

El Paso Downtown Management District Quarterly Progress Report #3 (3Q2021)

FY2020 EPA Brownfield Assessment Coalition Grant (BF-01F87401)



July 26, 2021

Prepared for:

Denise Williams, Project Officer
EPA Region 6
1201 Elm Street, Suite 500, LCRRB
Dallas, TX 75270-2102
Email: williams.denise@epa.gov

Prepared by:

Joe Gudenrath, Executive Director
El Paso Downtown Management District
201 E Main Drive, Suite 107
El Paso, TX 79901-1374
Email: jgudenrath@elpasodmd.org





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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The El Paso Downtown Management District (DMD) was awarded a Fiscal Year (FY) 2020 United States (US) Environmental Protection Agency (EPA) Brownfield Assessment Coalition Grant of \$600,000.00 for the period October 1, 2020 through September 30, 2023. The Coalition is led by the El Paso DMD and includes the City of El Paso and El Paso County as Coalition members. This Quarterly Progress Report (QPR) #3 is for the 3rd Quarter of 2021 (3Q2021) and highlights project status updates and activities during (or prior to) the period of April 1, 2021 through June 30, 2021.

1.2 SUMMARY

A summary of major accomplishments during (or prior to) 3Q2021 is as follows:

- Six sites have been approved for use of grant funding and assessment work is presently underway:
 - Site #1 - 300-308 S. El Paso Street, El Paso TX: A two-story building in the El Paso DMD. Presently retail; formerly a hotel. Reuse plans include renovating the commercial place and developing multi-family residential units on the upper floor.
 - o Funding Needs: Phase I ESA and Regulated Building Material (RBM) Survey.
 - o Project Status: The site was prioritized. TCEQ/EPA approved the PED.
 - Phase I ESA: Site recon was completed on 04/27/21. The draft Phase I ESA Report is in progress.
 - RBM Survey: The Sampling and Analysis Plan (SAP) was approved by EPA on 03/19/21. Stantec subcontracted the RBM Survey to Sun City Analytical, a local MBE firm. Fieldwork was completed on 04/27/21, and the RBM Survey Report was provided to the property owner on 06/04/21.
 - Site #2 - 475 E. Vinton Road, Vinton TX: Formerly used to store waste (known as “shredder fluff”) from the adjacent auto/metals salvage facility. Reuse plans include a community park.
 - o Funding Needs: Supplemental Phase II ESA and Analysis of Brownfield Cleanup Alternatives (ABCA).
 - o Project Status: The site was prioritized. EPA approved the PED.
 - Phase II ESA: Stantec entered into a contract with Wood to complete the supplemental Phase II ESA activities. The SAP was submitted to TCEQ on 04/29/21. TCEQ provided comments/approved the SAP on 06/23/21. The SAP will be submitted to EPA in July 2021.
 - Site #'s 4, 5 & 6 - 6295, 6315 & 6345 Alameda Street, El Paso TX: Former auto body, car dealership and adult entertainment club recently acquired by County through judicial proceedings.
 - o Funding Needs: Phase I/II ESAs, RBM Surveys and Site-Specific Reuse Planning.
 - o Project Status: These sites were prioritized. TCEQ/EPA approved the PEDs.
 - Phase I ESAs: Site recon was completed on 04/28/21. The draft Phase I ESA Reports were provided to the property owner for review on 06/11/21 (comments pending).
 - RBM Surveys: Bids are being secured from two local subcontractors, Sun City Analytical and Encon. The work is anticipated to be completed during 4Q2021.
 - Site-Specific Reuse Planning: The El Paso DMD anticipates submitting a request to EPA during 4Q2021 to complete site-specific reuse plans for these properties.
 - Site #'s 7A & 7B, 203 & 309 Chelsea Street, El Paso TX: Formerly a warehouse/distribution and vehicle maintenance facility. MCA Foundation is looking to acquire the property for a multi-story mixed-use/medical office building.
 - o Funding Needs: Phase II ESAs, RBM Surveys and ABCAs.



- o Project Status: These sites were prioritized. TCEQ/EPA approved the PEDs.
 - Phase II ESAs: The Sampling and Analysis Plan (SAP) was approved by EPA on 05/26/21. Fieldwork was completed during 06/19-06/23/21. The initial draft Phase II ESA Report was provided to the prospective purchaser on 06/29/21.
 - RBM Surveys: Bids are being secured from two local subcontractors, Sun City Analytical and Encon. The work is anticipated to be completed during 4Q2021.
- One additional site has been nominated for use of grant funding:
 - Site #3 – County Sportspark – Five Contiguous Vacant Properties, El Paso TX: 11.9 Acres of privately-owned vacant/underutilized land subject to suspected dumping activities. Could be utilized as additional recreational/sport facilities.
 - o Funding Needs: Phase I/II ESA.
 - o Project Status: Site was prioritized. Need access prior to submitting PED to EPA for approval.
- San Elizario requested that a brownfield inventory be completed within its City limits and along the Mission Trail. Stantec developed a brownfield inventory work plan and has initiated inventory activities. Windshield surveys were completed on 04/26/21. It is anticipated that the Brownfield Inventory Technical Memorandum will be submitted to San Elizario for review in 4Q2021.
- The following community engagement activities were completed during 3Q2021:
 - The Brownfield Revitalization Advisory Committee (BRAC) Kick-off Meeting was held on 04/07/21.
 - Letters were sent to 300 property owners in the El Paso DMD focus area in late April 2021.
 - Two Town Halls for the Area-Wide Planning (AWP) Study were held on 05/28/21.
 - A presentation was made to the Rio Grande Council of Governments (COG) Board on 06/11/21.
- The following area-wide planning (AWP) activities were completed during 3Q2021 for the focus area:
 - Brownfield inventory: An inventory of brownfields within the DMD is being completed. Windshield surveys were completed on 04/27-04/28/21. The results will be featured in the AWP deliverable.
 - Existing conditions assessment: An existing conditions assessment is being completed within the focus area. The results will be featured in the AWP deliverable.
 - Stakeholder engagement: Robust stakeholder engagement activities were completed during 3Q2021 to support AWP activities.
 - Market study: Is being completed to support revitalization plans and strategies.
 - Revitalization strategies: The consultant team is utilizing information gained during the brownfield inventory, existing conditions assessment, stakeholder engagement and market study to develop priority redevelopment plans and strategies.

CA WORKPLAN GOALS/ACHIEVEMENTS

Outputs/Deliverables	Total # in CA Work Plan	Total # in Progress	Total # Completed	Total # Completed or In Progress
Brownfield Inventories	1	2	0	2
Property Eligibility Determination (PED) Requests	14	1	7	8
Master Quality Assurance Project Plan (QAPP)	1	0	1	1
Phase I ESAs	10	4	0	4
Phase II ESAs*	8	2	0	2
Regulated Building Material (RBM) Surveys*	6	5	1	6
Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Cleanup/Reuse Plans	5	0	0	0
Area-Wide Plans (AWPs)	1	1	0	1

*Fieldwork will not be completed until Sampling and Analysis Plans (SAPs) are approved by EPA.



2.0 TASK 1: OVERSIGHT AND FUND MANAGEMENT

2.1 EPA CONFERENCES, MEETINGS, AND TRAINING

The El Paso DMD participated in the following EPA events:

- Stantec staff attended EPA Region 6's Quarterly Assessment Grantee Call on 06/10/21.
- Check-in calls with EPA Project Officer (PO) Denise Williams on the 3rd Thursday of each month.
- Joe Gudenrath and Richard Bustamante are completing the EPA's online QA training, with plans to complete the training during 4Q2021.

2.2 CONTRACT PROCUREMENT

Consultant/Qualified Environmental Professional (QEP) contractor procurement was completed during the fall of 2019 in accordance with 2 CFR 200.317-326. A team led by Stantec Consulting Services Inc. (Stantec) was selected. A contract with Stantec was executed effective 07/09/20. The El Paso DMD and Stantec completed monthly check-in calls on the 1st Tuesday of each month.

2.3 QUALITY MANAGEMENT PLAN

The El Paso DMD operates under a Quality Management Plan (QMP) originally approved by EPA in August 2020. The QMP was amended to replace Amy McQuillen with Ricardo Bustamante as the new Quality Assurance Manager (QAM) on 03/22/21. The El Paso DMD completed the annual QMP update on 07/19/21.

2.4 QUALITY ASSURANCE PROJECT PLAN (QAPP)

The Master QAPP was approved and signed by EPA on 03/05/21. The QTRAK number is 21-188.

2.5 MINORITY-OWNED BUSINESS ENTERPRISE (MBE)/WOMEN-OWNED BUSINESS ENTERPRISE (WBE) REPORT

The first (FY21) annual MBE/WBE Report will be submitted as required on (or before) 10/30/21. Stantec has been gathering data on local M/WBE subcontractor options to assist with grant implementation activities. To date, Stantec has utilized Sun City Analytical Inc. (SCAI), a local certified MBE, as a subcontractor for completed regulated building materials (RBM) survey and analytical work.

2.6 ACRES – SITE ASSESSMENT REPORTING

ACRES entries have been established for the following sites and updates are current through June 2021:

- Site #1 – 300-308 El Paso Street, El Paso TX.
 - ACRES ID: 245092.
- Site #2 – 475 E. Vinton Road, Vinton TX.
 - ACRES ID: 249049.
- Site #'s 4, 5 & 6 - 6295, 6315 & 6345 Alameda Street, El Paso TX.
 - ACRES ID: 249568.

- ACRES ID: 249569.
 - ACRES ID: 249570.
- Site #'s 7A & 7B - 203 & 309 Chelsea Street, El Paso TX.
 - TBD.

2.7 FEDERAL FINANCIAL REPORT (FFR)

The first (FY21) annual FFR will be submitted as required on (or before) 12/30/21.

3.0 TASK 2: COMMUNITY INVOLVEMENT

3.1 MARKETING AND EDUCATIONAL MATERIALS

The El Paso DMD has finalized the following community outreach materials (some of which are also available in Spanish):

- PowerPoint Presentation entitled “Brownfield Assessment Grant” summarizing the logistics and goals of the EPA Brownfield Grant Program;
- Site Nomination Form;
- Site Access Agreement Template;
- Community Member Fact Sheet;
- Property Owner Fact Sheet;
- Phase I/II ESA Process Guide;
- Brownfield Redevelopment Program Timeline; and
- Brownfield Examples.

The El Paso DMD established the project-specific webpage: <https://downtownelpaso.com/brownfields/>. The El Paso DMD also prepared a stakeholder survey regarding priority sites and focus areas, redevelopment challenges and opportunities, and the goals of area-wide planning activities. In late April 2021, letters were sent to 300 property owners in the El Paso DMD focus area to inform them about the grant and Area-Wide Planning Study.

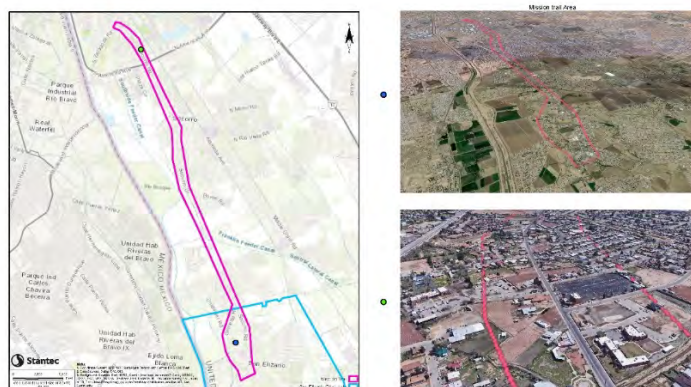
3.2 CONFERENCES, KEY MEETINGS, AND EVENTS

- The Coalition members participated in monthly check-in calls on the 3rd Tuesday of each month.
- The Coalition members engaged with community stakeholders about the grant program, including but not limited to: the owner of 300-308 El Paso Street; Vinton Village; City of San Elizario; the El Paso DMD Board; and the Medical Center of the Americas (MCA) Foundation. Key stakeholder meetings included:
 - Two Town Halls for the Area-Wide Planning (AWP) Study were held on 05/28/21. Meeting materials are included as **Attachment B**.
 - A presentation was made to the Rio Grande Council of Governments (COG) Board on 06/11/21.
- The Brownfields Revitalization Advisory Committee (BRAC) Kick-off Meeting was held on 04/07/21 to inform community stakeholders about the project and solicit input regarding priority sites, target areas and grant-funded activities. Meeting materials are included as **Attachment A**.

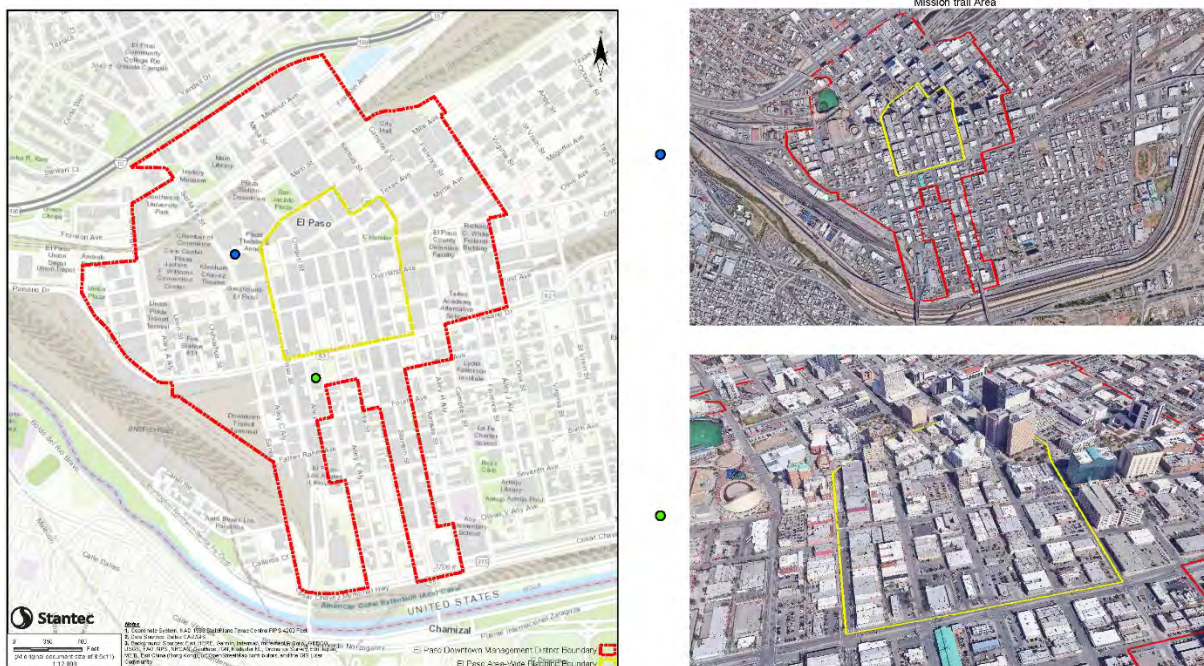
4.0 TASK 3: BROWNFIELD INVENTORY

Stantec completed work on two brownfield inventories during 3Q21:

- San Elizario / Mission Trail Brownfield Inventory: San Elizario requested that a brownfield inventory be completed within its City limits and along the Mission Trail (see images below). Stantec developed a brownfield inventory work plan and initiated inventory activities. Windshield surveys were conducted on 04/26/21. It is anticipated that the inventory deliverable will be completed during 4Q2021.



- El Paso DMD Brownfield Inventory: In support of Area-Wide Planning (AWP) activities, Stantec initiated work on a comprehensive brownfield inventory within the El Paso DMD focus area (see yellow boundaries on the images below). Windshield surveys were completed on 04/27-04/28/21. The inventory methodology and results will be included as part of the AWP deliverable.



