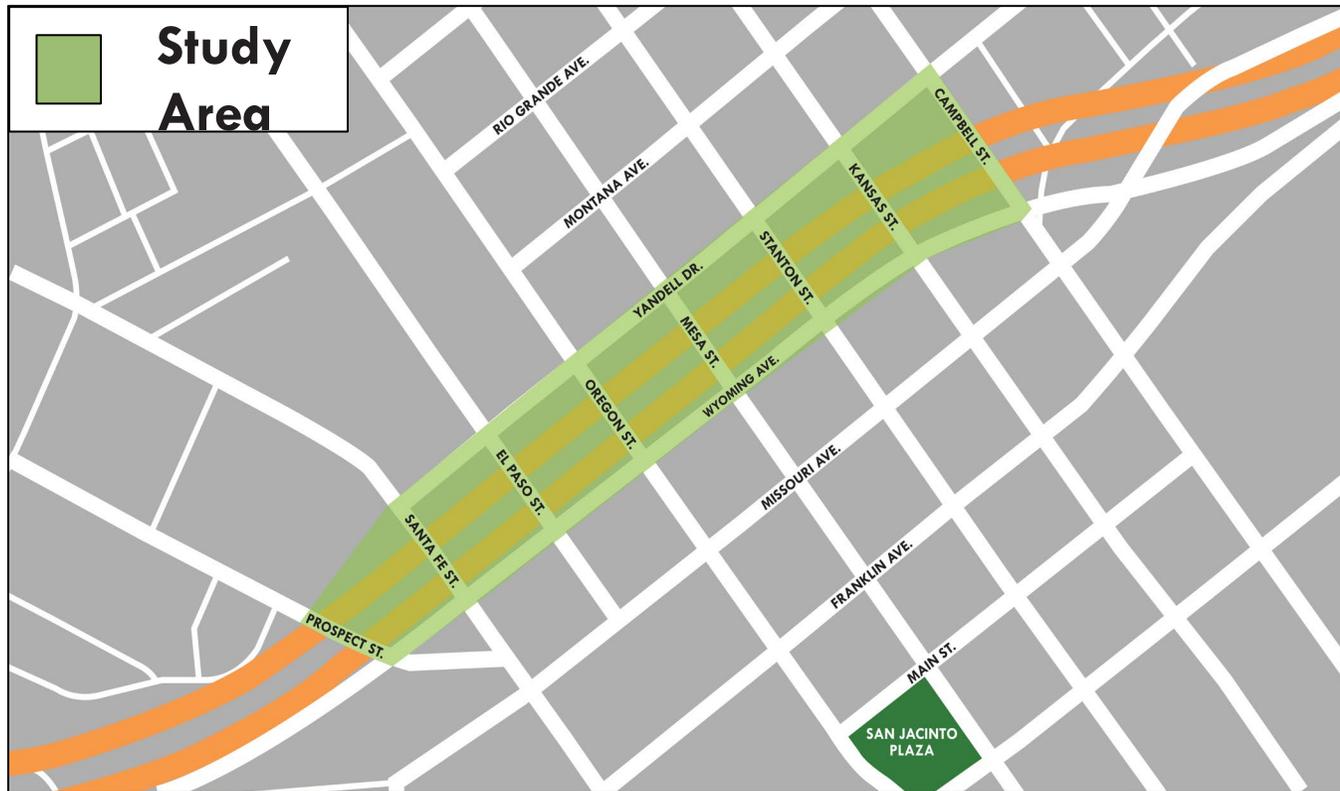


DOWNTOWN DECK PLAZA



- Paso del Norte Health Foundation engaged OJB Landscape Architects in 2018 to create vision for a Deck Plaza over I-10 in the downtown corridor
- Paso del Norte Community Foundation established **Downtown Deck Plaza Foundation** to support development of the project
- City of El Paso received **\$900,000 RAISE grant** from U.S. DOT for design, engineering and community engagement. Downtown Deck Plaza Foundation providing \$400,000+ in matching funds.
- With Phase I Feasibility Study nearly complete, opportunity to apply U.S. DOT's **Reconnecting Communities Program** for PS&E (detailed design documents).

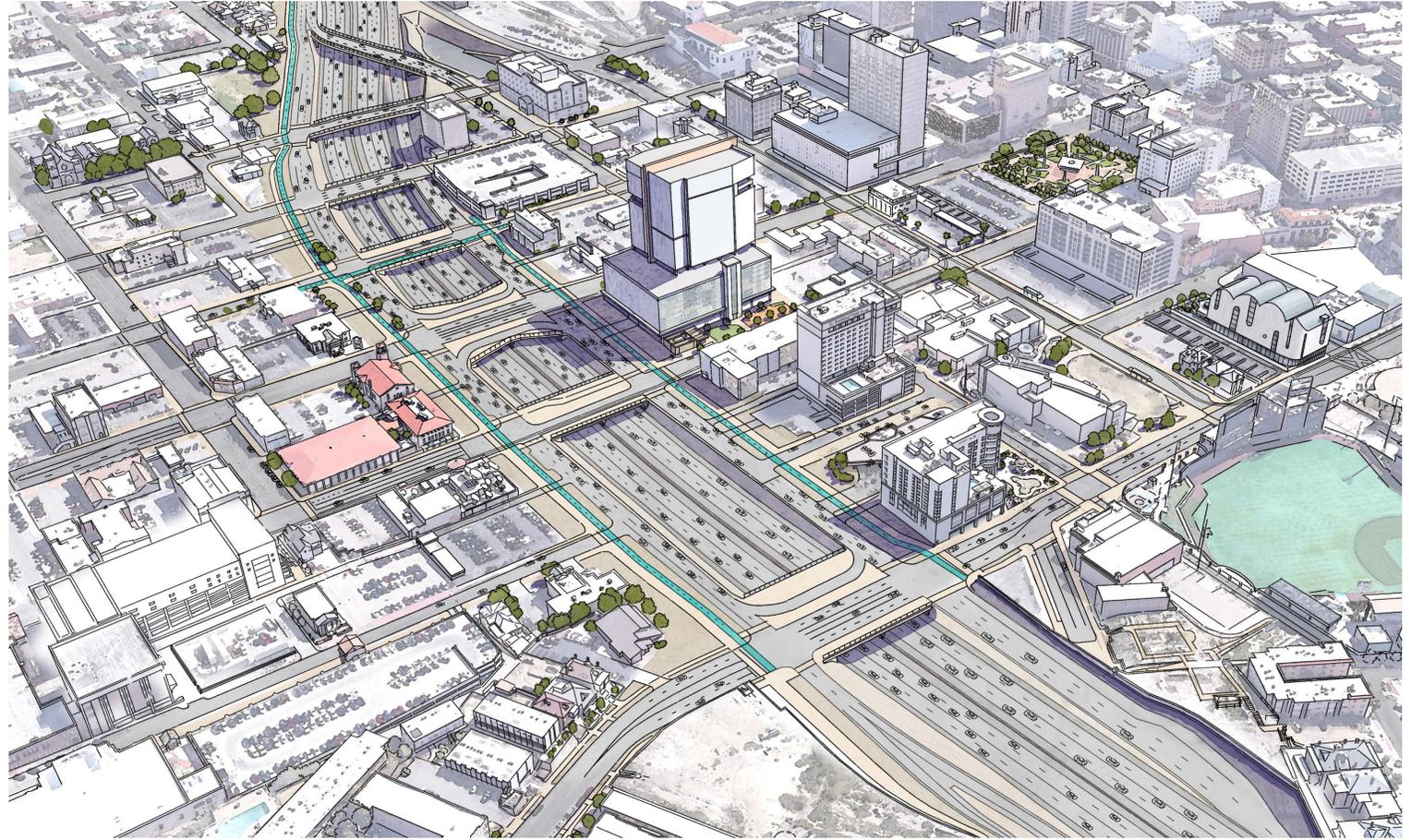
WHY NOW?



