

# Brownfield Inventory

## Downtown El Paso - Area-Wide Planning Study

El Paso, Texas



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*Existing historic buildings along El Paso Street*



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Existing historic buildings along San Antonio Avenue at Oregon Street

## 1.0. INTRODUCTION

Stantec conducted a brownfield inventory as part of the El Paso Downtown Management District (DMD) Brownfield Area-Wide Planning (AWP) Study. The AWP Study is aimed at identifying reuse and revitalization strategies for an 18-block “target area” within the DMD – including the City blocks and individual properties between El Paso Street and Kansas Street from Paisano Drive to Mill Avenue (see Figure 1.0.1). The AWP Study is funded by the El Paso DMD’s Fiscal Year (FY) 2020 U.S. Environmental Protection Agency (EPA) Brownfield Assessment Coalition Grant, which provides funding to support brownfield assessment, cleanup planning, reuse and redevelopment activities.

**Brownfields Defined** - Brownfields are an important component of revitalization strategies – they present both challenges and opportunities for redevelopment. The EPA defines a brownfield as, *“real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”*. This is a broad definition, meaning that many developed or previously used properties, especially in an urban setting, could be classified as a brownfield. The inventory involves reviewing historic land use information and existing conditions to identify brownfields and other properties with redevelopment potential.

**Inventory Purpose** – The inventory is aimed to analyze all tax parcels within the target area to determine existing site conditions and identify potential brownfields. This information will be used to identify and prioritize properties with near- and mid-term redevelopment potential for new community-serving uses. The DMD and community stakeholders can also use these findings to promote other grant funded activities [e.g., Phase I/II Environmental Site Assessments (ESAs) and Cleanup Plans] and develop reuse strategies for vacant and underutilized properties.

**Inventory Objectives** - The inventory task has two main objectives:

- 1) **Identify Property Characteristics and Conditions:** Identify existing property characteristics and conditions in the target area (e.g., address, size, ownership, building age/conditions, occupancy, historic/current land use, presence in state/federal environmental databases, and presence of recognized or potential environmental concerns – such as chemical storage and spills).
- 2) **Identify Brownfields with Redevelopment Potential:** Identify which properties are potential brownfields, as well as those which have the greatest potential for near- to mid-term redevelopment opportunities.



**Figure 1.0.1 – Target Area Boundaries – El Paso, Texas**

Target area boundaries delineated in red. Source: Google Earth Pro

## 2.0. METHODOLOGY AND DATA SOURCES

Stantec developed the brownfield inventory using geographic information systems (GIS) and tax lot data obtained from the El Paso County Assessor's Office. Stantec also included select information from environmental databases and historical resources. To supplement this information, Stantec conducted field observations to verify existing conditions, determine occupancy/utilization status, observe building conditions, and identify recognized or potential environmental concerns (e.g., presence of chemical storage, spills, etc.). Stantec developed a property inventory spreadsheet and associated maps to display the brownfield inventory data and results.

**Table 2.0.A. Inventory Data Sources**

<i>Inventory Data Source</i>	<i>Components</i>
<b>Data Source A: Parcel/Tax Lot Database</b> Stantec created a parcel/tax lot database that included property characteristics obtained from El Paso County for all parcels in the target area. This information was imported into a spreadsheet and used to develop a base map. Stantec assigned an inventory map identification (Map ID) number to each property.	Property characteristics including: <ul style="list-style-type: none"><li>▪ Address / property identification number</li><li>▪ Owner / business name</li><li>▪ Zoning</li><li>▪ Size</li><li>▪ Structures (and age)</li><li>▪ Land and improvement values</li><li>▪ Improvement to Land Value Ratio (ILVR)<sup>1</sup></li></ul>
<b>Data Source B: Information from Environmental Databases and Historical Resources</b> Stantec reviewed select state/federal environmental databases and historical resources to identify properties with recognized or potential environmental concerns related to historic/current land use.	Select information contained in: <ul style="list-style-type: none"><li>▪ Texas Commission on Environmental Quality (TCEQ) databases</li><li>▪ U.S. EPA Facility Registration System (FRS) database</li><li>▪ Sanborn® Fire Insurance Maps</li><li>▪ City Directories</li><li>▪ Aerial photography</li></ul>
<b>Data Source C: Field Observations</b> Stantec conducted field observations for all properties in the target area to verify the information collected in Data Sources A and B, and to confirm current land use/occupancy and site conditions.	Select observations concerning: <ul style="list-style-type: none"><li>▪ Current land use</li><li>▪ Occupancy</li><li>▪ Recognized or potential environmental concerns (e.g., chemical storage, stained soils)</li><li>▪ Blight indicators (e.g., poorly maintained pavement or vegetation, cracked or damaged building exteriors, or damaged roofs)</li></ul>

Notes: 1. ILVR is calculated by dividing the assessed value for improvements (e.g., buildings and structures) by the assessed value of the land. Properties with high land values when compared to structure values indicate the property may be *underutilized* and could support future development. For example, an ILVR <1 indicates that the land is more valuable than the improvements, and therefore may be underutilized in terms of development potential. An ILVR of 0 typically means a tax lot is either vacant, a park, wooded area, agricultural land or open space.



*Existing shops along Overland Avenue looking west to El Paso Street*

## 3.0. SCORING EVALUATION

Stantec developed and applied a scoring evaluation system to all parcels/tax lots in the target area to help identify potential brownfields and redevelopment opportunities. The scoring criteria included site characteristics such as building age/condition, occupancy, improvement to land value ratio (ILVR), presence or absence of environmental database records and/or historical/current land uses of potential environmental concern. Table 3.0.A lists the scoring criteria, describes the potential points allotted for each and the rationale for including it in the evaluation.

**Table 3.0.A. Scoring Criteria**

<i>Criterion</i>	<i>Points</i>	<i>Description</i>	<i>Rationale</i>
A. Site Nomination  <i>Method:</i> Site Nomination received by DMD.	2	Site was nominated by the DMD, the Brownfields Revitalization Advisory Committee (BRAC), and/or a community stakeholder	Nominated sites generally have a higher potential for near-term redevelopment opportunities and property/business/developer interest and/or participation.
	0	Site was not nominated	
B: Property Size  <i>Method:</i> Assessor info.	1.0	1.0 acre or greater property size	Sites that are one acre or greater have higher potential to accommodate significant redevelopment projects, whereas sites that are less than 0.25 acres can generally accommodate less redevelopment activity.
	0.5	0.25 acres or greater AND less than 1.0 acre	
	0	Less than 0.25 acres	
C: Improvement to Land Value Ratio (ILVR)  <i>Method:</i> Calculation based on El Paso County Assessor data.	1.0	ILVR < 0.5	A property having an ILVR less than 1.0 means the property is more valuable than its buildings and suggests the property has the potential to support additional development. In contrast, lots with an ILVR greater than 1.0 suggests the property may be well utilized and less likely to be razed and redeveloped.
	0.5	ILVR > 0.5 AND $\leq 1.0$	
	0	ILVR > 1.0	

**Table 3.0.A. Scoring Criteria**

<i>Criterion</i>	<i>Points</i>	<i>Description</i>	<i>Rationale</i>
D: Environmental Databases  <i>Method:</i> Examining environmental databases.	2	Site identified in a database that indicates there has been a documented release	Properties identified in state/federal databases may require/benefit from assessment and cleanup planning activities as part of redevelopment activities.
	1	Site is identified in other type of environmental database	
	0	Site is NOT identified in an environmental database	
E. Current/Historical Use  <i>Method:</i> Examining Sanborn Maps / City Directories	1	Site has supported a land use of potential concern.	Properties with current/historical land use of potential environmental concern may require/benefit from assessment and cleanup planning activities as part of redevelopment activities.
	0	Site has NOT supported a land use of potential concern.	
F. Building Age (pre-1980)  <i>Method:</i> Assessor Info.	1	Building was constructed prior to 1980	Buildings that were constructed prior to 1980 have a higher potential for containing asbestos, lead-based paint and/or other hazardous/regulated building materials.
	0	Building was constructed in 1980 or after	
G: Undeveloped Property  <i>Method:</i> Assessor Info / Field Observations	2	Site does not have a building	Properties which are undeveloped and/or do not have a building may be prime for redevelopment opportunities.
	0	Site has a building	
H: Vacant/Underutilized Buildings  <i>Method:</i> Field Observation	2	Building is vacant	Properties with vacant/underutilized buildings may be prime for improvements and/or adaptive reuse.
	1	Building is partially occupied	
	0	Building is fully occupied	
I. Blight Indicator  <i>Method:</i> Field Observation	1	Site or building is in disrepair.	Properties that have various signs of deterioration, blight, and deferred maintenance may have potential for improvements to support revitalization/redevelopment.
	0.5	Site or building shows signs of minor deferred maintenance (e.g., peeling paint, overgrown vegetation)	
	0	Site is in good condition	



*Existing buildings and surface parking lot along Oregon Street near Overland Avenue*

## 4.0. INVENTORY RESULTS

Stantec completed the inventory activities described above during March-August 2021. The results are summarized in this section. Additional details are provided in the Appendices:

- **Appendix A – Overview Maps:** Map A1 includes the target area boundaries, assigned property numbers (or Map IDs), and scoring evaluation results for each property; Map A2 highlights undeveloped land and vacant and underutilized buildings in the target area.
- **Appendix B – Block Maps:** Includes a map for each block (A through O) in the target area that highlights property conditions and scoring evaluation results for each property.
- **Appendix C – Inventory Spreadsheet:** Summarizes existing conditions, site characteristics and scoring evaluation results for each property within the target area.
- **Appendix D – Photographs:** Includes photographs taken during site reconnaissance activities; these images and their associated numbers correspond with the column "PHOTO NO." in the Inventory Spreadsheet.

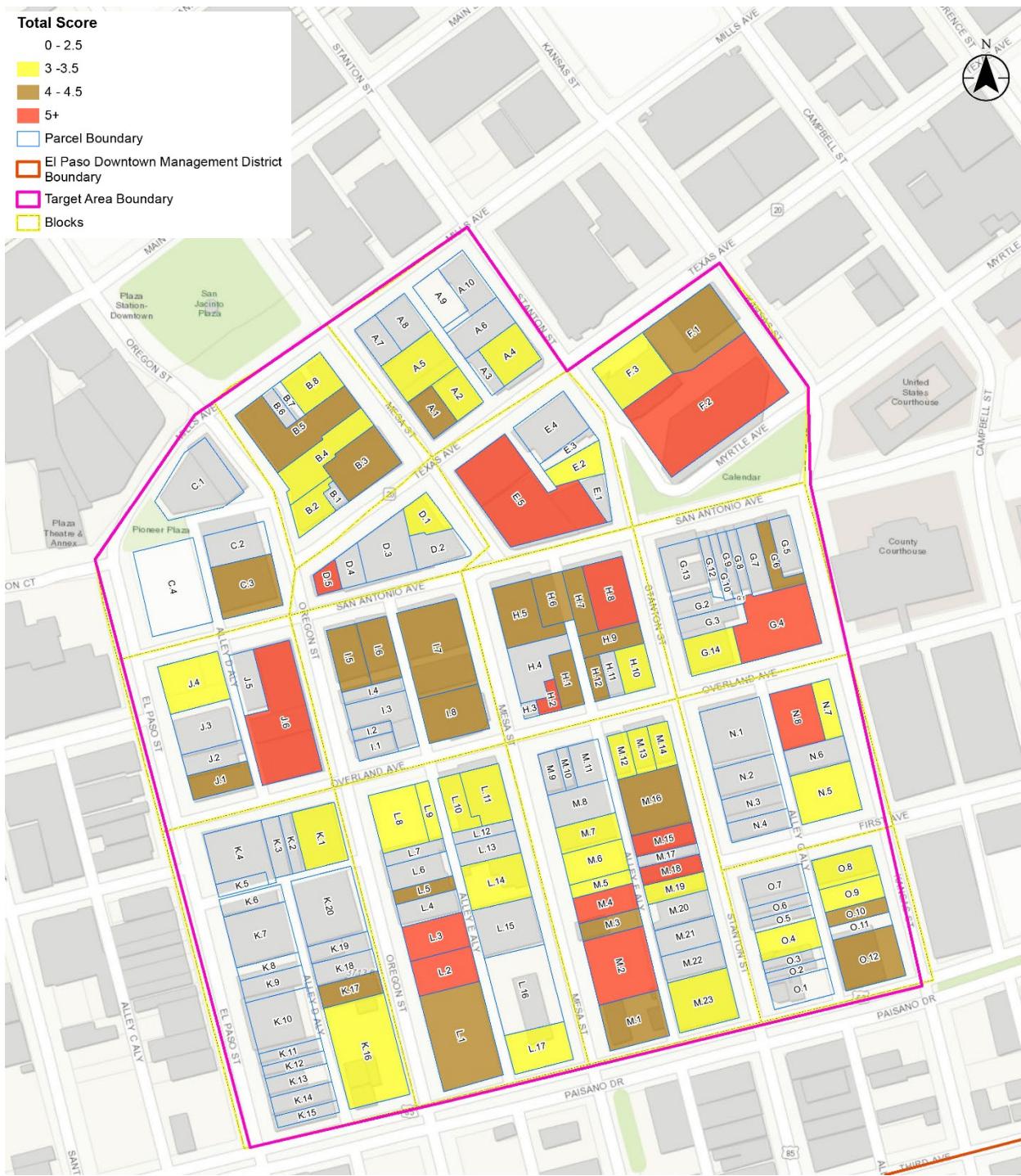
The inventory included a total of 154 parcels/tax lots. Table 4.0.A lists the scoring criteria and the number of parcels that possess the associated site/property characteristics. Some parcels meet multiple criteria.

<b>Table 4.0.A. – Inventory Scoring Criteria and Number of Associated Parcels</b>		
<i>Scoring Criteria</i>	<i>Number of Parcels (in Target Area)</i>	<i>Scoring Detail for Parcels (in Target Area)</i>
A. Site Nomination	0 parcels	N/A
B: Property Size	5 parcels	1 point = 1 parcels (1-acre or more) 0.5 points = 4 parcels (greater than 0.25-acres but less than 1-acre)
C: Improvement to Land Value Ratio (ILVR)	95 parcels	1 point = 63 parcels (ILVR < 0.5) 0.5 points = 32 parcels (ILVR > 0.5 AND $\leq 1.0$ )
D: Identified in an Environmental Database	40 parcels	2 points = 3 parcels (on database with a confirmed release) 1 point = 37 parcels (on database without a confirmed release)
E. Current/Historical Use of Concern	39 parcels	1 point = 39 parcels
F. Building Age (pre- 1980)	104 parcels	1 point = 104 parcels
G: Undeveloped Property (no buildings and excluding surface parking lots)	18 parcels	2 points = 18 parcels
H: Vacant Buildings (partial or fully vacant)	48 parcels	2 points = 22 parcels (fully vacant building) 1 point = 26 parcels (partially vacant building)
I. Blight Indicator	24 parcels	1 point = 24 parcels

## 4.1. – Potential Brownfields

The parcels meeting multiple criteria could be potential brownfields that may benefit from further assessment (e.g., Phase I/II ESAs and/or Cleanup Planning activities). Additionally, brownfields that are undeveloped, abandoned, and/or underutilized may possess opportunities for redevelopment and/or adaptive reuse so they can be put back to productive or highest and best use. Existing buildings that are vacant or not fully occupied, could be preserved and adapted for reuse by new tenants. These properties may need interior and exterior improvements to facilitate new uses. Undeveloped properties (including cleared parcels and surface parking lots) could be prioritized for urban infill development and/or public amenities.

Based on the inventory findings, 73 parcels (totaling 15.48-acres) scored between 3.0 – 7.5 – meaning these properties meet multiple scoring criteria. These potential brownfields may benefit from further study due to their combination of vacant/underutilized status, potential environmental concerns, and/or their potential to accommodate new community-serving uses. Map A1 shows the scoring for all properties in the target area. Table 4.1.A. lists the site characterization data for these sites.



**Map A1 – Brownfield Inventory Overview Map**

**Table 4.1.A. Brownfield Site Characterization Data (Tax Lots Scoring 3.0 to 7.5)**

Block	Map ID	Parcel ID	Size (acres)	ILVR	Zoning	Site Characterization Scoring									Current Occupancy (May 2021)	
						A) Site Nomination Score (0-2)	B) Property Size Score (0-1)	C) Utilization/Vacancy Score (0-1)	D) Environmental Database Score (0-2)	E) Current/Historical Use Score (0-1)	F) Building Age (Pre-1980) Score (0-1)	G) Undeveloped Property Score (0-2)	H) Vacant/Underutilized Buildings (0-1)	I) Bright Indicator Score (0-1)	Total Score	
A	A.1	92889	0.1194	0.95	C1	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5	Underutilized
A	A.2	299597	0.1194	2.18	C5 HN C	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	1.0	3.0	Utilized
A	A.4	66179	0.1791	3.01	C5 H	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	1.0	3.0	Utilized
A	A.5	355410	0.2387	0.00	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0	Vacant
B	B.2	264215	0.1198	1.66	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	0.0	0.0	3.0	Utilized
B	B.3	388300	0.2665	3.14	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	1.0	0.0	4.0	Utilized
B	B.4	126366	0.2177	1.12	C-5 H- NC	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	1.0	3.0	Utilized
B	B.5	70519	0.4002	0.19	C-5	0.0	0.0	1.0	0.0	0.0	0.0	0.0	2.0	1.0	4.0	Underutilized
B	B.8	381316	0.1745	1.49	C-5 H	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	1.0	3.0	Utilized
C	C.3	205403	0.3085	0.89	C5 NC H SP	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5	Underutilized
D	D.1	21334	0.1017	9.93	C- 5H	0.0	0.0	0.0	1.0	0.0	1.0	0.0	0.0	1.0	3.0	Utilized
D	D.5	278826	0.0743	2.76	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	5.0	Utilized
E	E.2	120486	0.1223	0.01	C5	0.0	0.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	3.0	Underutilized
E	E.5	174073	0.7008	1.42	C5	0.0	0.5	0.0	2.0	1.0	1.0	0.0	2.0	1.0	7.5	Utilized
F	F.1	201575	0.396	0.20	C5	0.0	0.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	4.0	Underutilized
F	F.2	390162	1.0204	4.77	C5	0.0	1.0	0.0	2.0	1.0	1.0	0.0	0.0	0.0	5.0	Utilized
F	F.3	365167	0.3190	7.71	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	0.0	0.0	3.0	Utilized
G	G.1	684959	0.0007	0.00		0.0	0.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	3.0	Vacant
G	G.14	646368	0.1791	5.56	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	0.0	0.0	3.0	Utilized
G	G.4	256386	0.4139	0.01	C5	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	0.0	5.0	Underutilized
G	G.6	249618	0.1019	1.61	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	1.0	0.0	4.0	Utilized
H	H.1	327375	0.1119	0.88	C5	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5	Underutilized
H	H.10	95346	0.1194	0.51	C5	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	0.0	3.5	Underutilized