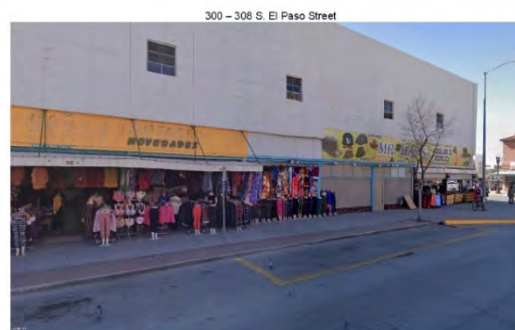
5.0 TASK 4: PHASE I/II ENVIRONMENTAL SITE ASSESSMENTS & CLEANUP/REUSE PLANNING

5.1 PRIORITIZED/APPROVED SITE STATUS

5.1.1 Site #1 - 300-308 El Paso Street, El Paso TX

A two-story building in the El Paso DMD (see images below). Formerly an historic hotel. Presently ground floor commercial with vacant upper floor. Plans include renovating the ground floor commercial place and creating upper floor multi-family residential units in the fall of 2021. Other key details include:

- Funding Needs: Phase I ESA and Regulated Building Material (RBM) Survey.
- Prioritization Status: The site was nominated for use of funding by the property owner on 11/08/20. The site was subsequently prioritized for use of funding.
- Property Eligibility Determination (PED) Status: The PED form was submitted to TCEQ for approval on 11/12/20. The site was approved by TCEQ on 11/18/20. The PED was submitted to EPA for approval on 11/18/20. The PED was approved by EPA on 11/19/20.
- Access Agreement: Executed with property owner.
- Project Status:
 - Phase I ESA: Site reconnaissance was completed on 04/27/21. The Phase I ESA is anticipated to be finalized in the fall of 2021 (per the request of the property owner).
 - RBM Survey: The Sampling and Analysis Plan (SAP) was approved by EPA on 03/19/21. The QTRAK number is 21-202. Stantec entered into contract Sun City Analytical, Inc. (SCAI) to complete the RBM Survey. Fieldwork was completed on 04/27/21, and the report was provided to the property owner on 06/04/21.
- Next Steps: Finalize Phase I ESA Report.



5.1.2 Site #2 – 475 E. Vinton Road, Vinton TX

Underutilized 11.6-acre property used to store waste (known as “shredder fluff”) from the adjacent auto/metals salvage/recycling facility (see images below). Reuse plans include a community park. Other key details include:

- Funding Needs: Supplemental Phase II ESA and Analysis of Brownfield Cleanup Alternatives (ABCA).
- Prioritization Status: The site was nominated by Vinton Village on 11/16/21. The site was subsequently prioritized for use of funding.
- PED Status: The PED form was submitted to EPA for approval on 02/23/21. The PED was approved by EPA on 02/24/21.
- Access Agreement: Executed with the property owner.
- Project Status:
 - Supplemental Phase II ESA: Stantec entered into a contract with Wood to complete the supplemental Phase II ESA activities. The SAP was submitted to TCEQ on 04/29/21. TCEQ provided comments/approved the SAP on 06/23/21. The SAP will be submitted to EPA for review in July 2021.
- Next Steps: Secure EPA approval for SAP. Fieldwork is anticipated to be completed during 4Q2021.



5.1.3 Site #3 – County Sportspark – 5 Contiguous Vacant Parcels, El Paso TX

11.9 Acres of privately-owned vacant land subject to suspected dumping activities (see images below). Could be utilized as additional recreational/sport facilities. Other key details include:

- Funding Needs: Phase I/II ESA.

- Prioritization Status: The site was nominated for use of funding by the County on 03/03/21. The site was subsequently prioritized for use of funding.
- PED Status: Awaiting execution of access agreement before submitting PED to EPA for approval.
- Access Agreement: Not obtained.
- Project Status: On hold pending execution of access agreement prior to submitting PED to EPA.
- Next Steps: Execute access agreement and secure EPA approval for PED.



5.1.4 Site #'s 4, 5 & 6 – 6295, 6315 & 6415 Alameda Street, El Paso TX

Former auto body, car dealership and adult entertainment club recently acquired by County through judicial proceedings (see images below). Other key details include:

- Funding Needs: Phase I/II ESAs and RBM Surveys.
- Prioritization Status: The sites were nominated and prioritized by the County on 03/03/21.
- PED Status: The PEDs were submitted to TCEQ for approval on 03/10/21. The sites were approved by TCEQ on 03/17/21. The PEDs were submitted to EPA for approval on 04/21/21. The sites were approved by EPA on 04/22/21.
- Access Agreement: Executed with property owner.
- Project Status:
 - Phase I ESAs: Site recon was completed on 04/28/21. The draft Phase I ESA Reports were provided to the property owner for review on 06/11/21 (comments pending).
 - RBM Surveys: Bids are being secured from two local subcontractors, Sun City Analytical and Encon. The work is anticipated to be completed during 4Q2021.
- Next Steps: Complete RBM Surveys. Finalize Phase I ESAs. Secure EPA approval for Phase IIs.



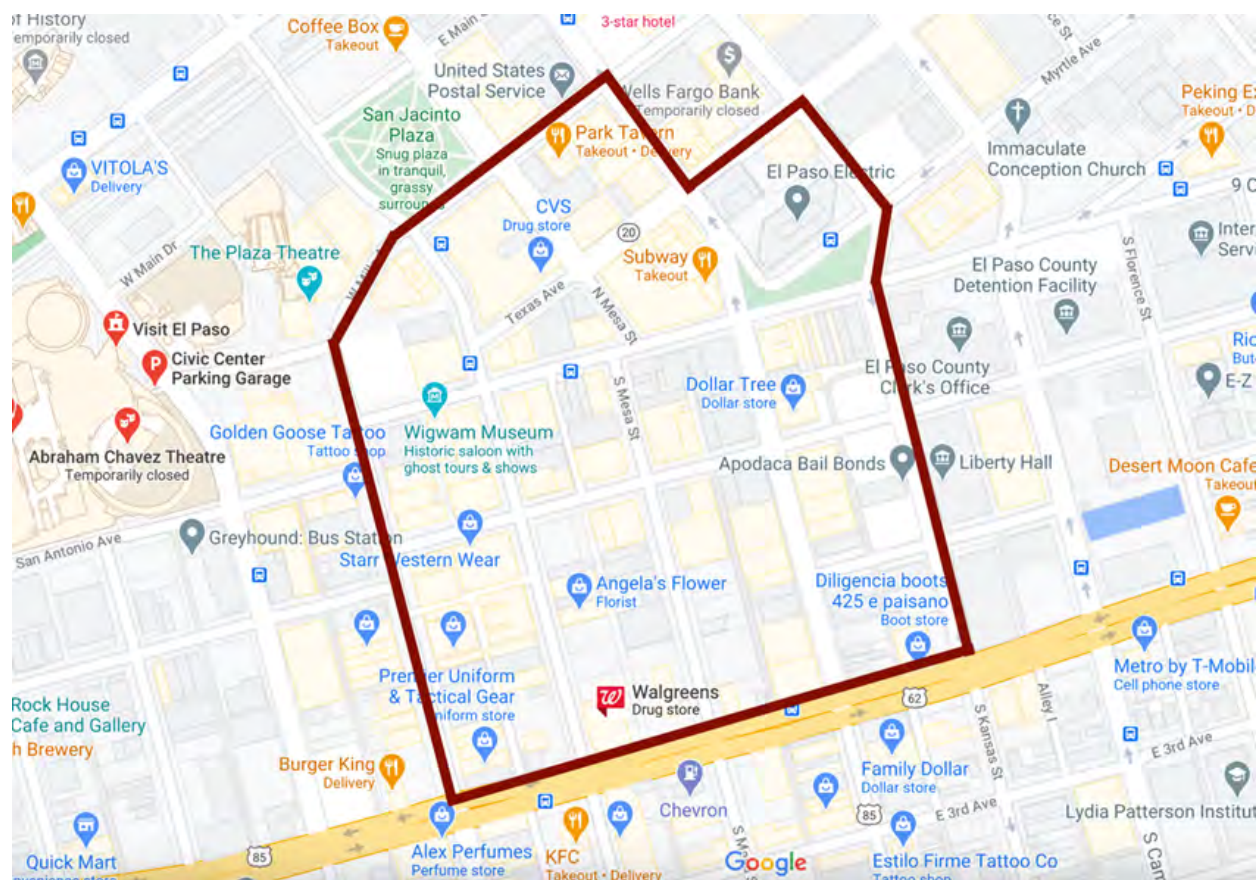
5.2 SITE-SPECIFIC CLEANUP/REUSE PLANNING

No cleanup/reuse planning activities completed to date.

5.3 AREA-WIDE PLANNING (AWP)

The Work Plan for AWP in the El Paso DMD target area was submitted to EPA for feedback on 02/25/21. The proposed focus area is depicted below. Initial AWP activities, including the brownfield inventory, existing conditions assessment, market study, stakeholder engagement activities and development of revitalization strategies were completed during 3Q2021. The entire AWP scope of work is anticipated to be completed by the end of 2021.

Figure 1: AWP Focus Area (delineated in red; Source: Google Maps).



6.0 BUDGET STATUS

6.1 EXPENDITURES

The tables in this section summarize the budget status by expenditure category (i.e., travel, contractual, etc.) and by project task. The amounts provided reflect all expenses invoiced through the reporting period.

Cumulative Expenses Incurred by Expenditure Category

Expenditure Category	Approved Budget	Amount Invoiced this Quarter	Previous Amount Invoiced	Cumulative Amount Invoiced	Remaining Budget	% of Budget Used
Personnel	\$24,782.00	\$1,277.44	\$2,005.50	\$3,282.94	\$21,499.06	13.2%
Fringe	\$7,157.00	\$368.87	\$579.14	\$948.01	\$6,208.99	13.2%
Travel	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	0.0%
Contractual	\$558,061.00	\$153,454.77	\$92,332.70	\$245,787.47	\$312,273.53	44.0%
Totals	\$600,000.00	\$155,101.08	\$94,917.34	\$250,018.42	\$349,981.58	41.7%

Cumulative Expenses Incurred by Project Task

Task	Approved Budget	Amount Invoiced this Quarter	Previous Amount Invoiced	Cumulative Amount Invoiced	Remaining Budget	% of Budget Used
1) Project Mgmt., Reporting & Other Eligible Activities	\$41,098.00	\$9,642.31	\$15,657.01	\$25,299.32	\$15,798.68	61.6%
2) Community Engagement	\$34,098.00	\$6,353.00	\$20,001.51	\$26,354.51	\$7,743.49	77.3%
3) Site Inventory	\$34,098.00	\$10,357.05	\$17,019.00	\$27,376.05	\$6,721.95	80.3%
4) Phase I/II ESAs, Cleanup/ Reuse Plans & AWP	\$490,706.00	\$128,748.72	\$42,239.82	\$170,988.54	\$319,717.46	34.8%
TOTAL	\$600,000.00	\$155,101.08	\$94,917.34	\$250,018.42	\$349,981.58	41.7%

7.0 ADDITIONAL INFORMATION

7.1 CHANGES OR OTHER UPDATES

No significant changes or other updates are being reported this quarter.

8.0 ATTACHMENTS

This report includes the following attachments:

Attachment A – Brownfield Revitalization Advisory Committee (BRAC) Kick-Off Meeting
Attachment B – Area-Wide Planning (AWP) – Interim Deliverables

ATTACHMENT A
BROWNFIELD REVITALIZATION ADVISORY COMMITTEE (BRAC)
KICK-OFF MEETING MATERIALS

AGENDA

El Paso Brownfields Revitalization Advisory Committee (BRAC)

Kick-Off Meeting

April 7, 2021
9:00 am – 10:30 am MST

- **(9:00 am- 9:10 am)**
 - Welcome and Introductions (**Joe Gudenrath, El Paso Downtown Management District [DMD]**)
- **(9:10 am- 9:45 am)**
 - Introduction to Brownfields (**Chris Gdak, Stantec**)
 - What are brownfield sites?
 - What are eligible expenses that qualify for funding?
 - Presentation/Project Status Update (**Chris Gdak, Stantec**)
 - Site #1 – 300-308 S. El Paso Street
 - Site #2 – Vinton Community Park Site – 475 E. Vinton Road
 - Site #3 – County Sportspark
 - Sites #4, 5, 6 – County-owned Properties – 6295, 6315, 6345 Alameda St.
 - Inventory Activities – San Eli brownfield inventory within City limits + Mission Trail
 - Other potential sites:
 - Former EPE Substation in Socorro
 - Medical Center of the Americas (MCA) sites
- **(9:45 am – 9:55 am)**
 - Review survey results (**Chris Gdak, Stantec**)
 - Q&A (**El Paso DMD, Quantum, and Stantec**)
- **(9:55 am – 10:20 am)**
 - SE Central Downtown Revitalization Priorities Discussion (**Sarah Elena Dillabough, Quantum Engineering**)
- **(10:20 am – 10:30 am)**
 - Next steps (**Joe Gudenrath, El Paso DMD**)
 - Promote Project Webpage (<https://downtownelpaso.com/brownfields/>)
 - Solicit additional Site Nominations (Ongoing)
 - Timeline update and next steps for area-wide planning
 - Identify gaps in stakeholder list
 - Next BRAC Meeting / Town Hall-style meeting (April 28 – 9:00 am and 5:30 pm)
- **(10:30 am)**
 - Adjourn

El Paso Brownfields Revitalization Advisory Committee (BRAC)

Kick-off Meeting

April 7, 2021



Key Project Stakeholders

El Paso DMD

- Joe Gudenrath, Project Manager
- Teresa Mais, Project Coordinator
- Ricardo Bustamante, Operations/Quality Assurance Manager

City of El Paso

- Mirella Craigo, Special Districts Program Manager
- Elda Rodriguez-Hefner, Grants Administrator
- Elizabeth Triggs, Assistant Director, Economic & International Development
- Yvette Hernandez, Director of C.I.D. Grant Funded Programs

El Paso County

- Jose Landeros, Director, Planning & Development
- Munzer Alsarraj, Infrastructure Planning Manager

Stantec

- Chris Gdak, Project Manager/EPA Brownfield Grant Program Lead
- Ben Stewart, Environmental Assessment & Cleanup Planning Lead
- Shai Roos, Community Engagement & Planning Specialist
- Andrea Pedersen, Project Management Support/EPA Brownfield Grant Specialist

Quantum

- Lauren Baldwin, Local Liaison/Planning & Outreach Specialist

Brownfield Advisory Committee (BAC) Members

Texas Commission on Environmental Quality (TCEQ)

- Kent Waggoner

Rio Grande Council of Governments (RGCOG)

Vinton Village

- Andrea Carrillo
- Manuel Leos

San Elizario

- Maya Sanchez
- David Cantu

Brownfield Advisory Committee (BAC) Members

Other Community-Based Organizations / Brownfield Stakeholders

- **Civic, Neighborhood Groups** - Southside Neighborhood Alliance, Sacred Heart Parish, Segundo Barrio Futbol Club,
- **Environmental** - Frontera Land Alliance, Eco El Paso, Insights, Green Hop
- **Economic Development** – El Paso Chamber, Hispanic Chamber, Progress 321, Borderplex Alliance
- **Educational Institutions** - UTEP, EPCC, Texas Tech, EPISD
- **Property Owners/Developers** - El Paso Builders Association, Realtor's Commercial Alliance, Mike Johnson (MJ Real Property)

What do “brownfields” look like?



