

El Paso Downtown Management District Quarterly Progress Report #7 (3Q22)

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



July 26, 2022

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1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The El Paso Downtown Management District (DMD) was awarded a Fiscal Year (FY) 2020 United States (US) Environmental Protection Agency (EPA) Brownfield Assessment Coalition Grant of \$600,000.00 for the period October 1, 2020 through September 30, 2023. The Coalition is led by the El Paso DMD and includes the City of El Paso and El Paso County as Coalition members. This Quarterly Progress Report (QPR) #7 is for the 3rd Quarter of 2022 (3Q22) and highlights project status updates and activities during (or prior to) the period of April 1, 2022 through June 30, 2022.

1.2 SUMMARY

A summary of major accomplishments during (or prior to) 3Q22 is as follows:

- QPR #6 for 2Q22 was submitted to EPA on 04/12/22.
- Eight (8) sites have been approved for use of grant funding and for which work has been completed and/or is presently underway:
 - Site #1 - 300-308 S. El Paso Street, El Paso TX: A two-story building in the El Paso DMD. Presently retail; formerly a hotel. Reuse plans include renovating the commercial place and developing multi-family residential units on the upper floor.
 - o Funding Needs: Phase I ESA and Regulated Building Material (RBM) Survey.
 - o Project Status: TCEQ/EPA approved the Property Eligibility Determination (PED).
 - Phase I ESA: The Phase I ESA Report was drafted. The report will be updated/finalized at a later date to coincide with financing needs.
 - RBM Survey: The Sampling and Analysis Plan (SAP) was approved by EPA on 03/19/21. Stantec subcontracted to Sun City Analytical, a local Minority Business Enterprise (MBE) firm, to complete the work. Fieldwork was completed on 04/27/21, and the report was provided to the property owner on 06/04/21.
 - Site #2 - 475 E. Vinton Road, Vinton TX: Large site used to store waste (known as “shredder fluff”) from the adjacent auto/metals salvage facility. Reuse plans include a community park.
 - o Funding Needs: Supplemental Phase II ESA.
 - o Project Status: The site was prioritized. EPA approved the PED.
 - Phase II ESA: Stantec subcontracted to Wood to complete the Phase II ESA activities. The SAP was submitted to EPA for review on 08/25/21 and was subsequently approved by EPA on 10/14/21. Fieldwork activities were initiated in November 2021 and completed in March 2022. The revised Affected Property Assessment Report (APAR) was completed during 3Q22 and submitted to TCEQ for review on 05/31/22.
 - Site #’s 4, 5 & 6 - 6295, 6315 & 6345 Alameda Street, El Paso TX: Former auto body, car dealership and adult entertainment club acquired by El Paso County through judicial proceedings.
 - o Funding Needs: Phase I/II ESAs, RBM Surveys and Site-Specific Reuse Plans.
 - o Project Status: These sites were prioritized. The PEDs were approved.
 - Phase I ESAs: The reports were finalized on 09/09/21.
 - RBM Surveys: Stantec subcontracted to Encon International Inc. (Encon), a local MBE firm, to complete the RBM Surveys. The SAP was submitted on 09/01/21 and was subsequently approved by EPA on 09/16/21. The fieldwork was preformed in October 2021 and two RBM Survey Reports were completed.
 - Phase II ESAs: The SAP was submitted on 08/25/21 and was approved by EPA on 09/09/21. Fieldwork was completed in September 2021. The Phase II ESA Report was



submitted for TCEQ review on 02/15/22. Stantec had a call with TCEQ on 03/29/22 to discuss the findings. The Phase II ESA Report was subsequently finalized on 04/06/22. Stantec is assisting El Paso County with a strategy for supplemental activities.

- Site-Specific Reuse Planning: The Corbin-Sambrano Site Reuse was finalized during 3Q22. The report is included as **Attachment A**.
- Site #'s 7A & 7B, 203 & 309 Chelsea Street, El Paso TX: Formerly a warehouse/distribution and vehicle maintenance facility. MCA acquired the property for a multi-story medical office building.
 - o Funding Needs: Phase II ESA, RBM Surveys and ABCAs.
 - o Project Status: These sites were prioritized. The PEDs were approved.
 - Phase II ESAs: The updated Phase II ESA Report was finalized on 07/15/21.
 - RBM Surveys: Stantec subcontracted to Encon, to complete the RBM Surveys. The SAP was submitted on 09/01/21 and was subsequently approved by EPA on 09/16/21. The fieldwork was performed in October 2021 and eight RBM Reports were completed.
 - ABCAs: The draft ABCAs were completed and used to support an application by MCA for an FY2022 EPA Brownfield Cleanup Grant, which was submitted to EPA on 12/01/21.
 - Cleanup Grant: MCA was notified of award of the \$500,000 FY2022 EPA Brownfield Cleanup Grant for these sites on 05/12/22.
- Site #8, 621 S. Oregon Street, El Paso TX: A mixed-use residential, retail and office building undergoing renovation activities.
 - o Funding Needs: Limited RBM Survey.
 - o Project Status: The PED was submitted on 10/04/21 and approved by EPA on 10/04/21.
 - RBM Survey: Stantec subcontracted to Sun City Analytical to complete the work. The SAP was submitted on 11/09/21 and was approved by EPA on 11/30/21. Fieldwork was completed on 12/02/21. The report was finalized on 01/04/22.
- San Elizario requested that a brownfield inventory be completed within its city limits and along the Mission Trail. The Brownfield Inventory Technical Memorandum will be finalized during 4Q22.
- Area-wide planning (AWP) activities were completed for the DMD focus area, which included a brownfield inventory, existing conditions assessment, market study, stakeholder engagement activities and development of revitalization plans and strategies. The AWP Study was finalized on 03/01/22. The AWP Study was approved by the DMD Board on 03/24/22. An article about the AWP Study was published by El Paso Inc. on 04/23/22 (included as **Attachment B**). Implementation activities are underway and will be supported by the DMD's FY2022 EPA Brownfield Community-Wide Assessment Grant, which was awarded during 3Q22 and is anticipated to start on October 1, 2022.
- The El Paso DMD previously applied for a \$500,000 FY2022 EPA Brownfield Community-Wide Assessment Grant on 12/01/21. The EPA announced intent to award the grant on 05/12/22.

CA WORKPLAN GOALS/ACHIEVEMENTS

| Outputs/Deliverables | Total # in CA Work Plan | Total # in Progress | Total # Completed | Total # Completed or In Progress |
|--|-------------------------|---------------------|-------------------|----------------------------------|
| Brownfield Inventories | 1 | 1 | 1 | 2 |
| Property Eligibility Determination (PED) Requests | 14 | 0 | 9 | 9 |
| Master Quality Assurance Project Plan (QAPP) | 1 | 0 | 1 | 1 |
| Phase I ESAs | 10 | 0 | 4 | 4 |
| Phase II ESAs | 8 | 0 | 5 | 5 |
| Regulated Building Material (RBM) Surveys | 6 | 0 | 12 | 12 |
| Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Cleanup/Reuse Plans | 5 | 0 | 5 | 5 |
| Area-Wide Plans (AWPs) | 1 | 0 | 1 | 1 |



2.0 ASK 1: OVERSIGHT AND FUND MANAGEMENT

2.1 EPA CONFERENCES, MEETINGS, AND TRAINING

The El Paso DMD participated in the following EPA-related events and activities:

- Monthly check-in calls with EPA Project Officer (PO) Emily Jimenez.
- Quarterly All Assessment Grantee Call with EPA Region 6 on 06/09/22.

2.2 CONTRACT PROCUREMENT

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

2.3 QUALITY MANAGEMENT PLAN

The El Paso DMD operates under a Quality Management Plan (QMP) originally approved by EPA in August 2020. The QMP was amended to replace Amy McQuillen with Ricardo Bustamante as the new Quality Assurance Manager (QAM) on 03/22/21. The El Paso DMD submitted the annual QMP update on 07/19/21, which was subsequently approved by EPA on 07/27/21.

2.4 QUALITY ASSURANCE PROJECT PLAN (QAPP)

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

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

The DMD submitted the first (FY2021) annual MBE/WBE Report on 10/27/21. To date, over \$90K of M/WBE subcontractor activities have been funded under the grant, including work performed by:

- Sun City Analytical Inc. (SCAI), a local certified MBE who completed two RBM Surveys.
- Encon International Inc. (Encon), a local certified MBE who completed 10 RBM Surveys.
- Quantum Consultants (Quantum), a local certified MBE who supported community engagement, inventory and area-wide planning activities.

The final MBE/WBE Report will be submitted during grant close-out activities, which are anticipated to occur during 4Q22/1Q23.

2.6 ACRES – SITE ASSESSMENT REPORTING

ACRES entries have been established for the following sites and updates are current through 3Q22:

- Site #1 – 300-308 El Paso Street, El Paso TX.
 - ACRES ID: 245092.



- Site #2 – 475 E. Vinton Road, Vinton TX.
 - ACRES ID: 249049.
- Site #'s 4, 5 & 6 – 6295, 6315 & 6345 Alameda Street, El Paso TX.
 - ACRES ID: 249568.
 - ACRES ID: 249569.
 - ACRES ID: 249570.
- Site #'s 7A & 7B – 203 & 309 Chelsea Street, El Paso TX.
 - ACRES ID: 249933.
 - ACRES ID: 249963
- Site # 8 – 621 S. Oregon Street, El Paso TX.
 - ACRES ID: 250612

2.7 FEDERAL FINANCIAL REPORT (FFR)

The first (FY2021) annual FFR was submitted on 12/14/21. The final FFR will be submitted during grant close-out activities, which are anticipated to occur during 4Q22/1Q23.

3.0 TASK 2: COMMUNITY INVOLVEMENT

3.1 MARKETING AND EDUCATIONAL MATERIALS

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

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

The El Paso DMD established the project-specific webpage: <https://downtownelpaso.com/brownfields/>. The El Paso DMD also prepared a stakeholder survey regarding priority sites and focus areas, redevelopment challenges and opportunities, and the goals of area-wide planning activities.

3.2 CONFERENCES, KEY MEETINGS, AND EVENTS

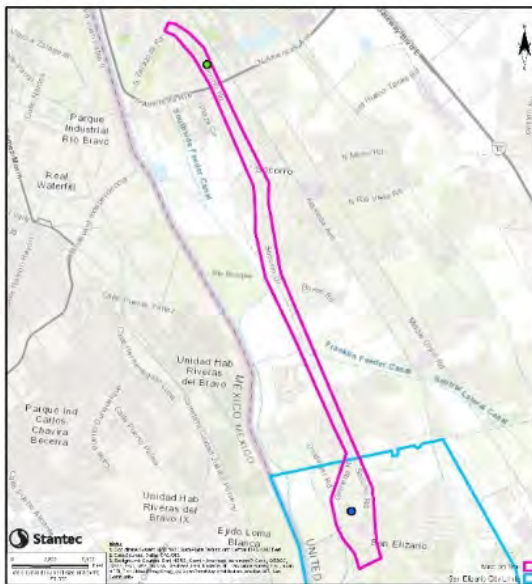
Key meetings included:

- Stantec facilitated a call with the TCEQ Brownfields Program and El Paso County on 05/10/22 to discuss a plan/strategy for supplemental assessment activities at the Alameda Avenue Properties.
- Two DMD staff are planning to attend the Brownfields 2022 Conference in Oklahoma City scheduled for August 16-19. Joe Gudenrath will participate as a speaker in a session focused on effective brownfield Coalitions.
- Joe Gudenrath has worked with Piper Fisher, Region 6 EPA, to promote the upcoming 2022 Conference with examples of accomplishments and social media content.

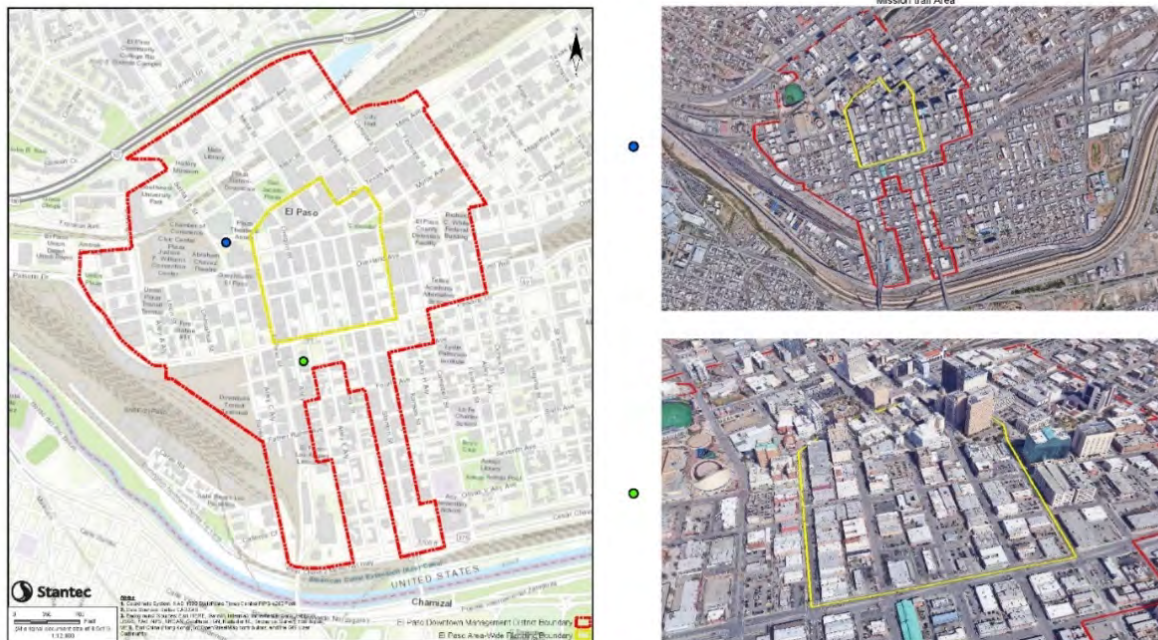
4.0 TASK 3: BROWNFIELD INVENTORY

Stantec has completed work on two brownfield inventories:

- San Elizario / Mission Trail Brownfield Inventory: San Elizario requested that a brownfield inventory be completed within its City limits and along the Mission Trail (see images below). Stantec developed a brownfield inventory work plan and initiated inventory activities. The Brownfield Inventory Technical Memorandum will be finalized during 4Q22.