**Table 4.1.A. Brownfield Site Characterization Data (Tax Lots Scoring 3.0 to 7.5)**

Block	Map ID	Parcel ID	Size (acres)	IL/R	Zoning	Site Characterization Scoring										Current Occupancy (May 2021)
						A) Site Nomination Score (0-2)	B) Property Size Score (0-1)	C) Utilization Vacancy Score (0-1)	D) Environmental Database Score (0-2)	E) Current/Historical Use Score (0-1)	F) Building Age (Pre-1980) Score (0-1)	G) Underdeveloped/Property Score (0-2)	H) Vacant/Underutilized Buildings (0-1)	I) Bright Indicator Score (0-1)	Total Score	
H	H.12	88005	0.0597	3.30	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	2.0	1.0	4.0	Utilized
H	H.2	359956	0.0419	2.81	C5	0	0	0	1	1	1	0	2	1	6.0	Utilized
H	H.5	110040	0.2401	1.84	C-5 H	0	0	0	0	0	1	0	2	1	4.0	Utilized
H	H.6	33912	0.1331	1.57	C5	0	0	0	0	0	1	0	2	1	4.0	Utilized
H	H.7	245272	0.1194	0.65	C5	0	0	0.5	0	0	1	0	2	1	4.5	Underutilized
H	H.8	26543	0.2388	0.25	C-5	0	0	1	0	0	1	0	2	1	5.0	Underutilized
H	H.9	407319	0.1194	4.43	C5	0	0	0	0	0	1	0	2	1	4.0	Utilized
I	I.5	355211	0.169	0.58	C5	0	0	0.5	0	0	1	0	2	1	4.5	Underutilized
I	I.6	399991	0.169	0.49	C5	0	0	1	0	0	1	0	1	1	4.0	Underutilized
I	I.7	332527	0.4724	0.00	C5	0	0	1	0	1	0	2	0	0	4.0	Vacant
I	I.8	339235	0.2456	0.69	C5	0	0	0.5	1	1	0	2	0	0	4.5	Vacant
J	J.1	161950	0.1322	0.05	C5	0	0	1	1	1	1	0	0	0	4.0	Underutilized
J	J.4	231569	0.2709	0.00	C5	0	0	1	1	1	0	0	0	0	3.0	Vacant
J	J.6	45713	0.5829	0.84	C5	0	0.5	0.5	1	1	1	0	1	1	6.0	Underutilized
K	K.1	277512	0.2196	0.83	C5	0	0	0.5	1	1	1	0	0	0	3.5	Underutilized
K	K.16	124767	0.5702	0.71	C5	0	0.5	0.5	1	1	0	0	0	0	3.0	Underutilized
K	K.17	71799	0.1212	0.32	C5	0	0	1	1	1	1	0	0	0	4.0	Underutilized
L	L.1	101330	0.5234	0.79	C5	0	0.5	0.5	2	1	0	0	0	0	4.0	Underutilized
L	L.10	47484	0.1176	0.36	C5	0	0	1	0	0	1	0	0	1	3.0	Underutilized
L	L.11	214035	0.1813	0.51	C5	0	0	0.5	0	0	0	0	2	1	3.5	Underutilized
L	L.14	234038	0.2388	0.40	C5	0	0	1	0	0	1	0	1	0	3.0	Underutilized
L	L.17	391533	0.2149	0.44	C5	0	0	1	1	1	0	0	0	0	3.0	Underutilized
L	L.2	89878	0.1928	0.02	C5	0	0	1	1	1	0	2	0	0	5.0	Underutilized
L	L.3	396289	0.1928	0.03	C5	0	0	1	1	1	0	2	0	0	5.0	Underutilized
L	L.5	36841	0.0747	0.65	C5	0	0	0.5	1	1	1	0	1	0	4.5	Underutilized
L	L.8	151581	0.2436	0.01	C5	0	0	1	0	0	0	2	0	0	3.0	Underutilized
L	L.9	58921	0.0649	0.01	C5	0	0	1	0	0	0	2	0	0	3.0	Underutilized
M	M.1	171938	0.2493	0.65	C5	0	0	0.5	1	1	1	0	1	0	4.5	Underutilized
M	M.12	168003	0.0776	0.12	C5	0	0	1	0	0	1	0	1	0	3.0	Underutilized
M	M.13	207395	0.0796	0.41	C5	0	0	1	0	0	1	0	1	0	3.0	Underutilized
M	M.14	21810	0.0816	0.22	C5	0	0	1	0	0	1	0	1	0	3.0	Underutilized

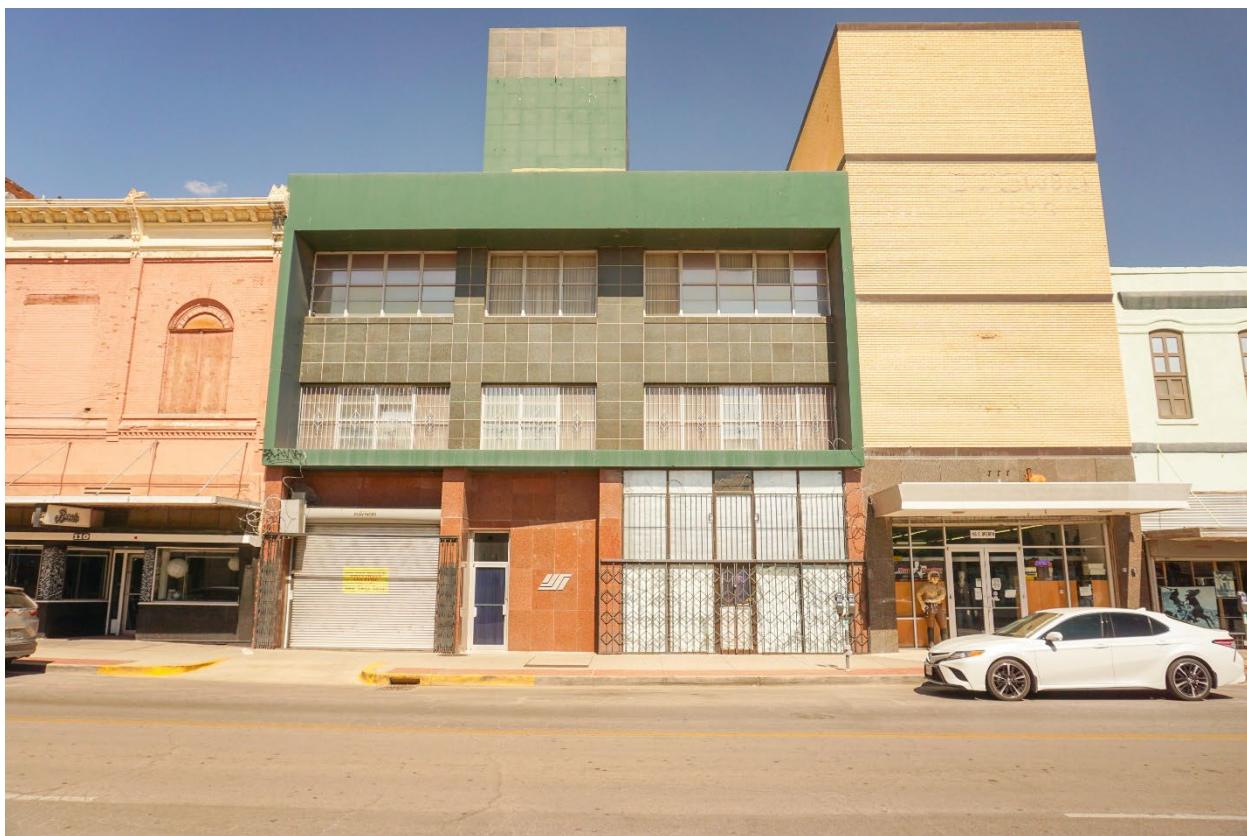
**Table 4.1.A. Brownfield Site Characterization Data (Tax Lots Scoring 3.0 to 7.5)**

Block	Map ID	Parcel ID	Size (acres)	ILVR	Zoning	Site Characterization Scoring										Current Occupancy (May 2021)
						A) Site Nomination Score (0-2)	B) Property Size Score (0-1)	C) Utilization Vacancy Score (0-1)	D) Environmental Database Score (0-2)	E) Current/Historical Use Score (0-1)	F) Building Age (Pre-1980) Score (0-1)	G) Underdeveloped/Property Score (0-2)	H) Vacant/Underutilized Buildings (0-1)	I) Blight Indicator Score (0-1)	Total Score	
M	M.15	34145	0.1157	0.10	C5	0	0	1	1	1	1	0	1	0	5.0	Underutilized
M	M.16	252024	0.3067	0.18	C5	0	0	1	1	1	1	0	0	0	4.0	Underutilized
M	M.18	157541	0.0964	0.00	C5	0	0	1	1	1	1	0	1	0	5.0	Underutilized
M	M.19	310986	0.0964	0.19	C5	0	0	1	0	0	1	0	1	0	3.0	Underutilized
M	M.2	278007	0.3517	0.07	C5	0	0	1	1	1	0	2	0	0	5.0	Underutilized
M	M.23	44196	0.2865	3.35	C-5	0	0	0	1	1	1	0	0	0	3.0	Utilized
M	M.3	165846	0.097	0.21	C5	0	0	1	1	1	1	0	0	0	4.0	Underutilized
M	M.4	101520	0.1377	0.03	C5	0	0	1	1	1	0	2	0	0	5.0	Underutilized
M	M.5	61776	0.0734	0.02	C5	0	0	1	0	0	0	2	0	0	3.0	Underutilized
M	M.6	349107	0.1685	0.02	C5	0	0	1	0	0	0	2	0	0	3.0	Underutilized
M	M.7	386656	0.1437	0.61	C5	0	0	0.5	1	1	1	0	0	0	3.5	Underutilized
N	N.5	384543	0.2663	0.02	C5	0	0	1	0	0	0	2	0	0	3.0	Underutilized
N	N.7	207080	0.0936	0.01	C5	0	0	1	0	0	0	2	0	0	3.0	Underutilized
N	N.8	84189	0.2185	0.01	C5	0	0	1	1	1	0	2	0	0	5.0	Underutilized
O	O.10	52216	0.0716	0.45	C5	0	0	1	0	0	1	2	0	0	4.0	Underutilized
O	O.12	32699	0.2865	0.28	C5	0	0	1	1	1	1	0	0	0	4.0	Underutilized
O	O.4	167448	0.1433	0.02	C5	0	0	1	0	0	0	2	0	0	3.0	Underutilized
O	O.8	20473	0.1433	0.14	C5	0	0	1	0	0	1	0	1	0	3.0	Underutilized
O	O.9	41513	0.1433	0.04	C5	0	0	1	0	0	0	2	0	0	3.0	Underutilized

## 4.2. – Vacant or Underutilized Buildings

The inventory identified 44 existing buildings (totaling 7.18-acres) that were vacant or were not fully occupied. These buildings have the potential to be improved or adaptively reused to support new uses which may include new housing units, commercial spaces, entertainment venues, and/or offices. Existing buildings sometimes represent a lower cost to potential tenants when compared to new construction – thus adaptive reuse of existing buildings is a vital strategy to support small business start-ups and retain/provide affordable housing options in urban environments. Additionally, many existing buildings have architectural elements that are uniquely El Paso – their preservation and reuse will retain the City's history and character.

Many times, existing buildings may need interior/exterior tenant improvements to update the spaces for end users. Older buildings (namely those constructed prior to 1980) sometimes include hazardous building materials such as asbestos, lead-based paint, and polychlorinated biphenyls (PCBs) – these materials could be addressed/ removed as part of building remodels, rehab, and tenant improvement activities. Phase I/II ESAs and regulated building material (RBM) surveys can inform building owners and prospective tenants of the potential abatement costs and other liabilities that may be present in older buildings. Map A2 highlights undeveloped land and vacant and underutilized buildings in the target area. Table 4.2.A. lists the parcels that contain vacant or underutilized buildings in the target area.



Vacant and underutilized buildings along Oregon Street near San Antonio Avenue



**Map A2 – Brownfield Inventory Underdeveloped and Vacant Buildings Map**

**Table 4.2.A. Vacant or Underutilized Buildings (Current Occupancy)**

Site Characterization Scoring																
<i>Block</i>	<i>Map ID</i>	<i>Parcel ID</i>	<i>Size (acres)</i>	<i>ILVR</i>	<i>Zoning</i>	<i>A) Site Nominations Score (0-2)</i>	<i>B) Property Size Score (0-1)</i>	<i>C) Utilization Vacancy Score (0-1)</i>	<i>D) Environmental Database Score (0-2)</i>	<i>E) Current/Historical Use Score (0-1)</i>	<i>F) Building Age (Pre-1980)</i>	<i>G) Undeveloped Property Score (0-2)</i>	<i>H) Vacant/Underutilized Buildings (0-1)</i>	<i>I) Blight Indicator Score (0-1)</i>	<i>Total Score</i>	
A	A.1	92889	0.1194	0.95	C1	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5	
A	A.2	299597	0.1194	2.18	C5 HN C	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	1.0	3.0	
A	A.4	66179	0.1791	3.01	C5 H	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	1.0	3.0	
B	B.3	388300	0.2665	3.14	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	1.0	0.0	4.0	
B	B.4	126366	0.2177	1.12	C-5 H- NC	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	1.0	3.0	
B	B.5	70519	0.4002	0.19	C-5	0.0	0.0	1.0	0.0	0.0	0.0	0.0	2.0	1.0	4.0	
B	B.8	381316	0.1745	1.49	C-5 H	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	1.0	3.0	
C	C.2	54410	0.1488	2.16	C-5 HS P	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0	
C	C.3	205403	0.3085	0.89	C5 NC H SP	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5	
D	D.2	221609	0.1321	2.14	C5 H	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0	
D	D.5	278826	0.0743	2.76	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	5.0	
E	E.5	174073	0.7008	1.42	C5	0.0	0.5	0.0	2.0	1.0	1.0	0.0	2.0	1.0	7.5	
G	G.2	75300	0.0845	2.33	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0	
G	G.5	139962	0.1102	1.60	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0	
G	G.6	249618	0.1019	1.61	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	1.0	0.0	4.0	
H	H.1	327375	0.1119	0.88	C5	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5	
H	H.10	95346	0.1194	0.51	C5	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	0.0	3.5	
H	H.12	88005	0.0597	3.30	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	2.0	1.0	4.0	
H	H.2	359956	0.0419	2.81	C5	0.0	0.0	0.0	1.0	1.0	1.0	0.0	2.0	1.0	6.0	
H	H.5	110040	0.2401	1.84	C-5 H	0.0	0.0	0.0	0.0	0.0	1.0	0.0	2.0	1.0	4.0	
H	H.6	33912	0.1331	1.57	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	2.0	1.0	4.0	
H	H.7	245272	0.1194	0.65	C5	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5	
H	H.8	26543	0.2388	0.25	C-5	0.0	0.0	1.0	0.0	0.0	1.0	0.0	2.0	1.0	5.0	

**Table 4.2.A. Vacant or Underutilized Buildings (Current Occupancy)**

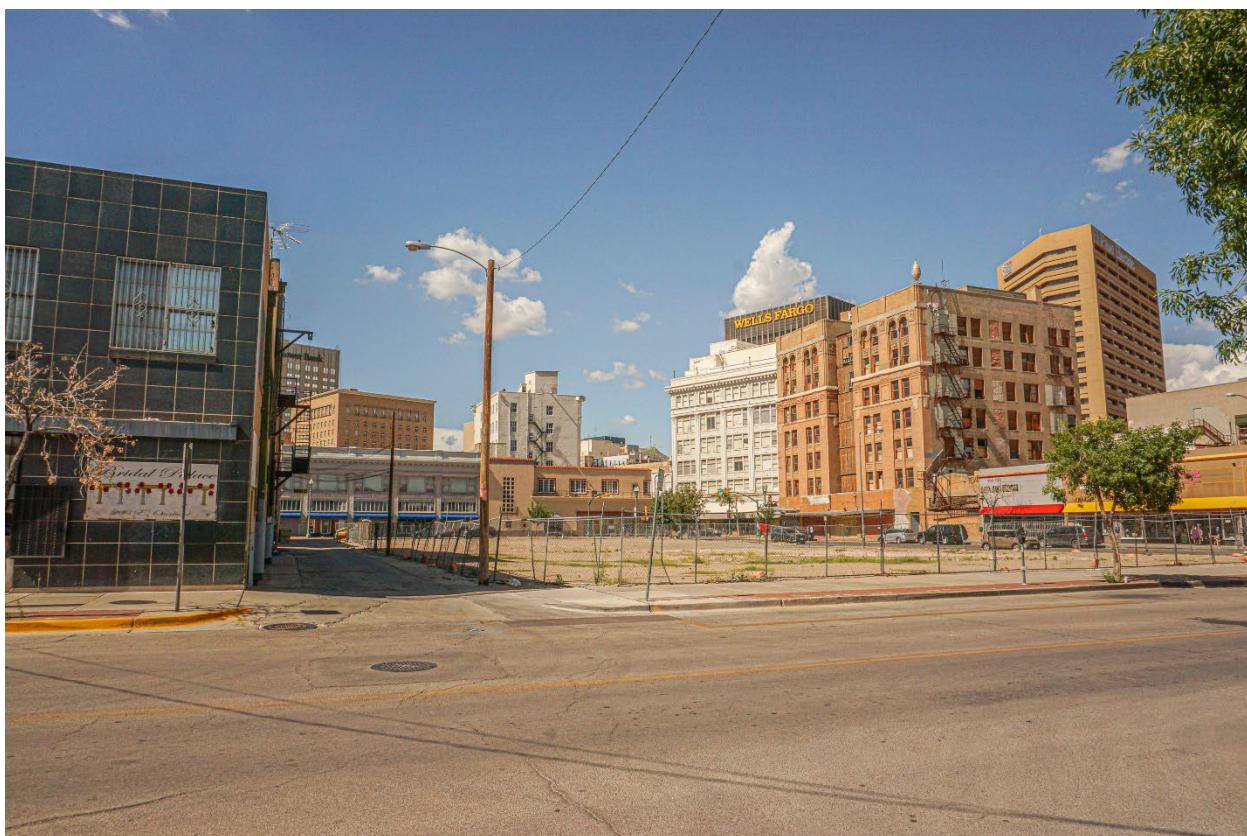
Block	Map ID	Parcel ID	Size (acres)	ILVR	Zoning	Site Characterization Scoring									
						A) Site Nomination Score (0-2)	B) Property Size Score (0-1)	C) Utilization Vacancy Score (0-1)	D) Environmental Database Score (0-2)	E) Current/Historical Use Score (0-1)	F) Building Age (Pre-1980) Score (0-1)	G) Undeveloped/Property Score (0-2)	H) Vacant/Underutilized Buildings (0-1)	I) Blight Indicator Score (0-1)	Total Score
H	H.9	407319	0.1194	4.43	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	2.0	1.0	4.0
I	I.5	355211	0.1690	0.58	C5	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5
I	I.6	399991	0.1690	0.49	C5	0.0	0.0	1.0	0.0	0.0	1.0	0.0	1.0	1.0	4.0
J	J.6	45713	0.5829	0.84	C5	0.0	0.5	0.5	1.0	1.0	1.0	0.0	1.0	1.0	6.0
L	L.11	214035	0.1813	0.51	C5	0.0	0.0	0.5	0.0	0.0	0.0	0.0	2.0	1.0	3.5
L	L.12	302546	0.0592	1.21	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0
L	L.14	234038	0.2388	0.40	C5	0.0	0.0	1.0	0.0	0.0	1.0	0.0	1.0	0.0	3.0
L	L.5	36841	0.0747	0.65	C5	0.0	0.0	0.5	1.0	1.0	1.0	0.0	1.0	0.0	4.5
M	M.1	171938	0.2493	0.65	C5	0.0	0.0	0.5	1.0	1.0	1.0	0.0	1.0	0.0	4.5
M	M.12	168003	0.0776	0.12	C5	0.0	0.0	1.0	0.0	0.0	1.0	0.0	1.0	0.0	3.0
M	M.13	207395	0.0796	0.41	C5	0.0	0.0	1.0	0.0	0.0	1.0	0.0	1.0	0.0	3.0
M	M.14	21810	0.0816	0.22	C5	0.0	0.0	1.0	0.0	0.0	1.0	0.0	1.0	0.0	3.0
M	M.15	34145	0.1157	0.10	C5	0.0	0.0	1.0	1.0	1.0	1.0	0.0	1.0	0.0	5.0
M	M.17	370772	0.0551	0.03	C5	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0	0.0	2.0
M	M.18	157541	0.0964	0.00	C5	0.0	0.0	1.0	1.0	1.0	1.0	0.0	1.0	0.0	5.0
M	M.19	310986	0.0964	0.19	C5	0.0	0.0	1.0	0.0	0.0	1.0	0.0	1.0	0.0	3.0
N	N.2	186896	0.1653	2.64	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0
O	O.3	75441	0.0882	1.37	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0
O	O.5	286829	0.0702	2.38	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0
O	O.6	266886	0.0730	4.49	C5	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	0.0	2.0
O	O.8	20473	0.1433	0.14	C5	0.0	0.0	1.0	0.0	0.0	1.0	0.0	1.0	0.0	3.0

## 4.3 – Undeveloped Properties

The inventory identified 18 parcels (totaling 3.73-acres) that were undeveloped (including properties that do not contain a permanent structure and/or only contain a surface parking lot or minimal improvements). These properties could be prioritized for new infill development that could add new community-serving uses – including housing, commercial services, and office space. Alternatively, these undeveloped properties could be prioritized for new public amenities including open space, community gathering spaces, and civic uses. There is near-term opportunity to activate these undeveloped properties with interim uses such as pop-up markets, art installations, and passive open spaces.

Previously developed lots in dense urban environments can result in the presence of petroleum products and other hazardous constituents within soil and soil vapor underlying the sites. These conditions may be caused from a historical land use and/or past property maintenance practices (e.g., material storage and pesticide use). Site redevelopment is sometimes complicated due to the potential cleanup costs – sometimes these costs can exceed the fair market value for the property.

Phase I/II ESAs and cleanup plans would inform property owners and prospective developers/investors of the potential environmental liabilities and cleanup requirements at these sites. Map A2 in the previous subsection highlights undeveloped land and vacant and underutilized buildings in the target area. Table 4.3.A. lists the parcels that are undeveloped in the target area.