Photo courtesy of El Paso Herald Post Records MS348, Special Collections at UTEP Library

- In 1969, work was underway to extend I-10 through El Paso.
- The project disrupted the heart of Downtown El Paso — and the fabric of El Paso’s urban core — with a sunken freeway.
- TxDOT has prioritized and funded the reconstruction of I-10 from Executive Center to Copia with \$500M allocated for Downtown segment.
- With I-10 reconstruction, **we have a once-in-a-generation opportunity** to create a new community space.

TXDOT PLANS FOR DOWNTOWN 1-10



El Paso Deck Plaza | TxDOT Proposed Alt. I

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A BETTER VISION FOR THE DOWNTOWN CORRIDOR



El Paso Deck Plaza | Proposed Urban Design

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SMELTERTOWN

BILLY ROGERS ARROYO

RIM-UNIVERSITY

20-minute walking circle

UTEP
0.85 miles

El Paso
high school

epcc rio grande campus
library

st. patrick
cathedral

HIGHLAND PARK

john r. karr park

SUNSET HEIGHTS

1 mile

WEST CENTRAL

trinity-first
united
methodist

houston park

el paso scottish rite -
museum

site

first baptist
church

el paso chihuahuas -
stadium

FIVE POINTS

el paso museum
of history

el paso
public library

LORETTO

DOWNTOWN

st. rogers depot

el paso
convention

san jacinto plaza

abraham chavez
theatre

the plaza theatre

el paso
museum of art

WHY RECONNECTING COMMUNITIES?

COMMUNITY ENGAGEMENT

- Community Meetings across El Paso in February-April 2023
- Community Open House in July 2024

DowntownDeckPlaza.org



Goals & Metrics

Authentic Cultural Crossroads

- Symbolism
- Heritage
- Contemporary Culture
- Common Ground

Inviting Sense of Place

- Active edges
- Amenity & Programming Variety
- Shade
- Safety
- Noise Mitigation

Enhanced Accessibility/ Connectivity

- Street Grid
- Walkability
- ADA Access
- Bike-ability
- Transit access
- Vehicular access
- Parking

Implementation Feasibility:

- Constructability
- Infrastructure Compatibility
- TXDOT Alignment
- Traffic Capacity Thresholds
- Cost
- Phasing
- Value Capture

Inclusive Economic Development

- Local Businesses
- Local Institutions
- Minimizing Displacement

Sustainability/Climate Action

- Native Planting
- Water Conservation
- Heat Island Reduction
- Energy Conservation