- El Paso DMD Brownfield Inventory: In support of Area-Wide Planning (AWP) activities, Stantec completed a comprehensive brownfield inventory within the El Paso DMD focus area (see yellow boundaries on the images below). The inventory was completed and the results were included as part of the AWP Study.



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

5.1 PRIORITIZED/APPROVED SITE STATUS

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

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

- **Funding Needs:** Phase I ESA and Regulated Building Material (RBM) Survey.
- **Prioritization Status:** The site was nominated for use of funding by the property owner on 11/08/20. The site was subsequently prioritized for use of funding.
- **Property Eligibility Determination (PED) Status:** The PED form was submitted to TCEQ for approval on 11/12/20. The site was approved by TCEQ on 11/18/20. The PED was submitted to EPA for approval on 11/18/20. The PED was approved by EPA on 11/19/20.
- **Access Agreement:** Executed.
- **Project Status:**
 - **Phase I ESA:** The Phase I ESA Report was drafted. The report will be updated/finalized at a later date to coincide with financing needs.
 - **RBM Survey:** The Sampling and Analysis Plan (SAP) was approved by EPA on 03/19/21. The QTRAK number is 21-202. Stantec subcontracted to Sun City Analytical, Inc. (SCAI), a local Minority-Owned Business Enterprise (MBE) firm, to complete the RBM Survey.

Fieldwork was completed on 04/27/21, and the report was provided to the property owner on 06/04/21.

- **Next Steps:** Finalize Phase I ESA Report at a later date.



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

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

- **Funding Needs:** Supplemental Phase II ESA activities.
- **Prioritization Status:** The site was nominated by Vinton Village on 11/16/20. The site was subsequently prioritized for use of funding.
- **PED Status:** The PED was approved by EPA on 02/24/21.
- **Access Agreement:** Executed with the property owner.
- **Project Status:**
 - **Supplemental Phase II ESA:** Stantec subcontracted to Wood, Vinton’s long-term consultant, to complete the supplemental Phase II ESA activities. The SAP was submitted to TCEQ on 04/29/21. TCEQ provided comments/approved the SAP on 06/23/21. The SAP was submitted to EPA for review on 08/25/21 and was approved by EPA on 10/14/21 (QTRAK # 22-016). Fieldwork was completed in March 2022. The report was completed during 3Q22 and submitted to TCEQ for comment on 05/31/22.
- **Next Steps:** Grant funded activities have been completed. Stantec/Wood will continue to support Vinton with supplemental assessment/cleanup/reuse activities, which may include seeking technical support from TCEQ and/or a competitive EPA Brownfield Cleanup or Multi-Purpose Grant.



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

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

- Funding Needs: Phase I/II ESAs, RBM Surveys and Site-Specific Reuse Plans.
- Prioritization Status: The sites were nominated and prioritized by the County on 03/03/21.
- PED Status: The sites were approved by TCEQ on 03/17/21. The sites were approved by EPA on 04/22/21 for Phase I ESAs and RBM Surveys. The sites were approved by EPA on 08/12/21 for Phase II ESAs and Site-Specific Reuse Plans.
- Access Agreement: Executed with property owner.
- Project Status:
 - Phase I ESAs: The reports were finalized on 09/09/21.
 - RBM Surveys: Stantec subcontracted with Encon International Inc. (Encon), a local MBE firm, to complete the RBM Surveys. The SAP was submitted on 09/01/21 and was subsequently approved by EPA on 09/16/21. The fieldwork was preformed in October 2021 and two RBM Survey Reports were completed.
 - Phase II ESAs: The Phase II ESA Report was submitted to TCEQ staff in El Paso for review on 02/15/22. Stantec had a call with TCEQ staff in El Paso on 03/29/22 to discuss their feedback. The revised Phase II ESA Report was finalized on 04/06/22. Stantec facilitated a call with the TCEQ Brownfields Program and El Paso County on 05/10/22 to discuss a plan/strategy for supplemental assessment activities. The TCEQ may provide support to El Paso to complete an Affected Property Assessment Report (APAR) or equivalent report to support a potential request for no further action.
 - Site-Specific Reuse Planning: The Corbin-Sambrano Site Reuse Plan was finalized during 3Q22. The report is included as **Attachment A**.
- Next Steps: Assist El Paso County with supplemental assessment activities.



5.1.4 Site #'s 7A & 7B – 203 & 309 Chelsea Street, El Paso TX

Formerly a warehouse/distribution and vehicle maintenance facility. MCA Foundation is looking to acquire the property for a multi-story mixed-use/medical office building (see image below). Other key details include:

- **Funding Needs:** Phase II ESAs, RBM Surveys and ABCAs.
- **Prioritization Status:** The site was nominated by MCA Foundation on 04/14/21 and prioritized.
- **PED Status:** The sites were approved by EPA for Phase II ESAs, RBM Surveys and ABCAs.
- **Project Status:**
 - **Phase II ESAs:** The updated Phase II ESA Report was finalized on 07/15/21.
 - **RBM Surveys:** Stantec subcontracted to Encon to complete the RBM Surveys. The SAP was submitted on 09/01/21 and was approved by EPA on 09/16/21. The fieldwork was performed in October 2021 and eight RBM Reports were completed.
 - **ABCAs:** A public meeting was held on 11/16/21 to receive comments about the draft ABCA and EPA Brownfield Cleanup Grant application. The draft ABCA was then updated and submitted as part of the FY2022 EPA Brownfield Cleanup Grant application.
- **Next Steps:** Grant funded activities are complete. MCA applied for a \$500,000 FY2022 EPA Brownfield Cleanup Grant on 12/01/21. MCA was notified of award of the grant by EPA on 05/12/22. MCA also sought support from the TCEQ Brownfields Program for assistance with supplemental assessment activities, which were ongoing as of 3Q22.



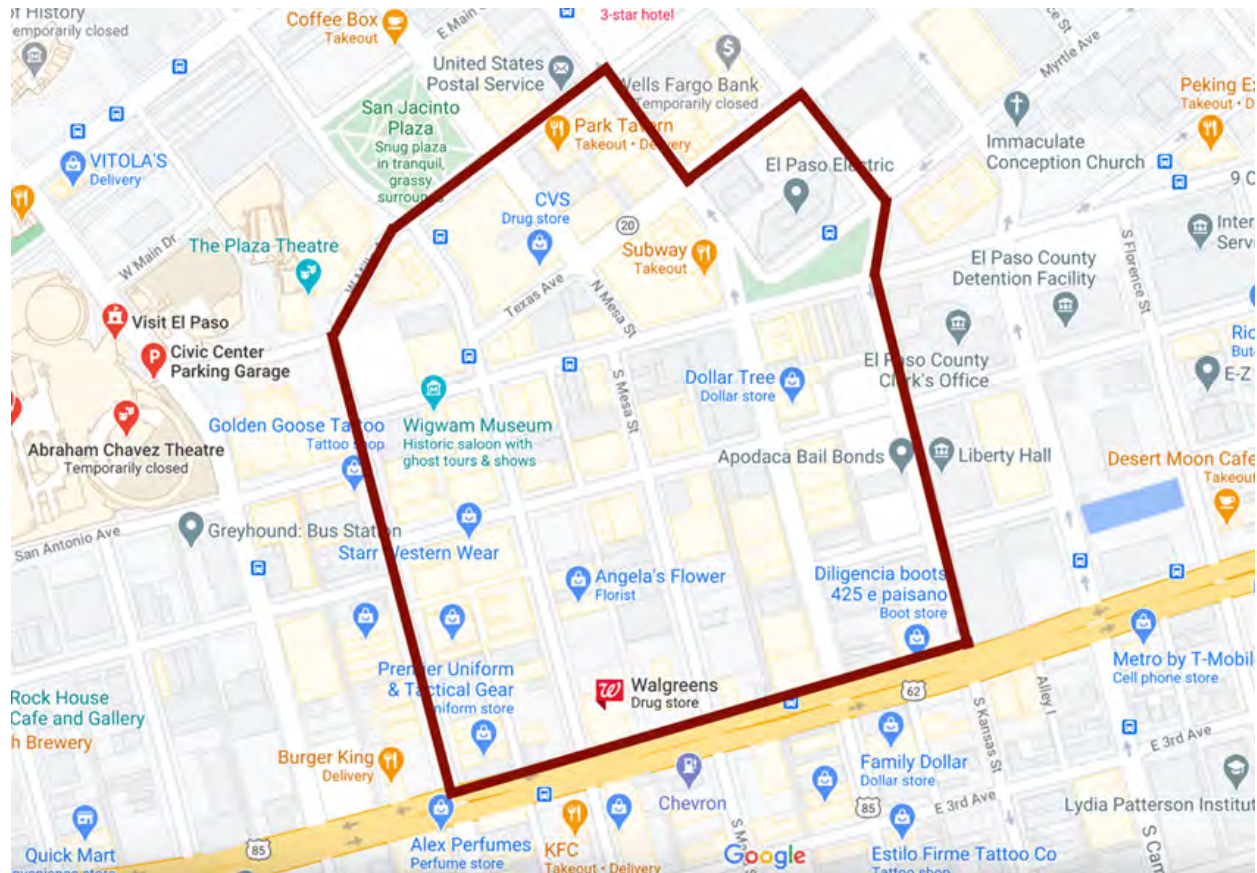
- Funding Needs: Limited RBM Survey.
- Prioritization Status: The site was nominated on 09/14/21 and subsequently prioritized.
- PED Status: The PED was submitted on 10/04/21 and subsequently approved by EPA on 10/14/21.
- Project Status:
 - RBM Survey: Stantec subcontracted to SCAI to complete the work. The SAP was submitted on 11/09/21 and was approved by EPA on 11/30/21 (QTRAK # 22-056). The fieldwork was completed on 12/02/21. The RBM Survey Report was finalized on 01/04/22.
- Next Steps: Task complete.



5.2 AREA-WIDE PLANNING (AWP)

The work plan for AWP was approved by EPA. The focus area is depicted below. AWP activities included a brownfield inventory, existing conditions assessment, market study, stakeholder engagement activities and development of revitalization plans and strategies. The AWP Study was finalized on 03/01/22. The AWP Study was approved by the DMD Board on 03/24/22. An article about the AWP Study was published by El Paso Inc. on 04/23/22 (included as **Attachment B**). Implementation activities are underway and will be supported by the DMD's FY2022 EPA Brownfield Community-Wide Assessment Grant.

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



6.0 BUDGET STATUS

6.1 EXPENDITURES

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

Cumulative Expenses Incurred by Expenditure Category

| Expenditure Category | Approved Budget | Amount Invoiced this Quarter | Amount Previously Invoiced | Cumulative Amount Invoiced | Remaining Budget | % of Budget Used |
|----------------------|---------------------|------------------------------|----------------------------|----------------------------|--------------------|------------------|
| Personnel | \$11,566.00 | \$379.00 | \$6,755.97 | \$7,134.97 | \$4,431.03 | 61.7% |
| Fringe | \$3,341.00 | \$109.43 | \$1,951.01 | \$2,060.44 | \$1,280.56 | 61.7% |
| Travel | \$2,811.00 | \$0.00 | \$860.94 | \$860.94 | \$1,950.06 | 30.6% |
| Contractual | \$582,282.00 | \$26,888.60 | \$552,180.89 | \$579,069.49 | \$3,212.51 | 99.4% |
| Totals | \$600,000.00 | \$27,377.03 | \$561,748.81 | \$589,125.84 | \$10,874.16 | 98.2% |

Cumulative Expenses Incurred by Project Task

| Task | Approved Budget | Amount Invoiced this Quarter | Previous Amount Invoiced | Cumulative Amount Invoiced | Remaining Budget | % of Budget Used |
|---|---------------------|------------------------------|--------------------------|----------------------------|--------------------|------------------|
| 1) Project Mgmt., Reporting & Other Eligible Activities | \$41,489.00 | \$488.43 | \$37,106.20 | \$37,594.63 | \$3,894.37 | 90.6% |
| 2) Community Engagement | \$39,079.00 | \$1,128.00 | \$35,138.60 | \$36,266.60 | \$2,812.40 | 92.8% |
| 3) Site Inventory | \$24,900.00 | \$0.00 | \$24,880.55 | \$24,880.55 | \$19.45 | 99.9% |
| 4) Phase I/II ESAs, Cleanup/ Reuse Plans & AWP | \$494,532.00 | \$25,760.60 | \$464,623.46 | \$490,384.06 | \$4,147.94 | 99.2% |
| TOTAL | \$600,000.00 | \$27,377.03 | \$561,748.81 | \$589,125.84 | \$10,874.16 | 98.2% |

7.0 ADDITIONAL INFORMATION

7.1 CHANGES OR OTHER UPDATES

During 2Q22 the Project Officer changed to Emily Jimenez.

On 02/14/22, the DMD requested a Cooperative Agreement budget amendment to adjust the budget as follows:

- **Personnel** – Decrease budget by \$13,216.00 (from \$24,782.00 to \$11,566.00).
- **Fringe Benefits** – Decrease budget by \$3,816.00 (from \$7,157.00 to \$3,341.00).
- **Travel** – Decrease budget by \$7,189.00 (from \$10,000.00 to \$2,811.00).
- **Contractual** – Increase budget by \$24,221.00 (from \$558,061.00 to \$582,282.00).

- **Task 1 – CA Management, Reporting & Other Eligible Activities:**
 - Increase budget by \$391.00 (from \$41,098.00 to \$41,489.00).
- **Task 2 – Community Engagement:**
 - Increase budget by \$4,981.00 (from \$34,098.00 to \$39,079.00).
- **Task 3 – Site Inventory, Prioritization & Selection:**
 - Decrease budget by \$9,198.00 (from \$34,098.00 to \$24,900.00).
- **Task 4 - Phase I & II ESAs & Site Cleanup/Reuse Planning:**
 - Increase budget by \$3,826.00 (from \$490,706.00 to \$494,532.00).