*Undeveloped lots between San Antonio Avenue and Overland Avenue at Mesa Street*

**Table 4.3.A. Undeveloped Properties**

Site Characterization Scoring															
<i>Block</i>	<i>Map ID</i>	<i>Parcel ID</i>	<i>Size (acres)</i>	<i>ILVR</i>	<i>Zoning</i>	<i>A) Site Nomination Score (0-2)</i>	<i>B) Property Size Score (0-1)</i>	<i>C) Utilization Vacancy Score (0-1)</i>	<i>D) Environmental Database Score (0-2)</i>	<i>E) Current/Historical Use Score (0-1)</i>	<i>F) Building Age (Pre-1980) Score (0-1)</i>	<i>G) Undeveloped Property Score (0-2)</i>	<i>H) Vacant/Underutilized Buildings (0-1)</i>	<i>I) Blight Indicator Score (0-1)</i>	<i>Total Score</i>
A	A.5	355410	0.2387	0.00	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0
G	G.4	256386	0.4139	0.01	C5	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	0.0	5.0
I	I.7	332527	0.4724	0.00	C5	0.0	0.0	1.0	0.0	1.0	0.0	2.0	0.0	0.0	4.0
I	I.8	339235	0.2456	0.69	C5	0.0	0.0	0.5	1.0	1.0	0.0	2.0	0.0	0.0	4.5
L	L.2	89878	0.1928	0.02	C5	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	0.0	5.0
L	L.3	396289	0.1928	0.03	C5	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	0.0	5.0
L	L.8	151581	0.2436	0.01	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0
L	L.9	58921	0.0649	0.01	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0
M	M.2	278007	0.3517	0.07	C5	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	0.0	5.0
M	M.4	101520	0.1377	0.03	C5	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	0.0	5.0
M	M.5	61776	0.0734	0.02	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0
M	M.6	349107	0.1685	0.02	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0
N	N.5	384543	0.2663	0.02	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0
N	N.7	207080	0.0936	0.01	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0
N	N.8	84189	0.2185	0.01	C5	0.0	0.0	1.0	1.0	1.0	0.0	2.0	0.0	0.0	5.0
O	O.10	52216	0.0716	0.45	C5	0.0	0.0	1.0	0.0	0.0	1.0	2.0	0.0	0.0	4.0
O	O.4	167448	0.1433	0.02	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0
O	O.9	41513	0.1433	0.04	C5	0.0	0.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	3.0



Existing buildings and shops along Overland Avenue near Mesa Street

## 5.0. APPENDICES

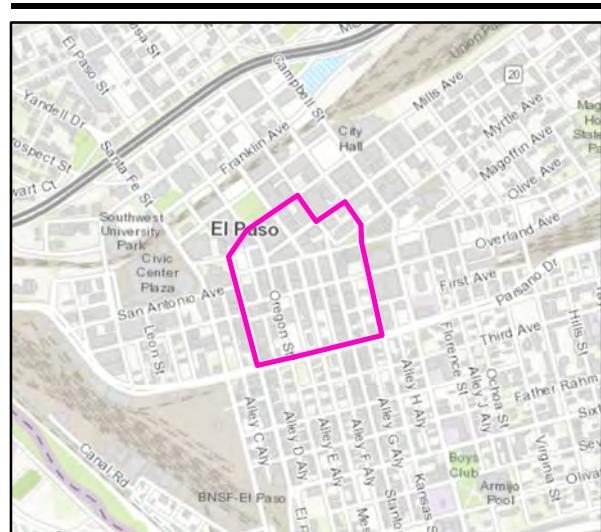
Appendix A – Overview Maps

Appendix B – Block Maps

Appendix C – Inventory Spreadsheet

Appendix D – Photographs

## **Appendix A – Overview Maps**



### Total Score

0-35

3-35

4 - 4.5

5+

Parcel Bound

El Paso Downtown Ma  
Project

— Boundary  
■ Target



---

*Project Location*

**El Paso  
Downtown Management District (DMD)  
El Paso, Texas**

---

*Client/Project*

## **EPA Brownfield Assessment Coalition Grant Area-Wide Planning**

---

*Title*

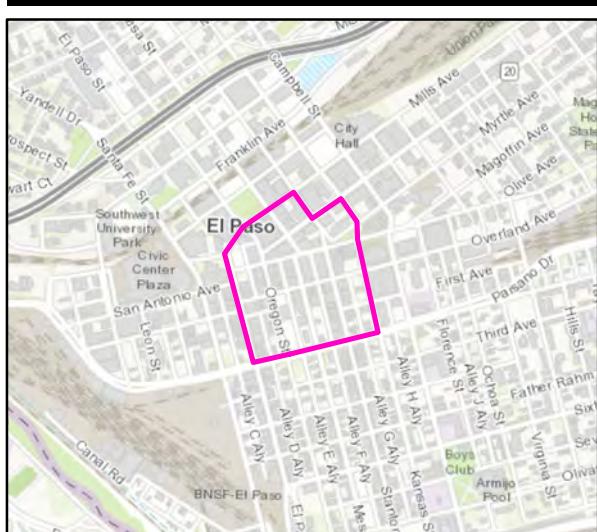
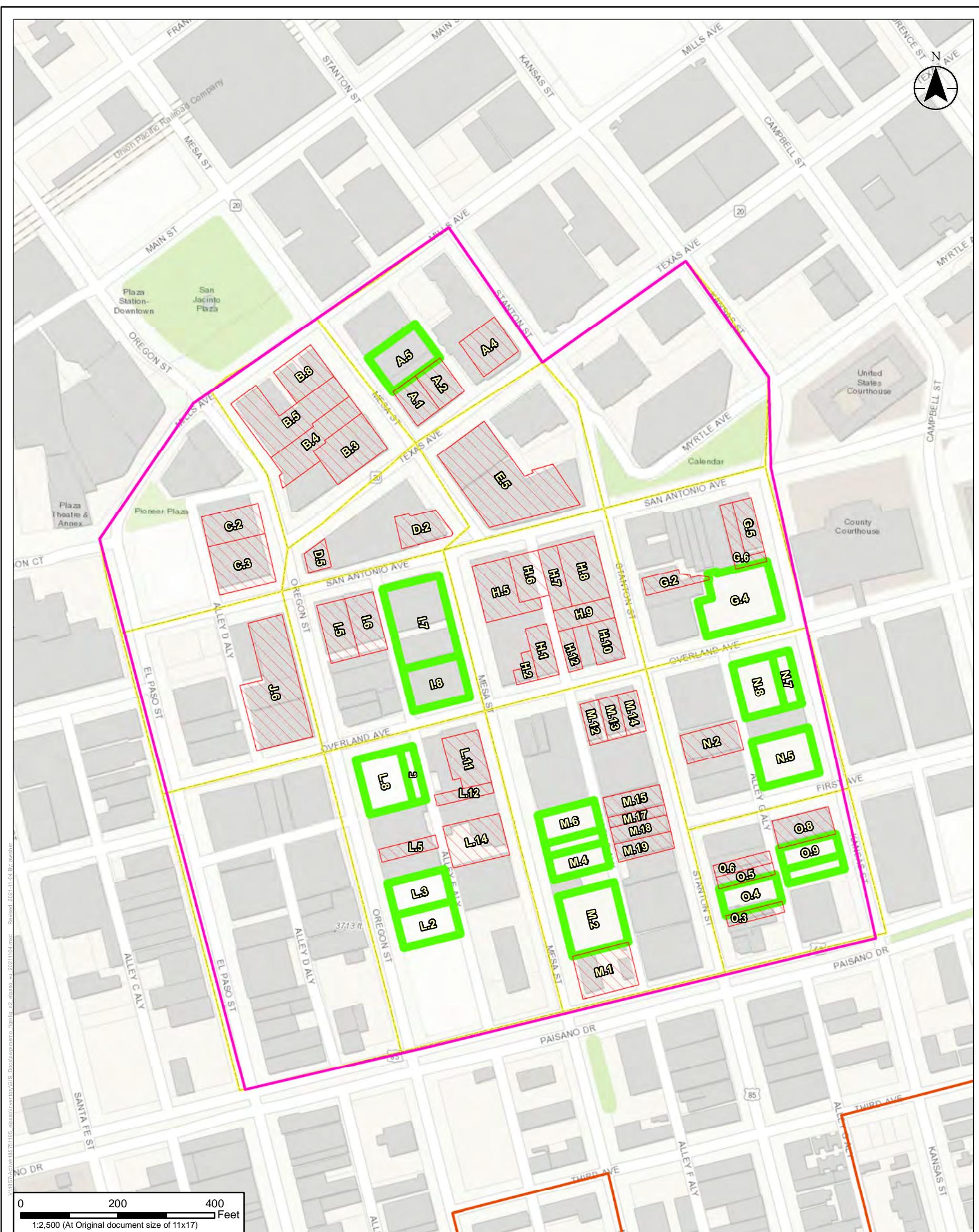
## Brownfield Inventory Overview Map

BLOCK.

A1

Notes

- Coordinate System: NAD 1983 UTM Zone 13N
  - Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCan, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



- Vacant Building (Current Building Vacancy Score = 1+)
- Undeveloped Land (Current Land Vacancy Score = 2)
- El Paso DMD Boundary
- Target Area Boundary
- Blocks



#### Project Location

El Paso  
Downtown Management District (DMD)  
El Paso, Texas

#### Client/Project

El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

185751195

#### Title

Brownfield Inventory Undeveloped and  
Vacant Buildings Map

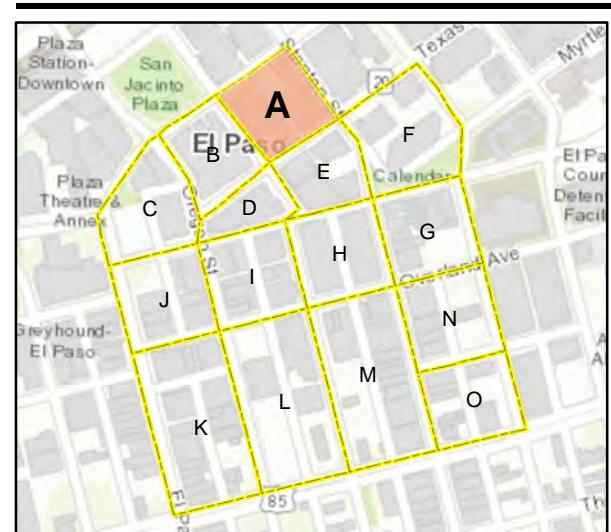
Block.

A2

#### Notes

1. Coordinate System: NAD 1983 UTM Zone 13N
2. Background Sources: Esri, HERE, Garmin, Intimap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCan, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

## **Appendix B – Block Maps**



#### Total Score

- 0 - 2.5
- 3 - 3.5
- 4 - 4.5
- 5+
- Land or Building Vacancy
- Property Listed in Environmental Database
- Parcel Boundary
- El Paso DMD Boundary
- Target Area Boundary
- Map Blocks



#### Project Location

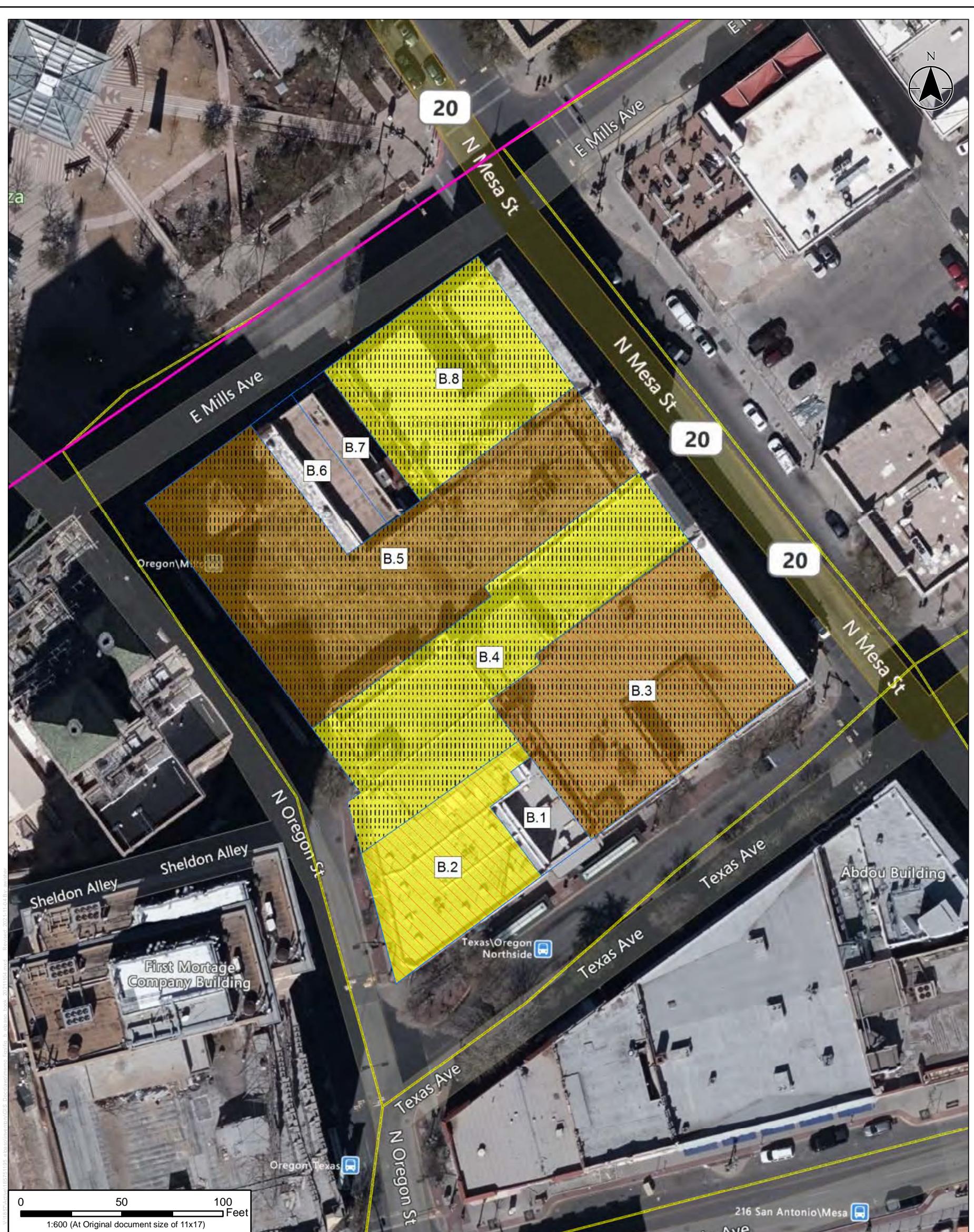
El Paso  
Downtown Management District (DMD)  
El Paso, Texas

Client/Project  
El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

Title	Block	Figure
Brownfield Inventory Block Maps	A	B

#### Notes

- Coordinate System: NAD 1983 UTM Zone 13N
  - Data Sources:
  - Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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#### Total Score

- |   |
|---|
| 0 - 2.5                                   |
| 3 - 3.5                                   |
| 4 - 4.5                                   |
| 5+  |
| Land or Building Vacancy                  |
| Property Listed in Environmental Database |
| Parcel Boundary                           |
| El Paso DMD Boundary                      |
| Target Area Boundary                      |
| Map Blocks                                |



#### Project Location

El Paso  
Downtown Management District (DMD)  
El Paso, Texas

#### Client/Project

El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

#### Title

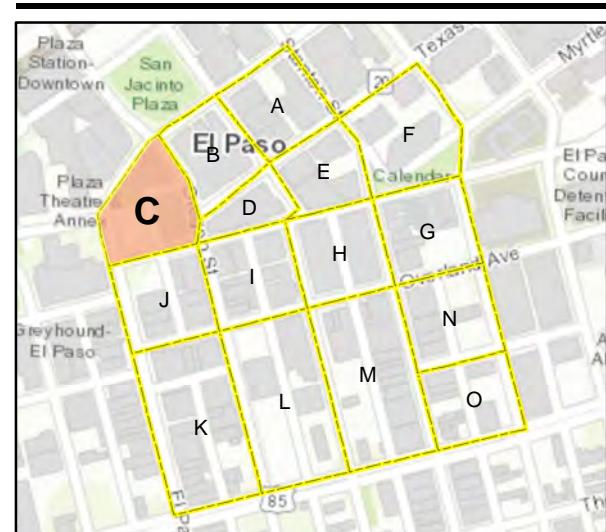
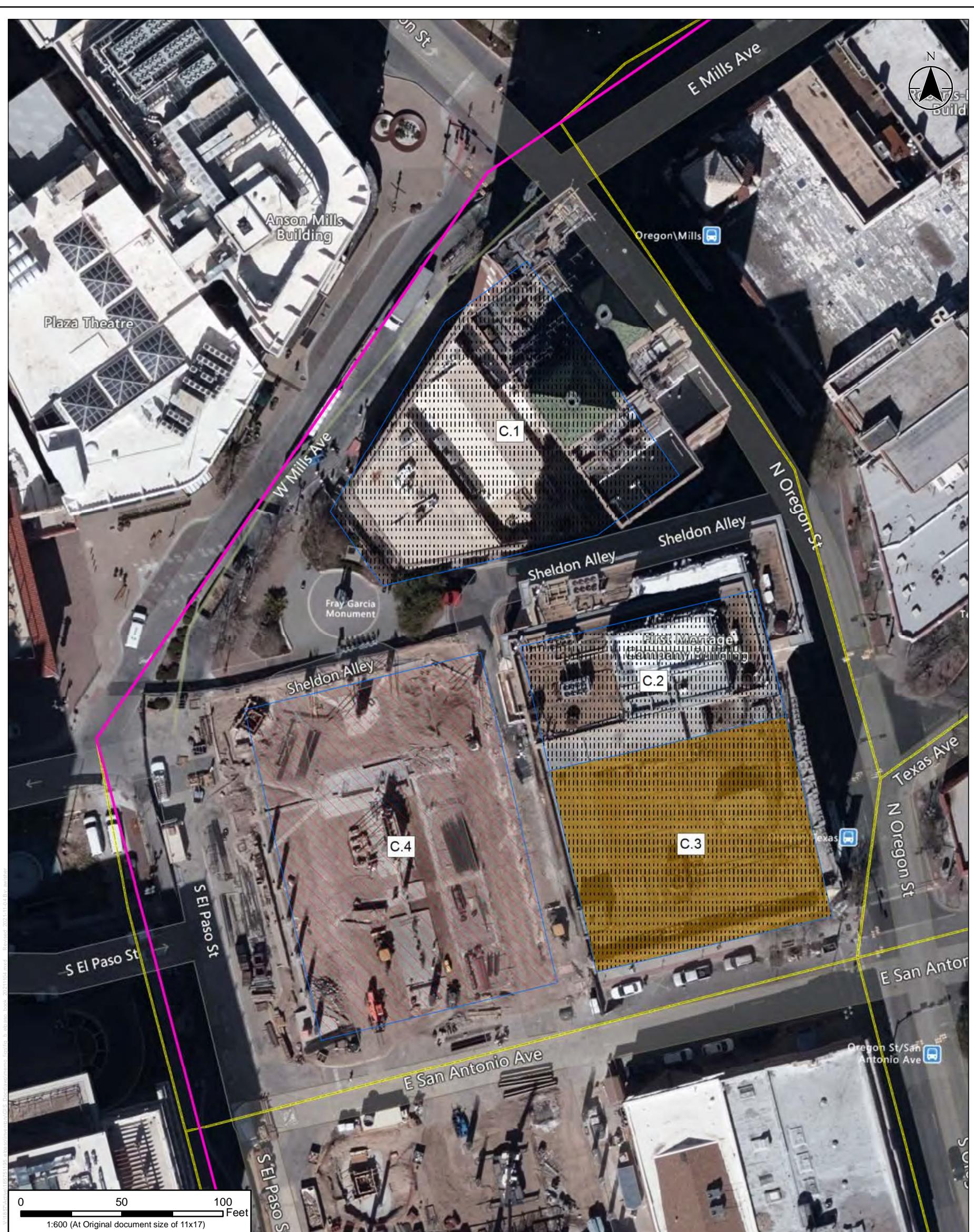
Brownfield Inventory  
Block Maps

#### Block

B

#### Figure

B



### Total Score

- |   |
|---|
| 0 - 2.5                                     |
| 3 - 3.5                                     |
| 4 - 4.5                                     |
| 5+  |
| • Land or Building Vacancy                  |
| — Property Listed in Environmental Database |
| Parcel Boundary                             |
| El Paso DMD Boundary                        |
| Target Area Boundary                        |
| Map Blocks                                  |