DOWNTOWN DECK PLAZA SITE PLAN



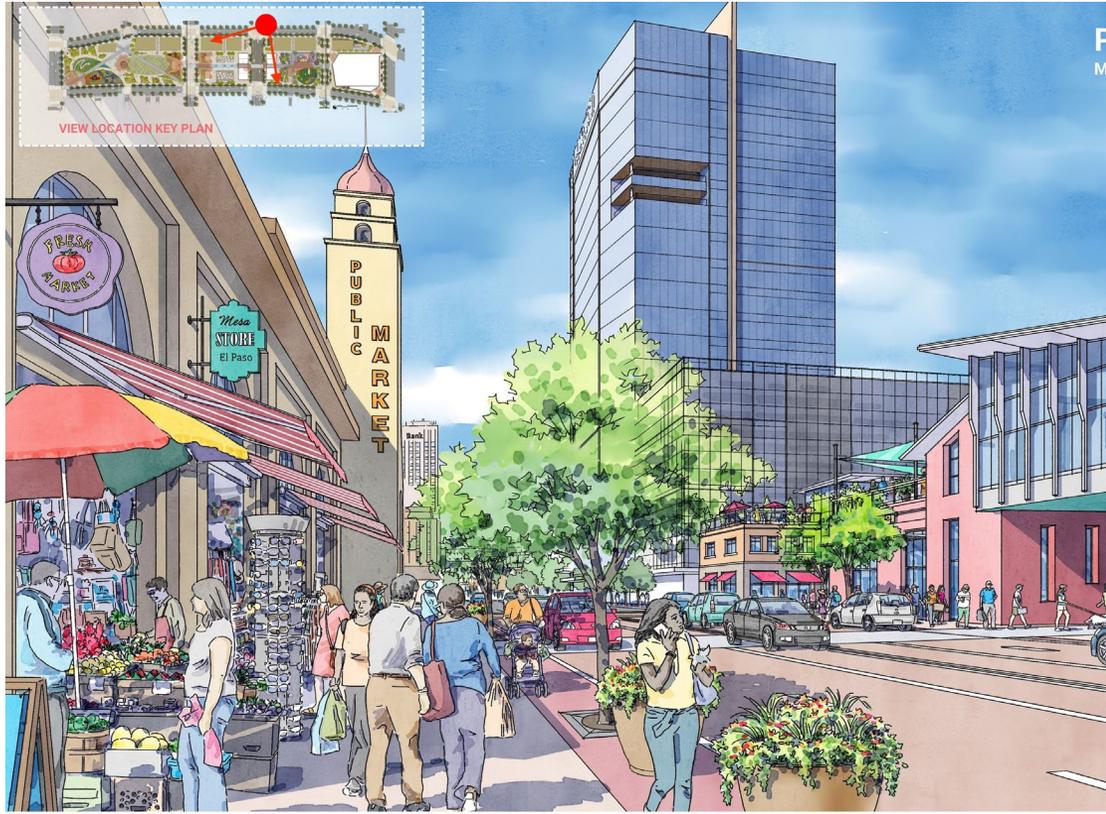
za | Proposed Urban Design

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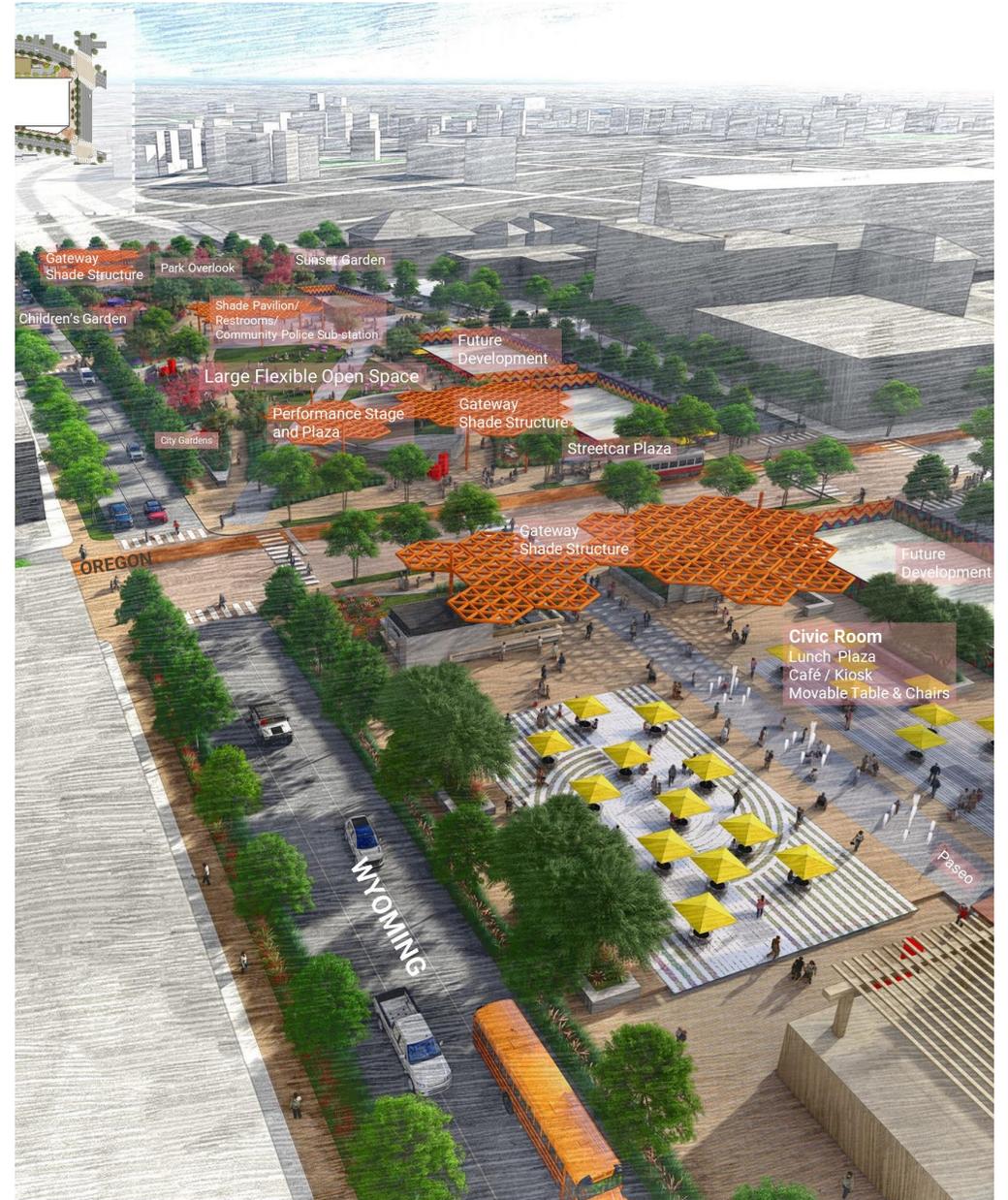
a | Proposed Urban Design

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Proposed Urban Design

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Perspective
View at
Central Plaza