The budget amendment request was subsequently approved by EPA on 03/09/22. The budget tables in Section 6.1 reflect the revised budgets for Tasks 1-4.

The El Paso DMD applied for a \$500,000 EPA Brownfield Community-Wide Assessment Grant as part of the FY2022 grant competition. Additionally, MCA Realty leveraged the assessment and cleanup planning work completed under this grant to apply for a \$500,000 EPA Brownfield Cleanup Grant for Site #7A and #7B as part of the FY2022 grant competition. The grant applications were submitted on 12/01/22. Notice of award for both grants was made on 05/12/22.

8.0 ATTACHMENTS

This report includes the following attachments:

Attachment A – Corbin-Sambrano Site Reuse Plan

Attachment B – El Paso Inc. Article “New report imagines next phase of Downtown redevelopment”

ATTACHMENT A – CORBIN-SABRANO SITE REUSE PLAN



CORBIN-SAMBRANO SITE REUSE PLAN

EL PASO, TEXAS

Prepared for:
El Paso County

Prepared by:
Stantec Consulting Services Inc.



Version: 07.12.2022

ACKNOWLEDGMENTS

Neighborhood Associations:

Shirley Neagle (Corbin Sambrano President)
Fred Borrego (San Juan President)
Cynthia Renteria (Washington Delta Co-Chair)
Dora Villa (Val Verde President)

Elected Officials (alphabetical)

City District 3 Representative Cassandra Hernandez
Oliveras, Bettina OliverasB@elpasotexas.gov (District 3 Staff)
County Commissioner David Stout
Luis "Sito" Negron L.Negron@epcounty.com;
Cynthia Renteria (Commissioner Stout Staff)
County Judge Ricardo Samaniego
Nichollette Ruiz NRuiz@epcounty.com (County Judge's Office)
Erica Perales EPerales@epcounty.com (County Judge's Office)

El Paso Downtown Management District (Brownfield Support)

Joe Gudenrath (Executive Director)



County Administration

Dr. Laura Gallegos L.Gallegos@epcounty.com (County Public Relations)
Alexis Ortiz AOrtiz@epcounty.com (Technology Support)
Miguel A. Mendez MMendez@epcounty.com (Technology Support)
Dr. Lizely Madrigal (Research Scientist / Survey Lead)
Aileen Flores AilFlores@epcounty.com (County Administration)
Betsy C. Keller (County Administrator)
Joel Bishop (Executive Director)

El Paso County Facilities

Erick Hernandez
Carlos Delgado
Jaime Fonse
Sergio Aguilar
Genaro Jimenez
René Garcia

Adult Probation

Maggie Morales Aina (Director)

Community Services

Irene Valenzuela (Executive Director)

Jonathan Hernandez (Technical Support)

Marathon Refinery (\$5000 Donation for December 11th event)

VJ Smith

Paso Del Norte Foundation

Tracy Yellen (Executive Director)

Meadows Mental Health Policy Institute

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An aerial photograph of an industrial and residential area, overlaid with a semi-transparent yellow filter. The image shows a dense residential neighborhood in the foreground, with a large industrial facility featuring several large storage tanks and piping in the background. The text "Executive Summary" is prominently displayed in white, bold, sans-serif font across the center of the image.

Executive Summary

Corbin-Sambrano Reuse Description

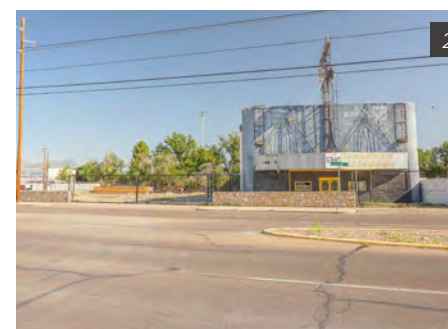
El Paso County and community stakeholders explored site redevelopment options for the 1.93-acre Corbin-Sambrano property location along Alameda Avenue within the Sambrano neighborhood in El Paso, Texas. Historically, the property was used as an autobody shop, a vehicle dealership, and a cinema (which later operated as an adult entertainment venue with a history of crime and human exploitation). Today, the property remains unoccupied. The County, community stakeholders, and its consultant (Stantec Consulting Services Inc.), conducted a six-month long planning process to explore reuse opportunities for the property, engage with area residents, and to define the locally preferred reuse strategy for the property. By May 2022, the community reached consensus and identified a plan to redevelop the property into a public Wellness Center with enrichment programs, services for crime victims, outdoor recreation/gathering spaces, and other potential purposes as outlined in this document. This planning document summarizes the planning process, existing site/area conditions, engagement process, and final reuse recommendations for the property.

Use Limitations – The District Attorney seized the property through judicial actions relating to criminal activities and later donated the property to El Paso County. Based on the way the property was seized through this legal action, the property is subject to the use and sales restrictions outlined in Chapter 59 of the Texas Code of Criminal Procedures. In summary, the property may be used only for 1) mental health, drug, or rehabilitation services, 2) services for victims or witnesses of criminal offenses or instances of abuse, or 3) the provision of training or education related to the first two. El Paso County intends to retain the property and redevelop the site for community-serving uses that comply with Chapter 59 while improving the well-being of the residents and surrounding neighborhoods.

Brownfield Considerations – The Corbin-Sambrano property is considered a brownfield based on its underutilized status, and its potential of having site contaminants and other environmental hazards caused by past land use activities. A brownfield is defined as “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Past Environmental Site Assessment (ESA) reports recommend that additional evaluation and sampling be conducted to determine the presence and extents of contamination and other

environmental hazards. Any necessary cleanup/abatement activities will coincide with future redevelopment actions. This reuse planning project for the Corbin-Sambrano property was conducted as part of the El Paso Downtown Management District (DMD) United States Environmental Protection Agency (EPA) Brownfield Assessment Coalition Grant where both the City of El Paso and El Paso County are coalition partners.

Working Group and Community Engagement - Early in the process, the County convened a project Working Group comprising staff from various government agencies, its consultant, and community representatives from the surrounding neighborhood. The Working Group provided the initial ideas for property reuse/redevelopment, reviewed/evaluated the draft conceptual site plan alternatives, guided plan refinements, recommended how to engage the surrounding neighborhood, and selected the locally preferred reuse option for the property. The Working Group sponsored community engagement events at two major project milestones (1) at the beginning of the planning process to identify the community's reuse ideas for the property, and (2) at the alternatives analysis phase where community participants would identify their preferred conceptual plan option. This planning document reflects the ideas and recommendations from the Working Group participants and the community feedback.



Existing site conditions: 1. Corbin-Sambrano property as seen from Alameda Avenue. | 2. Former theater building on the eastern-most portion of the property. | 3. The residential neighborhood behind the Corbin-Sambrano property as seen from Corbin Place.

Figure ES.1. Context Map
(Source: Google Earth Pro)

Reuse Plan Summary

The Working Group identified the locally preferred reuse plan for the Corbin-Sambrano property which also factors in the community feedback, zoning requirements, and the Chapter 59 use restrictions. The community's vision is *to develop a new community wellness center with youth and community enrichment programs, resources for crime victims, and community safety services*. This project will be a positive addition to the neighborhoods and could serve as a significant catalyst project for the greater Alameda Avenue corridor. Figure ES.2 depicts the locally preferred conceptual reuse plan for the Corbin-Sambrano property.

Reuse Plan Site Components

The reuse plan for the Corbin-Sambrano property includes a diverse set of site components aimed to create a cohesive and multifunctional community resource and destination. The following summarizes the key site components as depicted on the conceptual reuse plan.

Wellness Center Building – The plan includes a new 20,000-square foot community wellness center that will support programs for victims of crime, other social services, and community enrichment. There will be office space for resource programs and flexible interior spaces for enrichment and educational programs. The building will include multimedia resources (e.g., internet, computer terminals, etc.), restroom facilities, a kitchen, storage, and offices for safety officers. The western portion of the building is conceptually planned with a glass atrium to bring in natural light – the reception, lobby, leisure space, and multimedia stations could be planned in this area.

Amphitheater – A ~200-seat amphitheater is planned along the Wellness Center's western facade and is planned as a depressed area to allow for terraced seating. The amphitheater is planned for events, outdoor learning, and passive community gatherings. The community suggested that the amphitheater lightly maintains the historical "theatre" purpose for the site, and could have a site history wall, etc. It could serve for community gatherings and events.

Playground – A new playground area with a small lawn is planned just north of the amphitheater and just outside one of the Wellness Center building entrances. The playground will include a variety of recreational equipment including slides, swings, and climbing bars. Landscaping will provide shade and buffer the playground from the adjacent residential

properties. The playground location provides natural surveillance and would complement community events at the adjacent amphitheater.

Victims Memorial Garden – A new "Victim Memorial" garden (or healing garden) is planned within a secured courtyard area to the back of the Wellness Center Building along Alameda Avenue at the exact location of the theater building. The garden is intended to pay homage to crime victims and provide an area for peace and reflection to those individuals seeking protection and social resources. The eastern wall surrounding the garden will contain "Victims Memorial Wall" as requested by the District Attorney.

Garden Plots – The reuse plan includes ~24 raised garden plots in two areas along Corbin Place. The plots can be leased/assigned to community members to cultivate plants and vegetables to address food insecurities, add community activity, education programs, and provide another neighborhood resource. The site's green space and gardens could be managed by a program such as Texas AgriLife, which is already operating in the nearby area, or another qualified entity.

Parking/Convertible Event Space – The reuse plan depicts a new parking lot to accommodate up to 31 motor vehicles. Portions of the parking area are planned with concrete pavers so the space could be used for community event space (in lieu of parking). An arbor structure and paver area are planned between the parking lot and Corbin Place to accommodate community events and provide shade elements. The reuse plan will include frontage improvements along Alameda Avenue which would include 11 striped street parking stalls, a designated stall for a police/sheriff vehicle, and a bus loading area (and shelter). The frontage improvements also include 10-ft wide sidewalks and evenly spaced tree wells.



Figure ES2. Reuse Plan

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Chapter 1:

Introduction and Project Overview

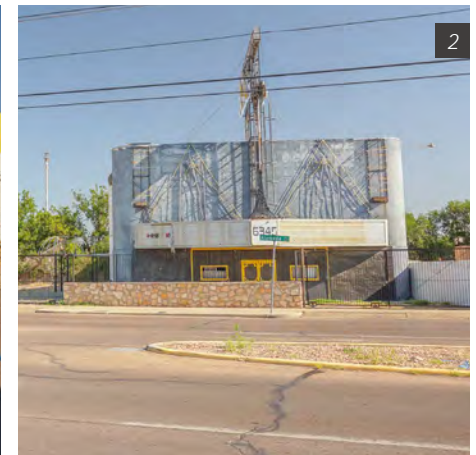
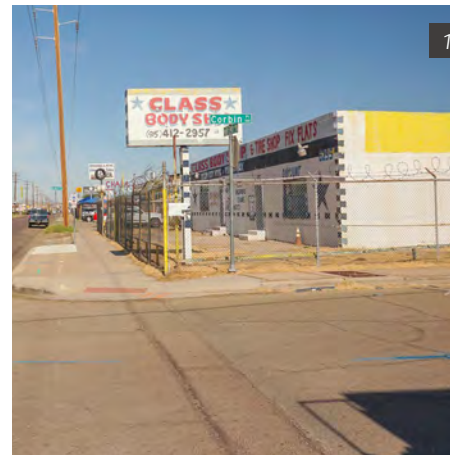
Section 1.1: Project Introduction and Objectives

Starting in late 2021 and continuing through May 2022, El Paso County, its consultant (Stantec), and community stakeholders embarked on a site-specific reuse planning initiative for the 1.93-acre Corbin-Sambrano property located along Alameda Avenue in El Paso, Texas. The main objectives were to engage with area stakeholders to explore potential site reuse options and to define a locally supported strategy to plan for new community-serving uses on the property. Through the planning process, community participants reached consensus on a plan to construct a new wellness center with community enrichment programs, services for crime victims, and recreational amenities that would improve quality of life and serve as a catalyst project for the larger Alameda Avenue corridor and surrounding neighborhoods. This planning document summarizes the planning process, the existing site and area conditions, the engagement feedback, site-reuse ideas, and the locally preferred plan.

Today, three individual tax lots comprise the property and the Corbin Place right-of-way passes through the site connecting to the adjacent residential neighborhood to the north. The property more recently supported automobile service businesses and contains the legacy Valley Theater building (it opened as a cinema but was last used as an adult-oriented venue which included illicit activity which negatively impacted the neighborhood). By 2014, the District Attorney seized the property through judicial actions and in 2020 the property was donated to El Paso County. Based on the way the property was seized through legal action, the property is subject to the use and sales restrictions outlined in Chapter 59 of the Texas Code of Criminal Procedures. In summary, the property may be used only for 1) mental health, drug, or rehabilitation services, 2) services for victims or witnesses of criminal offenses or instances of

abuse, or 3) the provision of training or education related to the first two. El Paso County intends to retain the property and redevelop the site for community-serving uses that comply with Chapter 59 while improving the well-being of the residents and surrounding neighborhoods.

This reuse planning project for the Corbin-Sambrano property was conducted as part of the El Paso Downtown Management District (DMD) United States Environmental Protection Agency (EPA) Brownfield Assessment Coalition Grant where both the City of El Paso and El Paso County are coalition partners. The grant funds property inventories, environmental site assessments, cleanup, and reuse planning activities that support (and promote) brownfield assessment, cleanup, and revitalization.



Existing site conditions: 1. Former automobile body shop buildings on the western-most parcel. | 2. Former theater building on the eastern-most parcel.



Figure 1.1.1. Context and Site Location Map
(Source: Google Earth Pro)

Project Working Group

Early in the process, the County convened a project Working Group comprising staff from various government agencies, its consultant, and community representatives from the surrounding neighborhood (whereas the community feedback was prioritized in the planning process). This included four surrounding neighborhood associations. The Working Group was tasked with providing the initial ideas for property reuse/redevelopment, reviewing and evaluating the draft conceptual site plan alternatives, guiding plan refinements, recommending how to engage the surrounding neighborhood, and selecting the locally preferred reuse option for the property. This planning document reflects the ideas and recommendations from the Working Group participants, the community survey and several larger community events.