Former Railyards



Old Warehouse



Vacant Lot



Former Gas Station



Former Industrial Site



Former Dry Cleaners



Definition is **VERY** broad

EPA Brownfield Assessment Coalition Grant



Logistics

- Coalition led by the DMD and supported by the City of El Paso and El Paso County
- \$600K of grant funding received
- 3-year grant term: October 2020 - September 2023
- Publicly-owned & privately-owned sites – pending eligibility



Project Goals

- Revitalize brownfields to support:
 - Economic Development (jobs, new businesses, taxes)
 - Quality affordable housing
 - Improved community/social services
 - Improved quality of life (parks, recreation, etc.)
 - Other benefits?



Environmental Site Assessments (ESAs)

Phase I ESAs

- Identifies potential environmental concerns that may impede redevelopment
- No environmental samples collected
- Used to facilitate property transactions
- Timeframe = ~1-2 months

Phase II ESAs

- Environmental sampling & testing
- Used to identify environmental impacts & develop cleanup alternatives
- Timeframe = ~2-3 months

Regulated Building Materials Surveys

- Asbestos, Lead Paint, Mold, PCB/Mercury Light Ballasts/Switches, Misc. Debris
- Necessary for renovating/demolishing older structures
- Timeframe = ~1 month



Site-Specific Cleanup/Reuse Planning



Questions / Comments?

Project Status Update

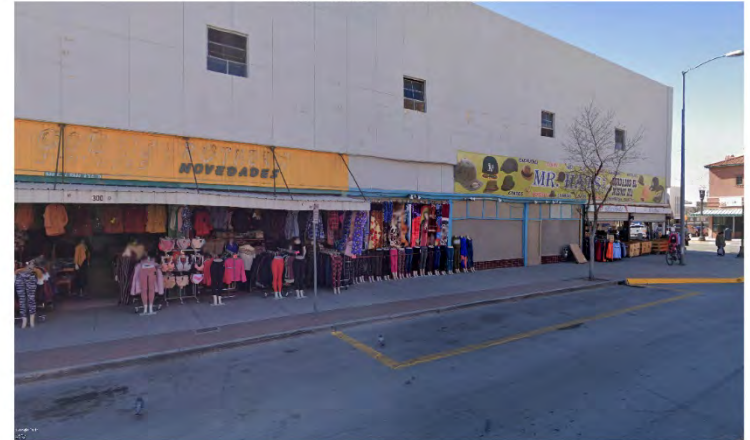
- Established Webpage:
 - www.downtownelpaso.com/brownfields/
- Site Nominations (to date):
 - #1 – 300-308 El Paso Street.
 - #2 – Vinton Community Park
 - #3 – County Sportsplex
 - #4-6 – Alameda Street Properties
- “Other” Prioritized Activities:
 - San Elizario/Mission Trail: Brownfield Inventory
 - El Paso DMD: Area-Wide Planning

