

Painted Dunes Master Plan



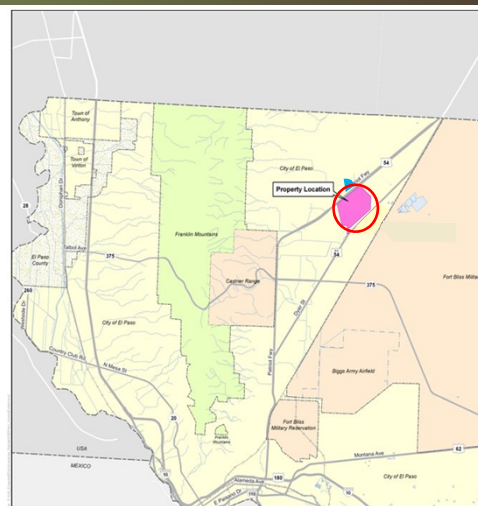
2.1



Painted Dunes Master Plan

The Site

- Infill Development
- Painted Dunes Golf Course Amenity
- Proximity to Fort Bliss
- Planned Roadway Improvements
- Potential Long-Term Transit Connection



2.2



Painted Dunes Master Plan



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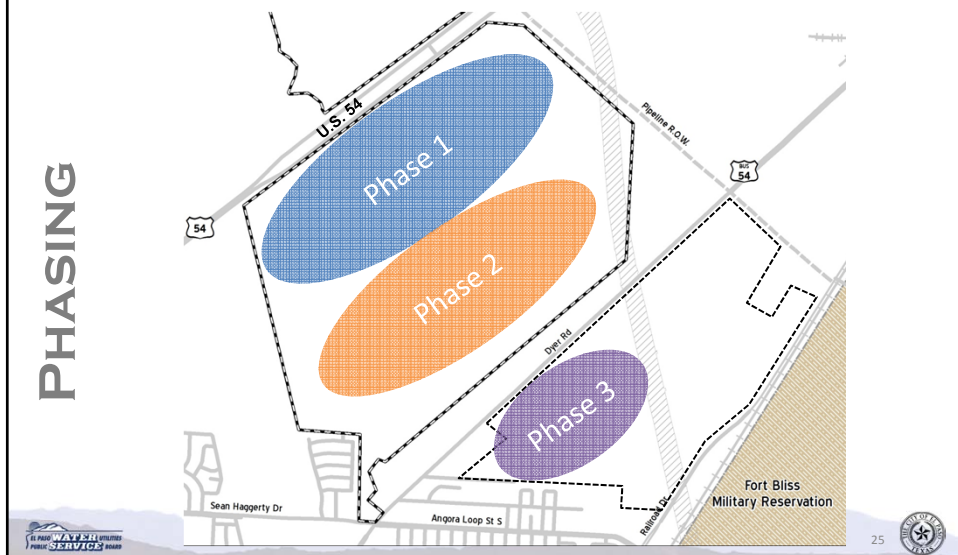
Goals

- Create Unique Sense of Community & Place
- Address Immediate & Diverse Housing Need
- Weave Community into Existing/Planned Trails & Open Space
- Incorporate SmartCode Density & Design
- Make the Plan Implementable