#### Project Location

El Paso  
Downtown Management District (DMD)  
El Paso, Texas

#### Client/Project

El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

185751195  
11/4/2021

#### Title

Brownfield Inventory  
Block Maps

Block

Figure

C

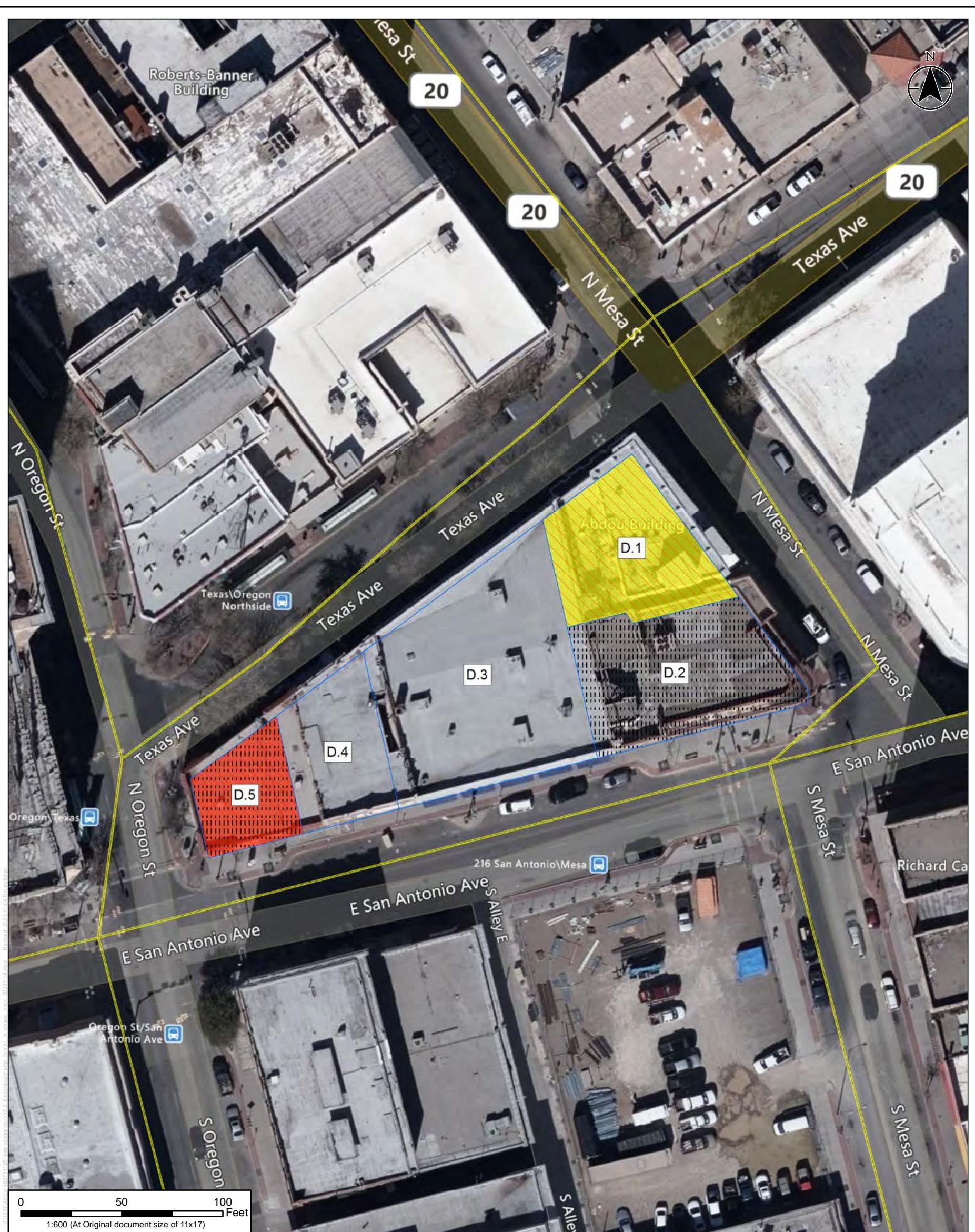
B

#### Notes

- Coordinate System: NAD 1983 UTM Zone 13N
- Data Sources:
- Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCan, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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#### Total Score

- 0 - 2.5
- 3 - 3.5
- 4 - 4.5
- 5+
- Land or Building Vacancy
- Property Listed in Environmental Database
- Parcel Boundary
- El Paso DMD Boundary
- Target Area Boundary
- Map Blocks



#### Project Location

El Paso  
Downtown Management District (DMD)  
El Paso, Texas

Client/Project  
El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

185751195  
11/4/2021

#### Title

Brownfield Inventory  
Block Maps

#### Block

D

#### Figure

B

#### Notes

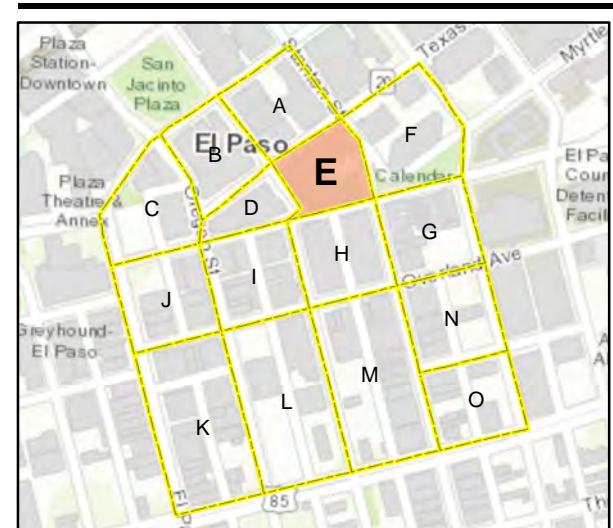
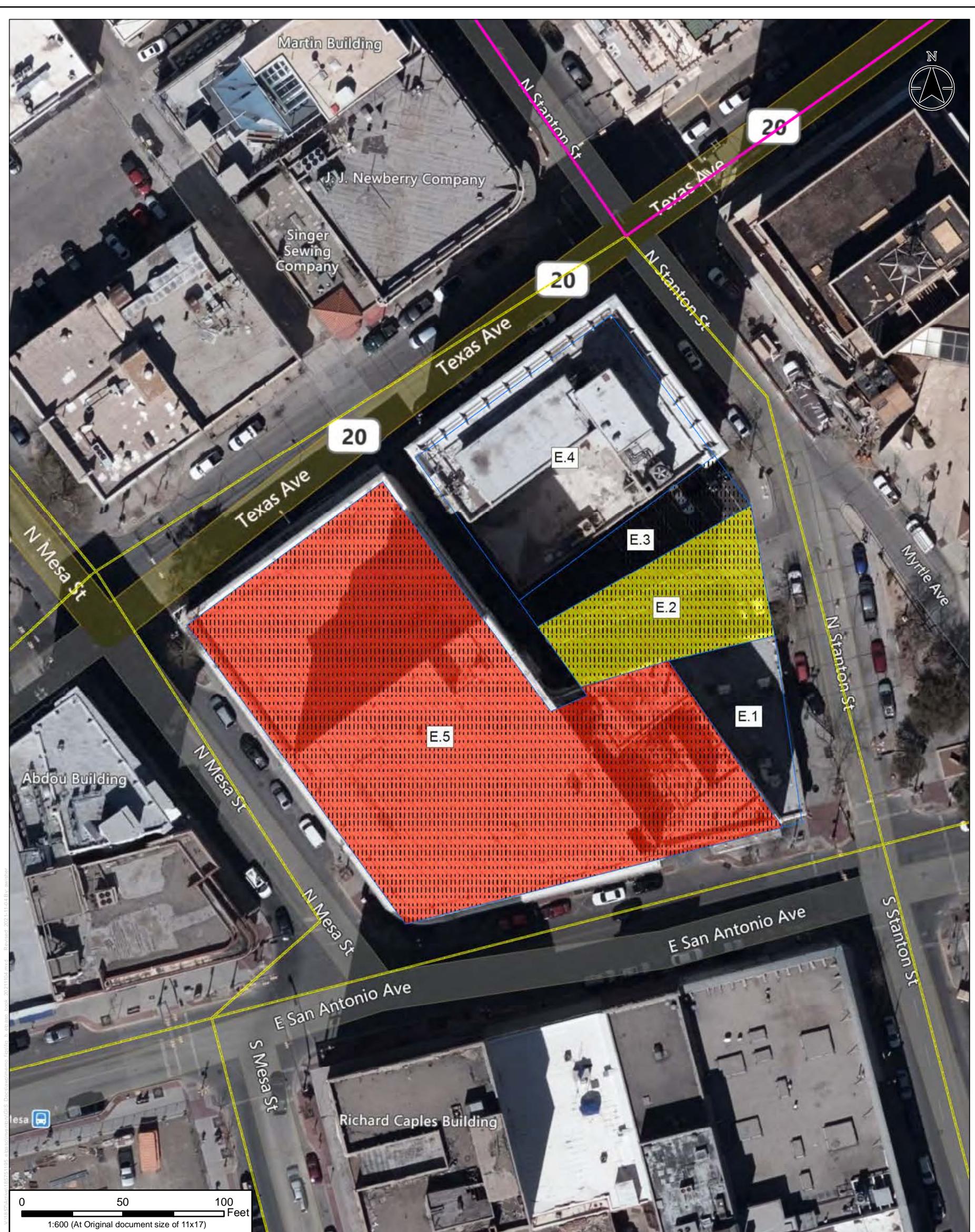
1. Coordinate System: NAD 1983 UTM Zone 13N

2. Data Sources:

3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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#### Total Score

- |   |
|---|
| 0 - 2.5                                   |
| 3 - 3.5                                   |
| 4 - 4.5                                   |
| 5+  |
| Land or Building Vacancy                  |
| Property Listed in Environmental Database |
| Parcel Boundary                           |
| El Paso DMD Boundary                      |
| Target Area Boundary                      |
| Map Blocks                                |



#### Project Location

El Paso  
Downtown Management District (DMD)  
El Paso, Texas

Client/Project  
El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

Title	Block	Figure
Brownfield Inventory Block Maps	E	B

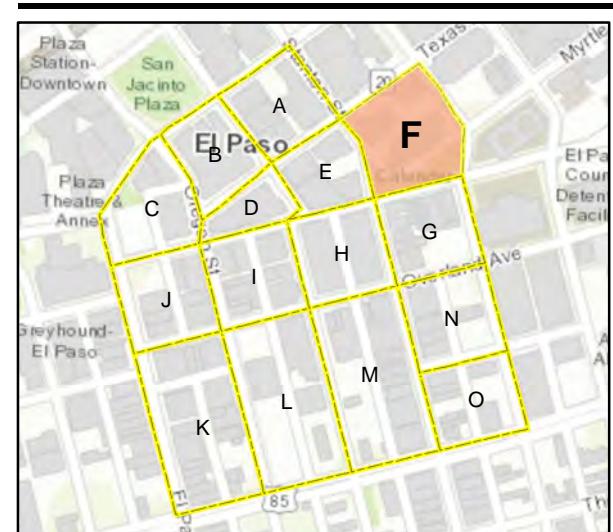
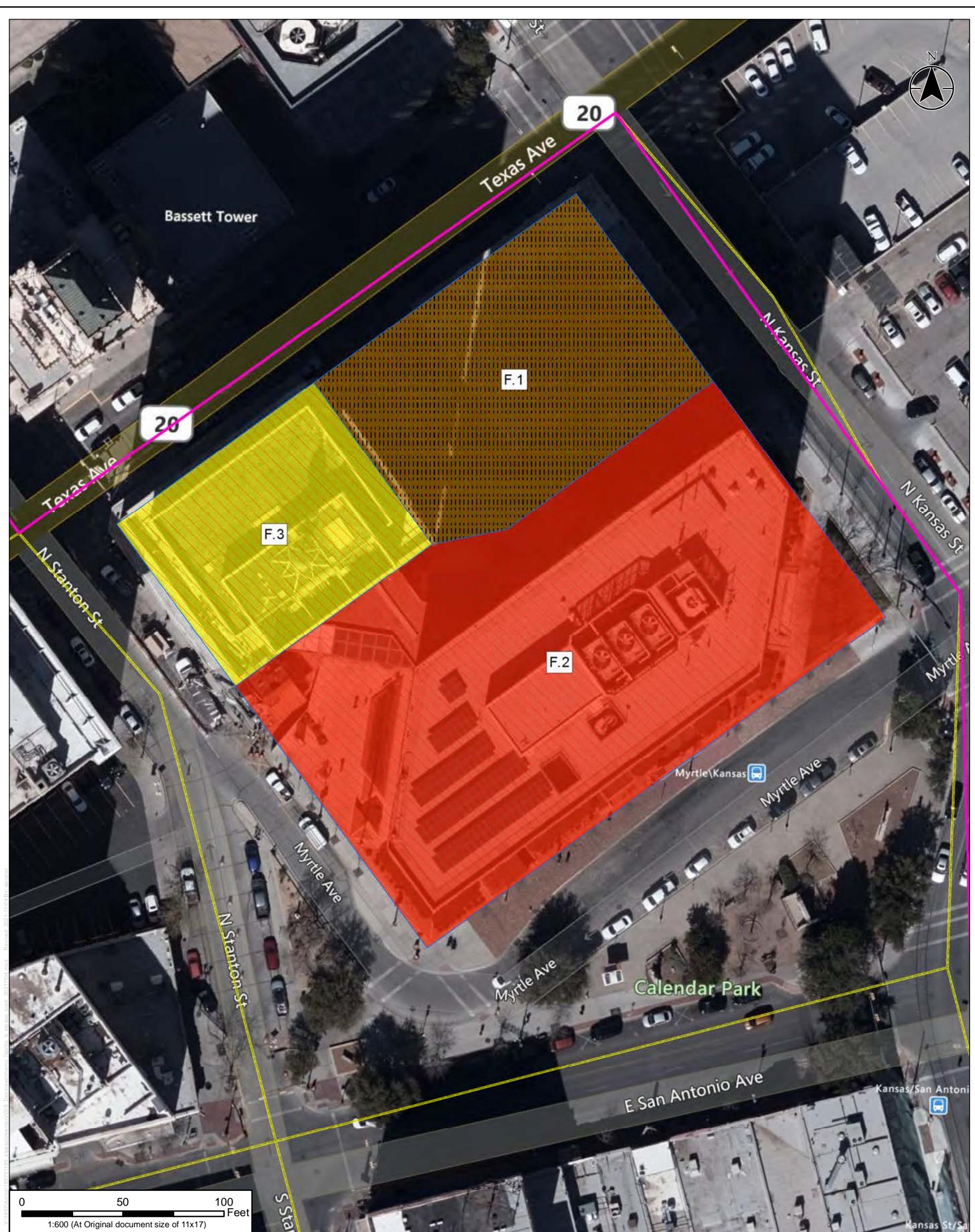
#### Notes

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#### Total Score

- |   |
|---|
| 0 - 2.5                                   |
| 3 - 3.5                                   |
| 4 - 4.5                                   |
| 5+  |
| Land or Building Vacancy                  |
| Property Listed in Environmental Database |
| Parcel Boundary                           |
| El Paso DMD Boundary                      |
| Target Area Boundary                      |
| Map Blocks                                |



#### Project Location

El Paso  
Downtown Management District (DMD)  
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Client/Project  
El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

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11/4/2021

#### Title

Brownfield Inventory  
Block Maps

Block  
F

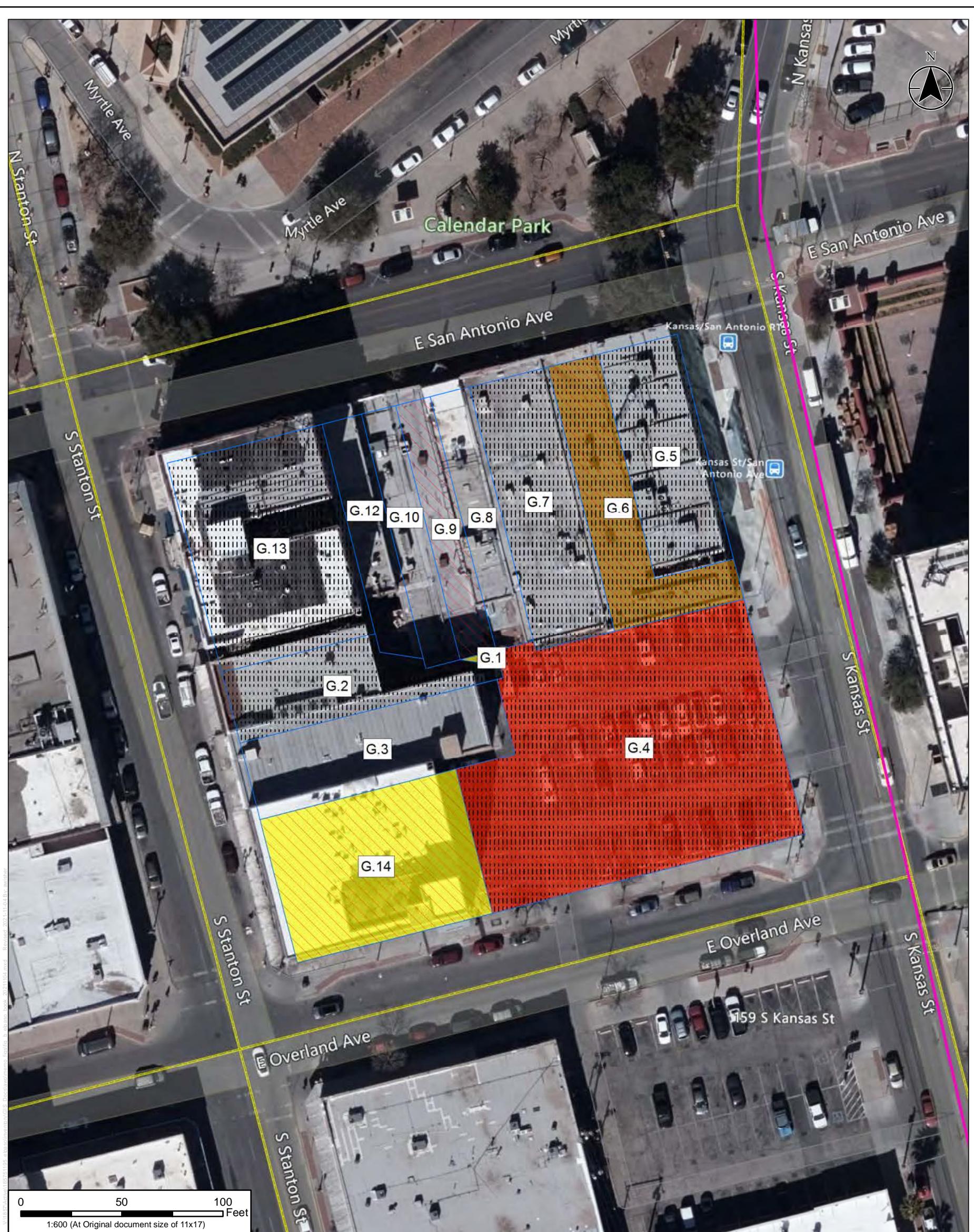
Figure  
B

#### Notes

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- Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCan, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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#### Total Score

- 0 - 2.5
- 3 - 3.5
- 4 - 4.5
- 5+
- Land or Building Vacancy
- Property Listed in Environmental Database
- Parcel Boundary
- El Paso DMD Boundary
- Target Area Boundary
- Map Blocks



#### Project Location

El Paso  
Downtown Management District (DMD)  
El Paso, Texas

Client/Project  
El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

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#### Title

Brownfield Inventory  
Block Maps

Block  
G

Figure  
B

#### Notes

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- Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCan, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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#### Total Score

- 0 - 2.5
- 3 - 3.5
- 4 - 4.5
- 5+
- Land or Building Vacancy
- Property Listed in Environmental Database
- Parcel Boundary
- El Paso DMD Boundary
- Target Area Boundary
- Map Blocks



#### Project Location

El Paso  
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El Paso, Texas

Client/Project  
El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

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#### Title

**Brownfield Inventory  
Block Maps**

**H**

**B**

#### Notes

1. Coordinate System: NAD 1983 UTM Zone 13N
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  3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCan, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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#### Total Score

- |   |
|---|
| 0 - 2.5                                   |
| 3 - 3.5                                   |
| 4 - 4.5                                   |
| 5+  |
| Land or Building Vacancy                  |
| Property Listed in Environmental Database |
| Parcel Boundary                           |
| El Paso DMD Boundary                      |
| Target Area Boundary                      |
| Map Blocks                                |



#### Project Location

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EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