Site #1 – 300-308 El Paso Street: Retail & Apartments

Site Location



300 – 308 S. El Paso Street



Key Site Details

Site #1 – 300-308 El Paso Street: Retail & Apartments

Address

- 300 – 308 S. El Paso Street

Parcel Number

- 176768

Acreage

- 0.33

Historical Uses

- Constructed 1901, former hotel

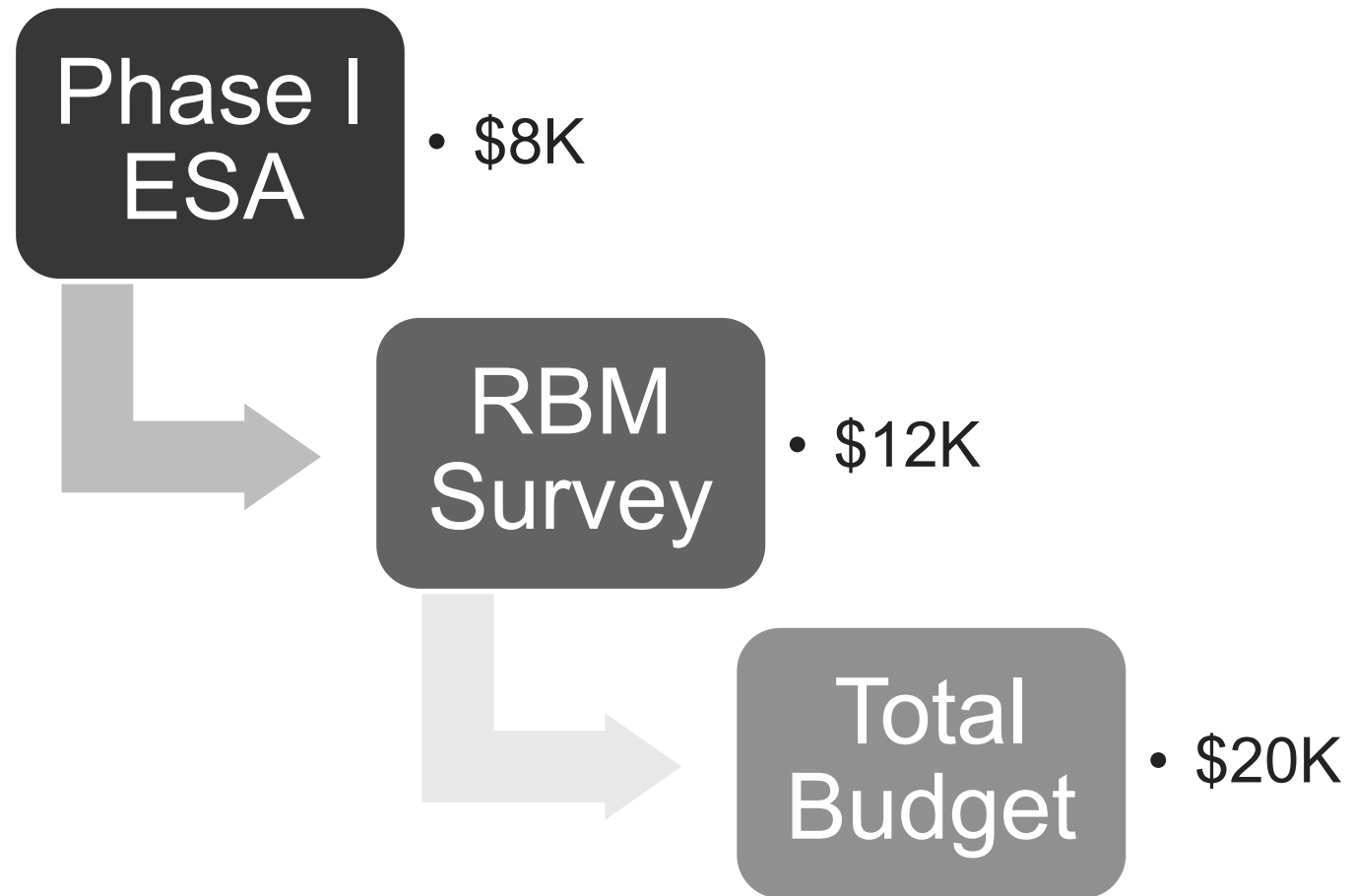
Current Condition

- Retail

Proposed Use

- Modernized retail with apartments

Site #1 – 300-308 El Paso Street: Retail & Apartments



Site #2 – 475 E. Vinton Road: Community Park in Vinton Village

Site Location

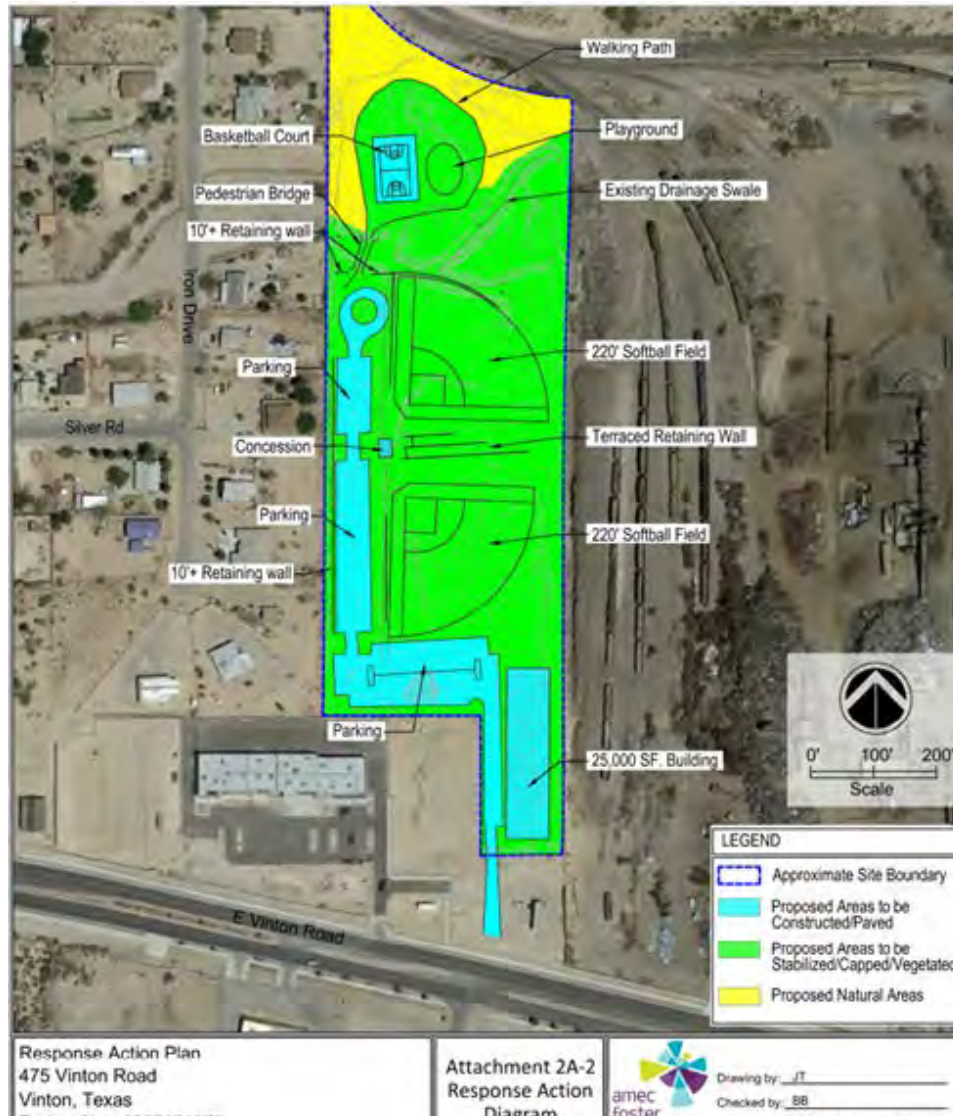


475 E. Vinton Road



Reuse Plan

Site #2 – 475 E. Vinton Road: Community Park in Vinton Village



**Key Site
Details**

Site #2 – 475 E. Vinton Road: Community Park in Vinton Village

Address

• 475 E. Vinton Road

Parcel Numbers

• 317337, 335030, 398959, 186492

Acreage

• 11.64

Historical Uses

• Former waste recycling materials storage

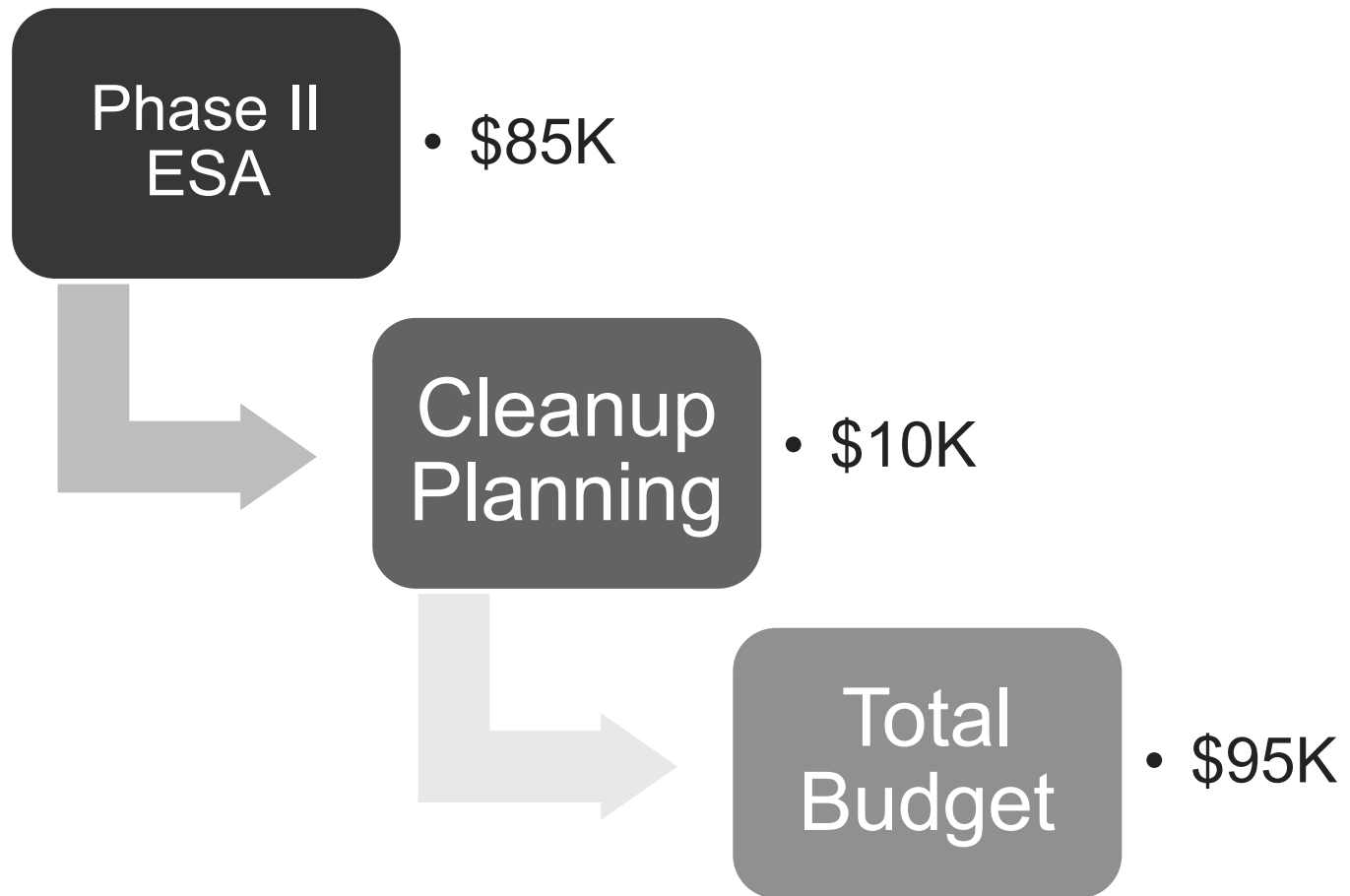
Current Condition

• Vacant

Proposed Use

• Community Park

Site #2 – 475 E. Vinton Road: Community Park in Vinton Village





Key Site Details

Site #3 – County Sportspark: 5 Adjacent Properties

Addresses

- n/a

Parcel Numbers

- 205409, 272681, 270428,
149470, 87320

Acreage

- 11.88

Historical Uses

- Vacant

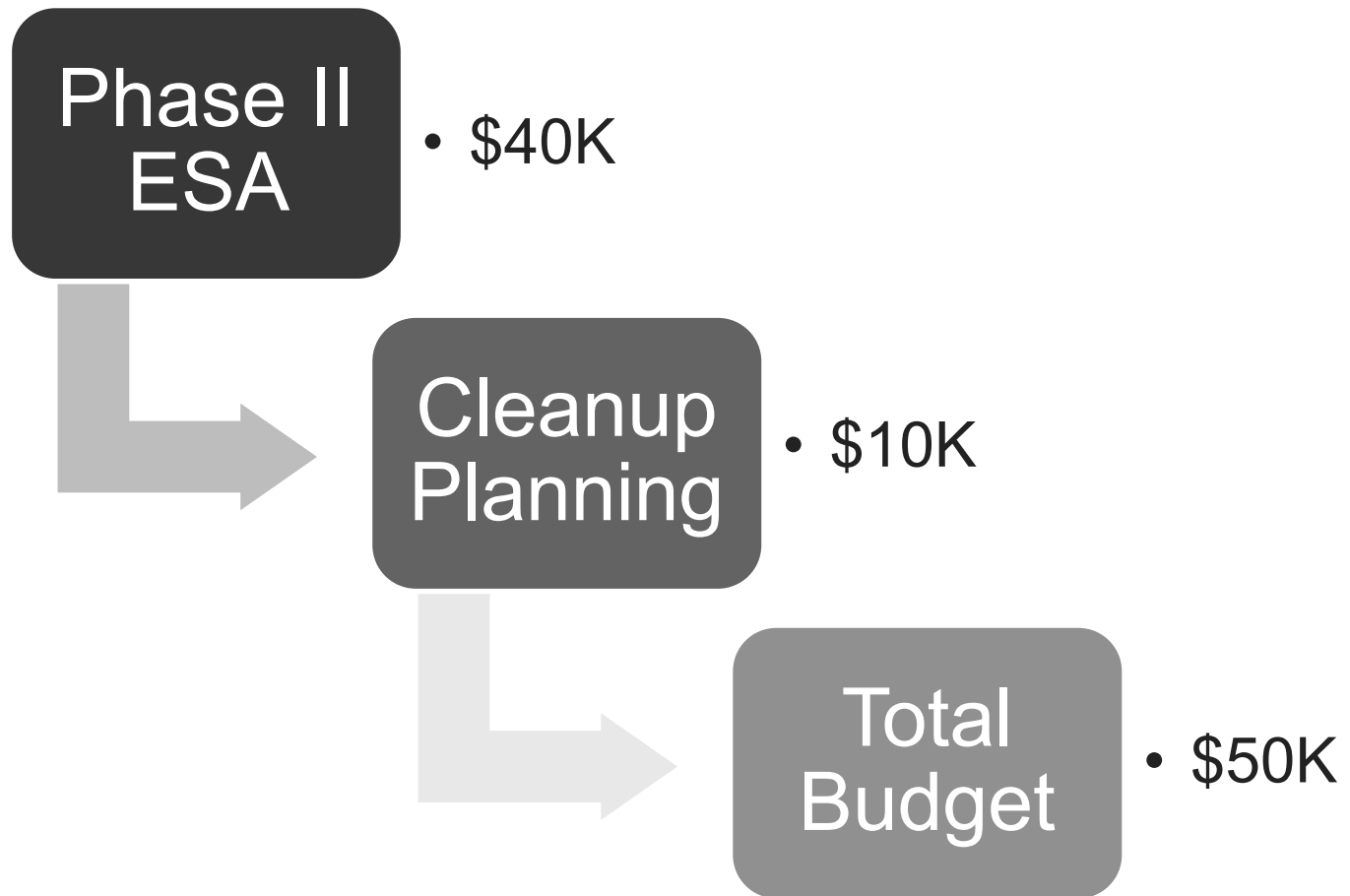
Current Condition

- Vacant

Proposed Use

- Sportspark

Site #3 – County Sportspark: 5 Adjacent Properties



Sites #4 – #6 - El Paso County: 6295, 6315 & 6345 Alameda Street



**Key Site
Details**

Sites #4 – #6 - El Paso County: 6295, 6315 & 6345 Alameda Street

Addresses

- 6295, 6315 & 6345 Alameda Street

Parcel Numbers

- 300007, 405986, 118177

Acreage

- 1.67

Historical Uses

- Former auto body, car dealership, and gentlemen's club

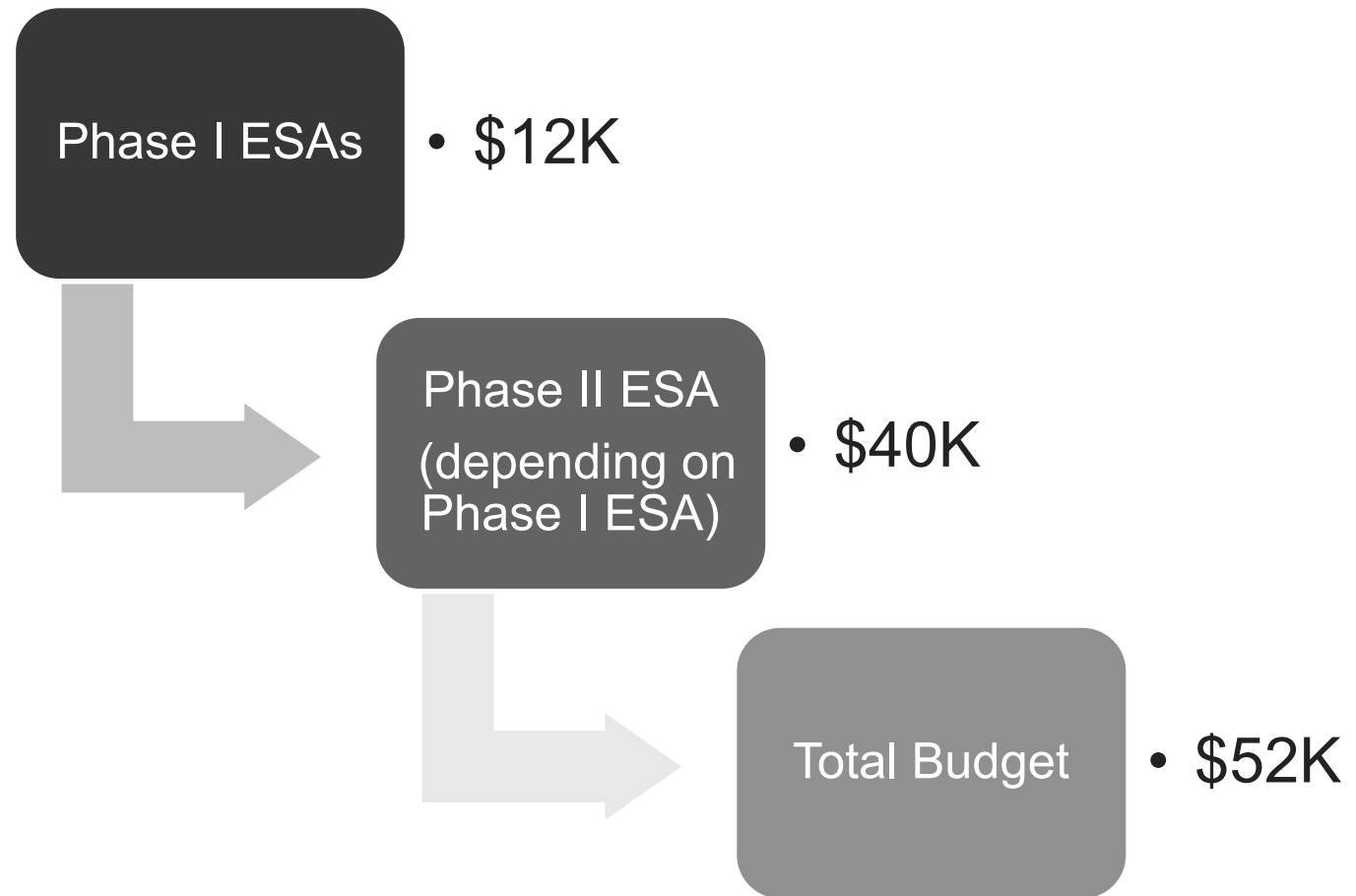
Current Condition

- Vacant

Proposed Use

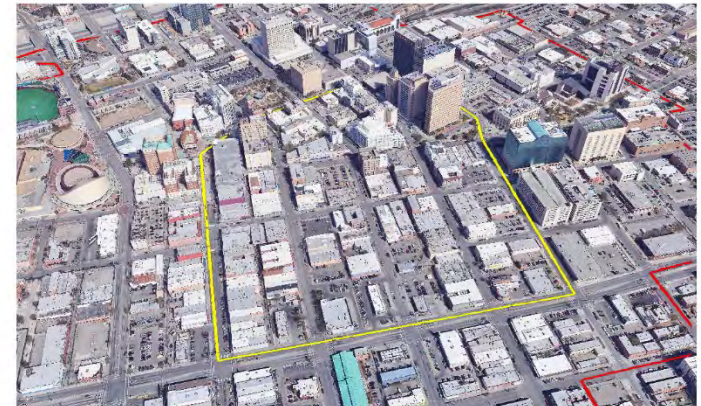
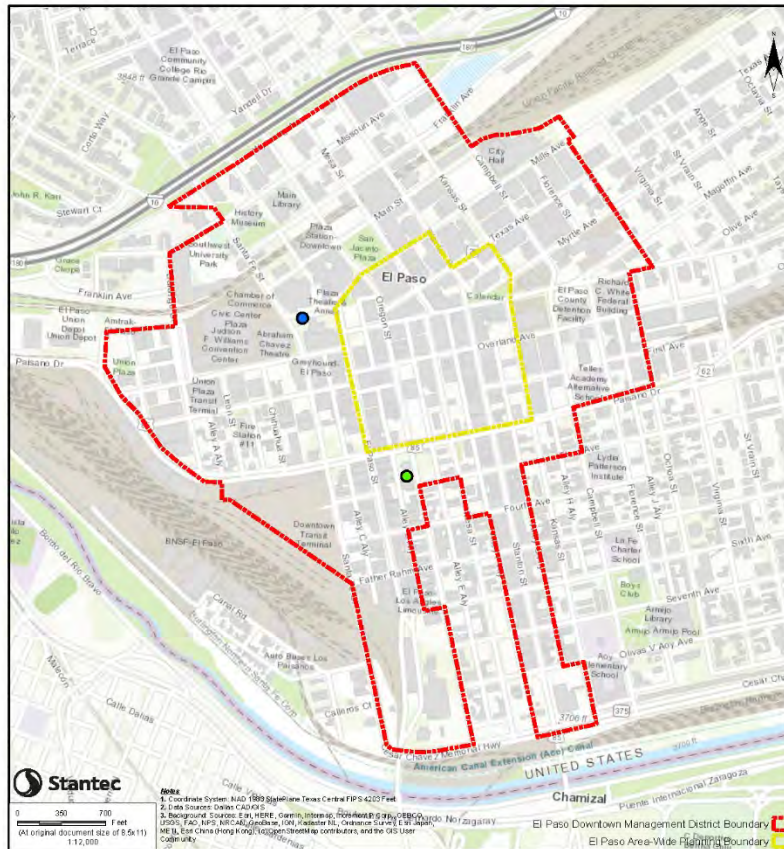
- To be determined

Sites #4 – #6 - El Paso County: 6295, 6315 & 6345 Alameda Street



Target Area

El Paso DMD Area-Wide Plan



El Paso DMD Area-Wide Plan

Target Area Size

- 18 blocks

AWP Study Overview

- Evaluate key development constraints & opportunities, and recommend actionable strategies

Area Description

- Unique area of downtown bordered by government buildings, entertainment venues, museums, and a busy state road (Paisano) that separates the commercial blocks from the residential areas in downtown

El Paso DMD Area-Wide Plan

Tasks

1

Brownfield Inventory and Existing Conditions

➤ Understand the target area and identify challenges and opportunities that shape its future

2

Market Assessment

➤ Demographics and growth forecast / Development forecast / Qualitative Analysis

3

Redevelopment Strategy

➤ Redevelopment concept plans, land planning strategies, design/character recommendations

4

Implementation Matrix

➤ Planning and funding opportunities

5

Area-wide Plan

➤ Create a final AWP Study document that describes the process, findings, recommendations, and implementation actions

6

Communications Plan and Public Engagement

➤ Public engagement process will provide opportunities for participation and education for interested community members and stakeholders

El Paso DMD Area-Wide Plan

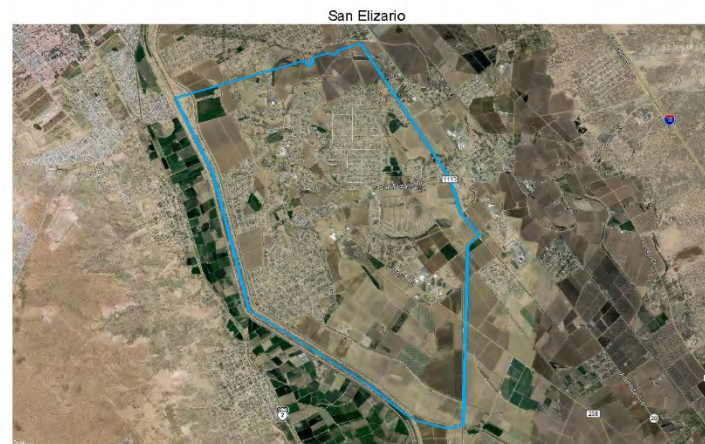
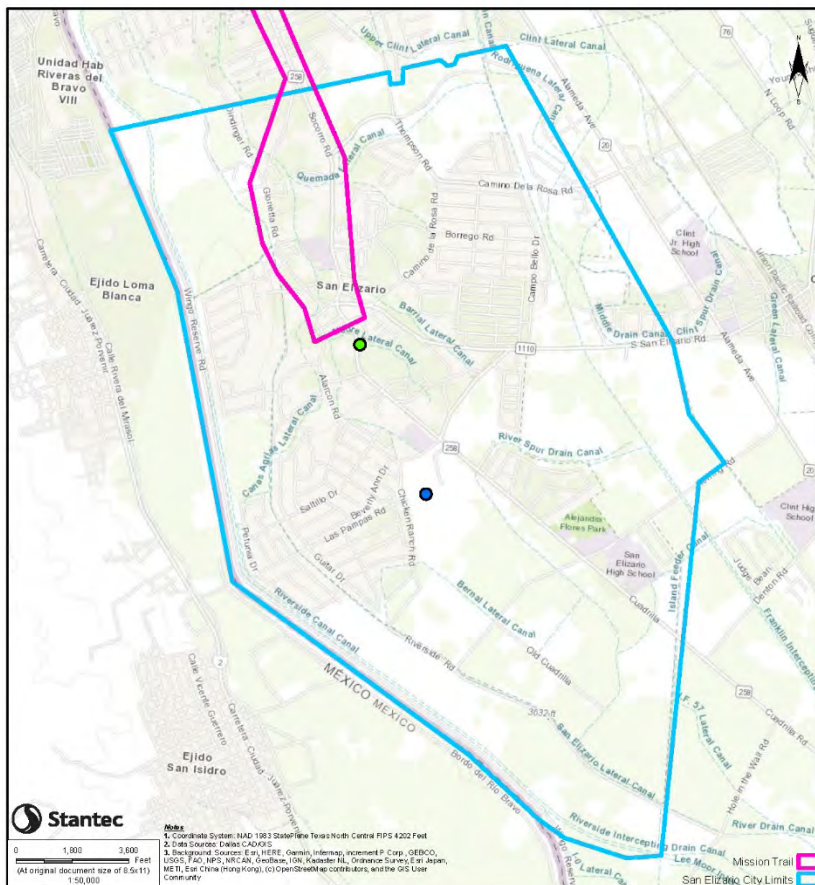
Total
Budget

• \$130K

Target Area

San Elizario / Mission Trail Brownfield Inventory

San Elizario



Mission Trail

Mission Trail



San Elizario / Mission Trail Brownfield Inventory

Target Area Size

- 12.3 square miles

Inventory Overview

- Create a comprehensive brownfield inventory and prioritize sites with revitalization opportunities

Area Description

- City limits of San Elizario plus the Mission Trail (from the Ysleta Mission to the San Elizario Chapel)

Total Budget

- \$12,000

Anticipated Near-Term Funding Needs

Site Name	Proposed Assessment Activity				Total Cost
	Phase I ESA	Phase II ESA / RBM Survey	Cleanup/ Reuse Planning	Inventory/ Outreach	
<u>Site #1 – 300-308 S. El Paso Street: Retail/Proposed Apartments</u>	\$8,000	\$12,000	0	0	\$20,000
<u>Site #2 – 475 E. Vinton Road: Community Park</u>	0	\$85,000	\$10,000	\$0	\$95,000
<u>Site #3 – County Sportspark: Additional recreational space</u>	\$0	\$40,000	\$10,000	\$0	\$50,000
<u>Sites #4, 5 & 6 - County Owned Properties on Alameda</u>	\$12,000	\$40,000	0	0	\$52,000
<u>El Paso DMD Area-Wide Planning</u>	0	0	\$108,000	\$22,000	\$130,000
<u>San Elizario / Mission Trail Brownfield Inventory</u>	0	0	0	\$12,000	\$12,000
Total Cost	\$20,000	\$177,000	\$128,000	\$34,000	\$359,000

Questions / Comments?