Perspective
View at
Multi-Sport Courts



Perspective
View at Small Dog &
Large Dog Park



Perspective
View at Stanton into
Multi-Sport Active

El Paso Deck Plaza | Proposed Urban Design

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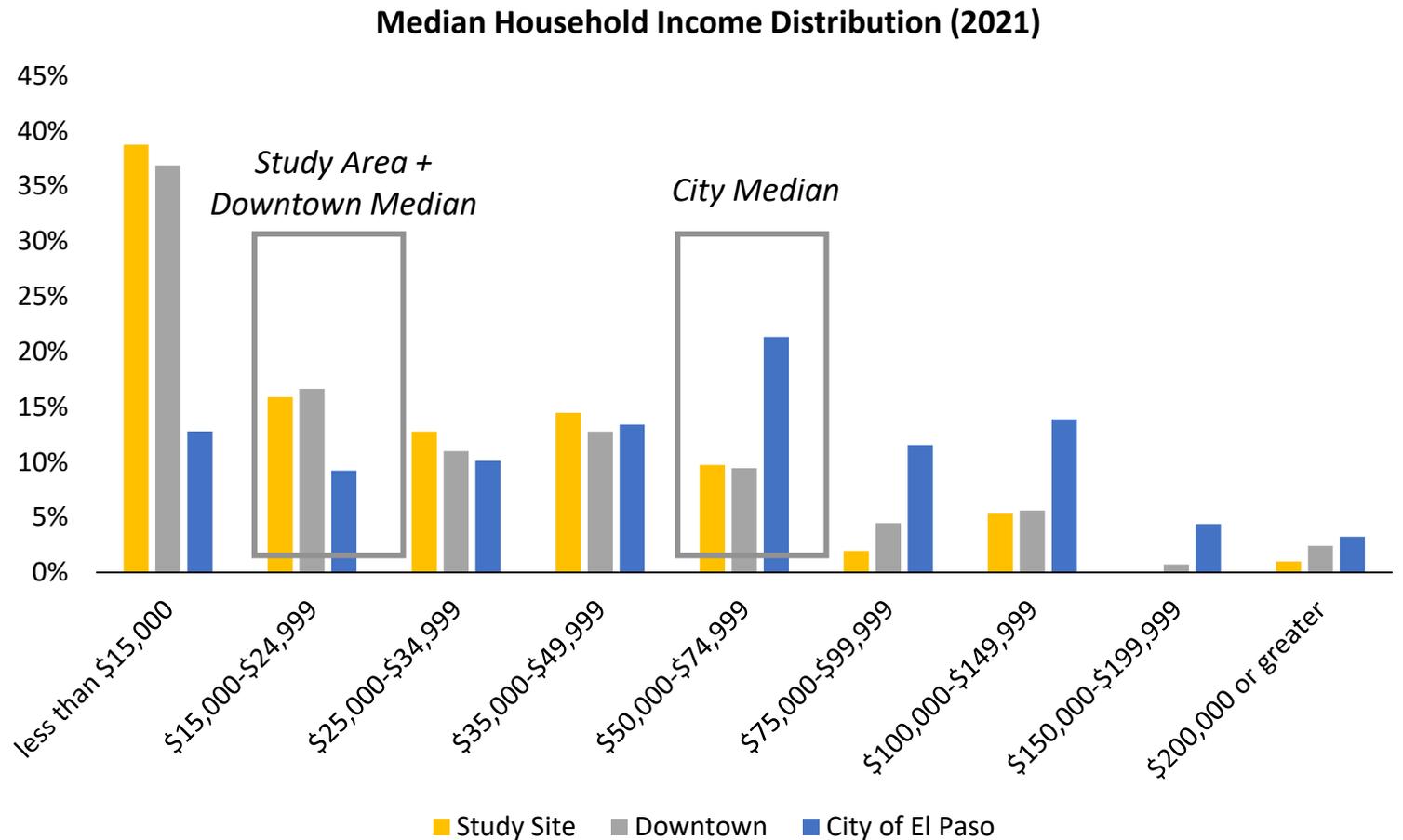
Demographic Analysis

The Study Area and Downtown have a significantly higher concentration of households with lower-than-average household income and almost no resident with an income over \$75K.

The median household income in El Paso is \$54,000, but in Downtown it is only \$22,000, and in the Study Area it is even lower at \$20,000.

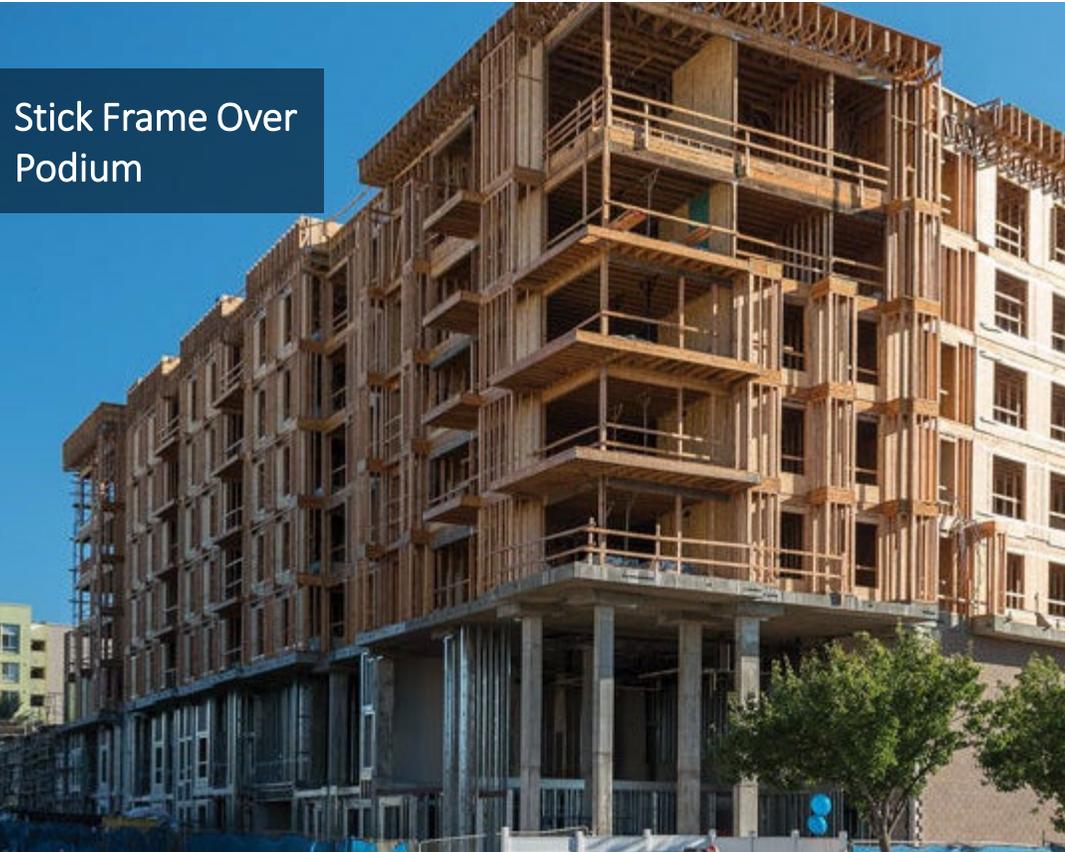
These areas have some of the highest concentrations of households earning less than \$25,000 annually in El Paso. Both Downtown and the Study Area have a significant proportion of low-income households and individuals experiencing poverty.

