

INTRODUCTION

PURPOSE

The Westside Land Study has been prepared in accordance with the requirements of Section 19.08.040 (Land Study Required) of Chapter 19.08 (Platting Procedures) of Title 19 (Subdivisions of El Paso) of the El Paso Municipal Code. It is submitted by El Paso Water Utilities – Public Service Board (EPWU-PSB) for approximately 1850-acres of PSB owned property located in Northwest El Paso (see Figure 1.1).

STUDY AREA LOCATION & DESCRIPTION

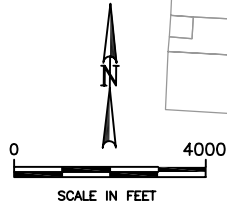
The land planning area is located on the west side of the Franklin Mountains, as shown in Figure 1.1. Trans-Mountain Road bisects the property in an east-west direction, with approximately 1/3 of the property located north of this major thoroughfare and approximately 2/3 of the property located to the south. The study area is bounded to the East by the Franklin Mountain State Park, with approximately 25% of the acreage contained in the Planned Mountain Development District.

Currently strong growth for the City is occurring in the areas south and west of the site, as evidenced by the current land use study presently being completed on the Ranchos Las Lomas subdivision which borders the south and west sides of this property. It is believed that the land study site will significantly develop over the next 10 to 15 years. Master Planning of the site area is an important step in preparing this property for development which meets the strategic goals of the PSB and the City of El Paso.

PURPOSE AND INTENT OF THE LAND STUDY AND LAND USE PLAN

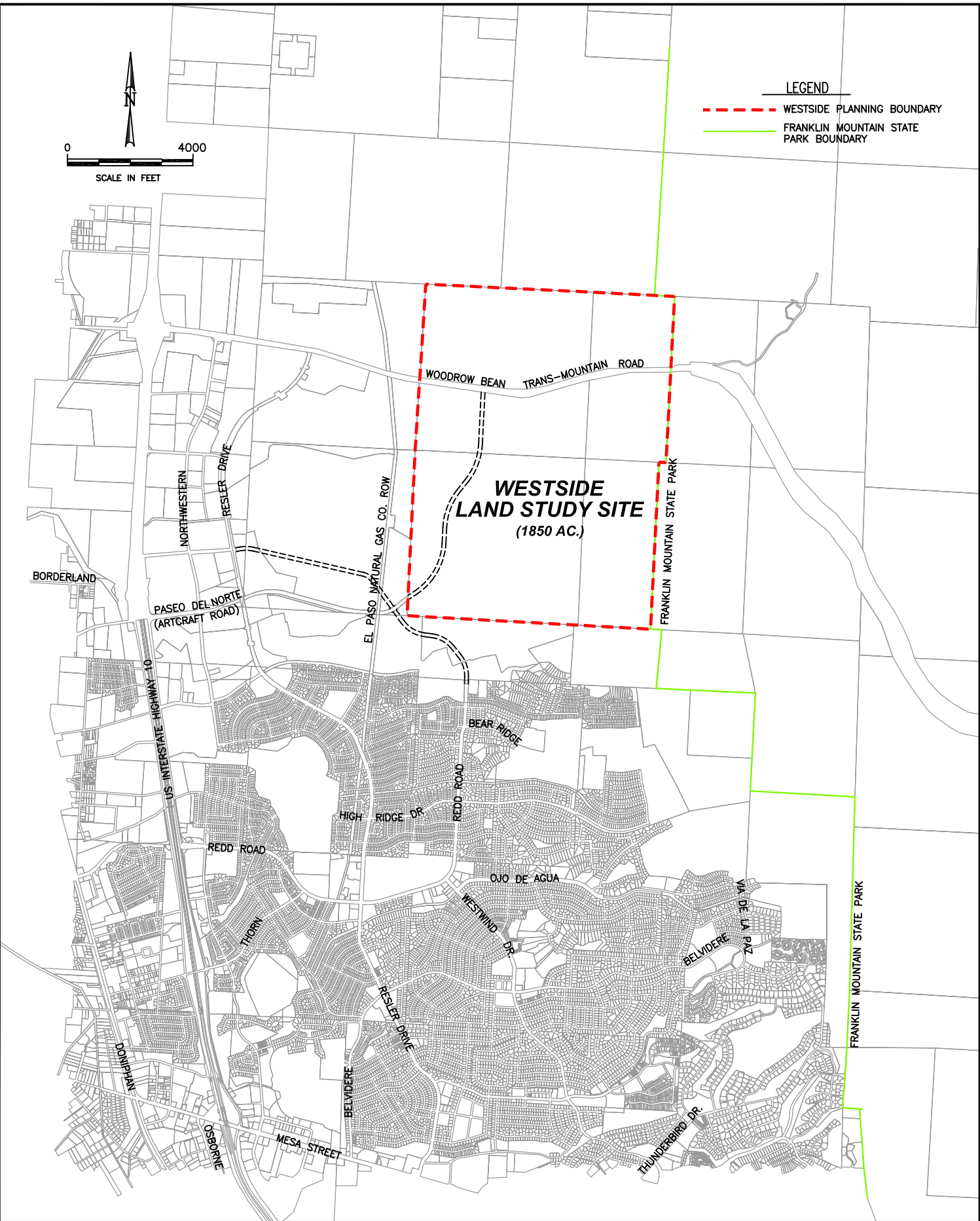
The land use plan developed from the land study is intended to establish a frame work for development of the property. The overall goal of the plan is to promote development that results in efficient provision of services, creates compatibility between land uses, provides for a sustainable environment, and enhances the quality-of-life for future Westside residents. Objectives of the study are to:

- Provide for a higher quality of development rather than a piecemeal and scattered pattern of development evident in other parts of the City of El Paso.
- Provide for varying densities and flexibility in the types of housing products.
- Provide a framework for development of the Westside property that is easy for the City of El Paso to administer and is predictable in its outcome through the use of the land use plan and accompanying design standards.
- Plan infrastructure and utility development to protect the Planned Mountain Development District.



LEGEND

- - - WESTSIDE PLANNING BOUNDARY
- FRANKLIN MOUNTAIN STATE PARK BOUNDARY



D:\Projects\2003\6604.03\CM\ENGR\Land Study\Final-June-05\Figures\FIGURE1-1.dwg (DWG) 6/29/2005 16:48:53



FIGURE 1.1

LOCATION MAP



- Provide development that respects the natural environment wherever possible, principally by providing significant areas of open space and leaving the arroyos in their natural state.
- Establish a phasing plan for the overall development of the property and provide land for appropriate public facilities.
- Provide a transportation system that is efficient and facilitates easy access to each part of the development, commercial/employment areas, Franklin Mountains State Park, and Interstate 10.
- Determine service needs for the development of the property.
- Provide a development that creates a sense of community within the development through transportation connections, trails, pedestrian opportunities, access to community facilities, and parks.

LAND STUDY REPORT ORGANIZATION

The organization of this report, to include location of information required under Section 19.08.040 (Land Study Required) of the El Paso Municipal Code, is described as follows.

Section 2: Existing Land Use – Section 2 addresses the existing conditions portions of land study requirements C.1 – General Arrangement of Existing Land Uses; C.7 – Layout and Relationship to Surrounding Development; C.8 – Existing Zoning; and C.9 – Site Dimensions.

Section 3: Land Use Plan – Section 3 presents the proposed land development plan including land study requirements C.1 – General Arrangement of Proposed Land Uses; C.2 – Proposed Density and Population; C.7 – Layout and Relationship to Surrounding Development; and C.8 – Proposed Zoning.

Section 4: Drainage – Section 4 describes existing site drainage conditions, in accordance with land study requirement C.1, and presents proposed drainage improvements in accordance with land study requirement C.6.

Section 5: Transportation Network & Traffic Impact Study – Section 5 presents the proposed traffic circulation plan / layout and the traffic impact study for the proposed development in accordance with land study requirements C.4 and C.5, respectively.

Section 6: Water, Sewer, and Reclaimed Water – Section 6 describes existing and planned water, sewer, and reclaimed water facilities that will serve the planning area per land study requirement C.11.

Section 7: Phasing Plan – Section 7 presents the development phasing plan in accordance with land study requirement C.3.

Appendices – The appendices contain design guidelines for:

- Roads & bike paths
- Trails & linear park
- Park-ponds
- Hybrid channels
- Pocket parks

Exhibits – One copy of full size exhibits as required by the land study and one electronic version of all the figures submitted separately to the City of El Paso.