Prioritization Discussion

General Feedback

- Thoughts? Questions, comments or concerns?
- What do you like?
- What don't you like?
- Anything missing from this list of nominations? (Stakeholders; areas; types of projects).



Feedback on Individual Sites/Activities

- Site #1 – 300-308 El Paso Street: Retail/apartments
- Site #2 – 475. E. Vinton Road: Community park in Vinton
- Site #3 – County Sportsplex: Additional recreational space
- Sites #4-6 – Alameda Street Properties: Reuse TBD
- El Paso DMD: Area-Wide Planning
- San Elizario / Mission Trail: Brownfield Inventory

Next Steps

- Promote Brownfield Webpage
(<https://downtownelpaso.com/brownfields/>)
- Solicit additional Site Nominations (ongoing)
- Timeline update and next steps for area-wide planning
- Identify gaps in stakeholder list
- Next BRAC Meeting / Town Hall-style meeting
(April 28 – 9:00 am and 5:30 pm)
- Build a Sustainable Program!

ATTACHMENT B
AREA-WIDE PLANNING (AWP) MATERIALS

Brownfield Assessment Grant-funded Area-Wide Plan

**Downtown El Paso Focus Area
April 28, 2021**



EPA Brownfield Assessment Coalition Grant



Logistics

- Coalition led by the DMD and supported by the City of El Paso and El Paso County
- \$600K of grant funding received
- 3-year grant term: October 2020 - September 2023
- Publicly-owned & privately-owned sites – pending eligibility



Project Goals

- Revitalize brownfields to support:
 - Economic Development (jobs, new businesses, taxes)
 - Quality affordable housing
 - Improved community/social services
 - Improved quality of life (parks, recreation, etc.)
 - Other benefits?



What do “brownfields” look like?



Former Railyards



Old Warehouse



Vacant Lot



Former Gas Station



Former Industrial Site



Former Dry Cleaners

➔ Definition is **VERY** broad

Site Nomination Form

U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant funding is available for publicly- and privately-owned properties in need of Environmental Site Assessments (ESAs), Regulated Building Material (RBM) Surveys, and/or site cleanup/reuse plans in support of property sale or redevelopment. Property owners, businesses, developers and community stakeholders are encouraged to take advantage of this funding opportunity to further economic development initiatives, protect public health, and restore the environment.

Instructions: Submit completed forms to Joe Gudenrath via email (jgudenrath@elpasodmd.org) or mail:

Attn: Joe Gudenrath
El Paso Downtown Management District
201 E Main St, Suite 107
El Paso, TX 79901

SECTION A – PROPERTY INFORMATION

Address of the property you are nominating: _____

Are you the property owner? ☐ No (Complete Sections B and D.) ☐ Yes (Complete Sections C and D.)

SECTION B – APPLICANT INFORMATION

Applicant Name (first & last): _____

Organization Name (if applicable): _____

Email Address: _____ Phone: _____

Date of Site Nomination: _____

SECTION C – PROPERTY OWNER INFORMATION

Property Owner Name(s) (first & last): _____

Property Representative Name (if different from owner): _____

Mailing Address: _____

Email Address: _____ Phone: _____

What year did you acquire the property? _____

How did you acquire the property? ☐ Purchase ☐ Donation ☐ Inheritance ☐ Foreclosure
☐ Land Settlement ☐ Other (please explain below)

Was any due diligence performed prior to acquiring the property (e.g. Phase I or II Environmental Site Assessment, Regulated Building Materials Survey, etc.)? If so, please explain.



SECTION D – PROPERTY INFORMATION

What is property currently used for?

What was the property historically used for? Please provide as much detail as possible about how the previous owner(s) utilized the property.

Are you aware of any contamination on the property? If so, please describe.

Have environmental site assessments previously been completed? If so, please provide details, including the date(s) of prior work.

Has there been past or present regulatory enforcement action by EPA or the Texas Commission on Environmental Quality (TCEQ)? If so, please describe.

Why is an environmental site assessment needed on the property?

Please describe the financial need for grant funding to complete assessment activities:

How will the redevelopment benefit the community? Please described proposed redevelopment plans, removal of blight or health/safety hazards, new jobs, private investment, or other benefits that may result.

What is the anticipated schedule for planned sale, reuse, or redevelopment?

Are assessment activities time sensitive (e.g. is there a pending property sale or other critical deadline)? If so, please describe.

Are there other factors that should be considered when reviewing your request for grant funding?

NOTE: To help expedite the review process, please provide electronic copies of past environmental reports, historical maps, deeds or other relevant information (if available) when you submit this form.



Environmental Site Assessments (ESAs)

Phase I ESAs

- Identifies potential environmental concerns that may impede redevelopment
- No environmental samples collected
- Used to facilitate property transactions
- Timeframe = ~1-2 months

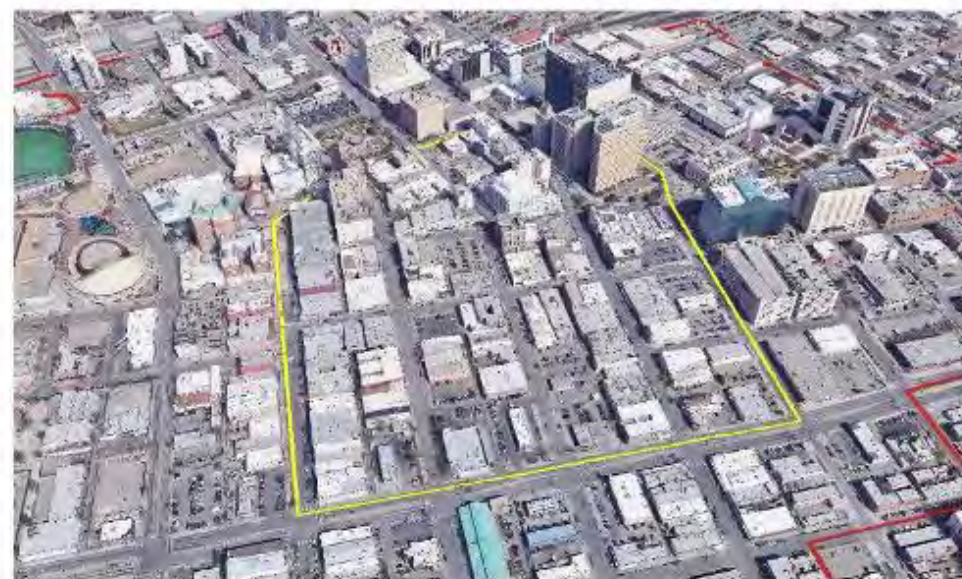
Phase II ESAs

- Environmental sampling & testing
- Used to identify environmental impacts & develop cleanup alternatives
- Timeframe = ~2-3 months

Regulated Building Materials Surveys

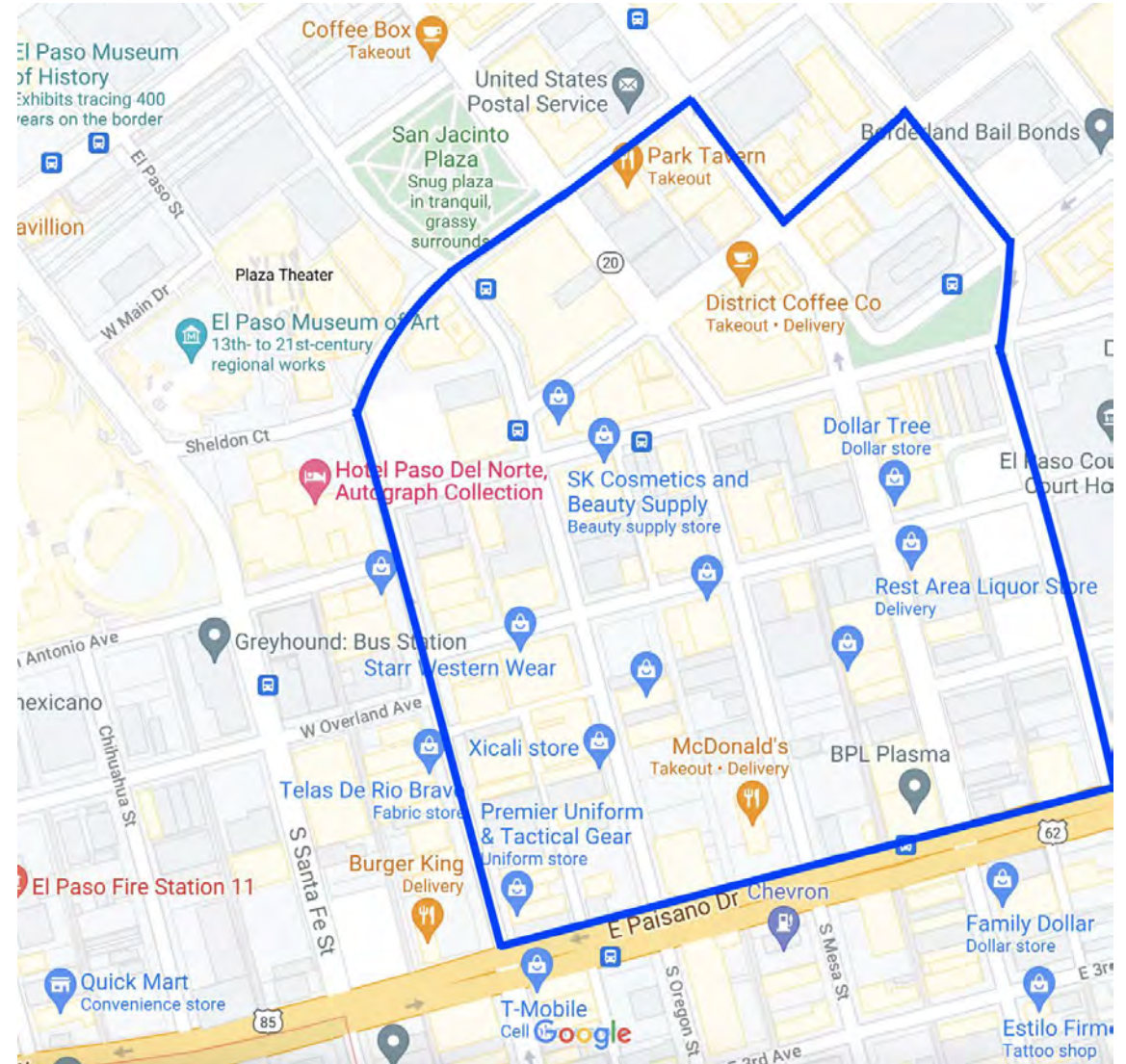
- Asbestos, Lead Paint, Mold, PCB/Mercury Light Ballasts/Switches, Misc. Debris
- Necessary for renovating/demolishing older structures
- Timeframe = ~1 month





Focus Area

- Streets:
 - South: Paisano
 - North: Mills
 - East: Kansas
 - West: El Paso St.



Area-Wide Planning Efforts



\$130,000 for our community



Compile existing conditions summary



Conduct market analysis



Conduct stakeholder interviews



Develop redevelopment strategy

What do you think?

- What is missing from downtown that is needed to recruit customers, businesses, and new residents – while supporting existing residents?
- What strategies to you prefer (new construction/redevelopment, and/or adaptive reuse of existing buildings)?
- What amenities and services would support downtown vitality?



Existing Conditions Summary

El Paso Area-Wide Planning
April 28, 2021



Existing Conditions Summary

- There are 155 parcels located within the Downtown El Paso area-wide planning focus area.
- All of the parcels are within the Empowerment Zone (EZ), which is a federal designation to assist EZ residents in obtaining and/or retaining a job; and, to assist businesses with establishment or expansion within the EZ boundaries.



Existing Conditions Summary

- All of the parcels are located within an Infill Incentive Area, which is an economic development tool to promote infill development.
- The majority of Downtown El Paso focus area land use is commercial (78%).
 - Only 5% is mixed use.



DIRECT FINANCIAL INCENTIVES

Construction Materials Sales Tax Rebate. The Construction Materials Tax Rebate Program is an economic development tool designed to provide incentives for the infill development project. An approved project may receive a 100% rebate of the City's portion of sales tax used on materials and labor that has been remitted to the City's general fund, for construction is available for investments in eligible properties that are equal or greater than the Central Appraisal District (CAD) value of the property upon Chapter 380 contract execution. This incentive will be delivered by execution of a Chapter 380 Agreement.

Doc#674778
Matter16-1007-1816/Infill Development Incentive Policy

Infill Development Incentive Policy

PURPOSE

The purpose of the City's Infill Development Incentive Policy is to provide financial incentives to develop vacant and underutilized properties within the City limits, in accordance with the standards established within Title 20. The City recognizes there may be physical and monetary challenges to developing such parcels and as such, have provided financial incentives to make it economically-feasible to do so. As an additional source of financing to assist in funding a project, the City not only seeks to develop vacant and underutilized lots, but also to promote high-quality development. To be eligible, projects must meet the

Property Tax Rebate. An approved project may have the City's portion of the project's ad valorem property taxes rebated according to the following schedule to allow for the following eligibility under this infill development policy:

Infill Incentive Property Tax Rebate Schedule

Year 1	Year 2	Year 3	Year 4	Year 5	*Year 6	*Year 7	*Year 8	*Year 9	*Year 10
100%	100%	100%	75%	75%	50%	50%-	50%-	50%-	50%-

*Greyfield and Brownfield Developments shall qualify for an extended property tax rebate for an additional 5 years.



Exhibit C

HISTORIC STRUCTURE AND FAÇADE

GRANT APPLICATION

****APPLICATION SUBMITTAL PRIOR TO CONSTRUCTION START REQUIRED****

I. PROPERTY INFORMATION

PROPERTY ADDRESS: _____ YEAR ACQUIRED: _____

PID NUMBER: _____

CAD APPRAISED VALUE: _____

OWNER ON RECORD: _____

II. PROJECT INFORMATION

TYPE OF PROJECT: (e.g. mixed-use, offices, etc.): _____

BUILDING AGE: _____ PREVIOUS TAX RELIEF: _____

HISTORIC STATUS: _____

CONSTRUCTION TIME FRAME: _____

CONSTRUCTION START DATE: _____ COMPLETION DATE: _____

TOTAL ACREAGE: _____ TOTAL SQUARE FOOTAGE: _____

TOTAL COST OF PROJECT: _____

CONSULTANTS: _____

III. SALES TAX INFORMATION

ESTIMATION OF TAX PER YEAR: _____

El Paso County Infill Development Guidelines

PURPOSE

It is the policy of the El Paso County to provide incentives to promote infill development, reduce sprawl, increase the availability of attainable housing and increase economic activity and vitality throughout the County which will improve the local economy and enhance quality of life for the benefit of the residents of El Paso County. Insofar as these goals are served by enhancing the value of the local tax base and increasing economic opportunities, El Paso County will give consideration to provide incentives for infill development.