This highlights the need for affordable housing developments, particularly in the Study Area and Downtown.



Soft Site Analysis

Lower-cost construction methods, on par with what has been completed recently, will be the most financially feasible in the existing market, though there may be room for some denser steel-framed buildings as the market strengthens.



Stick Frame Over Podium



El Paso's Artspace Lofts

For planning purposes, order of magnitude Opinions of Probable Construction Cost (OPCC) were prepared for several areas:

PHASE I

CITY GARDEN + EVENT SPACE

| | |
|---|---------------------------|
| Sante Fe' to Oregon Streets - Deck Park | Square Footage 147,285 sf |
| Park Amenities | \$6,585,970.00 |
| Site Prep for Future Development / Not on Structure | \$220,000.00 |
| Deck Structure | \$35,903,124.50 |
| Mobility Improvements | \$1,565,553.33 |
| Total with Fees, Permits, Design & Construction Contingencies // Year 2024 | \$64,198,239.36 |
| Total with Fees, Permits, Design & Construction Contingencies // Year 2027 | \$69,976,080.90 |

PHASE I

MULTI-CULTURAL FORUM

| | |
|---|--------------------------|
| Oregon to Mesa Streets - Deck Park | Square Footage 70,300 sf |
| Park Amenities | \$2,904,532.22 |
| Site Prep for Future Development / Not on Structure | \$300,000.00 |
| Buildings on Structure / Over Cantilever Deck | \$3,100,000.00 |
| Deck Structure | \$15,118,432.50 |
| Mobility Improvements | \$897,383.33 |
| Total with Fees, Permits, Design & Construction Contingencies // Year 2024 | \$32,448,736.12 |
| Total with Fees, Permits, Design & Construction Contingencies // Year 2027 | \$35,369,122.37 |
| Phase I Total with Fees, Permits, Design & Construction Contingencies // Year 2027 | \$105,345,203.27 |

PHASE II

BACK YARD GAMES

| | |
|---|--------------------------|
| Mesa to Stanton Streets - Deck Park | Square Footage 76,743 sf |
| Park Amenities | \$3,956,758.89 |
| Site Prep for Future Development / Not on Structure | \$300,000.00 |
| Buildings on Structure / Over Cantilever Deck | \$3,100,000.00 |
| Deck Structure | \$16,644,252.50 |
| Mobility Improvements | \$921,403.33 |
| Total with Fees, Permits, Design & Construction Contingencies // Year 2024 | \$36,252,247.36 |
| Total with Fees, Permits, Design & Construction Contingencies // Year 2027 | \$39,514,949.62 |

SHADED RECREATION

| | |
|--|--------------------------|
| Stanton to Kansas Streets - Deck Park | Square Footage 77,800 sf |
| Park Amenities | \$2,036,966.67 |
| Site Prep for Future Development / Not on Structure | \$200,000.00 |
| Buildings on Structure / Over Cantilever Deck | \$19,500,000.00 |
| Deck Structure | \$16,493,612.75 |
| Mobility Improvements | \$963,383.33 |
| Total with Fees, Permits, Design & Construction Contingencies // Year 2024 | \$56,890,318.02 |
| Total with Fees, Permits, Design & Construction Contingencies // Year 2027 | \$62,010,446.64 |
| Phase II Total with Fees, Permits, Design & Construction Contingencies // Year 2027 | \$101,525,396.26 |

| | |
|---|-------------------------|
| Grand Total with Fees, Permits, Design & Construction Contingencies // Year 2027 | \$206,870,599.53 |
| Cost Per Acre (+/- 8.5 Acres total) // Year 2027 | \$24,337,717.59 |

Project Areas:



Based on the Deck Plaza Concept from May 30, 2024, this opinion of probable cost estimate is a rough guide and should be confirmed by a professional cost estimator. It's based on similar deck park projects and doesn't include bridge structures, waterproofing, or tunnel-related costs. Costs may vary based on finishes, materials, and features. The estimate uses TxDOT prices and recent experience where possible.

How does this cost compare to other freeway lid parks?

The estimated cost of \$24.3 million (Yr. 2027) per acre for a freeway lid park in El Paso aligns with the financial expectations for such projects. These costs reflect the complex engineering, extensive amenities, and high-quality programs characteristic of world-class parks, which serve not only local communities but also have regional significance.

El Paso Deck Plaza:
Size: 8.5 acres
\$24.3M/ acre (2027)