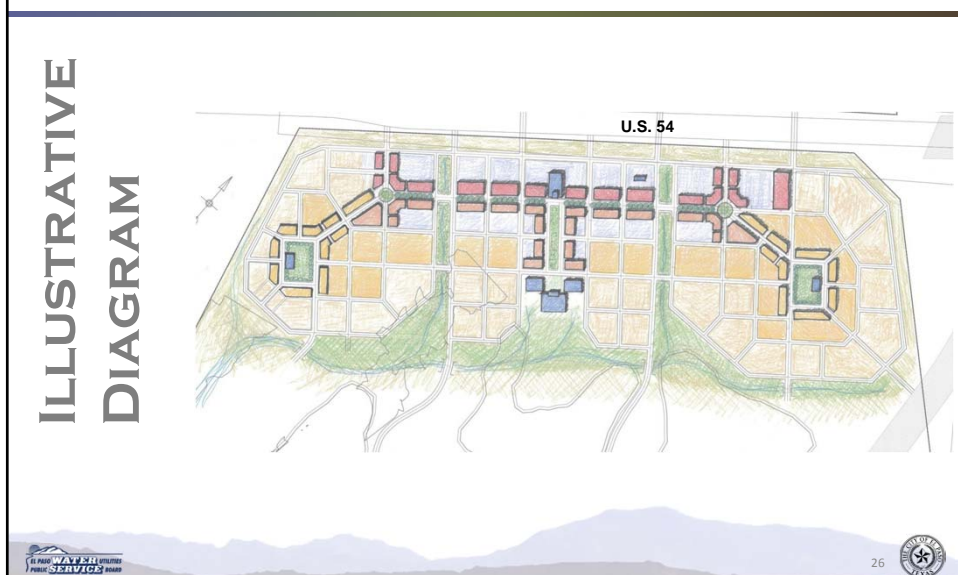
Painted Dunes Master Plan

PHASING



Painted Dunes Master Plan

ILLUSTRATIVE DIAGRAM



Painted Dunes Master Plan

Development Program

- 10-20 Year Buildout
- Northeast Community on Patriot Freeway (U.S. 54) is Developed First
- 3,500 to 4,000 Dwelling Unit Potential
- Up to 40% Apartment/Rental Development
- Feasible Density Tied to Market Demand & Carrying Costs

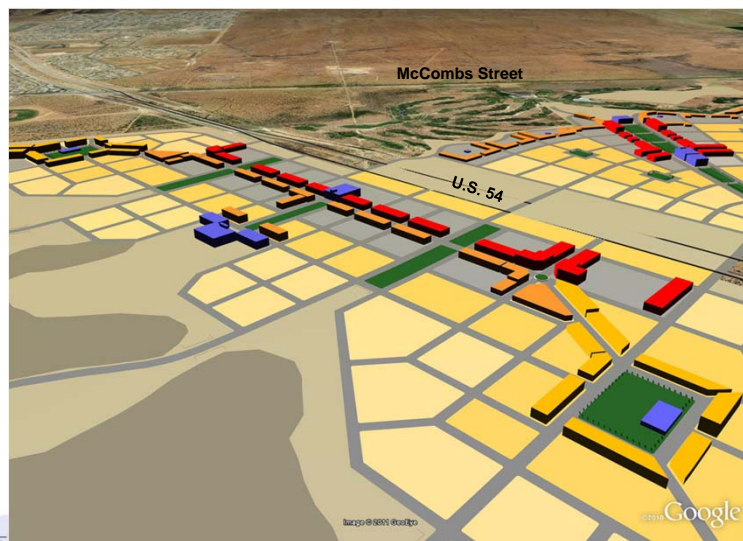


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CONCEPT

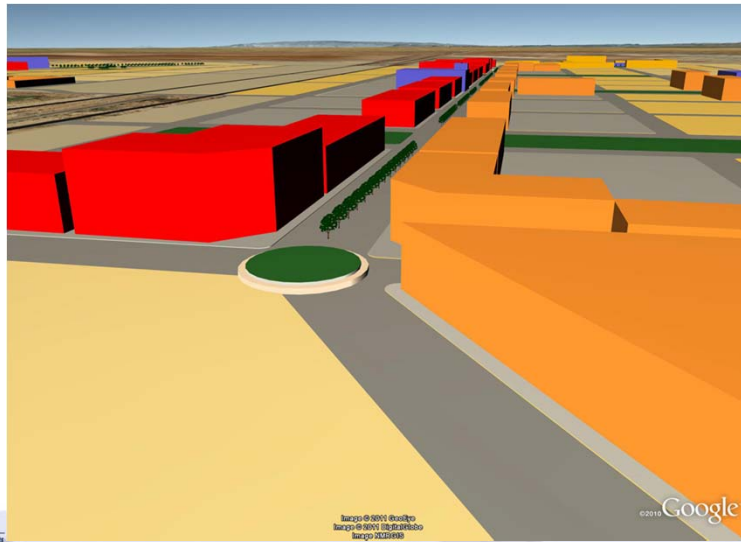


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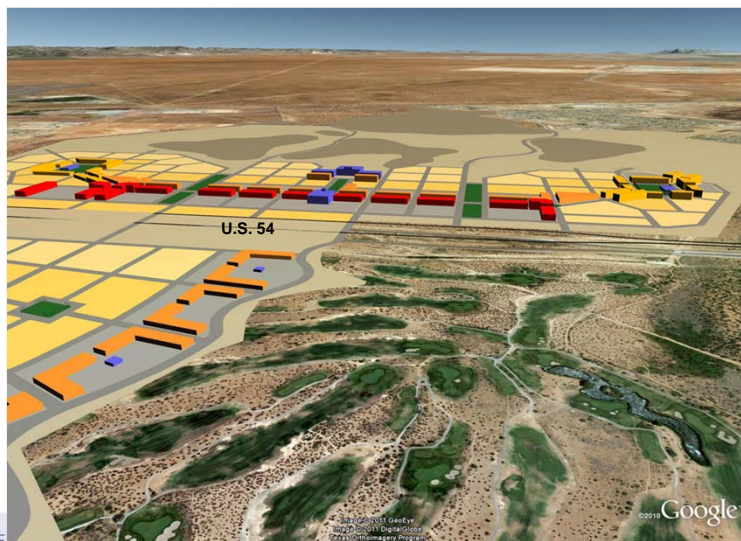
CONCEPT