The purpose of this policy is to define the financial or other incentives available to encourage infill development.

The El Paso County is under no obligation to approve any requested incentive and the right to these incentives is neither intended nor implied.

DEFINITIONS

Infill - As per Title 20 of the El Paso Municipal Code (20.10.280), infill development is any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area. Any development activity, including but not limited to new construction, rehabilitation, addition or redevelopment, associated with vacant or underutilized parcels with existing largely developed urban areas as defined in title 20.02.471 of the El Paso Municipal Code, or the property is located within a designated historic district Chapter 20.20 of the El Paso Municipal Code, or the property is within an older neighborhood of the city. An older neighborhood of the city is defined as a legally recorded and developed subdivision for at least 30 years.

Attainable Housing - residential rental housing for persons having an annual household income at or below **20%** of area median income for the El Paso Region, as determined annually by the United States Department of Housing and Urban Development.

Vacant Building - A building is defined as vacant if it is **60%** or more unoccupied and is registered as a vacant building with the City of El Paso.

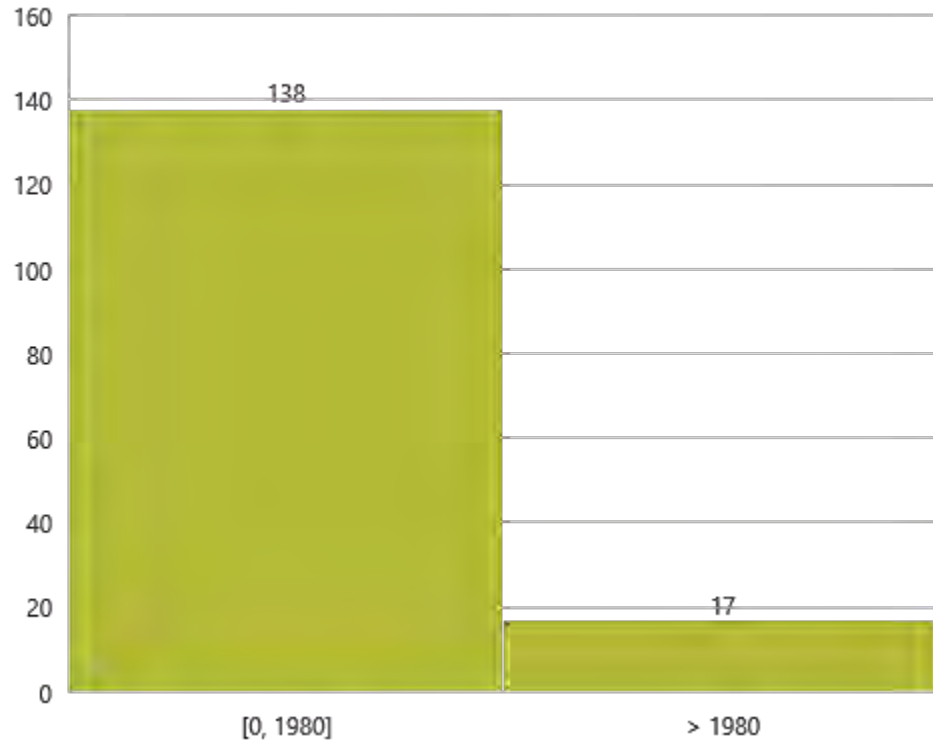
Existing Conditions Summary

- All properties within the Downtown Plan boundary have no parking requirement per 20.14.050(D). "Off-street parking. Off-street parking regulations shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952.
- A vast majority of the parcels within the focus area were built in 1980 or prior to 1980.
- According to Walk Score, a web platform that assesses walkability in neighborhoods, the walkability score for the Downtown focus area is high.
- There is utility service in and around the focus area to include water, sewer, gas, and electricity

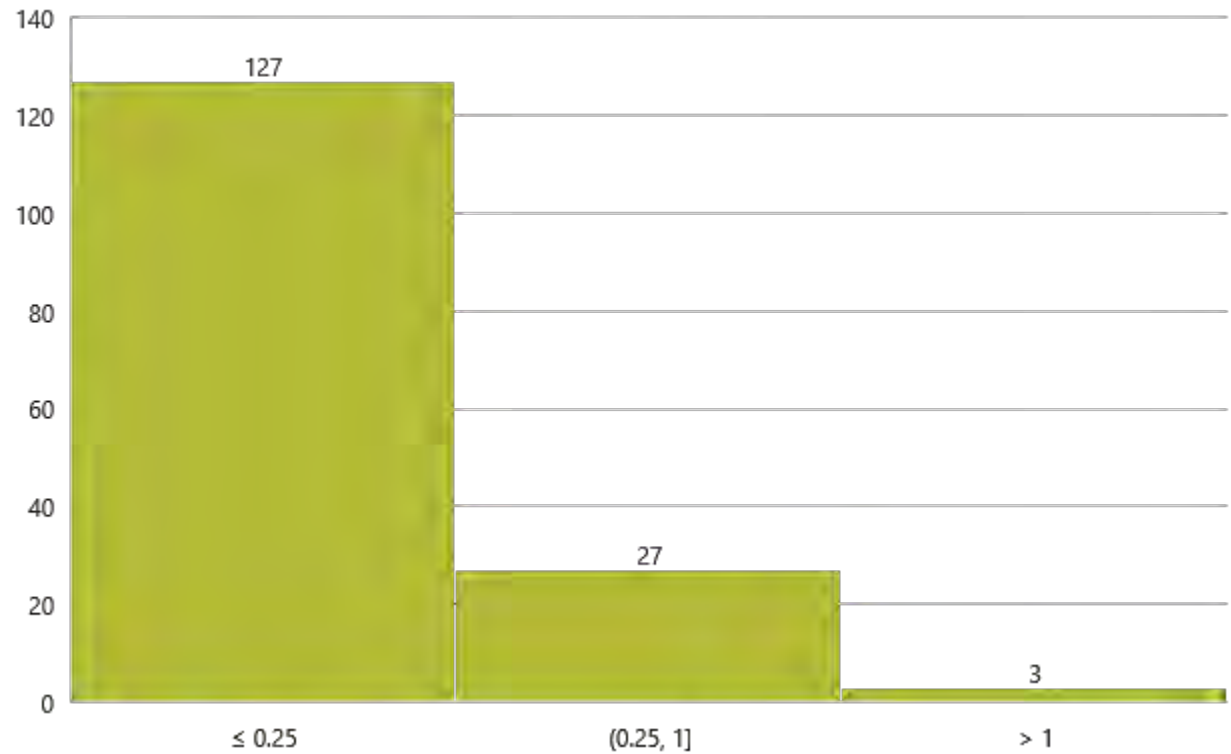


Existing Conditions Summary

Year Built

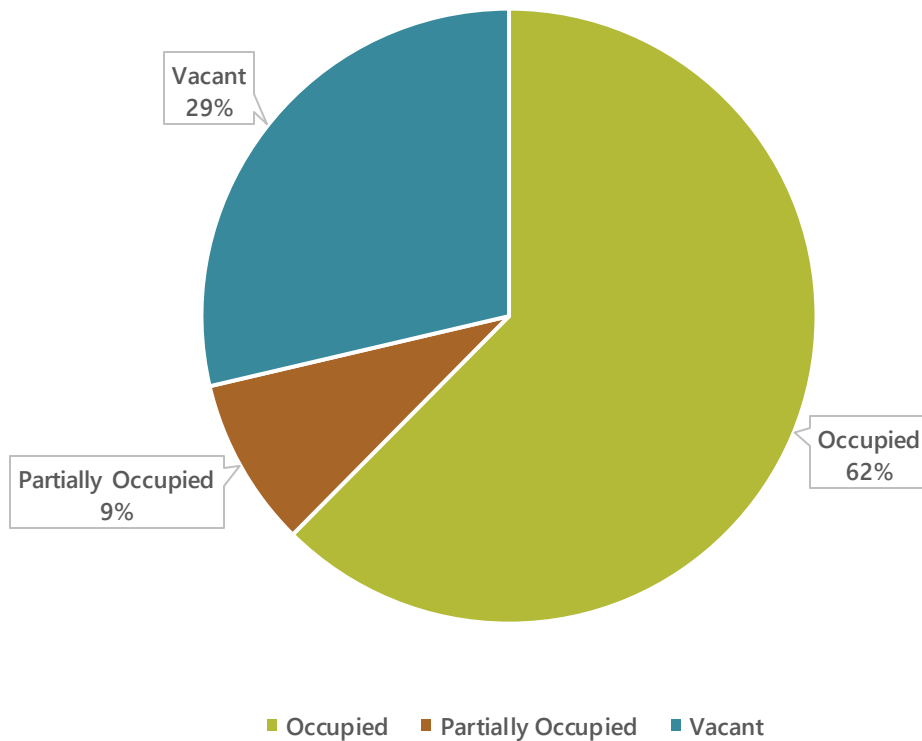


Land Size (Acres)

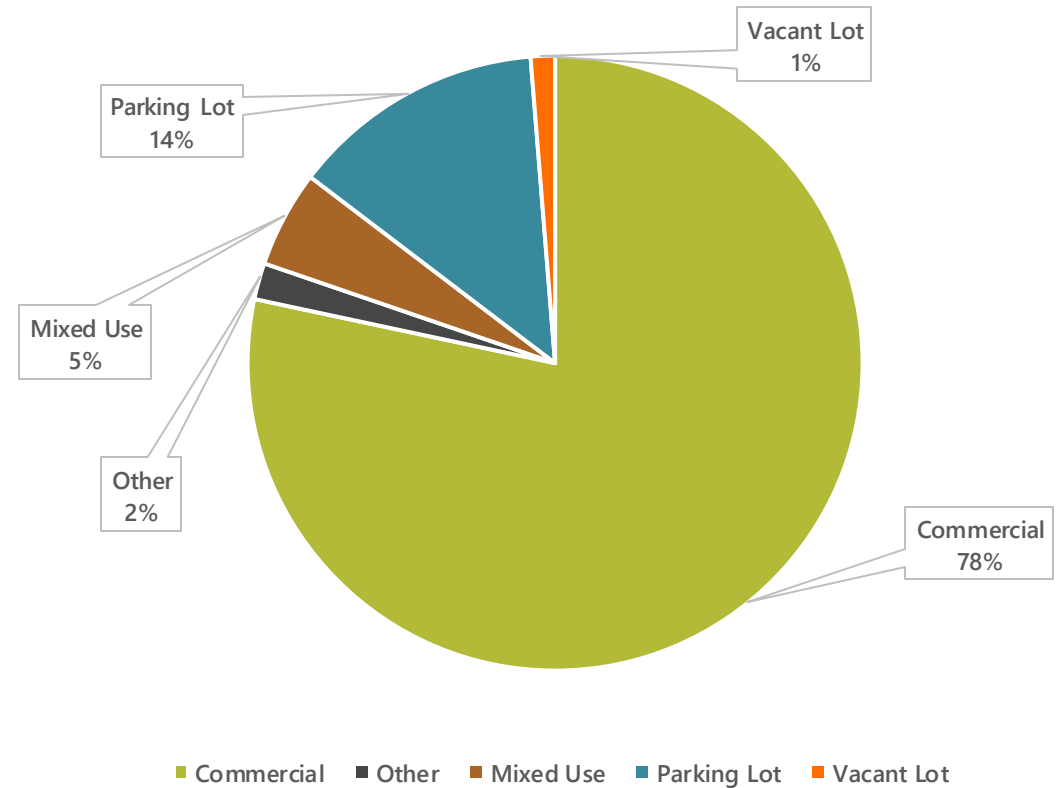


Existing Conditions Summary

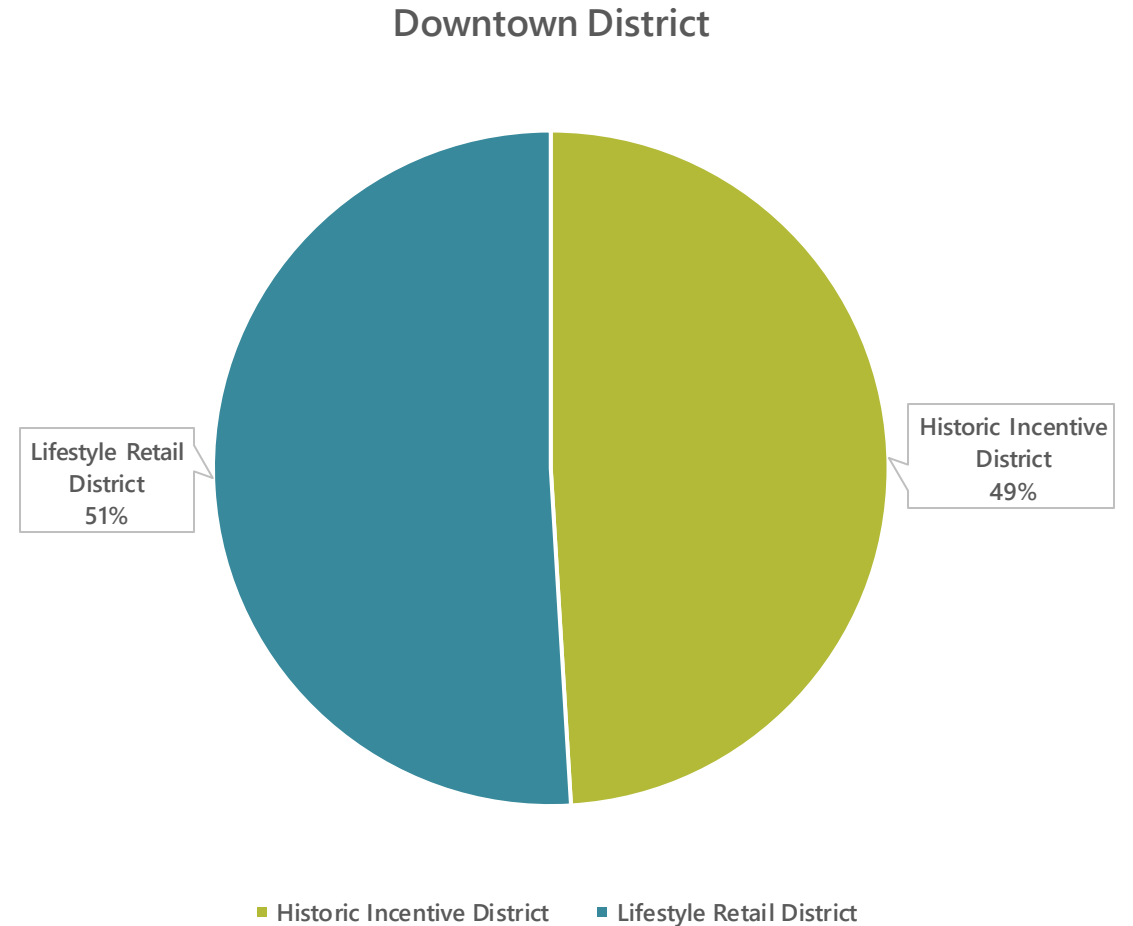
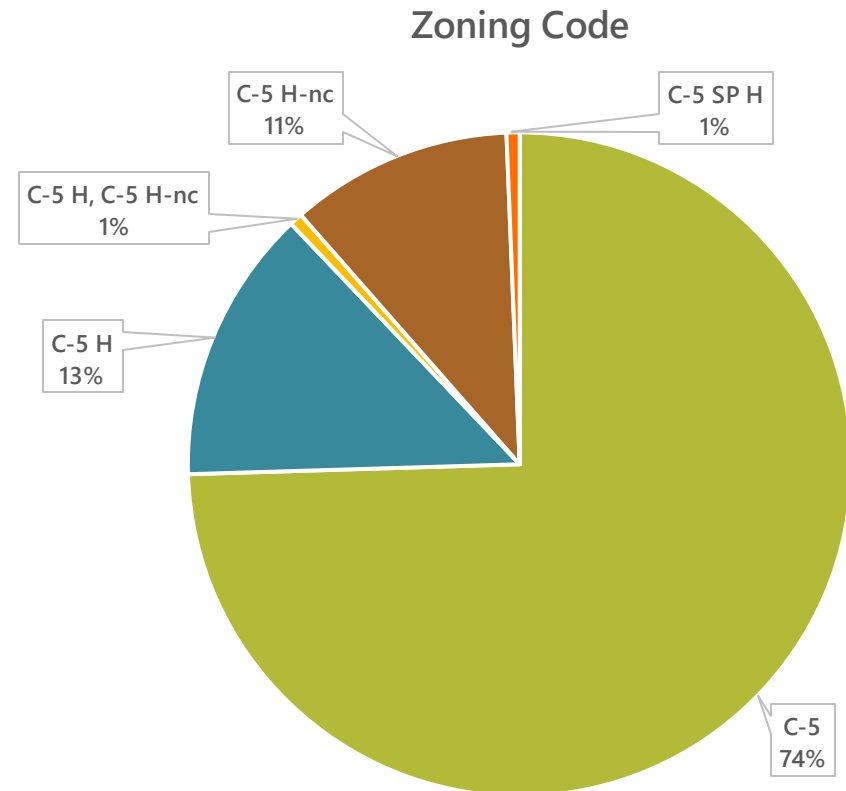
Occupancy (Field Observation)