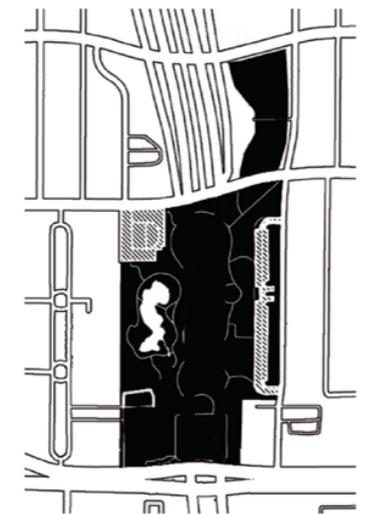
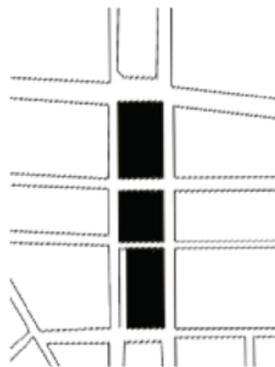
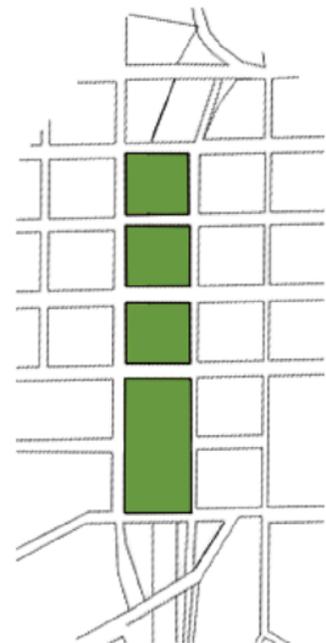
Klyde Warren Park:
Opened: 2012
Construction cost: \$110M
Size: 5.2 acres
\$21.15M/ acre (2012)
\$26.07M/ acre (est. 2027)

Frankie Pace Park:
Opened: 2023
Construction cost: \$32M
Size: approx. 3 Acres
\$10.66M/ acre (2022)
\$11.56M/ acre (est. 2027)

Central 70 Cover Park:
Opened: 2022
Construction cost: \$125M
Size: 4 acres
\$31.25M/ acre (2020)
\$34.56M/ acre (est. 2027)

Southern Gateway Park:
Under Construction
est. opening 2026
Construction cost: est. \$112M
Size: 2.8 acres (phase I)
\$40M/ acre

Margaret T. Hance Park:
Opened: April 1992
Size: 32 acres
Construction cost:
\$100M (1992)
\$237.56M (est. 2027)
\$7.42M/ acre (est. 2027)



El Paso Deck Plaza

Klyde Warren Park

Frankie Pace Park

Central 70 Cover Park

Southern Gateway Park - PH1

Margaret T. Hance Park

Due to the size and scale of these types of complex infrastructure projects like the I-10 Deck Plaza, it can be difficult to identify one source of funding to complete the work. Often, these projects require phasing (completing one portion of the project at a time) and/or the accumulation and combination of several funding sources known as a “capital stack.”

| Federal Grants | Federal Loans | Bond | State | Local Funding |
|---|--|--------------------------|---------------------|---------------------------------|
| Reconnecting Communities Pilot Program (RCP) | Transportation Infrastructure Finance and Innovation Act (TIFIA) | Private Activity Bonds | Texas Mobility Fund | Public Private Partnership (P3) |
| Rebuilding American Infrastructure with Sustainability and Equity (RAISE) | Section 129 Loan | General Obligation Bonds | | TIRZ/TIF/BID/CID |
| | | | | Philanthropy/ Foundation |

Multiple sources of funding to **not only** build the deck plaza, **but also** to fund operations and maintenance

How were other decks funded?

Local ■
 State ■
 Federal ■



Central 70 Cap
Denver, CO

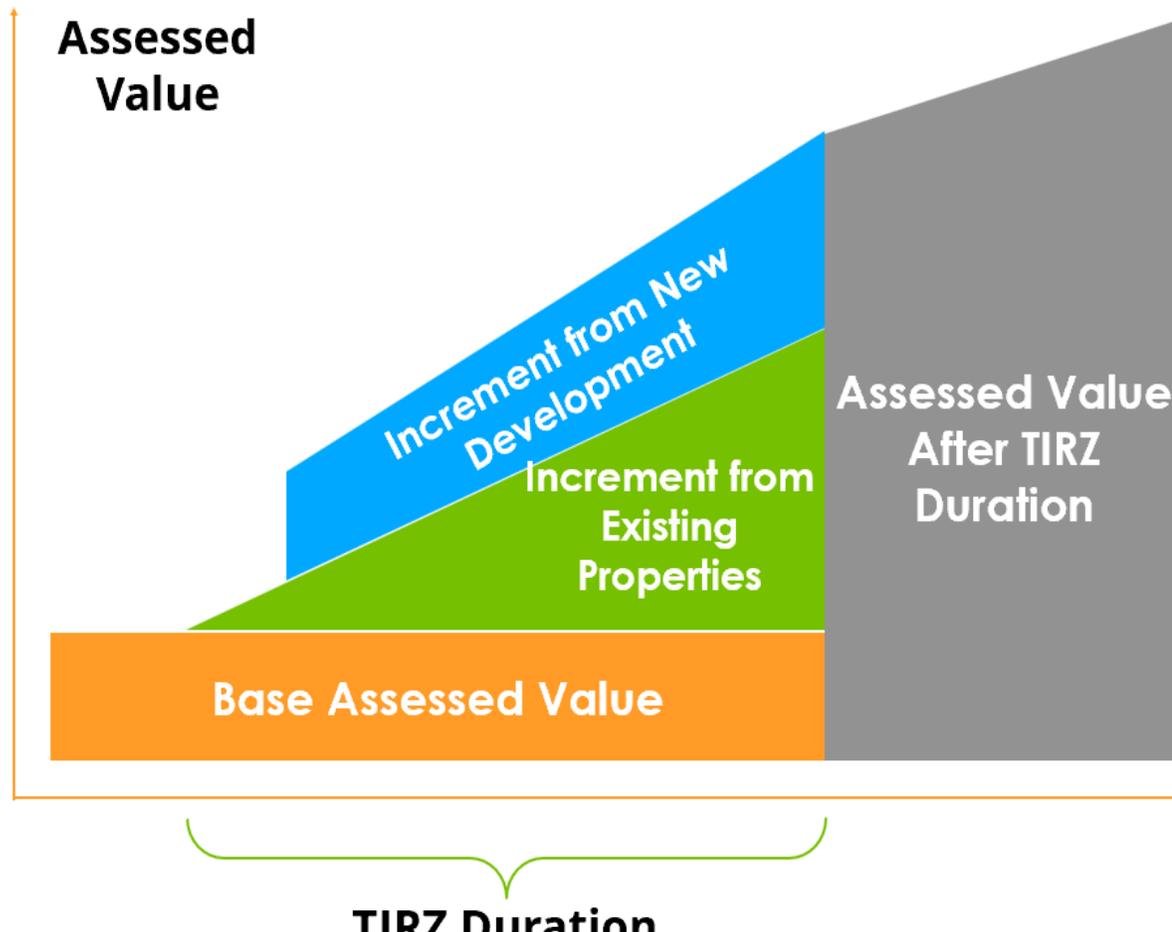
CityArchRiver
St Louis, MO

South Gateway
Dallas, TX

Klyde Warren
Dallas, TX

Freeway to Blvd
Rochester, NY

The construction of the park will create additional property tax revenue in the area, creating an opportunity for value capture. A tax increment financing (TIF) district is a tool that allows participating entities to allocate a share of their incremental property tax towards a specific project without adding an additional fee.