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#### Title

Brownfield Inventory  
Block Maps

#### Block

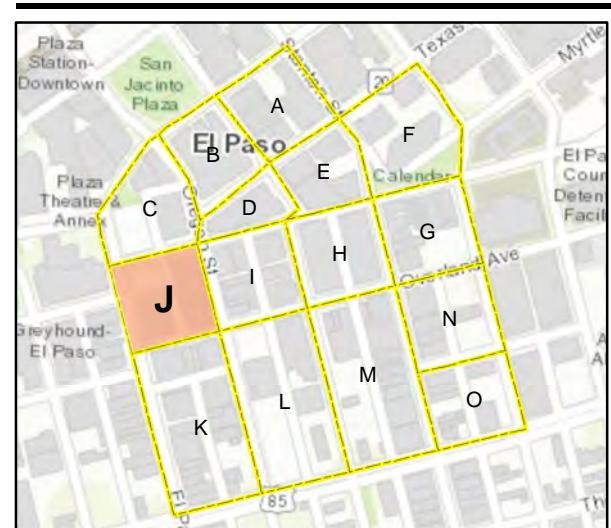
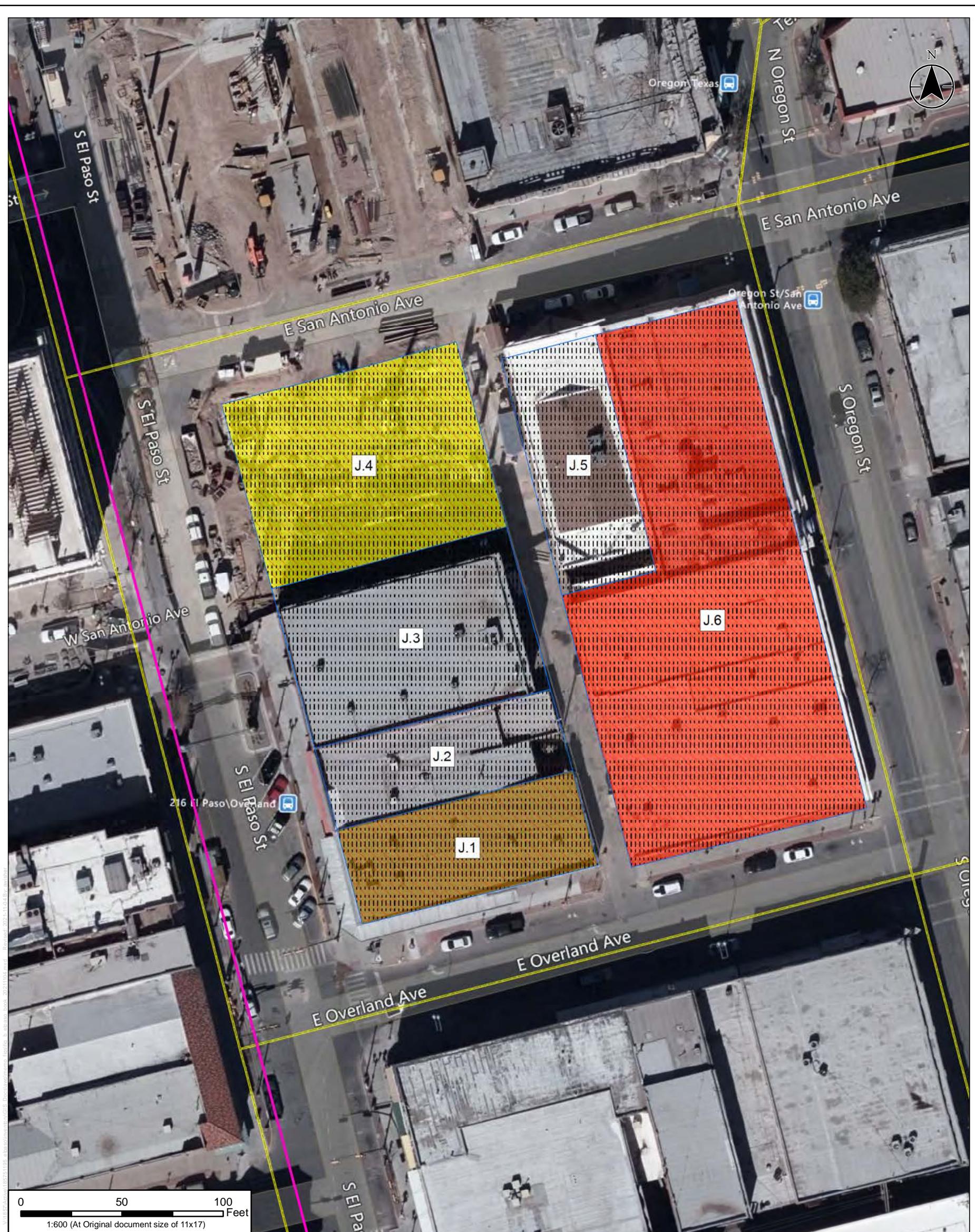
I

#### Figure

B

#### Notes

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#### Total Score

- |   |
|---|
| 0 - 2.5                                   |
| 3 - 3.5                                   |
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| 5+  |
| Land or Building Vacancy                  |
| Property Listed in Environmental Database |
| Parcel Boundary                           |
| El Paso DMD Boundary                      |
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| Map Blocks                                |



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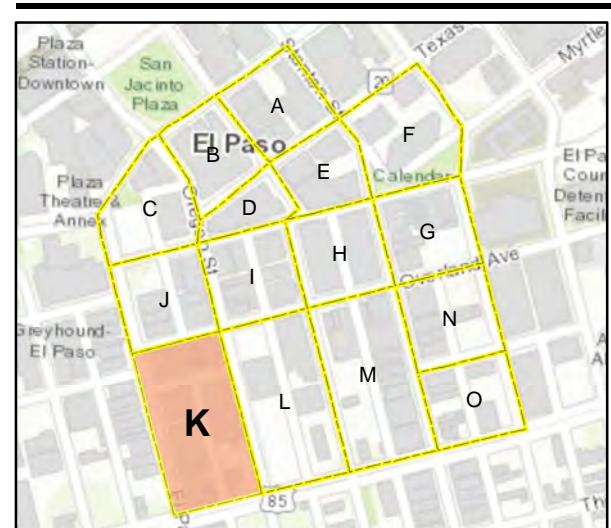
Title	Block	Figure
Brownfield Inventory Block Maps	J	B

#### Notes

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#### Total Score

- 0 - 2.5
- 3 - 3.5
- 4 - 4.5
- 5+
- Land or Building Vacancy
- Property Listed in Environmental Database
- Parcel Boundary
- El Paso DMD Boundary
- Target Area Boundary
- Map Blocks



#### Project Location

El Paso  
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Area-Wide Planning

Title	Block	Figure
Brownfield Inventory Block Maps	K	B

#### Notes

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#### Total Score

- |   |
|---|
| 0 - 2.5                                   |
| 3 - 3.5                                   |
| 4 - 4.5                                   |
| 5+  |
| Land or Building Vacancy                  |
| Property Listed in Environmental Database |
| Parcel Boundary                           |
| El Paso DMD Boundary                      |
| Target Area Boundary                      |
| Map Blocks                                |



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Area-Wide Planning

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#### Title

Brownfield Inventory  
Block Maps

#### Block

L

#### Figure

B

#### Notes

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#### Total Score

- |   |
|---|
| 0 - 2.5                                   |
| 3 - 3.5                                   |
| 4 - 4.5                                   |
| 5+  |
| Land or Building Vacancy                  |
| Property Listed in Environmental Database |
| Parcel Boundary                           |
| El Paso DMD Boundary                      |
| Target Area Boundary                      |
| Map Blocks                                |



#### Project Location

El Paso  
Downtown Management District (DMD)  
El Paso, Texas

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El Paso  
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Area-Wide Planning

Title	Block	Figure
Brownfield Inventory Block Maps	M	B

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- |   |
|---|
| 0 - 2.5                                   |
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| 5+  |
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| Map Blocks                                |



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#### Title

Brownfield Inventory  
Block Maps

Block

Figure

N

B

#### Notes

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### Total Score

- |   |
|---|
| 0 - 2.5                                   |
| 3 - 3.5                                   |
| 4 - 4.5                                   |
| 5+  |
| Land or Building Vacancy                  |
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| Parcel Boundary                           |
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| Map Blocks                                |



#### Project Location

El Paso  
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El Paso  
EPA Brownfield Assessment Coalition Grant  
Area-Wide Planning

Title	Block	Figure
Brownfield Inventory Block Maps	O	B

#### Notes

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## **Appendix C – Inventory Spreadsheet**

**Brownfield Inventory**  
Downtown El Paso - Area-Wide Planning

Block	Map ID	Sub-Area	Parcel ID	A) Site Nomination Score (0-2)	B) Property Size Score (0-1)	C) Utilization Vacancy Score (0-1)	D) Environmental Database Score (0-2)	E) Current/Historical Use Score (0-1)	F.) Building Age (Pre-1980) Score (0-1)	G.) Undeveloped Property Score (0-2)	H.) Vacant/Undeveloped Buildings (0-1)	I.) Bright Indicator Score (0-1)	J.) Modifier (0 = Gov Owned)	Total Score	Site Address	Photo No.	Posted Business Name(s)	Current Land Use (commercial, undeveloped, residential, industrial, parking, mixed commercial/residential, etc.)	OCCUPANCY (Occupied, Unoccupied, Partial)	DESCRIPTION OF STRUCTURES (IF PRESENT) (e.g. 2-story commercial, single family residential, etc.)	CONDITION OF STRUCTURES (IF PRESENT) (e.g. poor, good, appears new, etc.)	BRIGHT INDICATORS (Y/N)	FOR SALE OR LEASE SIGN (Y/N)	INDICATIONS OF FORMER USE (IF ANY) (e.g. appears to be former gas station, etc.)	OBVIOUS RECS (e.g. drums, UST/AST, debris pile, stained soil, chemical storage, etc.)	OTHER ENVIRONMENTAL CONSTRAINTS (e.g. steep grade, surface water, wetlands, critical habitat, etc.)	OTHER FIELD OBSERVATIONS (e.g. boarded up building, homeless encampment, vandalism, etc.)	Owner Name	Owner Address	Area (acres)	Alternate Parcel ID	Zoning	Calculated Utilization	ILVR	
A	A.1	El Paso AWP	92869	0.0	0.0	0.5	0.0	1.0	0.0	2.0	1.0	4.5	0.0	200 MESA ST	84	Walgreens	Commercial	Unoccupied	2 story	Poor	Y	Y				Boarded up	TOLTEC CLUB EP LLC	3737 GATEWAY BLVD W, EL PASO TX	0.1194	M4739900408200	C1	Underutilized	0.95		
A	A.10	El Paso AWP	259421	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0	1.0	0.0	215 STANTON ST	80		Occupied										MARTIN BUILDING LLC	1720 MAGOFFIN AVE, EL PASO TX	0.1708	M4739900402800	C5 H	Utilized	12.82		
A	A.2	El Paso AWP	299597	0.0	0.0	0.0	0.0	1.0	0.0	1.0	1.0	3.0	0.0	209 TEXAS AVE	111	Borderland Brawlers Boxing Club	Commercial	Partial	First floor gym, second floor possibly unoccupied		Y	N						Broken windows second floor	LUCIMOR LLC	1306 TEXAS AVE, EL PASO TX	0.1194	M4739900409100	C5 HNC	Utilized	2.18
A	A.3	El Paso AWP	309318	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0	1.0	0.0	211 TEXAS AVE			Occupied		good	No	No					Fully Utilized.	RASSOOLY MEHRAN	211 TEXAS AVE #213, EL PASO TX	0.0597	M4739900400100	C5	Utilized	3.31		
A	A.4	El Paso AWP	66179	0.0	0.0	0.0	0.0	0.0	0.0	2.0	1.0	3.0	0.0	201 STANTON ST	110	JJ Newbury	Commercial	Unoccupied	4 story	Poor	Y	N					Broken windows, boarded up	201 STANTON LLC	500 W OVERLAND #310, EL PASO TX	0.1791	M4739900401000	C5H	Utilized	3.01	
A	A.5	El Paso AWP	355410	0.0	0.0	1.0	0.0	0.0	2.0	0.0	1.0	3.0	0.0	220 MESA ST	85		Occupied										MILLS PLAZA PROPERTIES IX LP	123 W MILLS AVE STE 600, EL PASO TX	0.2387	M4739900406400	C5	Vacant	0.00		
A	A.6	El Paso AWP	176348	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0	1.0	0.0	209 STANTON ST			Occupied		good	No	No					Fully Utilized.	HASIERAN LLC	500 W OVERLAND AVE STE 31, EL PASO TX	0.1699	M4739900401900	C5-H	Utilized	9.09		
A	A.7	El Paso AWP	298606	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	230 MESA ST	78, 79		Occupied		Parking lot connected to commercial building		N	N						MILLS PLAZA PROPERTIES IX LP	123 W MILLS AVE STE 600, EL PASO TX	0.0995	M4739900405500	C5 NC H	Underutilized	0.25	
A	A.8	El Paso AWP	62472	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0	1.0	0.0	204 MILLS AVE	79	Park Tavern	Commercial	Occupied									204 MILLS PARTNERS LLC	150 E SUNSET, EL PASO TX	0.1393	M4739900404600	C5 NC H	Utilized	2.65		
A	A.9	El Paso AWP	188935	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	212 1/2 MILLS AVE	80	Church Bar, Fresco Fruit Bar	Commercial	Occupied									MARTIN BUILDING LLC	1720 MAGOFFIN AVE, EL PASO TX	0.1377	M4739900403700	C5-H	Utilized	3.29		
B	B.1	El Paso AWP	136471	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0	1.0	0.0	105 TEXAS AVE			Occupied		good	No	No					Fully Utilized.	SANTOSCOY NORMAN R	320 S STANTON ST, EL PASO TX	0.0315	M4739900549200	C5	Utilized	1.25		
B	B.2	El Paso AWP	264215	0.0	0.0	0.0	1.0	1.0	1.0	0.0	0.0	1.0	3.0	200 OREGON ST	75	National Loans, Naico Apartments	Mixed commercial/residential	Occupied	2 stories									NATIONAL AMERICAN INVESTMENT	202 N OREGON ST, EL PASO TX	0.1198	M47399005A9100	C5	Utilized	1.66	
B	B.3	El Paso AWP	388300	0.0	0.0	0.0	1.0	1.0	1.0	0.0	1.0	4.0	0.0	201 MESA ST	86	CVS	Mixed	Partial	First floor CVS, unoccupied second floor	Good	N	Y					For lease sign second floor	CVS PHARMACY INC	1 CVS DR MC 2320, WOONSOCKET RI	0.2665	M47399005A0100	C5	Utilized	3.14	
B	B.4	El Paso AWP	126366	0.0	0.0	0.0	0.0	0.0	0.0	2.0	1.0	3.0	0.0	209 MESA ST	76, 83		Commercial	Unoccupied	3-4 stories	Poor, rundown	Y	Y	Theater					Fully Utilized.	EP OHM HOLDINGS LLC	3712 LAGUNA PLACE, EL PASO TX	0.2177	M47399005A4100	C5-H-NC	Utilized	1.12
B	B.5	El Paso AWP	70519	0.0	0.0	1.0	0.0	0.0	0.0	0.0	2.0	1.0	4.0	211 MESA ST	77, 82	Kress	Commercial	Unoccupied		Poor	Y	N						MILLS PLAZA PROPERTIES LP	123 MILLS STE 600, EL PASO TX	0.4002	M47399005A5100	C5	Underutilized	0.19	
B	B.6	El Paso AWP	322626	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	112 MILLS AVE			Occupied		good	No	No					Fully Utilized.	CITY OF EL PASO	PO BOX 1890, EL PASO TX	0.0459	M47399005A8100	C5	Utilized	9.82		
B	B.7	El Paso AWP	37262	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	1.0	1.0	114 MILLS AVE			Occupied		good	No	No					Fully Utilized.	TEMPE THORN RENTALS LLC	2223 MONTANA AVE STE B, EL PASO TX	0.0367	M47399005A7100	C5	Utilized	3.35		
B	B.8	El Paso AWP	381316	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	3.0	0.0	215 MESA ST	81	Oro Italia, Mayoreo Y Menudo	Mixed commercial/residential	Partial	5 stories		Y						Boarded windows	BANNER HOTEL LLC	5809 ACACIA CIR, EL PASO TX	0.1745	M47399005A6100	C5-H	Utilized	1.49	
C	C.1	El Paso AWP	300676	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	106 MILLS ST	68	Plaza	Mixed commercial	Occupied	-15 stories	Good	N	N						CITY OF EL PASO	300 N CAMPBELL, EL PASO TX	0.3331	M4739900608100	C5H	Vacant	0.00	
C	C.2	El Paso AWP	54410	0.0	0.0	0.0	0.0	0.0	1.0	0.0	1.0	2.0	0.0	105 OREGON ST	70		Mixed commercial	Partial	Second floor office space for lease	Good	N	Y						THE BROKER CO	109 N OREGON ST STE 1200, EL PASO TX	0.1488	M4739900609000	C5-HSP	Utilized	2.16	
C	C.3	El Paso AWP	205403	0.0	0.0	0.5	0.0	0.0	1.0	0.0	2.0	1.0	4.5	105 OREGON ST	71	E&C Subs, Jordan's Produce, American Furniture Company	Commercial	Unoccupied	Vacant first floor retail/restaurant	Fair	Y								MONTWOOD PROPERTIES INC	109 N OREGON ST 13TH FLOOR, EL PASO TX	0.3085	M4739900600100	C5 NC H SP	Underutilized	0.89
C	C.4	El Paso AWP	104373	0.0	0.0	1.0	0.0	0.0	0.0	0.0	1.0	2.0	0.0	104 EL PASO ST	69		Parking garage	Occupied	5 stories	Poor	Y	Y						Fully Utilized, crew tearing out inside	MILLS PLAZA PARKING II LP	6500 TROWBRIDGE DR, EL PASO TX	0.4619		C5	Utilized	11.90
D	D.1	El Paso AWP	21534	0.0	0.0	1.0	0.0	1.0	0.0	0.0	1.0	3.0	0.0	115 MESA ST	87	Chella's Restaurant	Mixed commercial/residential	Occupied	7 stories	Good	N	Y						URBAN LION LLC	6500 MONTANA AVE, EL PASO TX	0.1017	M47399005B8100	C5-H	Utilized	9.	

## **Brownfield Inventory**

### downtown El Paso - Area-Wide Planning

Block	Map ID	Tax Year	Land Value	Improvement Value	Year Built	Building Use	Historical DB (EDR)	Historical Name (EDR)	Historical Cleaner (EDR)	Historical Auto (EDR)	Historical Other (City Directories and Fire Insurance Maps)	2019 Building Survey - Use (# = Floors)	2019 Building Survey - Utilization (# = Floors)	FRS Facility Count	FRS Facility Name	FRS Facility ID	FRS Facility Database	FRS Interest	TCEQ Facility Count	TCEQ Facility Name	TCEQ Facility ID	TCEQ Database	
A	A.1	2020	\$208,000	\$197,552	1938	Commercial							0						0				
A	A.10	2020	\$297,600	\$3,815,482	1917	Commercial							0						0				
A	A.2	2020	\$182,000	\$397,665	1949	Commercial							0						0				
A	A.3	2020	\$91,000	\$301,134	1949	Commercial							0						0				
A	A.4	2020	\$312,000	\$939,529									0						0				
A	A.5	2020	\$363,922	\$0									0						0				
A	A.6	2020	\$257,565	\$2,342,435	1949	Commercial							0						0				
A	A.7	2020	\$173,320	\$42,662									0						0				
A	A.8	2020	\$212,310	\$562,690	1899	Commercial							0						0				
A	A.9	2020	\$210,000	\$691,412	2015	Commercial							0						0				
B	B.1	2020	\$47,985	\$59,945	1939	Commercial							0						0				
B	B.2	2020	\$208,760	\$346,240	1899	Commercial	EDR Hist Cleaner EDR Hist Cleaner	EL PASO LAUNDRY C COMET ONE HOUR CLEANERS	yes				0						0				
B	B.3	2020	\$464,400	\$1,459,600	1914	Commercial	RCRA-VSQG ECHO FINDS	CVS PHARMACY #10105 CVS PHARMACY #10105 CVS PHARMACY #10105					1	CVS PHARMACY #10105	110055415466	RCRAINFO	UNSPECIFIED UNIVERSE	0					
B	B.4	2020	\$331,975	\$370,235									1. Retail 2. Office/Storage	1-2. Vacant – for sale	0				0				
B	B.5	2020	\$697,308	\$131,692									1. Church	1. Occupied	0				0				
B	B.6	2020	\$70,000	\$687,179	1949	Commercial							0						0				
B	B.7	2020	\$56,000	\$187,453	1948	Commercial							0						0				
B	B.8	2020	\$304,000	\$451,860	1901	Commercial							1. Retail	1. Vacant – for rent	0				0				
C	C.1	2020	\$580,320	\$0									0						0				
C	C.2	2020	\$259,200	\$559,303	1920	Commercial							0						0				
C	C.3	2020	\$212,265	\$187,879	1921	Commercial							0						0				
C	C.4	2020	\$804,816	\$9,578,844	2019	Commercial							1	HILTON CAMINO REAL PASO DEL NORTE	110005110021	RCRAINFO	UNSPECIFIED UNIVERSE	0					
D	D.1	2020	\$177,202	\$1,760,117	1965	Commercial							1	CITY BASEBALL TRAINING FACILITY	110060970105	ACRES	BROWNFIELDS PROPERTY	0					
D	D.2	2020	\$230,086	\$491,434	1942	Commercial							0						0				
D	D.3	2020	\$374,185	\$425,635	1927	Commercial							0						0				
D	D.4	2020	\$123,830	\$370,748	1939	Commercial							0						0				
D	D.5	2020	\$129,480	\$357,700	1930	Commercial	EDR Hist Cleaner EDR Hist Auto	BOSTON HAT WKS AMER JWLRY & REP	yes	Yes			0						0				
E	E.1	2020	\$128,880	\$279,120									0						0				
E	E.2	2020	\$186,459	\$2,504			EDR Hist Auto	STANTON ST STORAGE		Yes			0						0				
E	E.3	2020	\$93,213	\$1,421									0						0				
E	E.4	2020	\$416,000	\$1,484,000	1925	Commercial							0						0				
E	E.5	2020	\$1,221,084	\$1,733,877	1946	Commercial	FINDS	CITY BASEBALL TRAINING FACILITY CITY BASEBALL TRAINING FACILITY					0					1	BELL THUNDERBIRD	RN106972706	Leaking Petroleum Storage Tank (LPST)		
F	F.1	2020	\$776,250	\$158,250	1967	Commercial	Ind. Haz Waste	EL PASO HYDROCARBONS					0						0				
F	F.2	2020	\$2,222,400	\$10,603,124	1979	Commercial	EDR Hist Cleaner EDR Hist Cleaner Ind. Haz Waste ASBESTOS RCRA NonGen / NLR Ind. Haz Waste RCRA NonGen / NLR Financial Assurance UST EDR Hist Cleaner	GATEWAY CLIRS EL PASO LNDRY & CLRS STANTON TOWER STANTON TOWER EL PASO NATURAL GAS COMPANY EL PASO NATURAL GAS COMPANY 100 NORTH STANTON TOWER 100 NORTH STANTON TOWER A A TAILORING CO	yes			1. Retail 2-3. Storage	1. Occupied 2-3. Unknown	1	EL PASO ISD	110011857446	NCDB	COMPLIANCE ACTIVITY	1	100 NORTH STANTON TOWER	RN100601996	Petroleum Storage Tank (PST)	
F	F.3	2020	\$694,750	\$5,353,308	1954	Commercial	MANIFEST	EL PASO NATURAL GAS CO					0						0				
G	G.1	2020	\$915	\$0			CENTRAL REGISTRY						0						0				
G	G.10	2020	\$80,605	\$89,718	1906	Commercial							1. Restaurant	1. Occupied	0				0				
G	G.12	2020	\$74,858	\$83,523									1. Restaurant 2. Residential	1. Occupied 2. Occupied	0				0				
G	G.13	2020	\$316,988	\$211,472	1906	Commercial							1. Retail 2-5. Hotel	1. Partial vacancy 2-5. Occupied 5. Storage	0				0				
G	G.14	2020	\$109,222	\$607,660	1949	Commercial	EDR Hist Auto EDR Hist Auto	BRONSON AUTO CO DARLEY ROBERTO V AUTO REPR		Yes			1. Retail 2-4. Residential First floor is the Dollar Tree. Floors 2-4 are residential (Savvy Llofts).	1. Occupied 2-4. Occupied	0				0				
G	G.2	2020	\$110,425	\$257,377	1929	Commercial							1-3. Unknown	1-3. Vacant – under renovation	0				0				
G	G.3	2020	\$126,760	\$303,640									1. Retail 2-3. Storage	1. Occupied 2-3. Unknown	0				0				
G	G.4	2020	\$721,120	\$6,185			EDR Hist Cleaner EDR Hist Cleaner EDR Hist Auto EDR Hist Cleaner EDR Hist Auto	WALTON CLNR WRIGHT CLEANING WKS ALVARADO ABRAHAM WRIGHT & GIBSON ANDREAS SERVICE & PARKWAY	yes	Yes		1. Parking	Occupied	0					0				
G	G.5	2020	\$192,000	\$308,000	1930	Commercial							1. Restaurant 2. Office	1. Occupied 2. Vacant – available	0				0				
G	G.6	2020	\$155,357	\$250,589	1929	Commercial	EDR Hist Cleaner	REAL JESUS	yes				1. Retail 2. Storage/office	1. Vacant 2. Vacant	0				0				
G	G.7	2020	\$196,000	\$79,575	1915	Commercial							1. Restaurant	1. Occupied	0				0				
G	G.8	2020	\$94,500	\$128,046	1901	Commercial							1. Restaurant	1. Occupied	0				0				
G	G.9	2020	\$79,625	\$																			