Brownfields and Reuse Planning

The EPA provides funding and technical assistance to local communities to address brownfield conditions and to advance redevelopment activities in neighborhoods and corridors that have a history of blight and disinvestment, as well as the potential presence of environmental hazards and liabilities linked to brownfield sites. A brownfield is defined by the EPA as “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” Former automobile service stations, abandoned properties, and structures with hazardous building materials are included in the EPA definition of brownfields.

Brownfield Challenges - Brownfield sites can present a multitude of challenges to neighborhoods linked to their documented (and undocumented) environmental liabilities, underutilized status, and prolonged disinvestment. The environmental liabilities on brownfield sites can include the presence of hazardous chemicals or petroleum products in soil, groundwater, and soil vapors. These liabilities could also include hazardous building materials such as asbestos, lead-based paint, and polychlorinated biphenyls (PCBs) which were commonly used in the construction or maintenance of older buildings. These conditions can pose a hazard to both humans and the natural environment.

Historically, brownfield sites remain abandoned (or underutilized) due to uncertainties of the property conditions and cleanup requirements and create prolonged challenges to neighborhoods. The presence of the environmental liabilities can complicate the redevelopment of these sites, as well as result in significant added costs (and delays) for abatement, demolition, and environmental investigation and cleanup. Proactive planning, studies, and strategies can help position brownfields for new community-serving uses.

Site Reuse Planning - An eligible activity under EPA Brownfield grants is the performance of site specific reuse plans where property owners and area stakeholders can explore redevelopment options that align with local needs, desires, and economic development goals. Reuse plans allow communities to examine existing site conditions (and impediments), engage with community members and other professional advisors, review reuse plan alternatives, and define their locally preferred strategy for property reuse.



Example of a community gathering space - a primary objective for the Corbin-Sambrano property redevelopment.

Section 1.2: Project Components

The reuse planning for the Corbin-Sambrano property included four individual work plan components that are intended to help the County position the property for reuse for new community-serving uses. The following bullets summarize these components, whereas the subsequent chapters provide more detail.



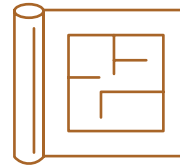
COMPONENT 1: Site Analysis and Existing Conditions

Collect, review, and summarize the existing site conditions, the Chapter 59 limitations, past environmental site assessments (studies), and the applicable zoning/land use requirements that affect site reuse/redevelopment.



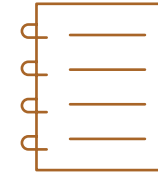
COMPONENT 2: Visioning and Working Group Engagement

Engage with the project Working Group, engage with the neighborhood residents, document the participant feedback/preferences, and define the community's vision and aspirations for the property.



COMPONENT 3: Conceptual Reuse Planning

Create conceptual site plan alternatives that explore options for land use, site elements, and spatial arrangements; define the locally preferred concept plan for property reuse.



COMPONENT 4: Summary Document with Implementation Recommendations

Create a summary document that outlines the process, community feedback, existing conditions, redevelopment options, and recommendations for project implementation (this document).

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Chapter 2:

Site Analysis

Section 2.1: Site and Community Context

The project site is approximately 1.93-acres comprising three individual tax lots and the Corbin Place right-of-way (which passes through the property). The property is located mid-way along the Alameda Avenue corridor and at the entrance to an established residential neighborhood. Table 2.1.a summarizes the tax lots and their existing site elements. Figure 2.1.1 depicts the existing site and vicinity.

| Table 2.1.a: Corbin-Sambrano Site Summary | | | | |
|---|---------------------------------|---------------------------------|----------------------------------|---------------------------|
| Tax Lot Identification Numbers | C771999 00004100 | C771999 00003100 | C771999 00002100 | Corbin Place right-of-way |
| Address | 6295 Alameda Ave. | 6315 Alameda Ave. | 6345 Alameda Ave. | N/A |
| Site Size | ~0.39-acres | ~0.39-acres | ~0.88-acres | ~0.27-acres |
| Zoning | C-4 | C-4 | C-4 | C-4 |
| Past Land Use | Auto body shop | Vehicle dealership | Theater / Adult-oriented venue | N/A |
| Site Improvements | Two buildings and parking areas | Two buildings and parking areas | Theater building and parking lot | Street and Sidewalks |

Source: City of El Paso web-based interactive parcel and zoning map



1. Recent photograph of the Corbin-Sambrano property - the former vehicle dealership and theater building in distance.

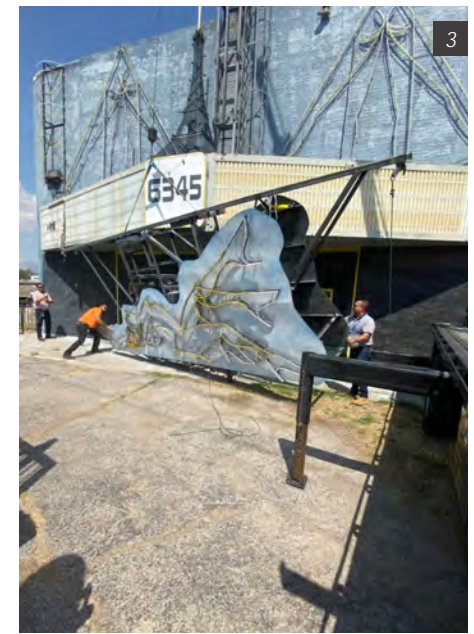


Figure 2.1.1. Site Conditions Map
(Source: Google Earth Pro)

Existing Buildings and Site Components – The following bullets summarize the existing site conditions for each of the three tax lots comprising the Corbin-Sambrano property.

- **6295 Alameda Avenue** – The western-most lot includes two structures; a 1-story, 3,680 square-foot building constructed in 1975 with a 1983 addition and a 1-story, 2,800 square-foot building constructed in 1984. The lot is unoccupied but previously supported an autobody shop business. The buildings are in fair condition, lack historical significance, and appear to have adaptive reuse potential to support new uses/tenants (and including those types of uses limited by Chapter 59).
- **6315 Alameda Avenue** – The central lot includes two structures; an 1,800 square-foot building constructed in 1975 and a shop/garage structure towards the back. The lot is also unoccupied and was most recently used as a vehicle dealership. Neither building has historical significance and they lack adaptive reuse potential for new tenants (specifically those types of uses limited by Chapter 59).
- **6345 Alameda Avenue** – The eastern-most lot includes the Valley Theater building which was originally constructed in 1948. The building operated as a cinema (under various names) until 1973; it was later used as an adult entertainment establishment through approximately 2006. The building has historical significance though iconic architectural elements are generally limited to the marquee sign on the street-facing facade. Adaptive reuse potential for community-serving uses is somewhat unknown and would require additional building assessment by an architect and structural engineer.

1. Image of the former theater building at 6345 Alameda Avenue (the neon sign has since been removed). | 2 & 3. Images of the sign removal from the former theater building (street facing and side facades). | 4. Historical photograph of the Valley Theater building (Source: CinemaTreasures.com). | 5. View of the former autobody shop building from as seen from Corbin Place at 6295 Alameda Avenue. | 6. Streetview of the former autobody shop and vehicle dealership buildings - 6295 Alameda Avenue (left) and 6315 Alameda Avenue (right).





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Existing Access and Circulation Access – The property has direct street access to both Alameda Avenue and Corbin Place, where vehicle access could be accommodated on either roadway. Both streets have continuous public sidewalks though they are narrow and are showing signs of disrepair in some segments. Several bus/transit lines operate within the Alameda Corridor (including routes 24, 61, 65, 66, and the Brio Alameda Bus Rapid Transit). Notably, Corbin Place serves as a local street that provides direct access to the residential neighborhood to the north. Future site planning should consider potential traffic impacts to the neighborhood, strengthen and promote pedestrian access, and capitalize on the area’s transit service.

Alameda Corridor – In the larger context, the property rests mid-way along the Alameda Avenue Corridor. Historically, Alameda emerged as an important commercial corridor, however, over time the business variety has declined and today there are several auto-oriented businesses and small-scale convenience stores. The corridor has several vacant/abandoned properties and exhibits signs of blight and disinvestment. However, there are signs of renewed interest brewing in the corridor; new shopping centers have developed to the west, roadway/intersection improvements were constructed at Paisano Drive, and the City has embarked on a comprehensive corridor planning endeavor (known as the “Onward Alameda” project) aimed to bring new land uses, investment, and public amenities to the corridor. The Corbin-Sambrano property has the potential to be redeveloped in a manner to enhance the corridor and provide catalytic benefits to the greater area.



1 & 2. Streetview of Corbin Place. | 3. View of Anita Circle and the residential neighborhood north/behind the Corbin-Sambrano property. | 4. Recent image of the existing motel building next to the Corbin-Sambrano property and the Alameda Avenue streetscape. | 5. View of the Alameda Avenue corridor with the Corbin-Sambrano property in the background.



Section 2.3: Chapter 59 Limitations

As introduced in the project overview, El Paso County acquired the Corbin-Sambrano property through legal seizure associated with past criminal activity. Based on this acquisition method, the County may only use the property pursuant to Chapter 59 of the Texas Code of Criminal Procedure, which limits property use to the following:

1. mental health, drug, or rehabilitation services, or
2. services for victims or witnesses of criminal offenses or instances of abuse, or
3. the provision of training or education related to the first two.

In addition to the primary uses, potential accessory and ancillary site elements on the property may necessitate a legal opinion to determine whether those elements comply with the Chapter 59 limitations. As the County/community plan for property reuse, the redevelopment plans must align with these Chapter 59 limitations.

Section 2.4: Zoning and Development Standards

When planning for property reuse, it is imperative to align redevelopment plans with local land use/development standards. The property is subject to *Title 20 - Zoning* of the *City of El Paso Municipal Code*. The following subsections summarize the applicable zoning and development requirements from the municipal code – these standards were applied to the conceptual reuse plans (and alternatives) for the property.

Zoning and Dimensional Requirements

The Corbin-Sambrano property is zoned C-4 (Commercial District) which is essentially a mixed-use zone. The C-4 zone allows for a broad range of land uses including (but not limited to) general retail, restaurants, office, automobile service, and storage uses. The C-4 also allows for apartment-style housing and a variety of public and institutional uses including a “Governmental Use, Building”. Notably, the C-4 zone allows for the types of community-serving uses as outlined in the Chapter 59 limitations. The Table of Permissible Uses is located in the municipal code which provides more detail on what is allowed in the zone. Table 2.4.a below summarizes the dimensional standards for the C-4 zone in terms of minimum lot area and building setbacks. Since the property fronts on two streets, the property has two front setback and two side yard setback standards. The City’s zoning code does not include architectural design requirements.

| Table 2.4.a. Dimensional Standards for the C-4 Zone | |
|---|--|
| Regulatory Element | Standard |
| Lot Area (minimum for subdivision purposes) | 4,000 square feet |
| Building Setback (min.) | Front: 0 feet Side: 5 feet Rear: 25 feet |
| Source: Title 20 - Zoning of the City of El Paso Municipal Code | |

Parking Requirements and Allowance

Redevelopment projects and a change of use activities are subject to the City’s parking requirements in terms of minimum number of parking stalls and stall dimensions. The standard parking stall dimension is 9 feet x 18 feet with 24-foot wide driveways. The code generally requires that all required parking be provided on-site however, the standards also provide for administrative allowances to (1) reduce the number of stalls, and/or (2) to utilize a portion of the adjacent street parking to meet the project’s parking requirements. For the Corbin-Sambrano property, the redevelopment project will be considered a “Governmental Use, Building”. For government buildings, the code bases the minimum parking requirements on the specific use activities that will occur inside – “office” and “community recreation” are the closest specific uses which require 1 stall per 516 square feet of building area.

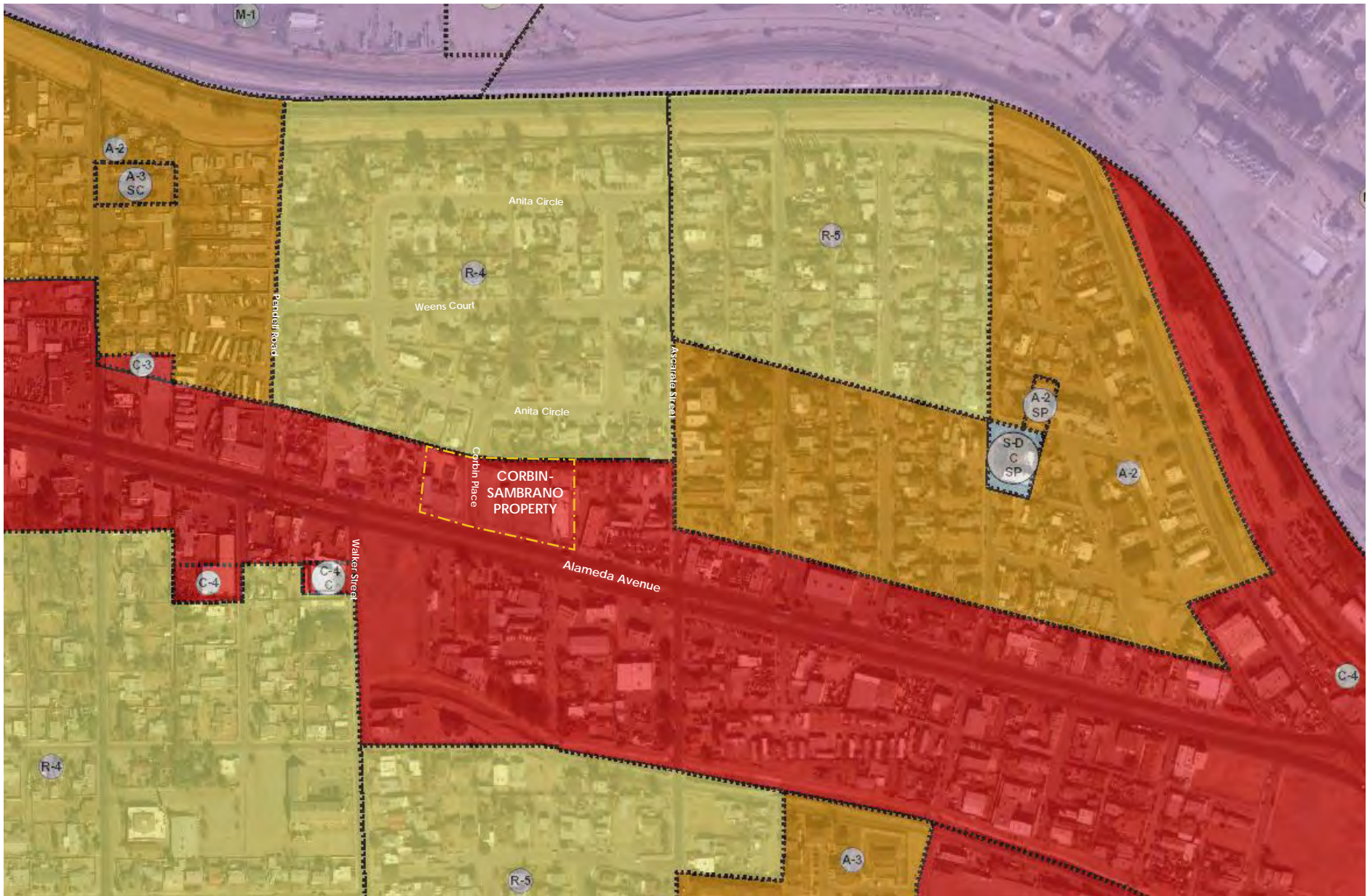


Figure 2.4.1. Zoning Map
 (Source: City of El Paso - On-line GIS Mapping Platform)

