca Road. The Owner/Developer is responsible for any necessary main extension costs. There is an existing 18-inch diameter reclaim water main that is available for service along a Private Utility Easement between Winn and Southside Roads. The Owner/Developer is responsible for any necessary main extension costs.</p>

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	Other:	If the site is annexed, annexation fees to the EPWU will be due prior to the installation of a water meter. If the site is not annexed, impact fees to the EPWU will be due prior to the installation of a water meter since the site is located within the Eastside Impact Fee Service Area.	No comments	Soil- although no test have been done (PSB has no information), the soil is poor. When constructing the nearby PSB Plants, the soil was removed and filled back in. This site received a 1.5 million dollar grant from the Economic Development Administration for the purposes of installing water, reclaimed water and wastewater infrastructure to encourage industrial development in the area. Use of the site will require a change of scope to be submitted to the EDA for review and approval. PSB will contact Granting Agency at the time that this parcel is selected as the site of the proposed complex.
Planning/ David Coronado, Kim Forsyth, Alex Hoffman, Linda Castle:	Zoning	The property is not in the City of El Paso and is not zoned. The property is located in the City of El Paso's extra-territorial jurisdiction (ETJ). A location map is enclosed. Please contact the City of El Paso Planning Division's Subdivision Section regarding any platting or park dedication requirements for development of a park in the City's ETJ.	The referenced property is zoned C-4 (Regional Commercial District). The purpose of the C-4 district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. A zoning map is enclosed. A park/playground is a permitted use in the C-4 zone district.	The property is zoned M-1/c (Light Manufacturing/condition). The purpose of the M-1 district is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing and warehousing uses appropriately located relative to major transportation facilities. When the property was rezoned to M-1, conditions were imposed by Ordinance No. 011061 requiring platting of the property and landscaping on Pan American Drive prior to issuance of certificates of occupancy. A zoning map is enclosed. A park, playground is listed as a permitted use in the M-1 zone district per the El Paso City Code.
	Within City limits	No	Yes	Yes
	Platting	This site is the City's path of annexation will be required. A land study was approved in 2010 showing this site as commercial and residential. Amendment is needed to reflect change of use.	Will be required to be platted, not required to meet smart code, no development plan to minimize costs.	Property is platted, however a replat will likely be needed to dedicated ROW and/or vacate easements, unless done by separate instrument.
	Roadway requirements	The developer/owner is currently obligated to the abutting roads by approved plats and land studies. All of these roads are major or super arterials on the City's MTP and all of these roads would access the site via Pebble Hills. Montwood (from Rich Beem)- John Hayes, 130' dedicated ROW and improvements in Montwood Street plat. Rich Beem (from Pebble Hills - Montwood)- 110' ROW (some portions half or 55') and improvements. John Hayes (from Pebble Hill- Montwood)- 110' - 115' ROW and improvements with a hike/bike lane.	There are 2 roads within the site on the City's MTP. Both were shown in the land study approved in 2001. Neither road is currently dedicated or improved, so both roads would need dedication and improvements. A Minor Arterial runs east-west along the northern boundary of the site, extension of Cevalla (existing road) to Loop 375. Paseo Grande is also on the MTP as a collector running north-south thru the county property and connecting to Pellicano.	Winn , from Loya to Southside, is a designated collector on the city's MTP. The Riverside International Industrial Center plat contains a portion of Winn, and shows dedicated ROW ranging from 55' at the east to 70' at the west. The minimum ROW for a non-residential collector is 64' ROW with 44' pavement (5' sidewalk and 5' parkway on each side, see cross-section). The existing improvements on Winn are substandard. Pan American is a designated Minor Arterial. The same plat shows 90' dedicated ROW on Pan American north of Winn, which exceeds the minimum requirement of 78'. The minimum improvements are 44' paving, a raised 14' median with 5' sidewalk and 5' parkway on each side. The portion of Pan American south of Winn is not dedicated or improved. City will be responsible for 1/2 of roadway improvements which abut the parcel.
	Development requirements	A land study was approved in November 2001, which includes property under consideration. Land Study amendment to reflect change of use from commercial to park, and roadway improvements to comply with MTP and minimum code standards.	No comments	Pan American is a designated Minor Arterial. The same plat shows 90' dedicated ROW on Pan American north of Winn, which exceeds the minimum requirement of 78'. The minimum improvements are 44' paving, a raised 14' median with 5' sidewalk and 5' parkway on each side. The portion of Pan American south of Winn is not dedicated or improved.
	Code Changes required	Will require changes to Title 19 to allow for the off-site dedication and no improvements to be done by developer, and changes to the annexation policy	None	None
	Compatible surrounding uses	Yes, compatible with surrounding uses.	Yes, compatible with surrounding uses.	Not compatible-Although the use of the parcel would not require rezoning, there remains the fact that the industrial activity immediately adjacent to the site would be detrimental with things such as excessive traffic and congestion as well as safety for the park's users. Ideally, a sports complex such as this would be adjacent to less intense land uses, such as light commercial or residential areas.

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	Other	Will require impact fees for infrastructure to service new development. This site is in the City's path of annexation. Annexation will be required. A land study was approved in 2010 showing this site as commercial and residential. Amendment is needed to reflect change of use. As part of the land study the Developer has committed to improve Montwood (full width), Rich Beem, and John Hayes.	Most compatible and site with best access points, will require buffer from residential depending on how site is developed.	Access issues
<b>Parks/ Richard Garcia, Paula Powell, Liza Tobias:</b>	Other	Proposed complex will have transmission lines running along the north side, which would impact the aesthetics of the site. Neighborhood parks in surrounding subdivisions will be reduced or omitted as a result of this large offsite dedication. Land is relatively flat, and will not require extensive grading. Approximately 6 months to acquire, due to changes that will be required in the Parkland dedication ordinance to accept this parcel. Land for future growth may be available. To improve access, Montwood to Zaragoza should be completed. Surrounding uses are compatible.	Soil may contain some caliche, but has good access, good location, will require good design to avoid parking in abutting neighborhood. Land is relatively flat, and site has good visibility. Recommend Paseo Grande be deleted from MTP, will no longer be needed, if this site is chosen.	Soil conditions will need to be tested, as part of the investigative process. Land may be available for future growth and is relatively flat. Acquisition process as per existing MOU will simplify transaction. Will require extension of Pan American. Although there are existing streets, most are narrow. Coordination with FEMA and Water District may delay project.
<b>GSD/Steve Lunsford:</b>	Estimated Water Consumption	The water usage for Westside Sports Complex (13/fields) is approximately 35,000,000/gallons/per year (based on previous year).	The water usage for Westside Sports Complex (13/fields) is approximately 35,000,000/gallons/per year (based on previous year).	The water usage for Westside Sports Complex (13/fields) is approximately 35,000,000/gallons/per year (based on previous year).
	Other	No additional comments.	No additional comments.	No additional comments.