**Brownfield Inventory**  
Downtown El Paso - Area-Wide Planning

Block	Map ID	Sub-Area	Parcel ID	Environmental Database Score (0-2)										Site Address	Photo No.	Posted Business Name(s)	Current Land Use (commercial, undeveloped, residential, industrial, parking, mixed commercial/residential, etc.)	Occupancy (Occupied, Unoccupied, Partial)	Description of Structures (If Present) (e.g. 2-story commercial, single family residential, etc.)	Condition of Structures (If Present) (e.g. poor, good, appears new, etc.)	Bright Indicators (Y/N)	For Sale or Lease Sign (Y/N)	Indications of Former Use (If Any) (e.g. appears to be former gas station, etc.)	Obvious Recs (e.g. drums, UST/AST, debris pile, stained soil, chemical storage, etc.)	Other Environmental Constraints (e.g. steep grade, surface water, wetlands, critical habitat, etc.)	Other Field Observations (e.g. boarded up building, homeless encampment, vandalism, etc.)	Owner Name	Owner Address	Area (acres)	Alternate Parcel ID	Zoning	Calculated Utilization	ILVR	
				A) Site Nomination Score (0-2)	B) Property Size Score (0-1)	C) Utilization Vacancy Score (0-1)	D) Environmental Use Score (0-2)	E) Current Historical Use Score (0-1)	F) Building Age (Pre-1980) Score (0-1)	G) Undeveloped Property Score (0-2)	H) Vacant/Undeveloped Buildings (0-1)	I) Bright Indicator Score (0-1)	Modifier (0 = Gov Owned)	Total Score																				
H	H.8	El Paso AWP	26543	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 2.0	1.0 0.0 1.0	1.0 0.0 1.0	5.0	324 SAN ANTONIO AVE	95		Commercial	Unoccupied	2 stories	Fair	Y	N					Boarded up	MJCP LLC	8650 YERMOLAND DR, EL PASO TX	0.288	M4739902403600	C-5	Underutilized	0.25			
H	H.9	El Paso AWP	407319	0.0 0.0 0.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 2.0	1.0 0.0 1.0	1.0 0.0 1.0	4.0	105 STANTON ST	96		Commercial	Unoccupied	2 stories	Poor	Y	N	JCPenney				Boarded up	ROSENBAUM FAMILY TRUST	315 E RIM RD, EL PASO TX	0.194	M4739902402900	C5	Utilized	4.43			
I	I.1	El Paso AWP	100863	0.0 0.0 0.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	1.0 0.0 1.0	0.1	201 OVERLAND AVE				Occupied		good	No	No					Fully Utilized.	RIVER OAKS PROPERTIES LTD	5678 N MESA ST, EL PASO TX	0.0719	M4739901309200	C5	Utilized	1.23			
I	I.2	El Paso AWP	281767	0.0 0.0 0.0	0.0 0.0 0.0	0.0 0.0 0.0	0.0 0.0 0.0	0.0 0.0 1.0	1.0 0.0 1.0	0.0	116 OREGON ST				Occupied		good	No	No					Fully Utilized.	FAMAR PROPERTIES & INVESTMENT INC	116 S OREGON ST, EL PASO TX	0.0385	M4739901308500	C5	Utilized	7.74			
I	I.3	El Paso AWP	298531	0.0 0.0 0.5	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	1.0 0.0 1.0	2.5	114 OREGON ST	105, 106	Bridal Palace	Commercial	Occupied	2 story	Fair	Y	N						LORE CORP	114 S OREGON ST, EL PASO TX	0.1972	M4739901307800	C5	Underutilized	0.93			
I	I.4	El Paso AWP	384403	0.0 0.0 0.0	0.0 0.0 0.0	0.0 0.0 0.0	0.0 0.0 0.0	0.0 0.0 1.0	1.0 0.0 1.0	0.0	110 OREGON ST				Occupied		good	No	No					Fully Utilized.	110 S OREGON LLC	PO BOX 1797, EL PASO TX	0.0707	M4739901307100	C5	Utilized	2.90			
I	I.5	El Paso AWP	355211	0.0 0.0 0.5	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 2.0	1.0 0.0 1.0	1.0 0.0 1.0	4.5	200 SAN ANTONIO AVE	73	McCoy Ropa Para Damas	Commercial	Unoccupied	4 stories	Poor	Y	Y						ABRAHAM JOSEPH SR	PO BOX 1797, EL PASO TX	0.1690	M4739901305700	C5	Underutilized	0.58			
I	I.6	El Paso AWP	399991	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	1.0 0.0 1.0	4.0	206 SAN ANTONIO AVE	107	SK Cosmetics	Commercial	Partial	East is occupied, west is unoccupied	Fairly good	Y	Y						Peeling paint	KIM YONG JU & YUN SUN OK	425 HOLLYDALE DR, EL PASO TX	0.1690	M4739901305000	C5	Underutilized	0.49		
I	I.7	El Paso AWP	332527	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 2.0	0.0 0.0 1.0	1.0 0.0 1.0	4.0	109 MESA ST	101			Vacant lot	Unoccupied	Graded										Boarded up	MILLS PLAZA PROPERTIES IV LP	123 W MILLS AVE STE 600, EL PASO TX	0.4724	M4739901301500	C5	Vacant	0.00
I	I.8	El Paso AWP	339235	0.0 0.0 0.5	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	4.5	113 MESA ST	101			Vacant lot	Unoccupied	Graded											MILLS PLAZA PROPERTIES IV LP	123 W MILLS AVE STE 600, EL PASO TX	0.2456	M4739901300100	C5	Underutilized	0.89
J	J.1	El Paso AWP	161950	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	4.0	220 SAN ANTONIO AVE				Occupied		good	No	No					Fully Utilized.	SCHONBERG JOANI	222 S EL PASO ST, EL PASO TX	0.1322	M4739901409100	C5	Underutilized	0.05			
J	J.2	El Paso AWP	363332	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	2.0	216 SAN ANTONIO AVE				Occupied		good	No	No					Fully Utilized.	BARBROS PROPERTY LTD	216 S EL PASO ST, EL PASO TX	0.1157	M4739901408100	C5	Underutilized	0.01			
J	J.3	El Paso AWP	317217	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	2.0	210 SAN ANTONIO AVE				Occupied		good	No	No					Fully Utilized.	SW T-BIRD LTD	305 S EL PASO ST, EL PASO TX	0.1093	M4739901407100	C5	Underutilized	0.07			
J	J.4	El Paso AWP	231569	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	3.0	104 SAN ANTONIO AVE				Occupied		good	No	No					Fully Utilized.	MILLS PLAZA PARKING II LP	123 W MILLS AVE STE 600, EL PASO TX	0.2709	M4739901404100	C5	Vacant	0.00			
J	J.5	El Paso AWP	188999	0.0 0.0 0.5	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	1.5	110 SAN ANTONIO AVE				Occupied		good	No	No					Fully Utilized.	ENMAUS VENTURES LLC	119 E OVERLAND AVE STE E, EL PASO TX	0.1333	M4739901402100	C5	Underutilized	0.63			
J	J.6	El Paso AWP	45713	0.0 0.5 0.5	1.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	1.0 0.0 1.0	6.0	119 OVERLAND AVE	74	Rio Grande Department Store, State National Bank	Commercial	Partial	2 stories, front is partially unoccupied, back is occupied	Fair	Y	N	Formerly State National Bank					Partially boarded up	LIM-YOON JOINT VENTURE	119 E OVERLAND AVE STE E, EL PASO TX	0.5829	M4739901400100	C5	Underutilized	0.84		
K	K.1	El Paso AWP	277512	0.0 0.0 0.5	1.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	3.5	118 OVERLAND AVE				Occupied		good	No	No					Fully Utilized.	IEK # 1 LP	PO BOX 1022, EL PASO TX	0.2196	M4739903408500	C5	Underutilized	0.83			
K	K.10	El Paso AWP	125762	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	1.0 0.0 1.0	2.0	402 SAN ANTONIO AVE				Occupied		good	No	No					Fully Utilized.	HOLLAND SAL INC	1205 CERRO ALTO LN, EL PASO TX	0.2310	M4739903404800	C5	Underutilized	0.01			
K	K.11	El Paso AWP	242111	0.0 0.0 0.5	0.0 0.0 1.0	0.0 0.0 1.0	0.0 0.0 1.0	1.0 0.0 1.0	1.0 0.0 1.0	1.5	408 SAN ANTONIO AVE				Occupied		good	No	No					Fully Utilized.	TEX-SANTA FE LLC	1205 CERRO ALTO LN, EL PASO TX	0.0689	M4739903404100	C5	Underutilized	0.79			
K	K.12	El Paso AWP	245030	0.0 0.0 0.5	1.0 0.0 1.0	0.0 0.0 1.0	0.0 0																											

**Brownfield Inventory**  
Downtown El Paso - Area-Wide Planning

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H	H.8	2020	\$416,000	\$104,000	1927	Commercial						1. Retail 2. Retail	Vacant – no signs	0					0							
H	H.9	2020	\$181,965	\$806,943	1949	Commercial						1. Retail 2. Retail	Vacant – no signs	0					0							
I	I.1	2020	\$115,921	\$142,691	1901	Commercial						1. Retail 2. Storage	1. Occupied 2. Occupied	0					0							
I	I.2	2020	\$50,310	\$389,230								1. Retail 2. Storage 3. Storage 4. Storage	1. Occupied 2. Unknown 3. Unknown 4. Unknown	0					0							
I	I.3	2020	\$257,700	\$239,351	1955	Commercial						1. Commercial 2. Storage/Office 3. Storage/Office	1. Occupied 2. Unknown 3. Unknown	0					0							
I	I.4	2020	\$92,400	\$268,160								1. Retail 2. Storage	1. Occupied 2. Unknown	0					0							
I	I.5	2020	\$272,320	\$157,442	1901	Commercial						1. Retail 2. Storage	1. Partially vacant 2. Unknown 3. Unknown	0					0							
I	I.6	2020	\$257,600	\$127,400	1939	Commercial						1. Retail 2. Storage	1. Partially Vacant 2. Unknown	0					0							
I	I.7	2020	\$720,160	\$0								CD: 2000-2001 Printers Anonymous	Parking	Occupied	0					0						
I	I.8	2020	\$401,250	\$276,933	1967	Commercial	ENF	LITTER TAILOR SHOP	yes			CD: 2000-2001 B&J Auto Discount	1. Retail	1. Vacant – no signs	0					0						
J	J.1	2020	\$302,400	\$14,898	1939	Commercial	EDR Hist Cleaner	LITTER TAILORING CO	yes						0				0							
J	J.2	2020	\$378,000	\$2,686	1891	Commercial									0				0							
J	J.3	2020	\$648,000	\$43,020	1973	Commercial									0				0							
J	J.4	2020	\$472,016	\$0			EDR Hist Cleaner	REAR CRESCENT CLNG WKS	yes						0				0							
J	J.5	2020	\$203,280	\$128,440	1949	Commercial									0				0							
J	J.6	2020	\$952,200	\$802,130	1921	Commercial	EDR Hist Cleaner	KLEENTEX CORP	yes						0				0							
K	K.1	2020	\$358,650	\$297,380	1960	Commercial	EDR Hist Auto	HILTON HOTEL GARAGE	HILTON HOTEL GARAGE	HILTON HOTEL GARAGE	HILTON HOTEL GARAGE	Yes			0				0							
K	K.10	2020	\$918,000	\$12,594											0				0							
K	K.11	2020	\$225,000	\$177,000	1901	Commercial									0				0							
K	K.12	2020	\$225,000	\$27,500	1901	Commercial									0				0							
K	K.13	2020	\$333,000	\$21,488	1929	Commercial									0				0							
K	K.14	2020	\$333,000	\$125,231	1901	Commercial									0				0							
K	K.15	2020	\$326,400	\$123,600	1912	Commercial									0				0							
K	K.16	2020	\$1,086,750	\$768,425			EDR Hist Auto	ELITE AUTO REP SHOP	TWO REPUBLICS FORD		Yes				0				0							
K	K.17	2020	\$184,800	\$58,490	1901	Commercial	EDR Hist Auto	HILTON GARAGE			Yes				0				0							
K	K.18	2020	\$164,800	\$85,200	1909	Commercial									0				0							
K	K.19	2020	\$147,000	\$120,778	1909	Commercial									0				0							
K	K.20	2020	\$101,290	\$92,486											0				0							
K	K.20	2020	\$546,000	\$209,000	1910	Commercial									0				0							
K	K.3	2020	\$140,770	\$165,708	1901	Commercial									0				0							
K	K.4	2020	\$844,690	\$244,857	1901	Commercial									0				0							
K	K.5	2020	\$187,425	\$102,391	1901	Commercial									0				0							
K	K.6	2020	\$265,500	\$486,400	1991	Commercial									0				0							
K	K.7	2020	\$274,381	\$325,619	1910	Commercial									0				0							
K	K.8	2020	\$236,925	\$22,075											0				0							
K	K.9	2020	\$393,750	\$87,250	1901	Commercial									0				0							
L	L.1	2020	\$997,500	\$790,620	2013	Commercial	EDR Hist Cleaner	HING LEE	yes			1. Retail	1. Occupied	0					1	CHEVRON 70868	RN101636348	Leaking Petroleum Storage Tank (LPST)				
L	L.10	2020	\$179,305	\$63,685	1959	Commercial							1. Retail 2. Office/Storage	1. Occupied 2. Occupied	0				0							
L	L.11	2020	\$296,100	\$151,427								1. Retail 2-3. Office	1. Occupied 2-3. Vacant – no signs	0					0							
L	L.12	2020	\$90,300	\$109,170	1957	Commercial						1. Retail 2. Office/Storage	1-2. Vacant – for sale	0					0							
L	L.13	2020	\$182,000	\$96,228	1929	Commercial						1. Church	1. Occupied	0					0							
L	L.14	2020	\$243,099	\$96,381	1940	Commercial						1. Retail	1. Vacant – for rent	0					0							
L	L.15	2020	\$398,475	\$112,885	1949	Commercial						1. Retail 2. Office/Storage	1. Occupied 2. Occupied	0					0							
L	L.16	2020	\$824,775	\$549,023	1998	Commercial						1. Restaurant	1. Occupied	0					0							
L	L.17	2020	\$409,500	\$179,270	2008	Commercial	EDR Hist Cleaner CENTRAL REGISTRY UST LPST Ind. & Waste RCRA NonGen / NLR ECHO FINDS	JAPANESE CLEANING WKS CHEVRON 70868 CHEVRON 70868 CHEVRON 70868 CHEVRON FAC 74988 CHEVRON USA INC CHEVRON USA INC CHEVRON USA INC	yes			1. Restaurant	1. Occupied	2	CHEVRON 70868 CHEVRON USA INC	110070165997 110005134407	TX-TCEQ ACR RORAINFO	STATE MASTER UNSPECIFIED UNIVERSE	0							
L	L.2	2020	\$245,919	\$4,081			EDR Hist Auto	FISCHER KARL		Yes		Parking	Occupied	0					0							
L	L.3	2020	\$224,748	\$7,715			EDR Hist Cleaner	WING CHONG	yes</td																	