Section 2.5: Environmental Investigations

Recent environmental investigations were conducted for the Corbin-Sambrano property – this included a Phase I Environmental Site Assessment (ESA), Phase II, and Regulated Building Material (RBM) Surveys for each tax lot. These studies were completed under the DMD's EPA Brownfield Assessment Coalition Grant to explore site conditions and identify potential environmental liabilities (including unsafe building materials, and site/soil contamination). These studies will help identify future required studies and potential cleanup or abatement activities that may be required as part of property reuse and/or redevelopment activities. It will also help the County identify potential funding sources. The following text describes the objectives/contents of these studies and summarizes the main findings from the Phase I/II and RBM Surveys for the Corbin-Sambrano property.

Phase I ESAs - The initial step in evaluating potential environmental liabilities associated with a property is the performance of a Phase I ESA. Phase I ESAs are nearly always completed in accordance with a detailed standard process established by ASTM International (ASTM) – “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” Designation E1527. The scope of work for a Phase I ESA includes a visual reconnaissance, interviews with key individuals, and review of reasonably ascertainable documents (typically including federal, state, and other environmental databases; historical maps, city directories, and aerial photographs; and accessible prior environmental reports). The Phase I ESA is designed to identify “recognized environmental conditions” (RECs) which, as defined by ASTM, means: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions

indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.” Phase I ESAs also identify several other categories of environmental concerns as defined by ASTM, including Historical Recognized Environmental Conditions (“HRECs”), Controlled Recognized Environmental Conditions (“CRECs”), and Business Environmental Risks (“BERs”).

Phase I ESA reports provide a summary of known or confirmed environmental liabilities associated with a property (and adjoining properties), as well as findings and conclusions related to potential or probable additional environmental liabilities. Phase I ESAs will typically include information on the types of contaminants that are either confirmed to be present or potentially present based on past land uses and may also include information on the specific locations where contaminants are known or potentially present. The Phase I ESA does not include actual testing of building materials, soil, groundwater, soil vapor, or other environmental media, but the information developed is useful for developing a scope of work for a Phase II ESA (which includes sampling from soil and/or building materials).

In situations where a Phase I ESA is completed and identifies no RECs or other types of significant potential environmental concerns, completion of the Phase I ESA alone may be sufficient to address previous concerns by developers or lending institutions over unknown or perceived environmental liabilities and serve to enhance developer interest and redevelopment prospects. However, if a Phase I ESA identifies significant known or potential environmental liabilities, then a Phase II ESA will likely be needed to further evaluate these known or perceived liabilities.

Phase I ESAs for the Corbin-Sambrano Property

For the Corbin-Sambrano property, a Phase I ESA was conducted for each tax lot. The following tables summarize the ESA findings and opinions for each lot. Each report recommended that a Phase II ESA be completed for the property.

| Table 2.5.a. 6295 Alameda Avenue - Phase I ESA Findings and Opinions | |
|---|---|
| Finding Number | Findings and Opinions |
| 1 | <p><u>Finding:</u> Topographic maps show that the Property may have contained a structure at the east edge of the parcel in 1941. City directories indicate the Property was vacant in 1958, occupied by M&M Fence Co in 1962 and by Mendiola Fruit Stand in 1965. In 1975, the north Property building was constructed with an addition to it in 1983. The south Property building was constructed in 1984. In 1970/1975 the Property was listed as Ascarate Rentals tools, US Rentals Tools in 1980, Frontera Machine works in 1985 and 1990. Between 1990 until 2017, the Property was occupied by an automotive paint shop, used vehicle dealership and recently by Class Body Shop.</p> <p><u>Opinion:</u> The historical use of the Property as a machine shop, used vehicle dealership, and automotive body shop is a recognized environmental condition (REC) for the Property due to likely use of petroleum products and hazardous materials.</p> |
| 2 | <p><u>Finding:</u> The City of El Paso conducted a compliance visit to Class Auto Body in 2017, the Property tenant at that time, to evaluate compliance with the TCEQ rules governing automotive body shops. The compliance visit documented the facility's use of approximately 21 gallons per year of primers, paints, and solvent used in the automotive painting process. No violations were identified and the facility was deemed be under the threshold requiring a permit by rule.</p> <p><u>Opinion:</u> The observations described above for the interior and exterior portions of the Property building represent a material threat for the release of petroleum hydrocarbons and hazardous substances into the environment. This is a REC.</p> |
| 3 | <p><u>Finding:</u> During the site visit, Stantec observed within the Property buildings containers of oil, gasoline, several 1-gallon containers of primers and urethane. At the southwest exterior corner of the north Property building Stantec observed an open 55-gallon drum containing an oily sludge, with several 1-gallon containers of motor oil located on the ground adjacent to the drum. A large stain was observed on the concrete surface east of the north Property building. Additionally, a solvent odor was observed at the west edge of the awning on the north Property building.</p> <p><u>Opinion:</u> The observations described above for the interior and exterior portions of the Property building indicate that spills or releases of hazardous substances and petroleum hydrocarbons during previous site operations may have adversely impacted the environment. This is a REC.</p> |
| 4 | <p><u>Finding:</u> The 1941 and 1943 Topographic maps show that a topographic depression was located on the northwest portions of the Property. The topographic depression was no longer depicted on the 1945 topographic map.</p> <p><u>Opinion:</u> The topographic depression was likely filled to make the Property suitable for development. The potential placement of fill materials of an unknown origin at the Property is a REC.</p> |
| Source: Phase I Environmental Site Assessment Report - June 9, 2021 - Stantec | |

Table 2.5.b. 6315 Alameda Avenue - Phase I ESA Findings and Opinions

| <i>Finding Number</i> | <i>Findings and Opinions</i> |
|---|--|
| 1 | <p><u>Finding:</u> Topographic maps show that the Property was developed with a structure in 1941 and a second by 1948. Between 1952 and 1970 the Property is listed in the city directories as the Dennis Courts Motel. In 1975, the Property was redeveloped with the existing structure and in 1991 an addition was observed to the building. By 1996, two long rectangular structures were constructed along the west and east Property boundaries. By 2012, the western of the two rectangular structures was no longer visible. Between 1980 and 2017, city directories indicate the Property was occupied by US Rental Maintenance Shop in 1980, car sales in 1985, vacant in 1990, storage in 1995 and Sunset Motors in 2017.</p> <p><u>Opinion:</u> The historical use of the Property for used automobile sales and maintenance activities is a REC for the Property.</p> |
| 2 | <p><u>Finding:</u> During the site visit, Stantec observed two 55-gallon drums adjacent to the northwest corner of the shade canopy. There were also two 1-gallon containers next to the drums. The contents of the containers and drum are unknown A used motor oil collection pan was observed atop one of the drums. The drums were observed to be in poor condition, with a large petroleum stain surrounding both drums and the two 1-gallon containers. Additionally, beneath the shade canopy, there were approximately six 1-gallon containers of oil or anti-freeze. A large box was located on the bottom shelf of the northern of the two workbenches. The box was stained in addition to the wood beneath the box. The contents of the box were not inspected.</p> <p>The garage area located in the east portion of the Property building was observed to contain furniture, tires, debris, several buckets, oil containers and automotive fluid containers scattered throughout the area. A grated sump and an adjacent steel covered sump were observed next to the east wall of the building. The steel plate was lifted from the sump and it was observed to contain oil. The grated sump was not inspected. It is unknown if the oil filled sump is connected to a UST. Three 1-gallon automotive fluid containers, tires and pallets were observed at the north exterior portion of the building. Next to the west side of the Property building, Stantec observed four buckets, one containing a 1-gallon sized container of oil and two additional 1-gallon containers of an unknown fluid.</p> <p><u>Opinion:</u> The observations described above for the interior and exterior portions of the Property building represent a material threat for the release of petroleum hydrocarbons and hazardous substances into the environment. This is a REC.</p> |
| Source: Phase I Environmental Site Assessment Report - June 9, 2021 - Stantec | |

| Table 2.5.c. 6345 Alameda Avenue - Phase I ESA Findings and Opinions | |
|---|---|
| Finding Number | Findings and Opinions |
| 1 | <p><u>Finding:</u> The Property use prior to 1948 is unclear; aerial photographs from 1936 and 1941 suggest that the Property surface had been disturbed as indicated by contrasting light and dark colors however no structures were apparent. In 1948, the 900 seat Valley Theater was constructed later operating under various names until 1973 when it operated as an adult movie theater through 1985. From 1985 until 2006 the former theatre was operated as the Naked Harem Strip Club. Between approximately 1952 and 1965, a small building containing a real estate office was located at the southwest corner of the Property.</p> <p><u>Opinion:</u> No RECs were identified for the historical uses of the Property buildings.</p> |
| 2 | <p><u>Finding:</u> A 2010 Google Earth Pro image for the Property shows that the western portion of the Property was operated as an apparent automobile salvage yard. Numerous automobiles and other identifiable objects were observed on the Property with several dark colored areas of staining located between the automobiles.</p> <p><u>Opinion:</u> This is considered a REC based on the likely use of petroleum products and other hazardous materials as part of automobile salvaging operations and the potential for these chemicals to have been released to the environment via spills and/or improper disposal.</p> |
| Source: Phase I Environmental Site Assessment Report - June 9, 2021 - Stantec | |

Phase II ESAs for the Corbin-Sambrano Property

Stantec performed Phase II ESAs of the properties at 6295, 6315 and 6345 Alameda Avenue in El Paso, Texas (collectively the “Corbin-Sambrano Property”) on behalf of El Paso County. The scope of work was completed in accordance with the Sampling and Analysis Plan (SAP) dated August 24, 2021 (Stantec, 2021), utilizing protocols detailed in the Quality Assurance Project Plan (QAPP) dated August 5, 2020 (Stantec, 2020). The SAP was approved by the EPA on September 9, 2021 (Williams, 2021).

The purpose of the Phase II ESA was to evaluate current soil conditions to be used in planning for site redevelopment. The scope of work was designed to assess RECs identified in Phase I ESAs completed by Stantec, as well as areas of potential environmental concern as part of site redevelopment. Field work for the Phase II ESA was completed between September 14 through 17, 2021 and included collection of up to three soil samples per boring from 21 soil borings (designated B01 through B21). The Phase II ESA results for each lot are summarized in the text and figures on the pages that follow.

Phase II ESA Results: 6295 Alameda Avenue:

- Arsenic was detected above the applicable protective concentration level (PCL) in six samples at depths ranging from 2-15 feet bgs.
- Barium was detected in one soil sample above the applicable PCL at a depth of 2-3 feet bgs.
- Lead was detected above the applicable PCL in 17 soil samples.
- Mercury was detected above the applicable PCL in five soil samples.
- Selenium was detected in one soil sample equal to the applicable PCL of 2.3 mg/kg.
- The vertical and horizontal extent of arsenic and lead in soil has not been delineated by the borings advanced during this investigation.



Figure 2.5.1. Summary of Soil Analytical Results - 6295 Alameda Avenue



- Soil Sampling Locations
- One or More Soil Parameters Tested Exceed Guidelines
- Concentration Exceeds TSSBC Cleanup Levels
- Concentration Exceeds GWSOiling PCL Cleanup Levels
- Approximate Property Boundary

| Sample ID | Sample Depth (feet)/ Sample Date | | |
|------------|-------------------------------------|------------------------|--------------------------|
| | 15-Sep-21, 2 - 3 ft | 15-Sep-21, 7 - 8 ft | 15-Sep-21, 13 - 14 ft |
| B04 | | | |
| Arsenic | 6.76 | 5.92 | 0.563 U |
| Barium | 1390 | 306 | N/V |
| Lead | 61.3 | 18.5 | 2.85 |
| Parameter | Value (mg/kg) | | |

SOIL AND GROUNDWATER CLEANUP STANDARDS FOR SITES IN TEXAS (mg/kg)

| Parameter | TSSBC | TotGWSOilingest PCL |
|-----------|-------|------------------------|
| Arsenic | 5.9 | 5 |
| Barium | 300 | 440 |
| Lead | 15 | 3 |
| Mercury | 0.04 | 0.0078/2.1 |
| Selenium | 0.3 | 2.3 |

Notes

- Coordinate System: NAD 1983 UTM Zone 13N
- Data Sources: El Paso, TX, CAD/GIS
- Background: © 2022 Microsoft Corporation © 2022 Maxar © CNES (2022) Distribution Airbus DS © 2022 TomTom
- J = Result is qualified as estimated, "*" indicates a potential negative bias.
- U = Undetected at SDL (Sample Detection Limit).
- mg/kg = milligrams per kilogram
- TSSBC = Texas-Specific Soil Background Concentrations
- PCL = Protective Concentration Levels
- TotGWSOilingest = This PCL provides the limit for constituents of concern (COCs) in soil to be protective of leaching to a Class 1 or Class 2 aquifer at levels that could pose a risk to human health if groundwater was ingested
- "N/V" Parameter not analyzed / not available.