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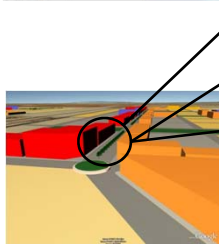
CONCEPT



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Painted Dunes Master Plan

IMAGES



EL PASO COUNTY
PLANNING & DEVELOPMENT
PUBLIC SERVICES DIVISION

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Painted Dunes Master Plan

IMAGES



EL PASO COUNTY
PLANNING & DEVELOPMENT
PUBLIC SERVICES DIVISION

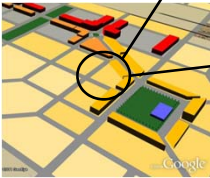
Source: Bondy & Associates

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Painted Dunes Master Plan

IMAGES



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Painted Dunes Master Plan

IMAGES



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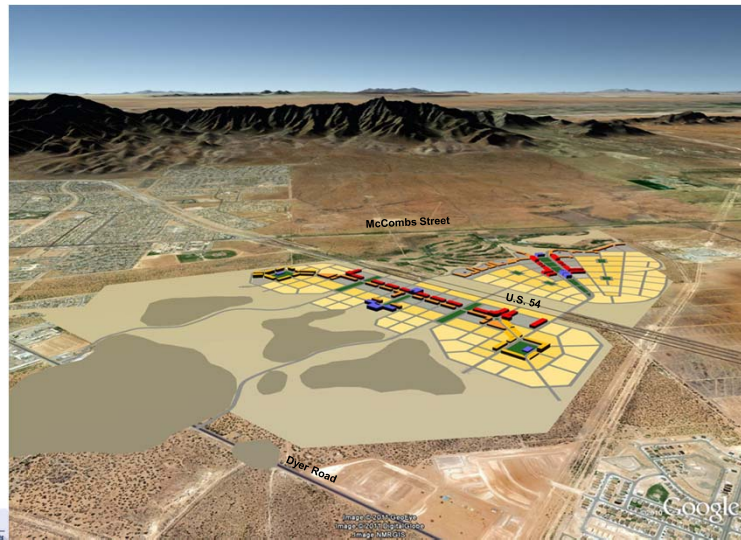
Painted Dunes Master Plan SmartCode Application

- Map Book
 - Illustrative Site Plan, Transect Zones, Block Sizes, Civic Spaces, Thoroughfare Plan, Dwelling Unit Density, Outlines Variance/Warrant Requests
 - Density, Lot Coverage, Lot Dimensions, Setbacks
- Detailed Phasing Plan
- Other Supporting Documentation

Painted Dunes Master Plan Next Steps

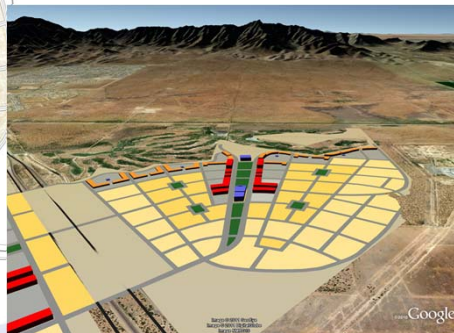
- **November 16, 2011** - Public Meetings
 - Chamber of Commerce Infrastructure Committee - 8:30 am
 - Community Meeting - Tom Lea Elementary School - 6:00 pm
- **December 2011** - SmartCode Application
- **January 2012** - SmartCode Application Review by EPWU/City Planning Staff
- **February 2012** - SmartCode Application Review by City Planning Commission
- **March 2012** - City Council Action
- **Concurrent through March 2012** - EPWU Implementation Planning

Painted Dunes Master Plan Questions?



Retirement Community Master Plan

ILLUSTRATIVE DIAGRAM



CONCEPT

Painted Dunes Master Plan

ILLUSTRATIVE DIAGRAM



CLARK COUNTY
PLANNING & ZONING DEPARTMENT
2010



CONCEPT