**Brownfield Inventory**  
Downtown El Paso - Area-Wide Planning

Block	Map ID	Sub-Area	Parcel ID	A) Site Nomination Score (0-2)	B) Property Size Score (0-1)	C) Utilization Vacancy Score (0-1)	D) Environmental Database Score (0-2)	E) Current/Historical Use Score (0-1)	F.) Building Age (Pre-1980) Score (0-1)	G.) Undeveloped Property Score (0-2)	H.) Vacant/Underutilized Building Score (0-1)	I.) Bright Indicator Score (0-1)	Modifier (0 = Gov Owned)	Total Score	Site Address	Photo No.	Posted Business Name(s)	Current Land Use (commercial, undeveloped, residential, industrial, parking, mixed commercial/residential, etc.)	OCCUPANCY (Occupied, Unoccupied, Partial)	DESCRIPTION OF STRUCTURES (IF PRESENT) (e.g. 2-story commercial, single family residential, etc.)	CONDITION OF STRUCTURES (IF PRESENT) (e.g. poor, good, appears new, etc.)	BRIGHT INDICATORS (Y/N)	FOR SALE OR LEASE SIGN (Y/N)	INDICATIONS OF FORMER USE (IF ANY) (e.g. appears to be former gas station, etc.)	OBVIOUS RECS (e.g. drums, UST/AST, debris pile, stained soil, chemical storage, etc.)	OTHER ENVIRONMENTAL CONSTRAINTS (e.g. steep grade, surface water, wetlands, critical habitat, etc.)	OTHER FIELD OBSERVATIONS (e.g. boarded up building, homeless encampment, vandalism, etc.)	Owner Name	Owner Address	Area (acres)	Alternate Parcel ID	Zoning	Calculated Utilization	ILVR
M	M.18	El Paso AWP	157541	0.0 0.0 1.0 1.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 5.0	223 1/2 STANTON ST			Occupied	good	No	No				Fully Utilized.	ADRON PROPERTIES LLC	3500 GEORGE DIETER DR STE, EL PASO TX	0.064	M47399903602100	C5	Underutilized	0.00												
M	M.19	El Paso AWP	310868	0.0 0.0 1.0 0.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 3.0	225 STANTON ST			Occupied	good	No	No				Fully Utilized.	RIVER OAKS PROPERTIES LTD	5678 N MESA ST, EL PASO TX	0.094	M47399903601700	C5	Underutilized	0.19												
M	M.20	El Paso AWP	278007	0.0 0.1 1.0 1.0 1.0 0.0 2.0 0.0 0.0 1.0 0.0 1.0 5.0	306 MESA ST			Occupied	good	No	No				Fully Utilized.	BELCLAIRE REALTY LTD	4011 COMMERCE ST, DALLAS TX	0.3517	M47399903608500	C5	Underutilized	0.07												
M	M.21	El Paso AWP	15964	0.0 0.0 1.0 0.0 0.0 1.0 0.0 0.0 1.0 0.0 1.0 0.0 1.0 2.0	301 STANTON ST			Occupied	good	No	No				Fully Utilized.	THE JOHN R ELLIS TRUST & 3	2815 N FLORENCE ST, EL PASO TX	0.1433	M47399903601300	C5	Underutilized	0.23												
M	M.22	El Paso AWP	249969	0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 1.0 0.0 1.0 1.0	305 STANTON ST			Occupied	good	No	No				Fully Utilized.	RIVER OAKS PROPERTIES LTD	5678 N MESA, EL PASO TX	0.1433	M47399903600900	C5	Underutilized	0.27												
M	M.23	El Paso AWP	46341	0.0 0.0 1.0 0.0 0.0 0.0 1.0 0.0 0.0 1.0 0.0 1.0 2.0	307 STANTON ST			Occupied	good	No	No				Fully Utilized.	RIVER OAKS PROPERTIES LTD	5678 N MESA, EL PASO TX	0.1433	M47399903600500	C5	Underutilized	0.27												
M	M.3	El Paso AWP	44196	0.0 0.0 0.0 1.0 1.0 0.0 0.0 0.0 0.0 1.0 0.0 1.0 3.0	313 STANTON ST			Occupied	good	No	No				Fully Utilized.	ARG PSELPTX001 LLC	38 WASHINGTON SQUARE, NEWPORT RI	0.2865	M47399903600100	C-5	Utilized	3.35												
M	M.4	El Paso AWP	165846	0.0 0.0 1.0 1.0 1.0 0.0 0.0 0.0 0.0 1.0 4.0	300 MESA ST			Occupied	good	No	No				Fully Utilized.	VALUTA CORPORATION	300 S MESA ST, EL PASO TX	0.0970	M47399903608100	C5	Underutilized	0.21												
M	M.5	El Paso AWP	101520	0.0 0.0 1.0 1.0 1.0 0.0 0.0 0.0 0.0 1.0 5.0	218 MESA ST			Occupied	good	No	No				Fully Utilized.	EL PASO PARK A LOT LP	4011 COMMERCE ST, DALLAS TX	0.1377	M47399903607700	C5	Underutilized	0.03												
M	M.6	El Paso AWP	61776	0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 3.0	216 1/2 MESA ST			Occupied	good	No	No				Fully Utilized.	EL PASO PARK A LOT LP	4011 COMMERCE ST, DALLAS TX	0.0734	M47399903607300	C5	Underutilized	0.02												
M	M.7	El Paso AWP	349107	0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 3.0	MESA ST			Occupied	good	No	No				Fully Utilized.	SHALOM E P LP	PO BOX 96, EL PASO TX	0.1685	M47399903607000	C5	Underutilized	0.02												
M	M.8	El Paso AWP	386656	0.0 0.0 0.5 1.0 1.0 0.0 0.0 0.0 0.0 1.0 3.5	210 MESA ST			Occupied	good	No	No				Fully Utilized.	ROSEN RICHARD J ENTERPRISES	306 E OVERLAND AVE, EL PASO TX	0.1437	M47399903606500	C5	Underutilized	0.61												
M	M.9	El Paso AWP	288869	0.0 0.0 1.0 0.0 0.0 1.0 0.0 0.0 0.0 1.0 2.0	206 MESA ST			Occupied	good	No	No				Fully Utilized.	ROSEN RICHARD J ENTERPRISES	306 E OVERLAND AVE, EL PASO TX	0.1718	M47399903606100	C5	Underutilized	0.50												
N	N.1	El Paso AWP	358231	0.0 0.0 0.5 0.0 0.0 0.0 0.0 0.0 0.0 1.0 1.5	300 OVERLAND AVE			Occupied	good	No	No				Fully Utilized.	MARCUS REAL ESTATE LIMITED PARTNER	PO BOX 920605, EL PASO TX	0.0697	M47399903605700	C5	Underutilized	0.57												
N	N.2	El Paso AWP	268261	0.0 0.0 0.5 1.0 1.0 0.0 0.0 0.0 0.0 1.0 2.5	200 STANTON ST			Occupied	good	No	No				Fully Utilized.	ABDOU ABOUD REAL PROPERTY LP	400 E OVERLAND AVE, EL PASO TX	0.3122	M47399903708900	C5	Underutilized	0.81												
N	N.3	El Paso AWP	186896	0.0 0.0 0.0 0.0 0.0 1.0 0.0 0.0 0.0 1.0 2.0	210 STANTON ST			Occupied	good	No	No				Fully Utilized.	ABDOU ABOUD M	210 S STANTON ST, EL PASO TX	0.1653	M47399903707800	C5	Utilized	2.64												
N	N.4	El Paso AWP	152317	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 0.0	214 STANTON ST			Occupied	good	No	No				Fully Utilized.	ABDOU ABOUD REAL PROPERTY LP	400 E OVERLAND AVE, EL PASO TX	0.1295	M47399903705600	C5	Utilized	1.87												
N	N.5	El Paso AWP	62742	0.0 0.0 0.0 0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0	220 STANTON ST			Occupied	good	No	No				Fully Utilized.	CITY OF EL PASO	PO BOX 1890, EL PASO TX	0.1093	M47399903704500	C5	Utilized	1.29												
N	N.6	El Paso AWP	384543	0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 3.0	217 KANSAS ST			Occupied	good	No	No				Fully Utilized.	BELCLAIRE REALTY LTD	4011 COMMERCE ST, DALLAS TX	0.2663	M47399903703400	C5	Underutilized	0.02												
N	N.7	El Paso AWP	359643	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 0.0	209 KANSAS ST			Occupied	good	No	No				Fully Utilized.	BASSETT TOWER CORPORATION	6213 TURNBERRY DR, FORT WORTH TX	0.1377	M47399903702300	C5	Utilized	2.16												
N	N.8	El Paso AWP	207080	0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 2.0 0.0	420 OVERLAND AVE			Occupied	good	No	No				Fully Utilized.	BELCLAIRE REALTY LTD	4011 COMMERCE ST, DALLAS TX	0.0938	M47399903701200	C5	Underutilized	0.01												
O	O.1	El Paso AWP	84189	0.0 0.0 1.0 1.0 1.0 0.0 0.0 0.0 0.0 1.0 1.0	418 OVERLAND AVE			Occupied	good	No	No				Fully Utilized.	BELCLAIRE REALTY LTD	4011 COMMERCE ST, DALLAS TX	0.2185	M47399903700100	C5	Underutilized	0.01												
O	O.10	El Paso AWP	130223	0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 1.0	316 STANTON ST			Occupied	good	No	No				Fully Utilized.	SANTOSCOY NORMAN R	320 S STANTON ST, EL PASO TX	0.1434	C05099914908500	C5	Underutilized	0.02												
O	O.11	El Paso AWP	52216	0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 4.0	309 KANSAS ST			Occupied	good	No	No				Fully Utilized.	S A L REAL ESTATE LLC	200 N OREGON ST, EL PASO TX	0.0716	C05099914902900	C5	Underutilized	0.45												
O	O.12	El Paso AWP	81355	0.0 0.0 1.0 0.0 0.0 0.0 0.0 0.0 0.0 1.0 1.0	311 KANSAS ST			Occupied	good	No	No				Fully Utilized.	S A L REAL ESTATE LLC	200 N OREGON ST, EL PASO TX	0.0716	C05099914902200	C5	Underutilized	0.02												
O	O.13	El Paso AWP	32699	0.0 0.0 1.0 1.0 1.0 0.0 0.0 0.0 0.0 1.0 4.0	425 PAISANO DR			Occupied	good	No	No				Fully Utilized.	SAL REAL ESTATE LLC	200 N OREGON ST, EL PASO TX	0.2865	C05099914900100	C5	Underutilized	0.28												
O	O.2	El Paso AWP	384479	0.0 0.0 0.0 0.0 0.0 1.0 0.0 0.0 0.0 1.0 1.0	314 STANTON ST			Occupied	good	No	No				Fully Utilized.	SANTOSCOY NORMAN R	320 S STANTON ST, EL PASO TX	0.0551	C05099914907800	C5	Utilized	1.12												
O	O.3	El Paso AWP	75441	0.0 0.0 0.0 0.0 0.0 1.0 0.0 0.0 0.0 1.0 2.0	312 1/2 STANTON ST			Unoccupied	good	No	No				Fully Utilized.	NADLER FAMILY LIMITED PARTNERSHIP	304 S STANTON ST, EL PASO TX	0.088																

**Brownfield Inventory**  
Downtown El Paso - Area-Wide Planning

Block	Map ID	Tax Year	Land Value	Improvement Value	Year Built	Building Use	Historical DB (EDR)	Historical Name (EDR)	Historical Cleaner (EDR)	Historical Auto	Historical Other (City Directories and Fire Insurance Maps)	2019 Building Survey - Use (# = Floors)	2019 Building Survey - Utilization (# = Floors)	FRS Facility Count	FRS Facility Name	FRS Facility ID	FRS Facility Database	FRS Interest	TCEQ Facility Count	TCEQ Facility Name	TCEQ Facility ID	TCEQ Database	
M	M.18	2020	\$252,000	\$660	1949	Commercial	EDR Hist Cleaner	HERNANDEZ & CADENA	yes			1. Retail 2. Storage	1-2. Vacant - available	0					0				
M	M.19	2020	\$252,000	\$47,153	1922	Commercial						1. Retail 2. Storage	1-2. Vacant - no signs	0					0				
M	M.2	2020	\$396,788	\$28,212			EDR Hist Auto EDR Hist Cleaner	MORALES C D SERV STA HOLMES C F DYER	yes	Yes		Parking	Parking	0					0				
M	M.20	2020	\$374,400	\$84,980	1927	Commercial								0					0				
M	M.21	2020	\$374,400	\$100,600								1. Retail 2. Storage	1-2. Occupied	0					0				
M	M.22	2020	\$374,400	\$100,600	1949	Commercial						1. Retail 2. Storage	All occupied	0					0				
M	M.23	2020	\$873,600	\$2,930,231	1949	Commercial	EDR Hist Cleaner	SUN LEE	yes			1. Office 2. Office/storage	1-2. Occupied	0					0				
M	M.3	2020	\$147,840	\$31,120	1929	Commercial	EDR Hist Cleaner	EL PASO LAUNDRY BR CLN	yes			1. Retail	1. Occupied	0					0				
M	M.4	2020	\$210,000	\$5,639			EDR Hist Cleaner EDR Hist Cleaner EDR Hist Cleaner	TOWN CLINIC & TAILORING CO TOVWNL CLEANERS TAIL ORING CC TOWN CLEANERS	yes			Parking	Occupied	0					0				
M	M.5	2020	\$111,965	\$2,631								Parking	Occupied	0					0				
M	M.6	2020	\$241,828	\$5,810										0					0				
M	M.7	2020	\$219,030	\$133,270	1922	Commercial	EDR Hist Auto	CASA ARCO IRIS		Yes		1. Retail 2. Storage	1-2. Occupied	0					0				
M	M.8	2020	\$261,870	\$130,630	1919	Commercial						1. Retail 2. Storage	1-2. Occupied	0					0				
M	M.9	2020	\$67,800	\$45,533	1959	Commercial						1. Retail	Occupied	0					0				
N	N.1	2020	\$476,000	\$383,778			EDR Hist Auto EDR Hist Cleaner	CENTRAL BATTERY CO UNION HAT & TAILORING	yes	Yes		1. Retail	1. Occupied	0					0				
N	N.2	2020	\$180,000	\$474,978	1939	Commercial						1. Retail 2. Storage	1-2. Vacant - for lease	0					0				
N	N.3	2020	\$141,000	\$263,646								1. Retail	1. Occupied	0					0				
N	N.4	2020	\$166,600	\$215,600	1949	Commercial						1. Retail 2-3. Storage	1-3. Occupied	0					0				
N	N.5	2020	\$359,600	\$5,451								Parking	Occupied	0					0				
N	N.6	2020	\$162,000	\$349,320								1. Office	1. Occupied	0					0				
N	N.7	2020	\$163,160	\$1,918								Parking (Connected to 418 Overland)	Occupied	0					0				
N	N.8	2020	\$380,800	\$4,474			EDR Hist Cleaner	WAH CHUNG	yes			Parking (Connected to 420 Overland)	Occupied	0					0				
O	O.1	2020	\$218,575	\$4,404	1997	Commercial						1. Retail 2. Office	1-2. Occupied	0					0				
O	O.10	2020	\$62,400	\$27,968	1936	Residential						Parking	Occupied	0					0				
O	O.11	2020	\$62,400	\$1,466								1. Retail 2. Storage	1-2. Occupied	0					0				
O	O.12	2020	\$374,400	\$105,600	1969	Commercial	UST	WESTERN AUTO				1. Retail 2. Storage	1-2. Occupied	1	WESTERN AUTO	110070166089	TX-TCEQ ACR	STATE MASTER	0				
O	O.2	2020	\$60,000	\$67,227	1929	Commercial						1. Office	1. Occupied	0					0				
O	O.3	2020	\$96,000	\$131,500	1929	Commercial						1. Office 2. Office/Storage	1-2. Occupied	0					0				
O	O.4	2020	\$156,000	\$2,932									0					0					
O	O.5	2020	\$76,500	\$182,281	1949	Commercial						1. Retail 2. Storage	1-2. Vacant - for lease	0					0				
O	O.6	2020	\$79,500	\$357,231	1949	Commercial						1. Retail 2. Storage	1-2. Vacant - for lease	0					0				
O	O.7	2020	\$218,400	\$41,600								1. Retail 2. Storage	1-2. Occupied	0					0				
O	O.8	2020	\$187,200	\$26,800	1929	Commercial						1. Retail 2. Storage	1-2. Vacant - for lease	0					0				
O	O.9	2020	\$124,800	\$4,695								Parking	Occupied	0					0				

## **Appendix D – Photographs**

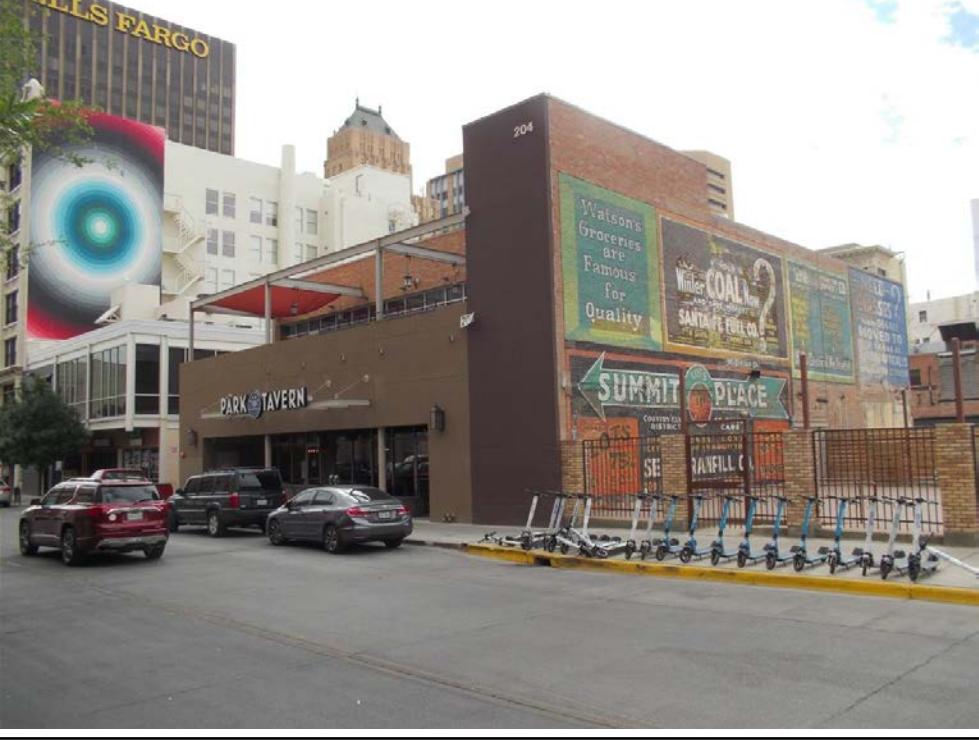
Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 1			
Photo Location:	El Paso AWP/C.1		
Direction:	Northeast		
Survey Date:	4/27/2021		
Comments:	Plaza		
Photograph ID: 2			
Photo Location:	El Paso AWP/C.4		
Direction:	Southeast		
Survey Date:	4/27/2021		
Comments:	Parking garage		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 3			
Photo Location:	El Paso AWP/C.2		
Direction:	West		
Survey Date:	4/27/2021		
Comments:	1 Texas Tower		
Photograph ID: 4			
Photo Location:	El Paso AWP/C.3		
Direction:	Southwest		
Survey Date:	4/27/2021		
Comments:	Unoccupied		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
<b>Photograph ID:</b> 5			
<b>Photo Location:</b> El Paso AWP/D.5			
<b>Direction:</b> East			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Boarded commercial building			
<b>Photograph ID:</b> 6			
<b>Photo Location:</b> El Paso AWP/I.5			
<b>Direction:</b> Southeast			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Unoccupied clothing store			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 7			
Photo Location:	El Paso AWP/J.6		
Direction:	South		
Survey Date:	4/27/2021		
Comments:	Partially occupied		
Photograph ID: 8			
Photo Location:	El Paso AWP/B.2		
Direction:	East		
Survey Date:	4/27/2021		
Comments:	Occupied		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
<b>Photograph ID:</b> 9			
<b>Photo Location:</b> El Paso AWP/B.4			
<b>Direction:</b> East			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Unoccupied			
<b>Photograph ID:</b> 10			
<b>Photo Location:</b> El Paso AWP/B.5			
<b>Direction:</b> North			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Kress Building			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 11			
Photo Location:	El Paso AWP/A.7		
Direction:	Southeast		
Survey Date:	4/27/2021		
Comments:	Parking lot		
Photograph ID: 12			
Photo Location:	El Paso AWP/A.8 and A.7		
Direction:	Southeast		
Survey Date:	4/27/2021		
Comments:	Park Tavern		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 13			
Photo Location:	El Paso AWP/A.9 and A.10		
Direction:	Southeast		
Survey Date:	4/27/2021		
Comments:	Occupied		
Photograph ID: 14			
Photo Location:	El Paso AWP/B.8		
Direction:	Southwest		
Survey Date:	4/27/2021		
Comments:	Partially occupied		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 15			
Photo Location:	El Paso AWP/B.5		
Direction:	Southwest		
Survey Date:	4/27/2021		
Comments:	Kress Building		
Photograph ID: 16			
Photo Location:	El Paso AWP/B.4		
Direction:	West		
Survey Date:	4/27/2021		
Comments:	Unoccupied		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 17			
Photo Location:	El Paso AWP/A.1		
Direction:	Southeast		
Survey Date:	4/27/2021		
Comments:	Former Walgreens		
Photograph ID: 18			
Photo Location:	El Paso AWP/A.5		
Direction:	Northeast		
Survey Date:	4/27/2021		
Comments:	Parking lot		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 19			
Photo Location:	El Paso AWP/B.3		
Direction:	Southwest		
Survey Date:	4/27/2021		
Comments:	CVS		
Photograph ID: 20			
Photo Location:	El Paso AWP/D.1		
Direction:	Southwest		
Survey Date:	4/27/2021		
Comments:	Chelita's Restaurant		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 21			
Photo Location:	El Paso AWP/E.5		
Direction:	Southeast		
Survey Date:	4/27/2021		
Comments:	Unoccupied		
Photograph ID: 22			
Photo Location:	El Paso AWP/D.3		
Direction:	Southwest		
Survey Date:	4/27/2021		
Comments:	In-Situ blueprints		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 23			
Photo Location:	El Paso AWP/D.4		
Direction:	Southwest		
Survey Date:	4/27/2021		
Comments:	Partially occupied		
Photograph ID: 24			
Photo Location:			
Direction:			
Survey Date:			
Comments:			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
<b>Photograph ID:</b> 25			
<b>Photo Location:</b> El Paso AWP/H.5			
<b>Direction:</b> South			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Caples Building, unoccupied			
<b>Photograph ID:</b> 26			
<b>Photo Location:</b> El Paso AWP/H.6			
<b>Direction:</b> South			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Unoccupied			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
<b>Photograph ID:</b> 27			
<b>Photo Location:</b> El Paso AWP/H.7			
<b>Direction:</b> South			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Unoccupied			
<b>Photograph ID:</b> 28			
<b>Photo Location:</b> El Paso AWP/H.8			
<b>Direction:</b> South			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Unoccupied			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
<b>Photograph ID:</b> 29			
<b>Photo Location:</b> El Paso AWP/H.9			
<b>Direction:</b> West			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> JCPenney, unoccupied			
<b>Photograph ID:</b> 30			
<b>Photo Location:</b> El Paso AWP/H.10			
<b>Direction:</b> Northwest			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Unoccupied			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 31			
Photo Location:	El Paso AWP/H.12		
Direction:	North		
Survey Date:	4/27/2021		
Comments:	JCPenney, unoccupied		
Photograph ID: 32			
Photo Location:	El Paso AWP/H.1		
Direction:	North		
Survey Date:	4/27/2021		
Comments:	Unoccupied		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID:	33		
Photo Location:	El Paso AWP/H.2		
Direction:	North		
Survey Date:	4/27/2021		
Comments:	Unoccupied		
			