Current Land Use (Field Observation)



Existing Conditions Summary



Existing Conditions Summary

Pavement Condition Index (PCI)

Street Name	Pavement Condition Rating	Roadway Classifications
E Mills Ave.	98.89 (Excellent)	Minor
El Paso Dr.	72.74 (Good)	Minor
Kansas St.	71.9 (Good)	Major arterial
Stanton St.	94.44 (Excellent)	Minor
Oregon St.	85.79 (Very Good)	Minor
Mesa St.	77.81 (Good)	Major arterial
Overland Ave.	82.69 (Very Good)	Minor
1 st Ave	59.20 (Marginal)	Minor
Texas Ave.	85.46 (Very Good)	Major arterial
E San Antonio Ave.	94.72 (Excellent)	Minor
Paisano Dr.	Value 0 (not rated)	Major arterial/State Road

Legend

90-100	Excellent
80-89	Very Good
70-79	Good
60-69	Fair
42-59	Marginal
20-41	Poor
0-19	Very Poor

Market Assessment

El Paso Area-Wide Planning

April 28, 2021

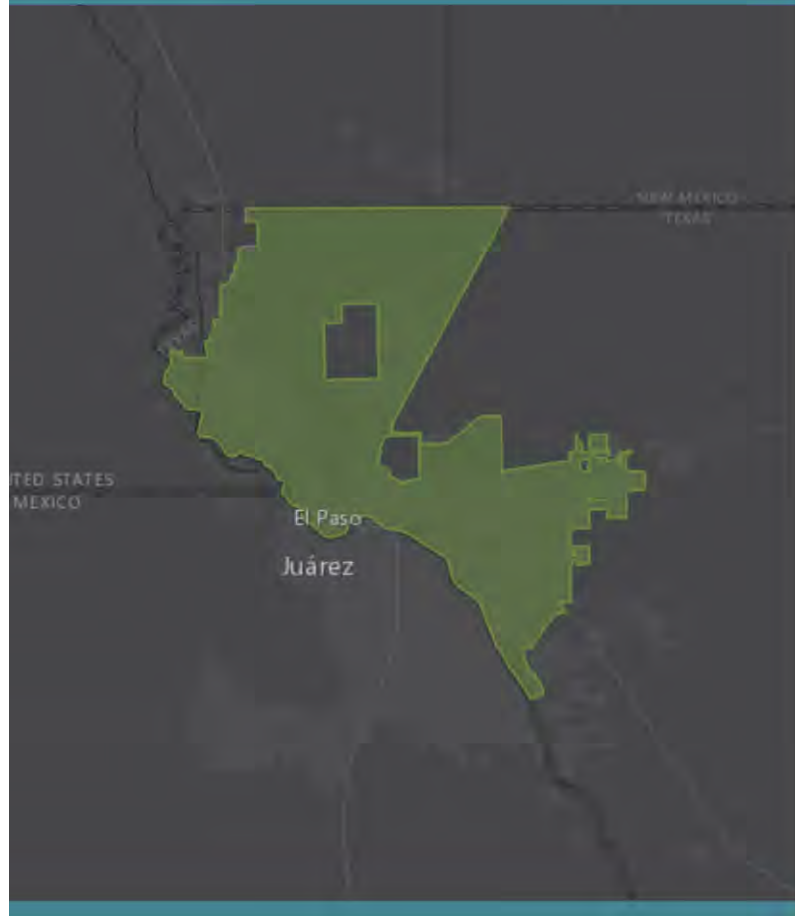


Overview City of El Paso

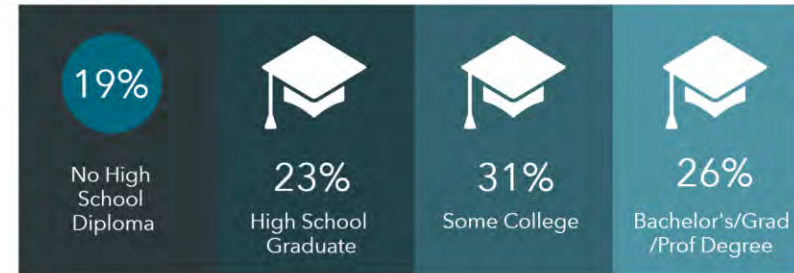
DEMOGRAPHIC PROFILE

El Paso City, TX

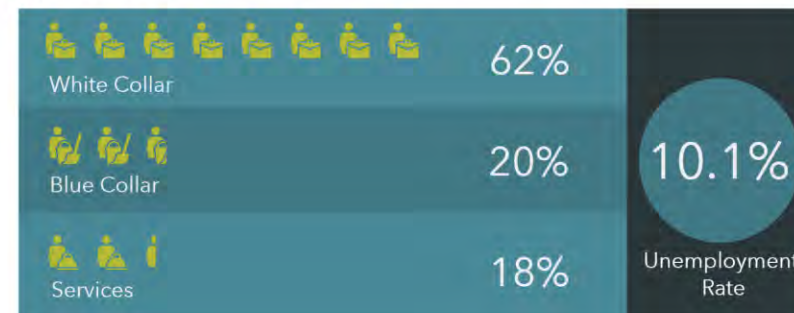
Geography: Place



EDUCATION



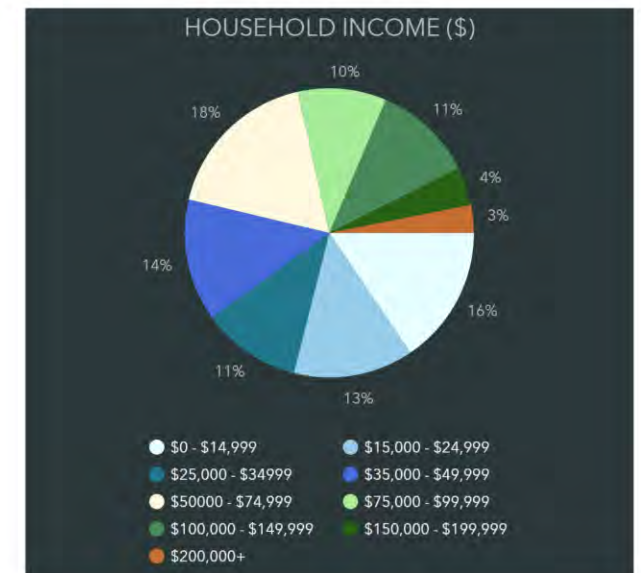
EMPLOYMENT



KEY FACTS



INCOME



Key Takeaways City of El Paso

- **High unemployment rate** (10.1%), compared to national average of 6.0% according to the Bureau of Labor Statistics.
- **Higher number of white-collar jobs** (office environment) compared to blue-collar jobs (manual or trade-related.)
- **Low median household income** (\$44,947) compared to Texas (\$64,034) and the United States (\$68,703.)
- **Low median age** (33) compared to Texas (34.6) and the United States (38.1.)

Overview Downtown El Paso

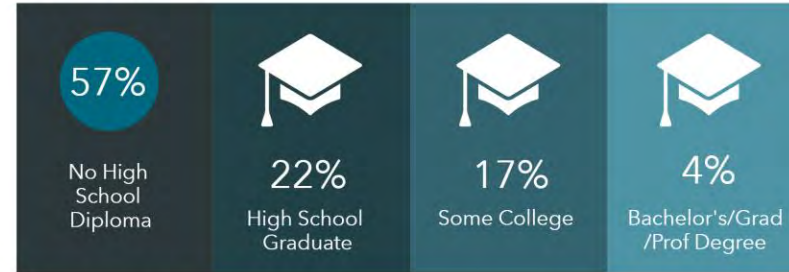
DEMOGRAPHIC PROFILE

3 Census Tracts

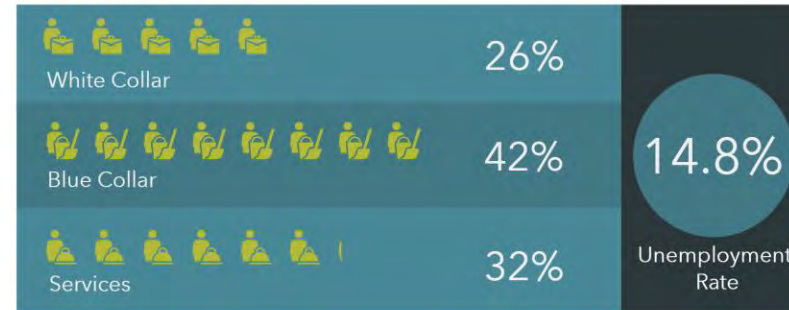
Geography: Census Tract



EDUCATION



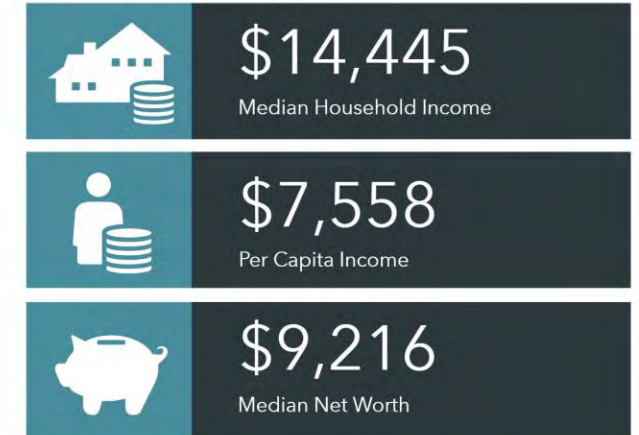
EMPLOYMENT



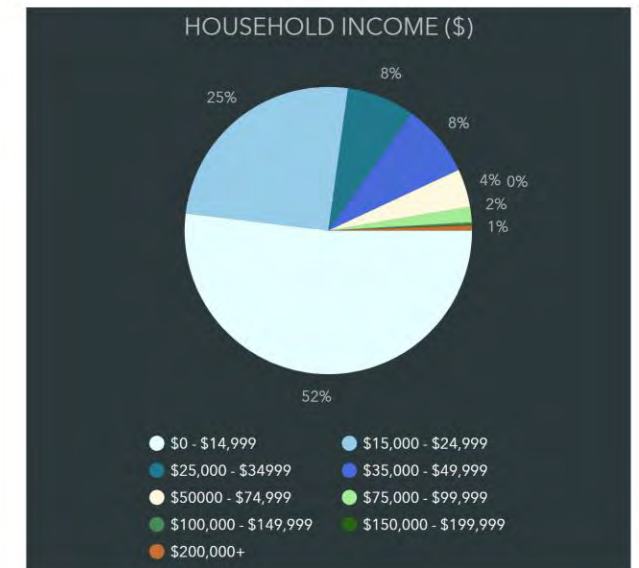
KEY FACTS



INCOME



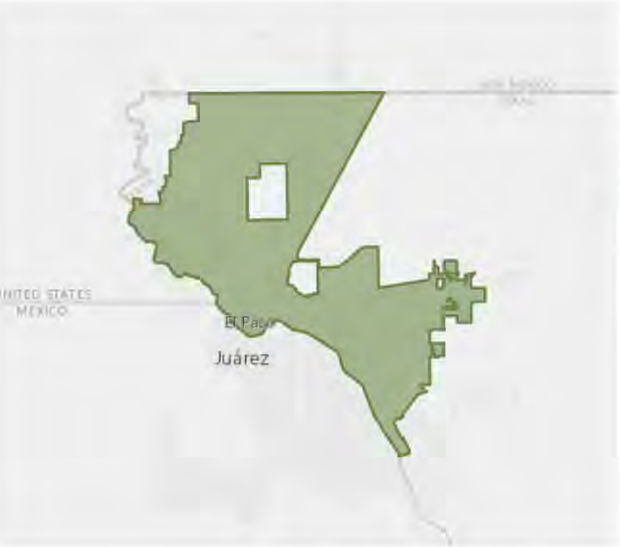
HOUSEHOLD INCOME (\$)



Key Takeaways Downtown El Paso

- **High unemployment rate** (14.8%), compared to City of El Paso (10.1%) and national average of 6.0% according to the Bureau of Labor Statistics.
- **Higher number of blue-collar jobs** (manual or trade-related) compared to white-collar jobs (office environment.)
- **Low median household income** (\$14,445) compared to City of El Paso (\$44,947), Texas (\$64,034) and the United States (\$68,703.)
- **High median age** (35.4) compared to Texas (34.6) and **low median age** compared to the United States (38.1.)