Project Location

6295 Alameda Avenue
El Paso, Texas 79905

Client/Project

El Paso Downtown Management District
EPA Brownfield Coalition Assessment Grant
Phase II Environmental Site Assessment

185751195

Phase II ESA Results: 6315 Alameda Avenue:

- Lead was detected above the applicable PCL in three soil samples.
- Mercury was detected above the applicable PCL in one soil sample.
- The vertical extent of metals in soil appears to be delineated with the borings installed at 6315 Alameda; however, the horizontal extent of metals in soil has not been delineated.



Figure 2.5.2. Summary of Soil Analytical Results - 6315 Alameda Avenue



| Sample ID | Sample Depth (feet)/ Sample Date | | |
|------------|-------------------------------------|------------------------|--------------------------|
| B09 | 17-Sep-21, 1 - 2 ft | 17-Sep-21, 7 - 8 ft | 17-Sep-21, 10 - 11 ft |
| Lead | 89.7 | 8.56 | 5.85 |
| Mercury | 0.0496 | 0.0221 U | NV |
| Parameter | Value (mg/kg) | | |

SOIL AND GROUNDWATER CLEANUP STANDARDS FOR SITES IN TEXAS (mg/kg)

| Parameter | TSSBC |
|-----------|-------|
| Lead | 15 |
| Mercury | 0.04 |

Notes

1. Coordinate System: NAD 1983 UTM Zone 13N
2. Data Sources: El Paso, TX CAD/GIS
3. Background: © 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS © 2022 TomTom
4. J = Result is qualified as estimated. "*" indicates a potential negative bias.
5. U = Undetected at SDL (Sample Detection Limit).
6. mg/kg = milligrams per kilogram
7. TSSBC = Texas-Specific Soil Background Concentrations
8. PCL = Protective Concentration Levels
9. TopSoilComb = This PCL provides the limit for COCs in surface soil to be protective of human health through the combined inhalation; ingestion; dermal; vegetable consumption pathways. In a residential setting, surface soil is defined as 0 to 15 ft bgs.
10. "NV" Parameter not analyzed / not available.

Project Location
6315 Alameda Avenue
El Paso, Texas 79905

Client/Project
El Paso Downtown Management District
EPA Brownfield Coalition Assessment Grant
Phase II Environmental Site Assessment

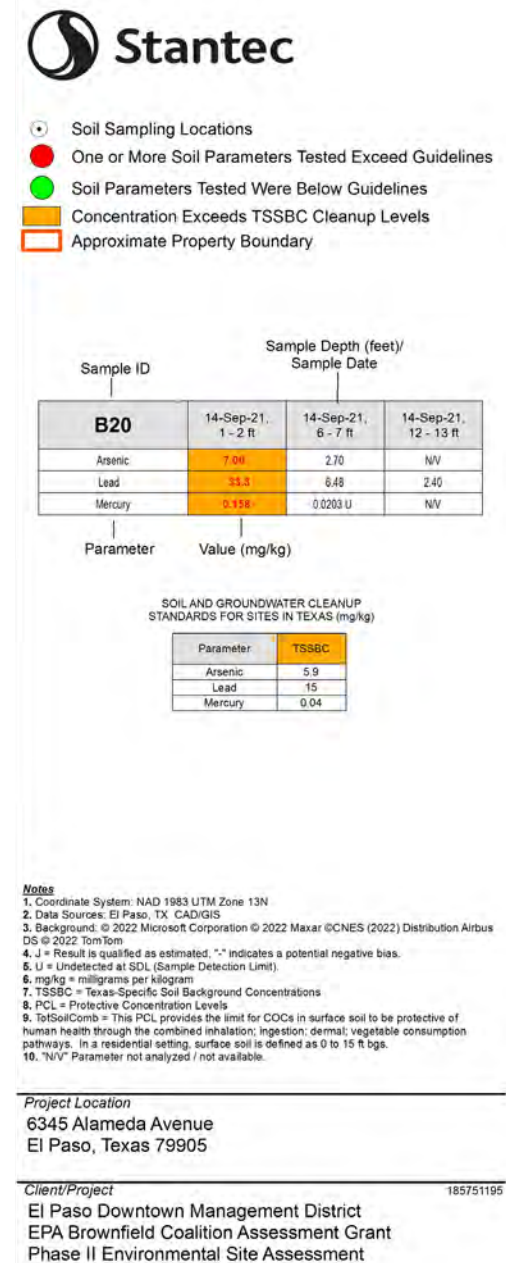
185751195

Phase II ESA Results: 6345 Alameda Avenue:

- Arsenic was detected in one soil sample above the applicable PCL.
- Lead was detected above the applicable PCL in two soil samples.
- Mercury was detected above the applicable PCL in one soil sample.
- The vertical extent of metals in soil appears to be delineated with the borings installed at 6345 Alameda; however, the horizontal extent of metals in soil is not delineated.



Figure 2.5.3. Summary of Soil Analytical Results - 6345 Alameda Avenue



Phase II ESA Recommendations:

Based on the analytical data collected during this investigation, it can be inferred that near surface soils at 6295 Alameda Avenue may have been impacted by metals from historical use of the property or placement of impacted fill materials during site redevelopment. At 6315 and 6345 Alameda Avenue, the near surface soil metals impacts were sporadic throughout the properties and are within an order of magnitude of the applicable protective concentration level (PCL), indicating these concentrations may be representative of background concentrations for this area. Due to the depth to groundwater at each property, the PCL exceedances are not expected to represent a threat to groundwater.

Following completion of the Phase II ESAs, Stantec submitted the reports to staff from the Texas Commission on Environmental Quality's (TCEQ's) El Paso Office for review and feedback, and subsequently facilitated a discussion with the TCEQ's Brownfield Program regarding the findings and potential next steps. TCEQ staff recommended that El Paso County apply for TCEQ technical assistance to complete an Affected Property Assessment Report (APAR) for the properties to establish appropriate cleanup levels for the metals detected in near surface soils at the property. Other than appropriately managing impacted near surface soils during redevelopment activities, it is possible that no additional assessment or remediation activities may be needed. This will be subject to the findings and recommendations identified in the APAR.

RBM Surveys for the Corbin-Sambrano Property

RBM Surveys of existing structures are necessary prior to renovation or demolition activities to identify and develop plans and evaluate costs to safely address and/or dispose of hazardous building materials in compliance with local and state regulations. RBM Surveys were conducted for the 6295 and 6345 Alameda Avenue properties on behalf of El Paso County as part of the El Paso DMD's EPA Brownfield Assessment Coalition Grant. El Paso County had previously conducted RBM Surveys and abatement activities for the structures located on the 6315 Alameda Avenue property so that work was not covered under the scope completed by Stantec.

The RBM Survey work was completed in October 2021 by qualified staff from ENCON International, Inc., (ENCON) under contract to Stantec. The following sections summarize the RBM Survey findings and recommendations for the 6295 and 6345 Alameda Avenue properties. Additional details on the quantities, locations and other results are available in the RBM Survey Reports for each property.

RBM SURVEY RESULTS AND RECOMMENDATIONS

Asbestos-Containing Materials (ACM)

Results for 6295 Alameda Avenue - A total of thirty-three (33) bulk samples were effectively collected for lab analysis. The analytical results indicated that ACM were present in several materials.

Results for 6345 Alameda Avenue - A total of seventy-five (75) bulk samples were effectively collected for lab analysis of this subject building. The analytical results indicated that ACM were present in the subject building.

Recommendations for ACM:

1. Further asbestos corrective actions are recommended at this time for any future demolition, repair or building renovations, per the client's scope of work.
2. Demolition, renovation or repair work may proceed, after properly addressing the identified ACMs.

3. In the unlikely event that additional “hidden suspect” materials are encountered during any demolition or remodeling activities, then further sampling and lab analysis may be required. Contact the Asbestos Consultant listed below with any clarifications that may be needed.
4. Any Asbestos Project Designs must be prepared by a Texas licensed Asbestos Consulting Firm.
5. Proper 10-day advance NESHAP notification should be made to the appropriate authorities prior to disturbance of any ACMs. Such disturbance includes abatement activities, building renovations, routine operation & maintenance activities, or any planned demolition in facilities or public buildings.
6. If disturbance of ACMs is anticipated, then these materials shall be properly removed in advance by licensed and trained personnel, as required by State and Federal regulations.
7. As warranted, abatement activities should be performed by a licensed Asbestos Abatement Contractor, with project management and air monitoring support by a licensed firm.

Lead-based Paint (LBP)

Results for 6295 Alameda Avenue - ENCON performed a total of fifty-two (52) XRF analyses, which included forty-five (45) building component measurements and seven (7) calibration checks. Thirteen (13) of the building readings tested positive for LBP.

Results for 6345 Alameda Avenue - ENCON performed a total of eighty-one (81) XRF analyses, which included sixty-seven (67) building component measurements and fourteen (14) calibration checks. Twenty-four (24) of the building readings tested positive for LBP.

Recommendations for LBP:

1. **Specific.** LBP was found on components either inside and/or outside the subject buildings.
 - LBP should not be disturbed without proper procedures in place. Should the LBP need to be disturbed, personnel should be evacuated in advance, and only properly trained persons with adequate PPE should be allowed to disturb the lead paint material.
2. **General.** Proper notification should be made to the appropriate authorities prior to disturbance of any lead-containing materials, including abatement activity, renovations, or operations and maintenance (O&M) activities, or demolition of any facilities or public buildings. Other personnel working in the area must be alerted by signage and the appropriate regulated area designations. OSHA specifies worker protection and engineering controls, as well as work practices to ensure the safety of workers and anyone who will be in the area after the conclusion of the work.
 - Lead hazard personal air monitoring should be performed during abatement activities.
 - The OSHA Hazard Communication Standard and the Lead Paint Standard both require anyone working in such areas to be informed of lead paint hazards and methods to avoid the hazards and be trained on effective paint remediation techniques.
 - LBP is a common cause of lead poisoning in children and represents a threat to the health and welfare of the occupants. Therefore, at a minimum, lead-safe work practices must be incorporated into any overall renovation and maintenance strategy.
 - Positive lead readings that are in poor condition must be addressed. Lead painted components in poor condition should be stabilized with interim controls or abatement procedures by properly trained personnel.
 - A composite RCRA 8-Metal TCLP of the entire waste stream from buildings should be performed to ascertain the proper disposition of demolition debris. If any of the metals exceeds allowable limits, the waste must be disposed in a special or hazardous waste facility.
3. **Abatement Practices.** Lead-safe practices must be utilized during renovation activities (that are not abatement) of lead-containing components. Workers potentially exposed to lead must receive training in accordance with OSHA 29 CFR 1926.62. Abatement techniques include: component removal, encapsulation, enclosure, and paint removal (on-site and off-site). Addressing components with one of these techniques because they contain LBP is considered to be “abatement.” The following methods are NOT acceptable for removing LBP:
 - Lead hazard personal air monitoring should be performed during abatement activities.
 - The OSHA Hazard Communication Standard and the Lead Paint Standard both require anyone working in such areas to be informed of lead paint hazards and methods to avoid the hazards and be trained on effective paint remediation techniques.
 - LBP is a common cause of lead poisoning in children and represents a threat to the health and welfare of the occupants. Therefore, at a minimum, lead-safe work practices must be incorporated into any overall renovation and maintenance strategy.
 - Positive lead readings that are in poor condition must be addressed. Lead painted components in poor condition should be stabilized with interim controls or abatement procedures by properly trained personnel.

- Dry scraping (produces large amounts of lead dust).
- Powered equipment (sanders, planers, needle guns, etc.) without attached High Efficiency
- Particulate Air (HEPA) filtered vacuum (releases large amounts of lead dust).
- Unconfined sand blasting (contaminates soil and concrete).
- Unconfined water blasting (contaminates water supply, soil and concrete).
- Open flame burning or heat guns operated above 1100 degrees Fahrenheit (produces fumes/fire hazard).
- Methylene chloride (extremely hazardous).

4. Remedial Guidelines. LBP waste from removal or remediation activities, such as debris, paint chips, dust, and sludges that exhibit the toxicity characteristic must be managed and disposed of as a RCRA hazardous waste. However, lead-based paint being removed from any households is excluded because it is considered household waste, not hazardous waste. Anyone handling LBP or LBP debris—even if it is not technically considered hazardous waste—should follow several guidelines to protect his health and safety:

- Collect paint chips, dust, dirt, and rubble in plastic trash bags for disposal.
- Store larger LBP building parts in containers until ready for disposal.
- Use a covered dumpster (such as a roll-off container) to store LBP debris until the job is completed.
- Contact your local solid waste agency to determine where and how to dispose of LBP debris.
- Do not smoke, eat, or drink around lead-based paint work.
- Always wash your hands and face before smoking, eating, or drinking.
- Do not wear clothes home that have been covered in LBP dust.

Other Regulated Building Materials

Results for 6295 Alameda Avenue - An RBM Survey was visually performed on interior fixtures, equipment, and materials. Five (5) RBMs were found that require specific disposal actions, per federal or state regulations.

Results for 6345 Alameda Avenue - An RBM Survey was visually performed on interior fixtures, equipment, and materials. Eleven (11) RBMs were found that require specific disposal actions, per federal or state regulations.

Recommendations for Other Regulated Building Materials:

1. Specific. Regulated Building Materials were found inside the buildings.

- All Regulated Building Materials (RBM) should be properly handled and either recycled or disposed, per state and federal regulations
- Unless RBMs are “exempted,” these hazardous wastes / materials should be properly disposed at an EPA-approved RCRA subtitle D TSDF.

2. General. Proper notification should be made to any appropriate authorities prior to disturbance of any regulated materials, including abatement activity, renovations, or operations and maintenance (O&M) activities, or demolition of any facilities or public buildings. Other personnel working in the area must be alerted by signage and the appropriate regulated area designations. OSHA specifies worker protection and engineering controls, as well as work practices to ensure the safety of workers and anyone who will be in the area after the conclusion of the work.