Tax increment is generally generated by two sources. First, the value appreciation of **existing properties** over the base assessed value at the creation of the district. Second, the value of **new development** in the district after the district is created.

Tax Increment Reinvestment Zones (TIRZs) are a type of TID district in Texas used to pay for improvements in the zone, leading to business attraction and new development.

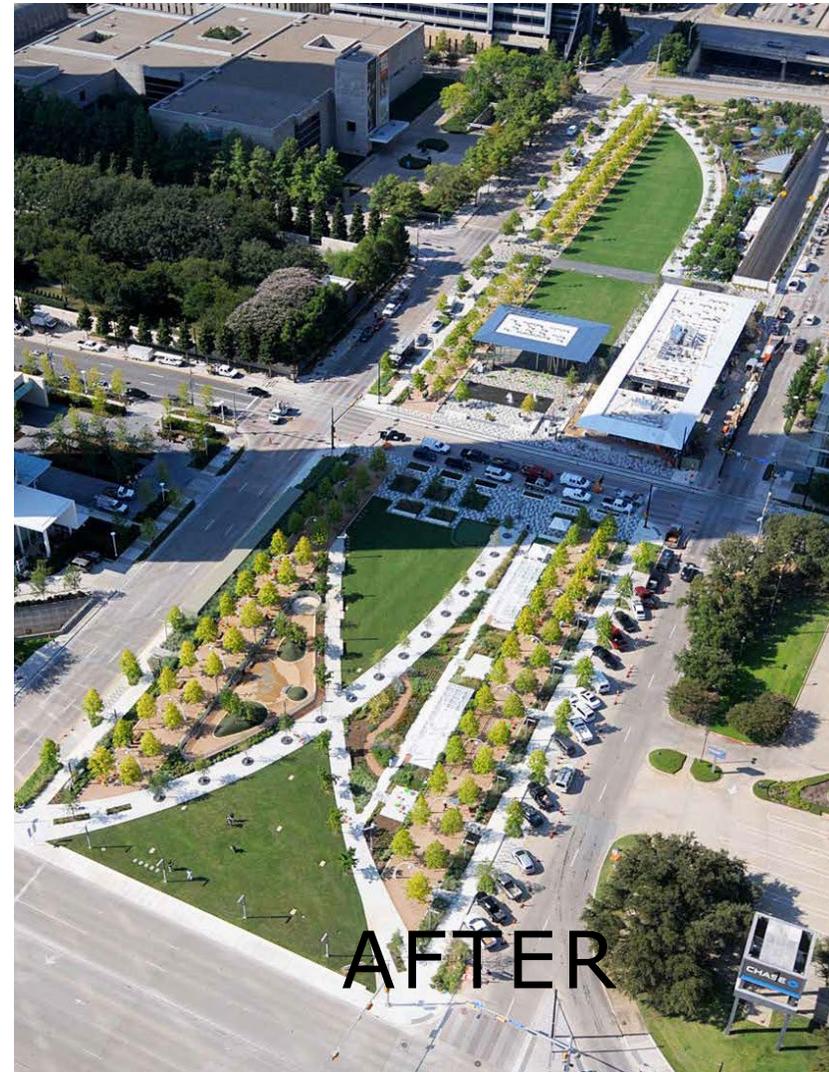
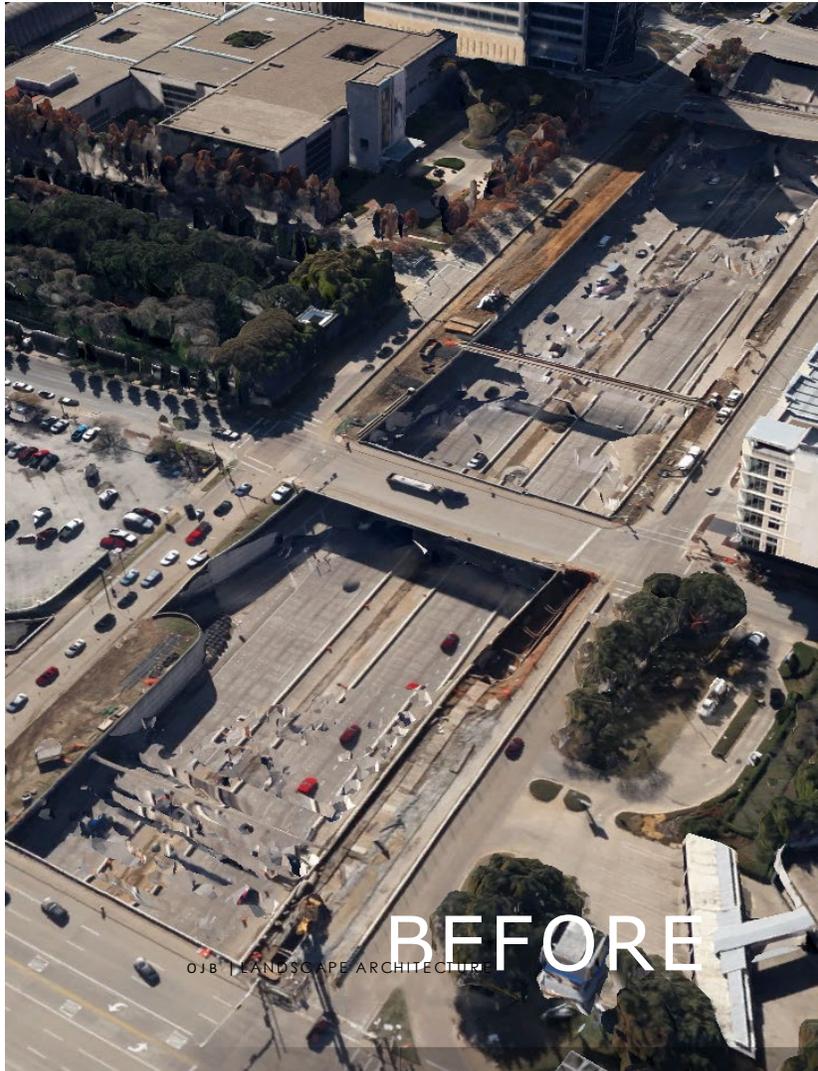
Their durations vary in El Paso, but the current political environment favors shorter durations, around 20 years.