Population Trends City of El Paso

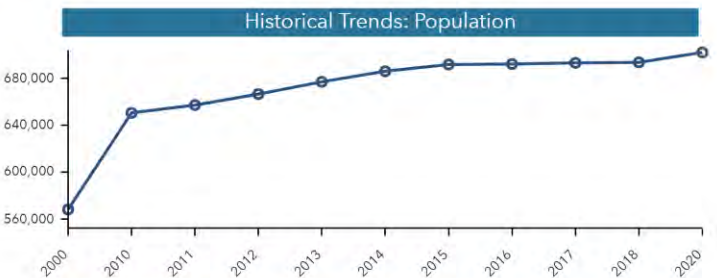


POPULATION TRENDS AND KEY INDICATORS

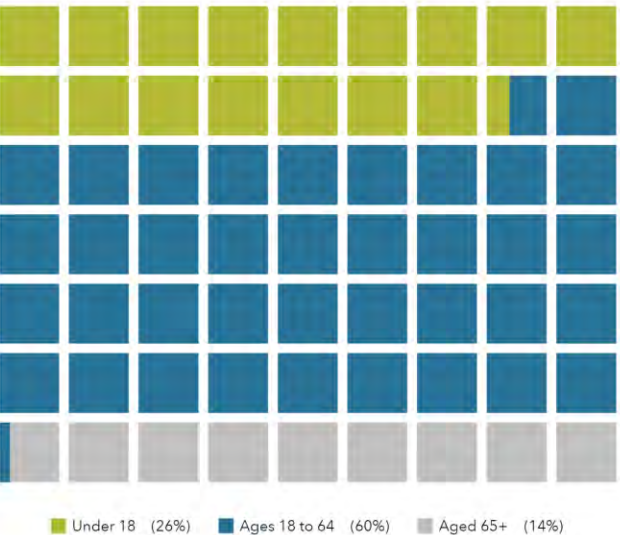
El Paso City, TX

702,073	234,931	2.95	33.7	\$44,947	\$141,639	59	145	56
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

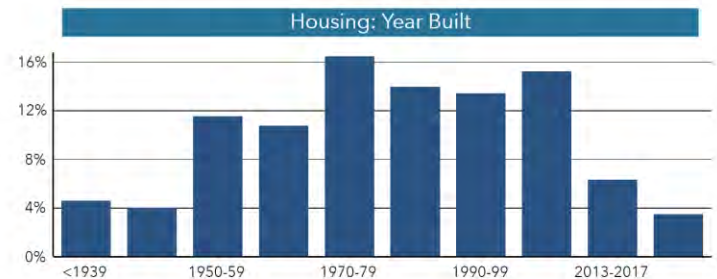
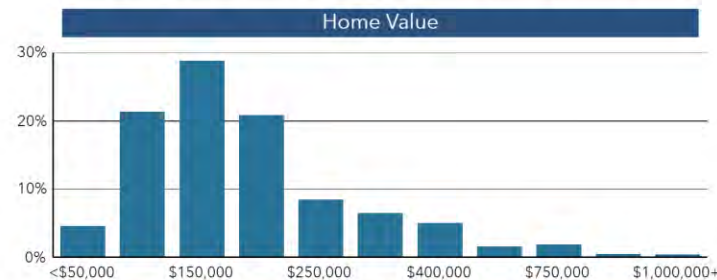
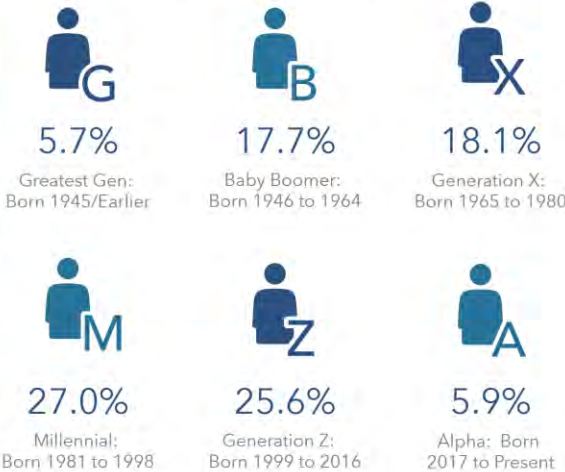
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Key Takeaways

Population Trends – City of El Paso

- **Population increased** by 23.6% since 2000
- **Millenials** (born 1981 – 1998) are the predominant generation (27%).
- **Low median home value** (\$141,639) compared to Texas (\$193,109) and the United States (\$235,127)
- **Low Diversity Index** (56) compared to Texas (76) and the United States (65)
 - Diversity Index summarizes racial and ethnic diversity. For example, if an area's entire population belongs to one race or ethnic group, the area has zero diversity.

Population Trends Downtown El Paso



POPULATION TRENDS AND KEY INDICATORS

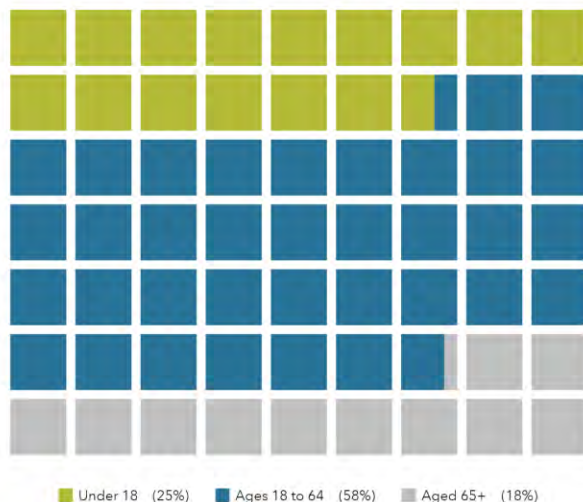
3 Census Tracts

5,938	1,874	2.66	35.4	\$14,445	\$37,308	14	216	60
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

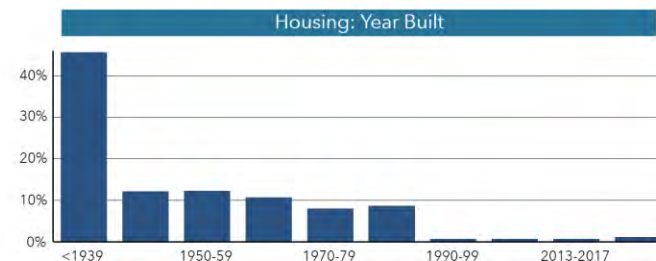
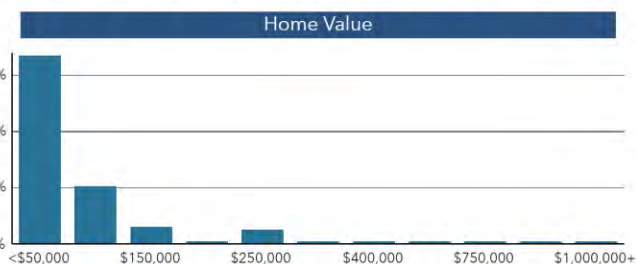
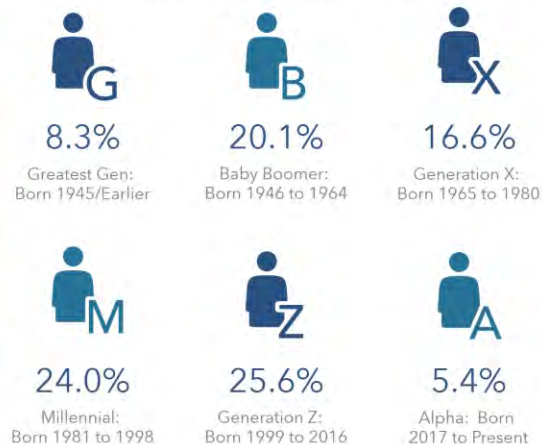
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



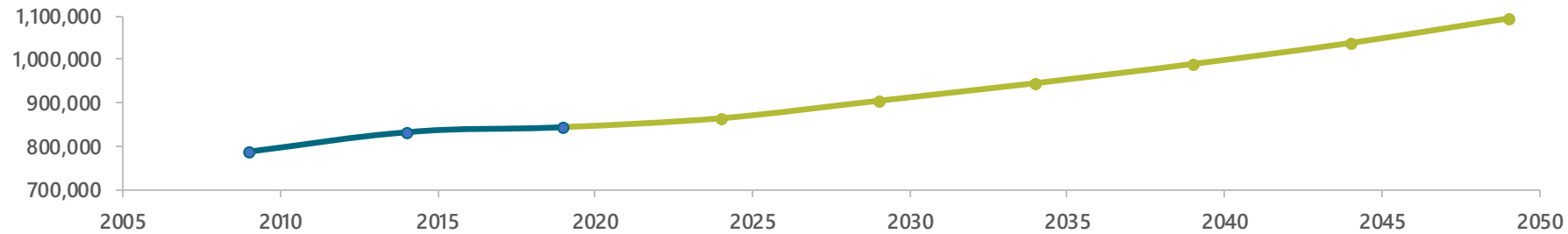
Key Takeaways

Population Trends – Downtown El Paso

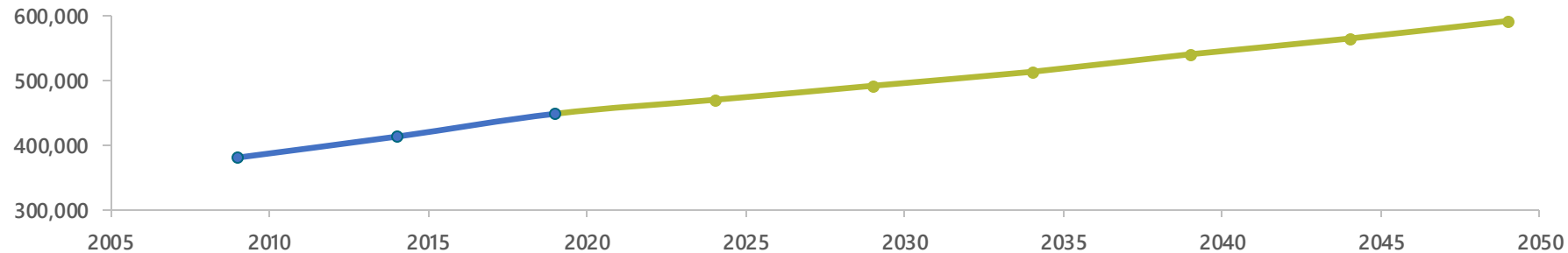
- **Population decreased** by 11.6% since 2000
- **Generation Z** (born 1999 – 2016) are the predominant generation (25.6%.)
- **Low median home value** (\$37,308) compared to the City of El Paso (\$141,639), Texas (\$193,109) and the United States (\$235,127)
- **Low Diversity Index** (60) compared to the City of El Paso (56), Texas (76), and the United States (65)
 - Diversity Index summarizes racial and ethnic diversity. For example, if an area's entire population belongs to one race or ethnic group, the area has zero diversity.

Projections City of El Paso

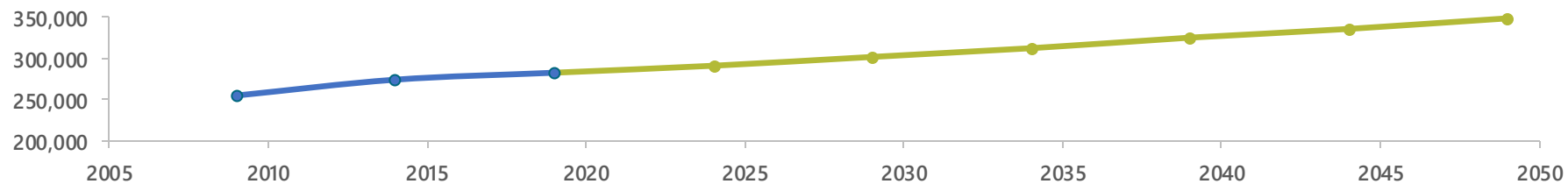
Population Projections



Employment Projections



Household Projections

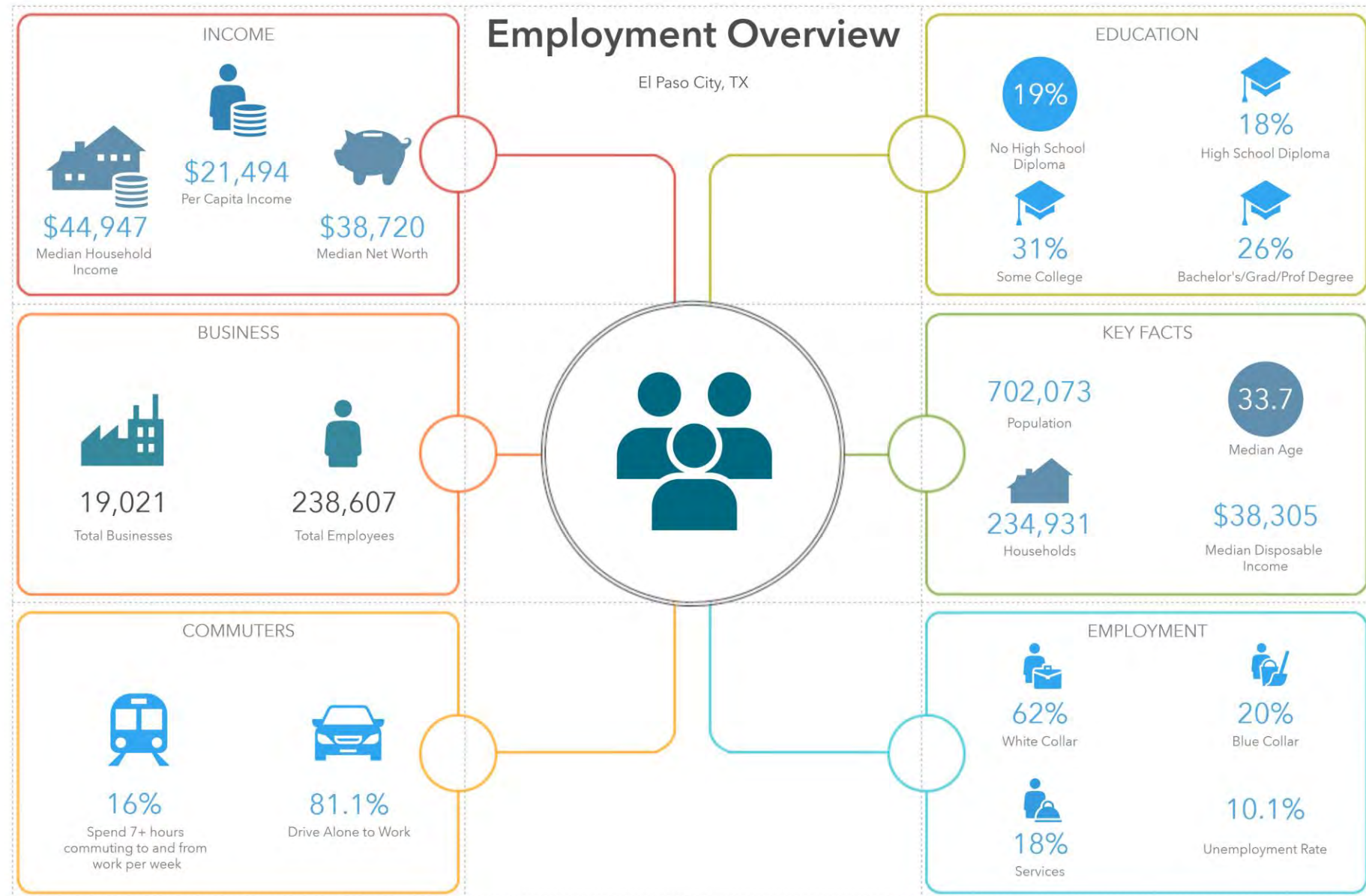


Key Takeaways Projections

- **Population is expected to increase by 29.6% by 2050**
- **Employment is expected to increase by 31.6% by 2050**
- **Number of households is expected to increase by 22.9% by 2050**

Employment Overview

City of El Paso



Key Takeaways Employment Overview – City of El Paso

- **Professional degree attainment is low** (26%) compared to Texas (31%), and the United States (33%)
- **19,021 Total Businesses**
 - Service: 36%
 - Retail Trade: 25.6%
 - Other Service: 19.1%
 - Finance/Real Estate: 10%
- **Commuter Trends**
 - Drive Alone: 81.1%
 - Carpool: 10.6%
 - Work from Home: 3.2%
 - Public Transportation: 1.6%
 - Walk: 1.4%

Employment Overview

Downtown El Paso



Key Takeaways

Employment Overview – City of El Paso

- **Professional degree attainment is low (4%)** compared to the City of El Paso (26%), Texas (31%), and the United States (33%)
- **1,046 Total Businesses**
 - Service: 29.3%
 - Retail Trade: 23.3%
 - Other Service: 17.1%
 - Finance/Real Estate: 14.6%
 - Government: 10.7%
- **Commuter Trends**
 - Drive Alone: 44.4%
 - Walk: 26%
 - Public Transportation: 17.9%
 - Bus: 17.9%
 - Carpool: 8.5%
 - Work from Home: 0.4%

What do you think?

- What population segment/household type should we make an extra effort to plan for?
- What is your one big project idea/initiative that would you like to see implemented in the focus area?



Next steps

- Stakeholder interviews
- Presentation of initial redevelopment strategy findings (integrating stakeholder feedback)
 - July 21, 2021 – 9 am and 5:30 pm
- Presentation of final Area-Wide Plan
 - September / October 2021