Chapter 3:

Reuse Plans

Section 3.1: Site Reuse Ideas

Early in the planning process, the project Working Group identified their preliminary reuse ideas for the Corbin-Sanbrano property. These ideas align with the Chapter 59 limitations, the City's zoning standards, and the community's desire to redevelop the property for neighborhood-serving uses. The community's vision is *to develop a new community wellness center with youth and community enrichment programs, resources for crime victims, and community safety services.*

This vision will be realized through a comprehensive redevelopment plan that includes a new building, site enhancements, and outdoor recreational/gathering spaces that will complement the neighborhood and provide community resources for the larger population. The project vision and the reuse ideas were defined through monthly Working Group meetings and two engagement events with neighborhood participants. Notably, Dr. Lizely Madrigal with El Paso County Administration led the survey engagement at a large community event and later in the process the community was asked to select their preferred conceptual reuse plan for the property (more detail is provided below and in Section 3.2).



1. Example of a community building with a wide variety of enrichment programs, social services, and recreational amenities.

The Working Group was tasked with (1) generating the initial ideas and expectations for site reuse, and (2) guiding the preferred spatial layout and site components for the property (described in further below).

Initial Community Engagement

The Working Group engaged other community members at two major project milestones so that participants could provide their opinions and preferences on project components, the Working Group used this feedback to make their final recommendations.

In December 2021, the County hosted a series of engagement activities to identify community desires, expectations, and priorities for the Corbin-Sambrano property. This initial engagement series included a community festival at the property, "Knock and Talk" engagement to survey residents at their homes, and an on-line survey – for inclusivity, the process was conducted/facilitated (or made available) in both English and Spanish.

The initial engagement was focused on seeking community input on the following questions; the Working Group used the feedback to guide their discussions and design approach for the property. The participant responses are summarized in Figures 3.1.1 – 3.1.3.

- What is your Vision for the site?
- Understanding the restrictions of the site, please rank your recommendations in order of importance:
 - *Services for victims of crime*
 - *Services for witnesses of crime*
 - *Rehabilitative services for those with addictions*
 - *Mental Health services*
- Do you recommend that the County demolish or, if possible, rehabilitate the old Valley Theatre building (also known as the Naked Harem)?
- Comments/Suggestions

In summary, participant responses identified a strong desire to redevelop the property as a Community Recreation Center (or similar use), with park amenities. To align with Chapter 59 limitations, most participants support programs that prioritize victims of crime, services for crime witnesses, and rehabilitative services. At the initial engagement series, half of the participants showed support to reuse the legacy theater building as part of site redevelopment activities. Later in the planning process, the County and the Working Group reengaged with community members to identify the locally preferred design alternative for the property – this is discussed in Section 3.2 in this planning document.



Sample Written/Verbal Participant Responses

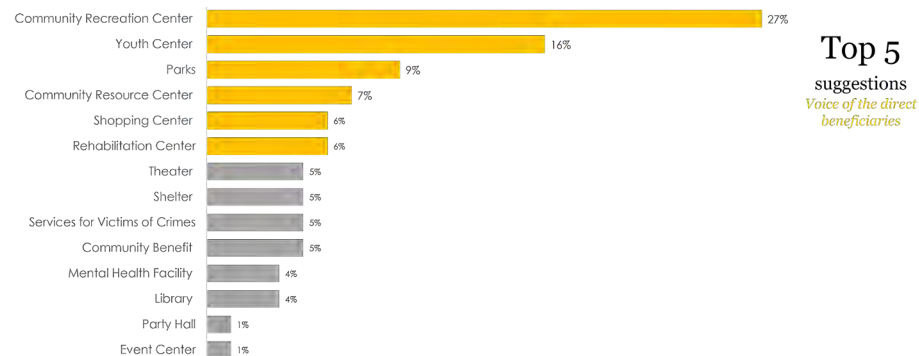


Figure 3.1.1. Vision for the Corbin-Sambrano Site – Participant Responses

| | Rank 1st | Rank 2nd | Rank 3rd | Rank 4th | Total Ranks |
|---------------------------------|----------|----------|----------|----------|-------------|
| Services for Victims | 33 | 4 | 16 | 30 | 83 |
| Services for Witnesses of Crime | 14 | 14 | 12 | 14 | 54 |
| Rehabilitative services | 8 | 19 | 10 | 11 | 48 |
| Mental Health Services | 6 | 13 | 18 | 10 | 47 |

Figure 3.1.2. Chapter 59 Use Importance – Participant Responses

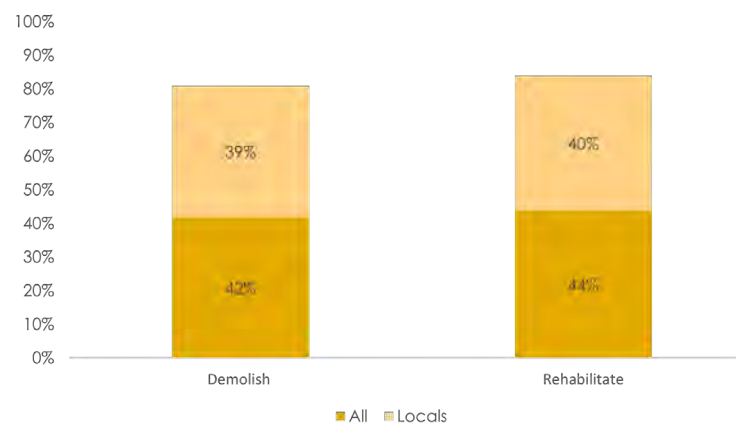


Figure 3.1.3. Theater Building Priority – Participant Responses



December 2021 Community Event Images

Desired Site Components

Shortly after the initial community engagement series, the Working Group identified the various site components that they recommended to be incorporated in the site reuse designs for the Corbin-Sambrano property. These components were believed to strike a balance with the Chapter 59 use limitations and the community's desires.

- **New Community Wellness Center:** A new 20,000-sf Wellness Center with flexible internal spaces for resources for victims, youth and community enrichment programs, community events, meetings, etc.. The interior would include internet and technology resources for community members and an office for safety officers (e.g., police/sheriff/constable). The community expressed clearly that they did not want on-site programs for individuals experiencing homelessness or on-site mental health services, but they would like referral services to other community resources. They did not want residential services for homeless or other crime involved individuals, but rather other forms of community enrichment programs that primarily include the heart of Chapter 59 purposes.
- **Victims Memorial Garden:** A garden space that would pay homage to victims and provide a healing space for individuals seeking public resources and assistance. The garden will be a symbolic space for hope, recovery, and a positive future. This space would include a victims Memorial Wall to be managed by the District Attorney's Office.
- **Playground:** An outdoor play area for children that is safe and secure and introduces recreational amenities to the surrounding neighborhood.
- **Gathering Spaces:** A series of passive outdoor gathering spaces for community members and outdoor learning for enrichment programs.
- **Amphitheater/Performance Space:** A flexible outdoor performance and gathering space for learning programs, events, and recreation.
- **Green Space (Gardens):** An array of outdoor planting and landscaped areas to improve site aesthetics.

Design Principles

The Working Group also identified design principles that should be applied to the site reuse concepts for the Corbin-Sambrano property so that the resulting project will support larger revitalization efforts, improve public safety, and create a flexible community gathering space. The following design principles were applied to the conceptual planning phases for the property.

- Support other corridor revitalization efforts.
- Promote site surveillance and "eyes on the street" philosophy.
- Create diverse/flexible community use areas.
- Connect to the surrounding neighborhood(s).
- Pay respect to the past land use activities and the associated victims.
- Respond to zoning and site development standards.



Health Diagram - the Working Group used this graphic during their initial meeting to graphically explain a holistic approach to individual health. The Working Group felt the desired site components and the design principles would help align with this health diagram and improve community health for the neighborhood.

Section 3.2: Conceptual Plan Alternatives

In March 2022, the Working Group (and its consultant) created four initial conceptual plan alternatives to show potential redevelopment scenarios for the Corbin-Sambrano property. The conceptual plans show various spatial arrangement options for the desired site components while following the design principles identified earlier in the process (and as summarized in Section 3.1). In summary, the Working Group initially showed a preference for Alternative B.1 but wanted to engage with the larger community before proceeding with the final reuse plan for the property. The following describes the various conceptual plan alternatives and Figures 3.2.1 – 3.2.4 depict these design options (See next page).

Concept A.1 – This alternative proposes a new 10,800-sf wellness center with the existing theater being adaptively reused as an annex building (20,700-sf total community space). The building is oriented to Alameda Avenue. A healing garden is planned at the main entrance where visitors would pass through this space. An amphitheater with a stage is located along the western facade; the feature would be recessed into the ground to allow for terraced seating. A playground is planned along the Alameda Avenue frontage and an arbor structure would provide shade. The Corbin Place right-of-way would be enhanced with new sidewalks, angled parking (back in for safety), and street trees. A new parking lot is proposed on the western lot using pavers – the parking lot could be used for outdoor events (the pavers would make it more enjoyable than asphalt).

Concept A.2 – This alternative proposes a 20,000-sf wellness center and assumes the existing theater building would be removed. A new healing garden is planned at the exact location of the former theater building – a victims' resource office could open onto the garden. A separate safety building (for police, sheriff, or constable) is planned along the street frontage to frame the healing garden - this would be a prominent protection feature and could remain in operation 24-hrs and since it is detached, the facility could reduce operating costs (e.g., heating/cooling the main building). A playground is planned around the main entrance to project a welcoming appearance. An amphitheater with a stage is planned

along the Corbin Place frontage. Corbin Place is planned to be enhanced with new sidewalks, angled parking, and landscaping.

Concept B.1 – This alternative proposed a 20,000-sf wellness center and assumes that Corbin Place could be vacated and used for other site amenities. The main entrance is oriented to the side parking area (and closer to the neighborhood). A side courtyard is planned along the Alameda Avenue frontage – this includes a learning lawn, playground, amphitheater, and the healing garden (with a gazebo structure for tools/ gatherings etc.). In this arrangement, patrons would pass through the main lobby to access the courtyard OR through a side gate from Alameda Avenue. The vacated right-of-way extending into the neighborhood would be transformed into a linear green space with raise planter beds and a direct sidewalk connection that links residents to the new Wellness Center building and transit service along Alameda Avenue.

Concept B.2 – This alternative includes a 20,000-sf wellness center with the most amount of green space. The healing garden would stretch along the entire west / front facade – visitors would pass through this space (it would also have great sunlight). A gated courtyard with a playground, learning lawn, and the amphitheater is planned along the Alameda Avenue frontage placing the outdoor community activity areas at a prominent location along the corridor.



Figure 3.2.1. Concept Alternative A.1



Figure 3.3.3. Concept Alternative B.1



Figure 3.2.2. Concept Alternative A.2



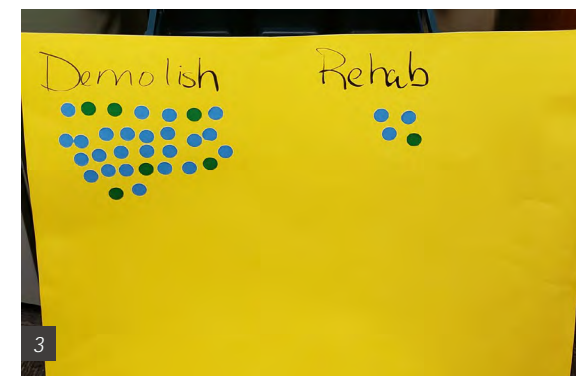
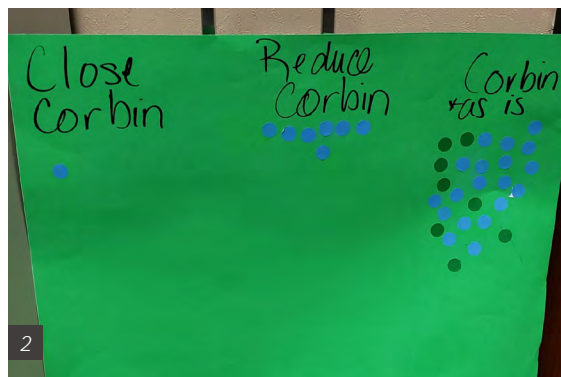
Figure 3.3.4. Concept Alternative B.2

Community Feedback Plan Alternatives

In early April 2022, the County and the Working Group hosted a second community engagement event to allow residents (and community members) to identify their preferred conceptual plan alternative for the Corbin-Sambrano property and suggest potential design changes. The participants selected Concept Alternative B.1 as their preferred design with the following modifications:

- **Amphitheater:** Move the amphitheater to the west side of the building and along Corbin Place for additional visibility, access, and noise control.
- **Playground:** Move the playground to the back of the property and away from the busy Alameda Avenue thoroughfare.
- **Corbin Place:** Preserve Corbin Place (roadway) in its current configuration.

Additionally, participants were asked whether the theater building should be removed or adaptively reused for new community-serving uses. The majority of the participants indicated that the building should be removed to make way for new site improvements.



Community Feedback on the Plan Alternatives. 1. Depiction of the preferred alternative (B.1) with participant notes. | 2. Participant responses pertaining to Corbin Place design preferences (close, reduce/enhance, or leave as-is). | 3. Participant responses pertaining to the theater building (demolish or rehabilitate the structure).

Section 3.3: Preferred Site Reuse Plan

The preferred reuse plan for the Corbin-Sambrano property responds to community feedback, balances the Chapter 59 use restrictions, and aligns with the City's zoning requirements. In summary, the preferred plan completely reimagines the property as a new Community Wellness Center with outdoor gathering/recreational spaces, and would accommodate programs for victims of crime, community enrichment, and social gathering. This project will be a positive addition to the neighborhoods, the greater Alameda Avenue corridor, and the City of El Paso.

Figure 3.3.1 depicts the locally preferred conceptual reuse plan for the Corbin-Sambrano property. The subsequent pages show representative images of various planned site components. The County and the community can use this document (and its plans/illustrations) to guide final design and implementation.



Examples of public community buildings with both indoor and outdoor gathering spaces.