THIS DOES NOT IMPACT YOUR PERSONAL PROPERTY

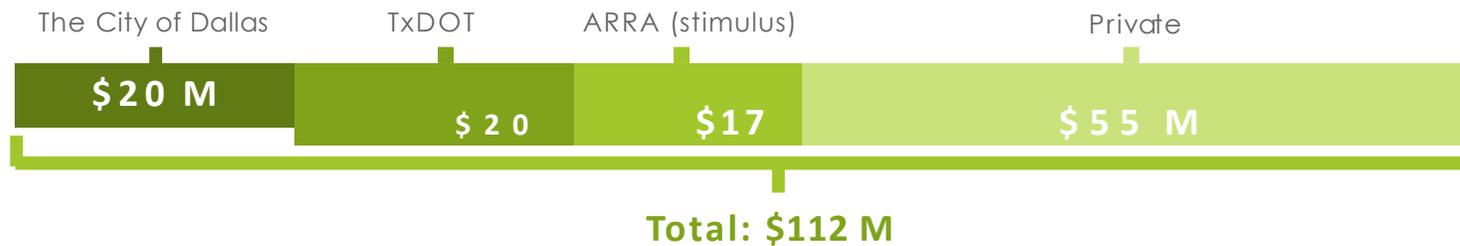
Deck Parks Across the U.S.



Klyde Warren Park, Dallas, Texas



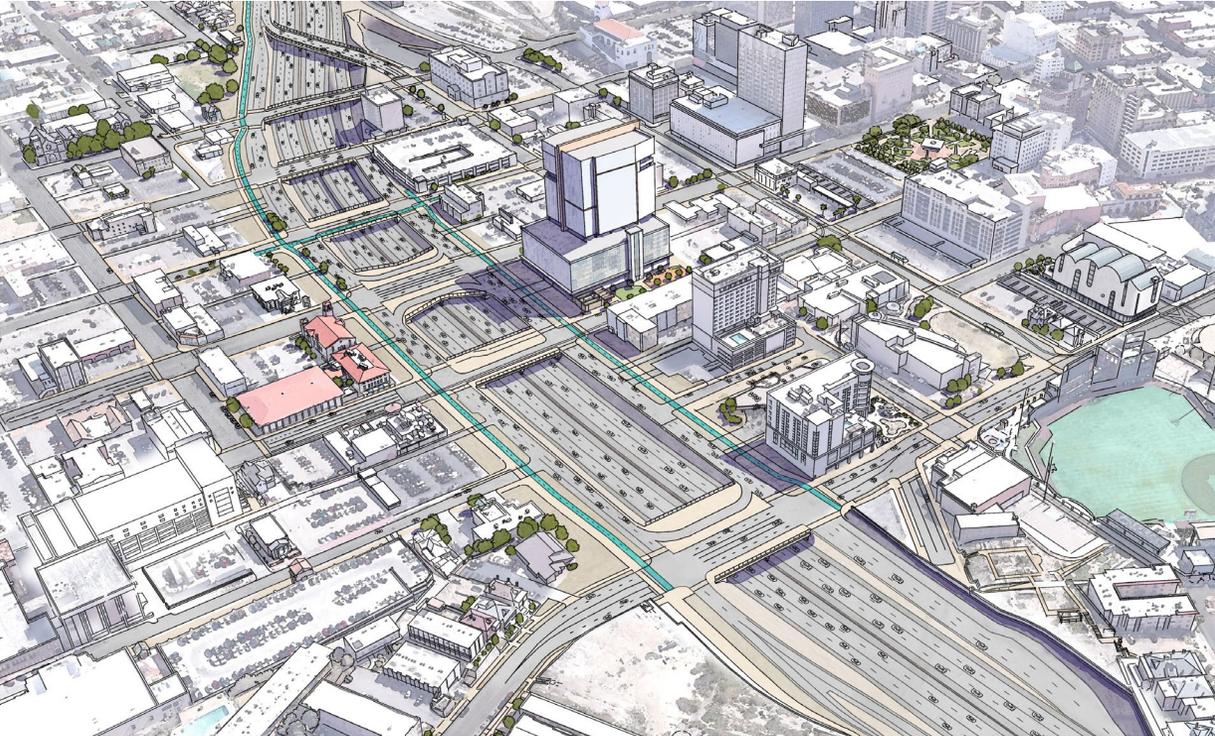
Economics of Klyde Warren Park



- Founded through public-private partnership to connect disjointed downtown neighborhoods
- Regional amenity and No 1 tourist attraction in Dallas; signature space in Dallas
- City invested \$20M; now generates \$15M a year
- \$2.5 bill to \$5.2 bill (2014 to 2019) value increase within PID
- Received Stimulus funds
- City of Dallas has 99 yr lease; operated by a nonprofit Park Foundation
- 40k people living within a 2 miles radius of park; 500 20 yrs ago
- 5.2 acres; currently expanding to include a visitors center
- Dallas received \$80M in federal funds this year for 4 new deck parks



NEXT STEPS



El Paso Deck Plaza | TxDOT Proposed Alt. I

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