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
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

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

Painted Dunes Master Plan

CONCEPT
Painted Dunes Master Plan

CONCEPT

U.S. 54
Painted Dunes Master Plan

Images

Source: Bondy & Associates
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

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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
Painted Dunes Master Plan