Photograph ID:	34		
Photo Location:	El Paso AWP/I.7 and I.8		
Direction:	North		
Survey Date:	4/27/2021		
Comments:	Vacant lot		
			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 35			
Photo Location:	El Paso AWP/L.11		
Direction:	South		
Survey Date:	4/27/2021		
Comments:	Unoccupied		
Photograph ID: 36			
Photo Location:	El Paso AWP/L.10		
Direction:	South		
Survey Date:	4/27/2021		
Comments:	Occupied		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
<b>Photograph ID:</b> 37			
<b>Photo Location:</b> El Paso AWP/L.8 and L.9			
<b>Direction:</b> Southwest			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Parking lot			
<b>Photograph ID:</b> 38			
<b>Photo Location:</b> El Paso AWP/I.3			
<b>Direction:</b> North			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Occupied, Bridal Palace			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
<b>Photograph ID:</b> 39			
<b>Photo Location:</b> El Paso AWP/I.3			
<b>Direction:</b> East			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Occupied, Bridal Palace			
<b>Photograph ID:</b> 40			
<b>Photo Location:</b> El Paso AWP/I.6			
<b>Direction:</b> South			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Partially unoccupied			

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
Photograph ID: 41			
Photo Location:	El Paso AWP/H.5		
Direction:	East		
Survey Date:	4/27/2021		
Comments:	Caples Building, unoccupied		
Photograph ID: 42			
Photo Location:	El Paso AWP/Other, 309 E Mills Ave		
Direction:	Northwest		
Survey Date:	4/27/2021		
Comments:	De Soto Hotel, unoccupied		

Client:	El Paso Downtown Management District	Project:	El Paso Area-Wide Planning
Site Name:	Downtown El Paso Area-Wide Planning Target Area	Site Location:	El Paso, Texas
<b>Photograph ID:</b> 43			
<b>Photo Location:</b> El Paso AWP/A.4			
<b>Direction:</b> Northwest			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Unoccupied			
<b>Photograph ID:</b> 44			
<b>Photo Location:</b> El Paso AWP/A.2			
<b>Direction:</b> Northwest			
<b>Survey Date:</b> 4/27/2021			
<b>Comments:</b> Partially unoccupied			



parcel\_inventory\_20210415

Map Blocks

Vacant (ILVR Score)

Vacant (Observation or Assessor)

Environmental Database Score (0-2)

1; 2

Total Score (initial DB Only):

1.5; 2; 2.5

3; 3.5

4; 4.5

Building Use

Commercial or Unknown Building Use

Residential or Gov

DMD Boundary

AWP Boundary



0 25 50  
Feet  
1:625 (At Original document size of 11x17)

Stantec

Project Location

San Elizario

Texas

106°29'17.44"W 31°45'18.864"N

Client/Project

1857XXXX

Title

El Paso, TX  
Parcel Summary

Map Frame:

C

Page 3 of 30

Legend

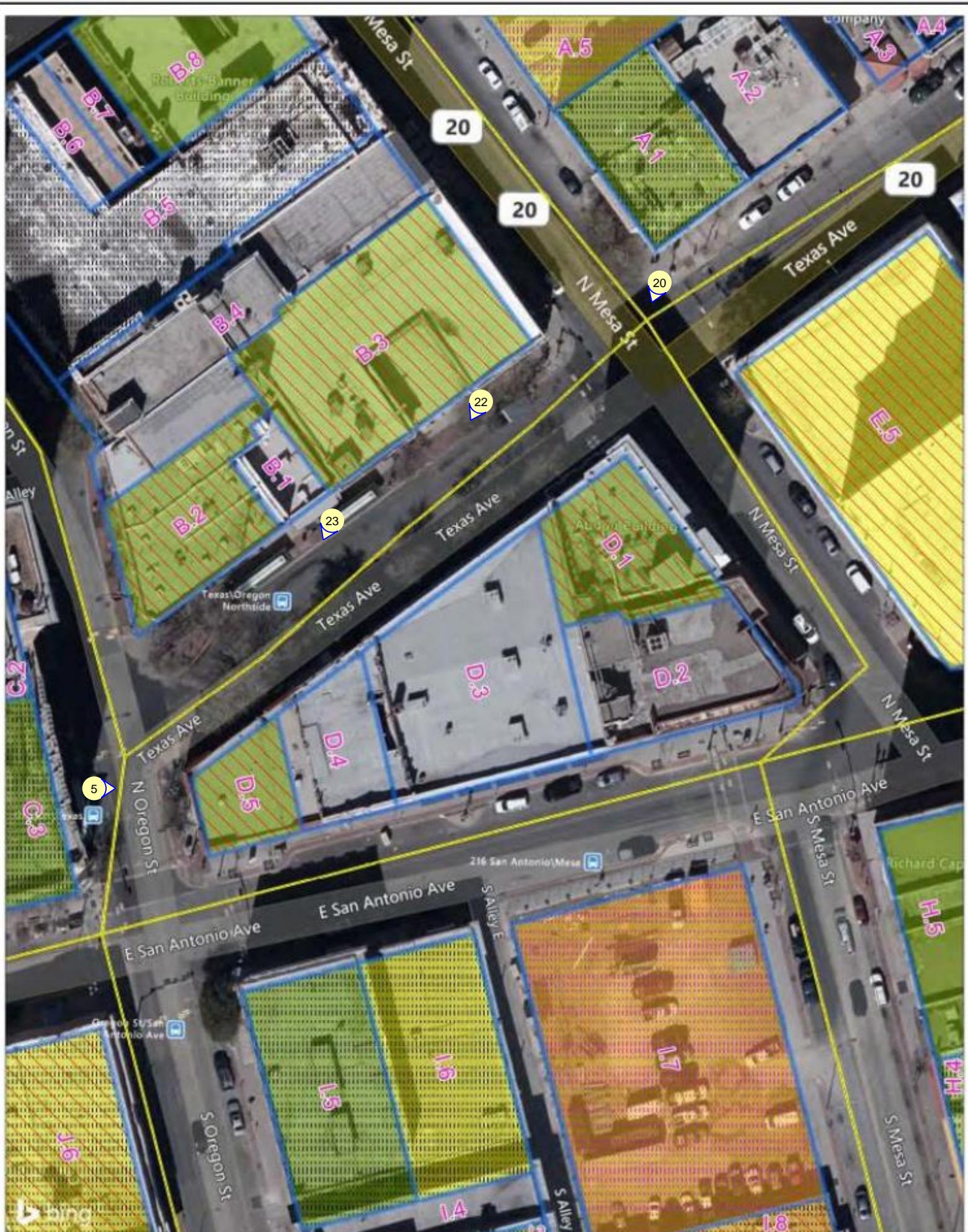
# Photo Location  
and Direction

Stantec

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas



parcel\_inventory\_20210415

parcel\_inventory\_20210415

Map Blocks

Vacant (ILVR Score)

Vacant (Observation or Assessor)

Environmental Database Score (0-2)

1; 2

Total Score (initial DB Only):

1.5; 2; 2.5

3; 3.5

4; 4.5

#### Notes:

Coordinate System: NAD 1983 UTM Zone 13N  
Source Layer Credits: 9/2021 Microsoft Corporation & 2021 Maxar PCMS (2021)  
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#### Building Use

Commercial or Unknown Building Use

DMD Boundary

AWP Boundary



0 25 50  
Feet  
1:630 (At Original document size of 11x17)

 Stantec

#### Project Location

San Elizario

Texas

106°29'17.44"W 31°45'18.864"N

#### Client/Project

1857XXXXX

#### Title

El Paso, TX  
Parcel Summary

#### Map Frame:

D

Page 8 of 30

#### Legend

# Photo Location  
and Direction

 Stantec

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas



parcel\_inventory\_20210415

Building Use

parcel\_inventory\_20210415

Commercial or Unknown Building Use

Map Blocks

DMD Boundary

Vacant (ILVR Score)

AWP Boundary

Vacant (Observation or Assessor)

Environmental Database Score (0-2)

1; 2

1; 2

Total Score (initial DB Only):

1.5; 2; 2.5

Commercial or Unknown Building Use

3; 3.5

DMD Boundary

4; 4.5

AWP Boundary

#### Notes:

Coordinate System: NAD 1983 UTM Zone 13N  
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0 25 50 Feet

1:660 (At Original document size of 11x17)

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#### Project Location

San Elizario

Texas

106°29'17.44"W 31°45'18.864"N

#### Client/Project

1857XXXXX

#### Title

El Paso, TX  
Parcel Summary

#### Map Frame:

I

Page 9 of 30

#### Legend

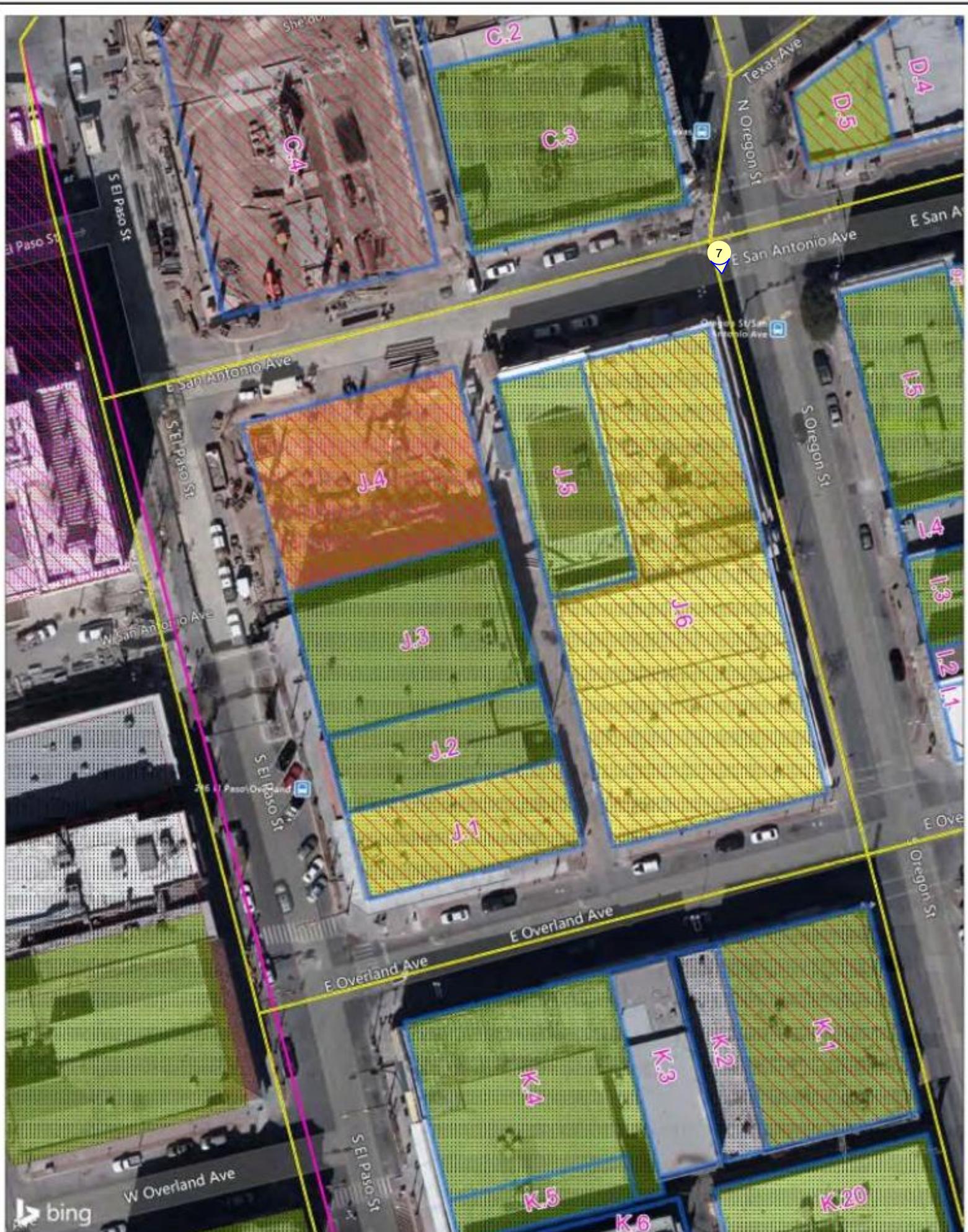
# Photo Location  
and Direction

 Stantec

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas



parcel\_inventory\_20210415

parcel\_inventory\_20210415

Map Blocks

Vacant (ILVR Score)

Vacant (Observation or Assessor)

Environmental Database Score (0-2)

1; 2

Total Score (initial DB Only):

1.5; 2; 2.5

3; 3.5

4; 4.5

Building Use

Commercial or Unknown Building Use

DMD Boundary

AWP Boundary



0 25 50 Feet

1:600 (At Original document size of 11x17)

 Stantec

Project Location

San Elizario

Texas

106°29'17.44"W 31°45'18.864"N

Client/Project

1857XXXXX

Title

El Paso, TX  
Parcel Summary

Map Frame:

J

Page 10 of 30

#### Legend

# Photo Location  
and Direction

 Stantec

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas



parcel\_inventory\_20210415

parcel\_inventory\_20210415

Map Blocks

Vacant (ILVR Score)

Vacant (Observation or Assessor)

Environmental Database Score (0-2)

1; 2

Total Score (initial DB Only)

1.5; 2; 2.5

3; 3.5

4; 4.5

#### Notes:

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#### Building Use

Commercial or Unknown Building Use

DMD Boundary

AWP Boundary



0 25 50  
Feet  
1:630 (At Original document size of 11x17)

 Stantec

#### Project Location

San Elizario

Texas

106°29'17.44"W 31°45'18.864"N

#### Client/Project

1857XXXXX

#### Title

El Paso, TX  
Parcel Summary

#### Map Frame:

B

Page 2 of 30

#### Legend

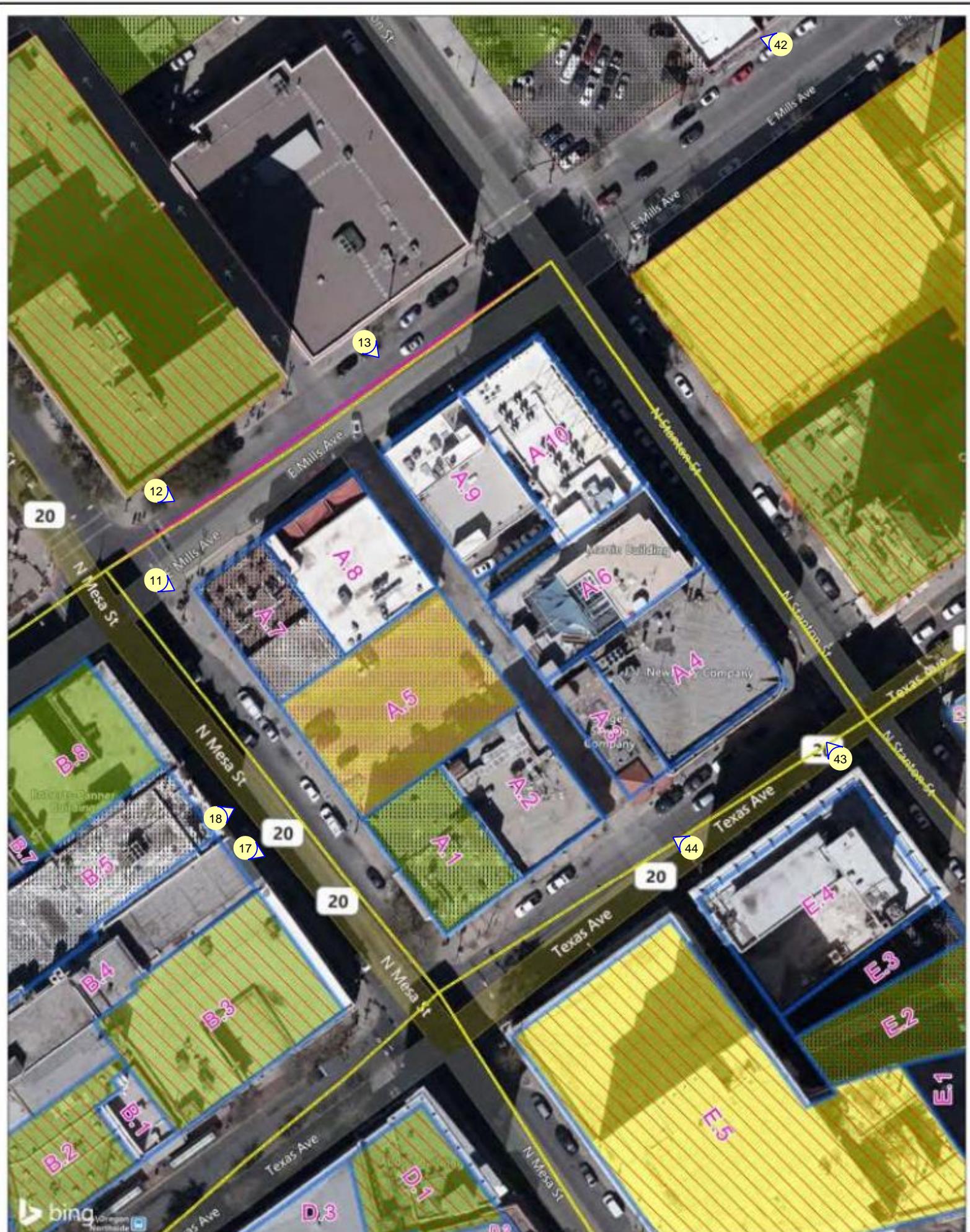
# Photo Location  
and Direction

 Stantec

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas



**parcel\_inventory\_20210415**

- parcel\_inventory\_20210415
- Map Blocks
- Vacant (ILVR Score)
- Vacant (Observation or Assessor)

DMD Boundary  
AWP Boundary

**Environmental Database Score (0-2)**

- 1; 2
- Total Score (Initial DB Only)

1.5; 2.5  
3; 3.5

**Building Use**

- Commercial or Unknown Building Use

**Notes**

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0 25 50  
Feet

1:240 (At Original document size of 11x8)

 **Stantec**

**Project Location**  
San Elizario  
Texas

106°29'17.44"W 31°45'18.84"N

**Client/Project**

1857XXXXX

**Title** **Map Frame:**

**El Paso, TX**  
**Parcel Summary**

**A**

Page 1 of 30

**Legend**

#  Photo Location  
and Direction

 **Stantec**

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas



parcel\_inventory\_20210415

Building Use

parcel\_inventory\_20210415

Commercial or Unknown Building Use

Map Blocks

DMD Boundary

Vacant (ILVR Score)

AWP Boundary

Vacant (Observation or Assessor)

Environmental Database Score (0-2)

1; 2

Total Score (initial DB Only):

1.5; 2; 2.5

3; 3.5

4; 4.5

#### Notes:

Coordinate System: NAD 1983 UTM Zone 13N  
Source Layer Credits: 9/2021 Microsoft Corporation & 2021 Maxar PCMS (2021)  
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0 25 50  
Feet

1:830 (At Original document size of 11x17)

Stantec

#### Project Location

San Elizario

Texas

106°29'17.44"W 31°45'18.864"N

#### Client/Project

1857XXXXX

#### Title

El Paso, TX  
Parcel Summary

#### Map Frame:

E

Page 5 of 30

#### Legend

# Photo Location and Direction

Stantec

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas



parcel\_inventory\_20210415

parcel\_inventory\_20210415

Building Use

Commercial or Unknown Building Use

Map Blocks

DMD Boundary

Vacant (ILVR Score)

AWP Boundary

Vacant (Observation or Assessor)

Environmental Database Score (0-2)

1; 2

Commercial or Unknown Building Use

Total Score (initial DB Only):

1.5; 2; 2.5

DMD Boundary

3; 3.5

AWP Boundary

4; 4.5

#### Notes:

Coordinate System: NAD 1983 UTM Zone 13N  
Source Layer Credits: 9/2021 Microsoft Corporation & 2021 Maxar PCNDS (2021)  
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0 25 50

Feet

1:660 (At Original document size of 11x17)

Stantec

Project Location  
San Elizario  
Texas

106°29'17.44"W 31°45'18.864"N

Client/Project

1857XXXXX

Title Map Frame:

El Paso, TX  
Parcel Summary

H

Page 3 of 30

#### Legend

# Photo Location  
and Direction

Stantec

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas



parcel\_inventory\_20210415

parcel\_inventory\_20210415

Map Blocks

Vacant (ILVR Score)

Vacant (Observation or Assessor)

Environmental Database Score (0-2)

1; 2

Total Score (initial DB Only):

1.5; 2; 2.5

3; 3.5

4; 4.5

Building Use

Commercial or Unknown Building Use

DMD Boundary

AWP Boundary



0 25 50  
Feet

1:800 (At Original document size of 11x17)

 Stantec

Project Location

San Elizario

Texas

106°29'17.44"W 31°45'18.864"N

Client/Project

1857XXXXX

Title

El Paso, TX  
Parcel Summary

Map Frame:

L

Page 12 of 30

#### Legend

# Photo Location  
and Direction

 Stantec

21 Jun 2021

El Paso Area-Wide Planning

El Paso, Texas