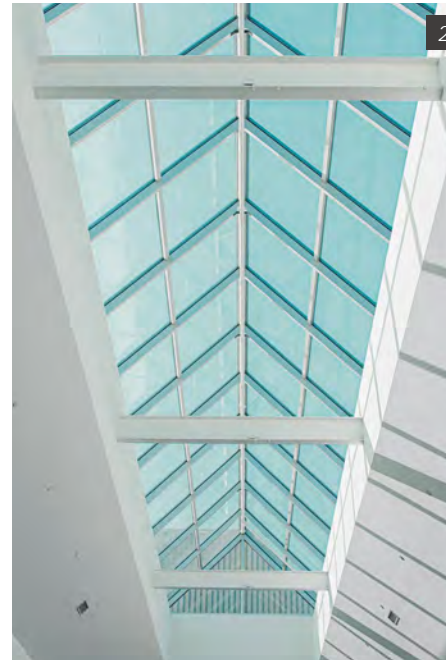


Figure 3.3.1. Preferred Reuse Plan for the Corbin-Sambrano Property

Key Side Components

The reuse plan for the Corbin-Sambrano property includes a diverse set of site components that will collectively, create a cohesive and multifunctional community destination. The following summarizes the key site components as depicted on the conceptual reuse plan.

Wellness Center Building – The plan includes a new 20,000-square foot community wellness center with its main entrance oriented to both Alameda Avenue and Corbin Place. The building is planned to contain programs for victims of crime, other social services, and community enrichment. There will be office space for resource programs and flexible spaces for the myriad of enrichment and educational programs; those areas are tentatively planned as flexible interior spaces with retractable walls (so rooms can be tailored to the individual programs). The building will include multimedia resources (e.g., internet, computer terminals, etc.), restroom facilities, a kitchen (for events), and storage. The western portion of the building is conceptually planned with a glass atrium to bring in natural light – the reception, lobby, leisure space, and multimedia stations could be planned in this area. The building includes multiple entrances to connect to various outdoor use areas.



1. Example of a public building with quality materials and covered outdoor areas. | 2. Example of a glass atrium feature which is planned for the front portion of the Wellness Center (Source: ryunosuke-kikuno | unsplash.com). | 3 & 4. Examples of flexible interior spaces for enrichment programs. | 5. Example of a media center with internet access for community members.

Amphitheater – A ~200-seat amphitheater is planned along the Corbin Place right-of-way and along the Wellness Center’s western facade. The amphitheater is designed as a depressed area to allow for terraced seating; stairs are planned as part of the seating and leading down from the Wellness Center. A curved ramp is planned on the south side to meet Americans With Disabilities Act (ADA) requirements, allow for equipment setup, and accommodate community members with mobility impairments. Given its location and the El Paso climate, the final design should incorporate shade elements to protect occupants from the sun.

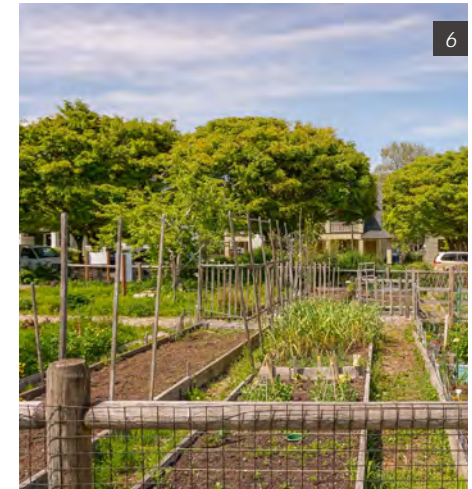
Playground – A new playground area with a small lawn is planned just north of the amphitheater and just outside one of the Wellness Center building entrances. The playground is planned with a variety of recreational equipment including slides, swings, and climbing bars. Soft ground cover should be installed to protect children from falls and to deflect sun light. Landscaping will provide shade and buffer the playground from the adjacent residential properties. The playground location provides natural surveillance and would complement community events at the adjacent amphitheater.



1. Example of a small amphitheater as part of a public building in Burien, WA. | 2. Example of a grassed amphitheater with shade trees (Source: silent-singer | unsplash.com). | 3. Night time example of a public amphitheater (Source: MBH Architects) | 4. Example of a tot lot with shade trees (Source: droneflyer-nick | unsplash.com). | 5. Example of a playground outside a community center in Seattle, WA. | 6. Example of a recessed plaza area.

Victims Memorial Garden – A new Victims Memorial Garden (also referred to as the “healing garden”) is planned within a secured courtyard area to the back of the Wellness Center Building along Alameda Avenue. The garden is planned at the exact location of the theater building; the garden is intended to pay homage to crime victims and provide an area for peace and reflection to those individuals seeking protection and social resources. The eastern wall surrounding the garden will contain a Victims Memorial Wall as requested by the District Attorney.

Garden Plots – The reuse plan includes ~24 raised garden plots in two areas along Corbin Place. The plots could be leased/assigned to community members to cultivate plants and vegetables to address food insecurities, add community activity, and provide another neighborhood resource.



1. Example of an enclosed garden (Source: jos-zwaan | unsplash.com). | 2 & 3. Examples of public gardens as part of a public building. | 4 & 5. Examples of murals that reflect community history (Source: leo-kwan | unsplash.com). | 6. Example of community garden plots. | 7. Example of landscaped areas around public buildings.

Parking/Convertible Event Space – The reuse plan depicts a new parking lot on the western most lot (west of Corbin Place) which would accommodate up to 31 motor vehicles. The southern portion of the lot is planned as concrete pavers so that space can be periodically used for outdoor community events; pavers allow for stormwater to percolate into the ground (with limitations), reduce heat absorption, and create a more comfortable surface when compared to asphalt. An arbor structure and paver area are planned between the parking lot and Corbin Place to further accommodate community events and provide shade elements; this feature will visually connect the parking lot/event space with the Wellness Center. The reuse plan also depicts frontage improvements along Alameda Avenue which would include 11 striped street parking stalls, a designated stall for a police/sheriff vehicle, and a bus loading area (and shelter). The frontage improvements also include 10-ft wide sidewalks and evenly spaced tree wells. Notably, the El Paso zoning code allows for administrative flexibility to the City’s parking standards; a combination of on-site and street parking is planned to meet the property’s parking requirements.



1. Example of roadway frontage improvements with wide sidewalks, tree wells, and street parking like those envisioned along Alameda Avenue. | 2. Example of a public parking lot with pavers. | 3. Example of a convertible public space that can be converted for community events and mobile vendors. | 4 & 5. Example of arbor features along local roadways like the one envisioned for Corbin Place. | 6. Example of an arbor structure that frames a community gathering space.



Chapter 4:

Implementation Recommendations

(Source: med-badr-chemmaoui | unsplash.com)

Section 4.1: General Recommendations

The reuse plan for the Corbin-Sambrano property illustrates the locally preferred redevelopment scenario and site components. The site could be developed as one project or constructed incrementally over time as a series of phases. To move the project forward, El Paso County and its community partners should complete specific actions to lay the foundation for site reuse and redevelopment. In summary, the planning process included community engagement and conceptual site planning to establish the long-term vision and programming for the property; now the County will need to prepare the site for redevelopment, secure staff and budget allocations, complete construction documents, select a contractor, redevelop the site, and adopt a programming and management program for the new facility. The following lists near term recommendations that the project team may employ to support site redevelopment.



Action 1: Supplemental Assessment, Cleanup/Abatement and Demolition Activities

Based on the findings and recommendations from the Phase II ESAs, RBM Surveys and initial discussions with TCEQ staff, the County should complete supplemental assessment, cleanup/abatement and demolition activities to ready the property for redevelopment. In doing so, the County should seek financial assistance from State and Federal agencies through grants and other available technical assistance.



Action 2: Staff and Budget Allocation

The County should identify staff and funding sources for project development. In doing so, the County should obtain an opinion of probable cost (i.e., cost estimates) for project development. The County should use those estimates to secure staff and budget allocations for project implementation as part of its capital improvements plan.



Action 3: Construction Documents and Permitting

The County should create construction documents (i.e., engineered plans and architectural drawings) for the project development. Typical plan sets address the spatial design/layout, grading, stormwater management, and utilities. The documents would also include architectural drawings including the building layout, construction methods, materials list, and elevation designs. After these documents are created, the County should secure the applicable land use approvals and building permits.



Action 4: Contractor and Construction

The County should select a contractor and redevelop the property. The County should adopt a phasing plan for the project components and, where applicable, align the site development with other capital projects planned for Alameda Avenue. The County should develop a community information platform (i.e., project website) to communicate the construction activities with the surrounding neighborhoods.



Action 5: Site Programming and Management

The County should identify the site programming and services that will operate within the finished Wellness Center building. In doing so, the County should identify the departments, community organizations, and other partners that will operate on the site. The County should (1) designate the primary management entity (i.e., specific County department) responsible for the property, (2) assign staff, and (3) secure budget allocations for operations. The County should adopt a long-term budget, maintenance, and management plan for the Wellness Center including programs that will operate on the property pursuant to annual schedules. The County should adopt policies pertaining to property use with a particular focus on the outdoor recreational/community gathering spaces.

ATTACHMENT B –

**EL PASO INC. ARTICLE “NEW REPORT IMAGINES
NEXT PHASE OF DOWNTOWN REDEVELOPMENT”**

http://www.elpasoinc.com/news/local_news/new-report-imagines-next-phase-of-downtown-redevelopment/article_5f10e880-c366-11ec-9bdd-1f952a190742.html

EDITOR'S PICK

New report imagines next phase of Downtown redevelopment

By Sara Sanchez/El Paso Inc. staff writer

Apr 23, 2022



Joe Gudenrath, executive director of the DMD, stands in Aztec Calendar Park. The report suggests expanding the park and adding trees and gathering areas.

Photo by Cosima Rangel

If you're an El Pasoan of a certain age, you might remember what was known as the "golden horseshoe" in Downtown El Paso.

It was the corridor along El Paso and Stanton Streets that shoppers from Juárez would travel through before heading back to Mexico.

Now, the Downtown Management District is trying to build on that and spur new economic development on those routes and in the surrounding areas.



This month, the DMD, an entity governed by Downtown business and property owners that provides services and promotes economic development in the city's core, released its "Central Downtown El Paso Area-Wide Planning and Revitalization Strategies" report.

 [Download PDF](#)

Central Downtown EL PASO

Area-Wide Planning &
Revitalization Strategies

EL PASO, TEXAS



Prepared for:

El Paso Downtown Management District

Prepared by:

Stantec Consulting Services, Inc.

Bellevue, Washington / Dallas, Texas

In Partnership with:

Quantum Engineering Consultants

El Paso, Texas



Version: March 01, 2022

Central Downtown El Paso Area-Wide Planning and Revitalization Strategies report

A year-long effort by the DMD, the report was funded by a \$600,000 grant from the Environmental Protection Agency. The Brownfields Assessment Grant program helps communities identify and clean up contaminated or underutilized properties.

“There are a lot of things we still have to do that are still left over from the 2006 plan and are ripple effects from what we have,” said Joe Gudenrath, executive director of the El Paso Downtown Management District.

This is the first Downtown plan since 2006, he said.

That plan, titled Downtown 2015, was created by a powerful group of borderland investors headed by businessman William Sanders. A secretive effort to remake El Paso’s historic core, the plan involved the use of eminent domain and ran into significant opposition.

That plan was never fully realized, but over the past decade, the area around San Jacinto Plaza – from the new ballpark and streetcar system to the restored Plaza Hotel and Martin Building – has been transformed by public and private investment.

More Coverage

What Downtown plan? Few signs of progress after three years

The Downtown Plan is dead. Maybe.

Even so, many areas of Downtown remain quiet and historic buildings remain dilapidated. The target area identified by the DMD’s report is what it refers to as central Downtown – an area south of San Jacinto Plaza that is bounded by Mills to the north, Kansas to the east, Paisano to the south and El Paso Street to the west.

The area has older buildings, some empty storefronts and plenty of parking lots.

“You can talk about renewal and resurgence, emerging urban neighborhoods, without automatically talking about demolitions of buildings,” Gudenrath said. “That area is primed for (renewal), and you don’t have to poison a discussion with things like demolition, displacement, gentrification, things like that.”

This plan emphasizes rehabbing current properties without displacement and emphasizes people first, he said.



As part of the grant program, the DMD and the city can help properties get brownfield assessments to see what type of work might need to be done.

The EPA describes a brownfield property as “a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.” They range from large polluted industrial sites to small structures with lead paint and asbestos.

There's not a list of specific properties labeled as brownfields, but the EPA estimates there are more than 450,000 across the country.

Gudenrath said that the report helps guide a vision for Downtown as community leaders continue the effort that began a couple of decades ago to attract and retain new businesses and residents.

“If we're not talking about the next 5, 10, 15 years now, then we're just going to put ourselves further and further behind as we go,” Gudenrath said.

The report, which was adopted by the DMD board at its March 24th meeting, was created by international engineering services company Stantec Consulting Services, with El Paso-based Quantum Engineering Consultants.

There are plenty of challenges, he said. The area targeted by the report and those surrounding it include some of the poorest neighborhoods in El Paso.

The 100-plus page report has suggestions for improving the target area, including expanding residential options, transforming key alleyways into “art passageways,” building “pocket” parks, adding bicycle lanes, holding community events and installing wayfinding signage.

One proposal included in the plan is to expand Aztec Calendar Park, where the city would vacate Myrtle between the park and Stanton Tower.

"If you're going to have residential, you have to have green space," Gudenrath said.

There are also proposals for long-term and short-term uses in the target area, including pop-up shop events at empty storefronts and food truck gatherings on parking lots.

The plan also calls for creating three unique "corridors" in the area, including a possible entertainment corridor along El Paso street, a creative urban neighborhood corridor along Stanton and a mixed-use corridor on San Antonio.

Email El Paso Inc. reporter Sara Sanchez at sesanchez@elpasoinc.com or call (915) 534-4422.



Tags

Sara Sanchez Downtown El Paso El Paso Juárez Downtown Management District Downtown Business Environmental Protection Agency New Report Brownfields Assessment Grant Program Joe Gudenrath William Sanders Downtown San Jacinto Plaza Central Dmd Epa Redevelopment Stanton