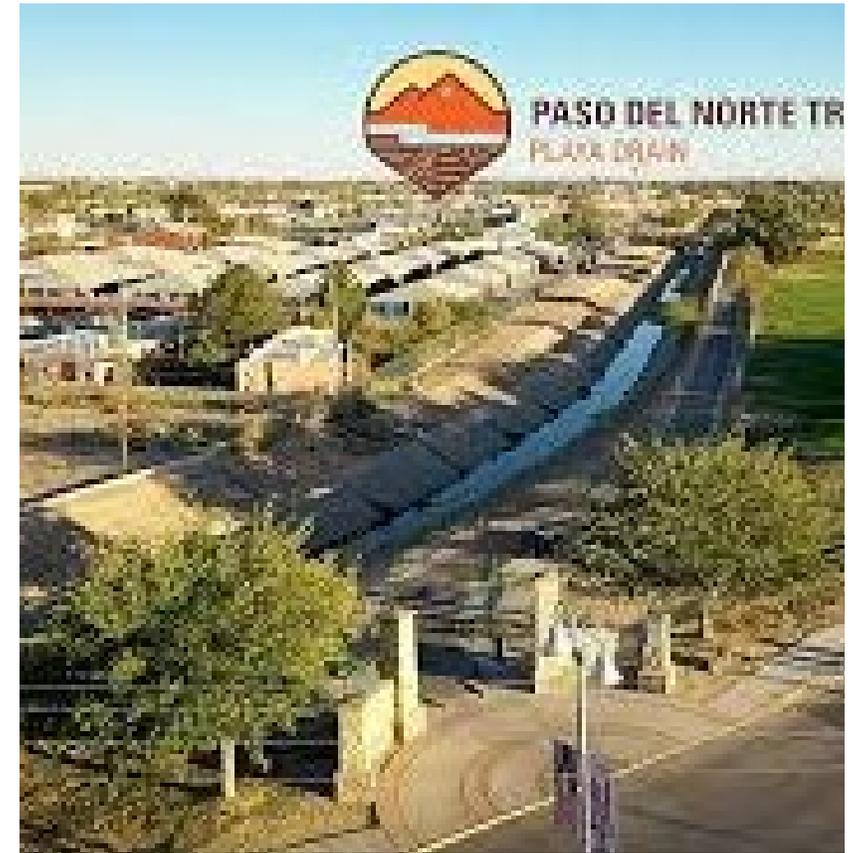


# THANK YOU FOR YOUR PARTNERSHIP

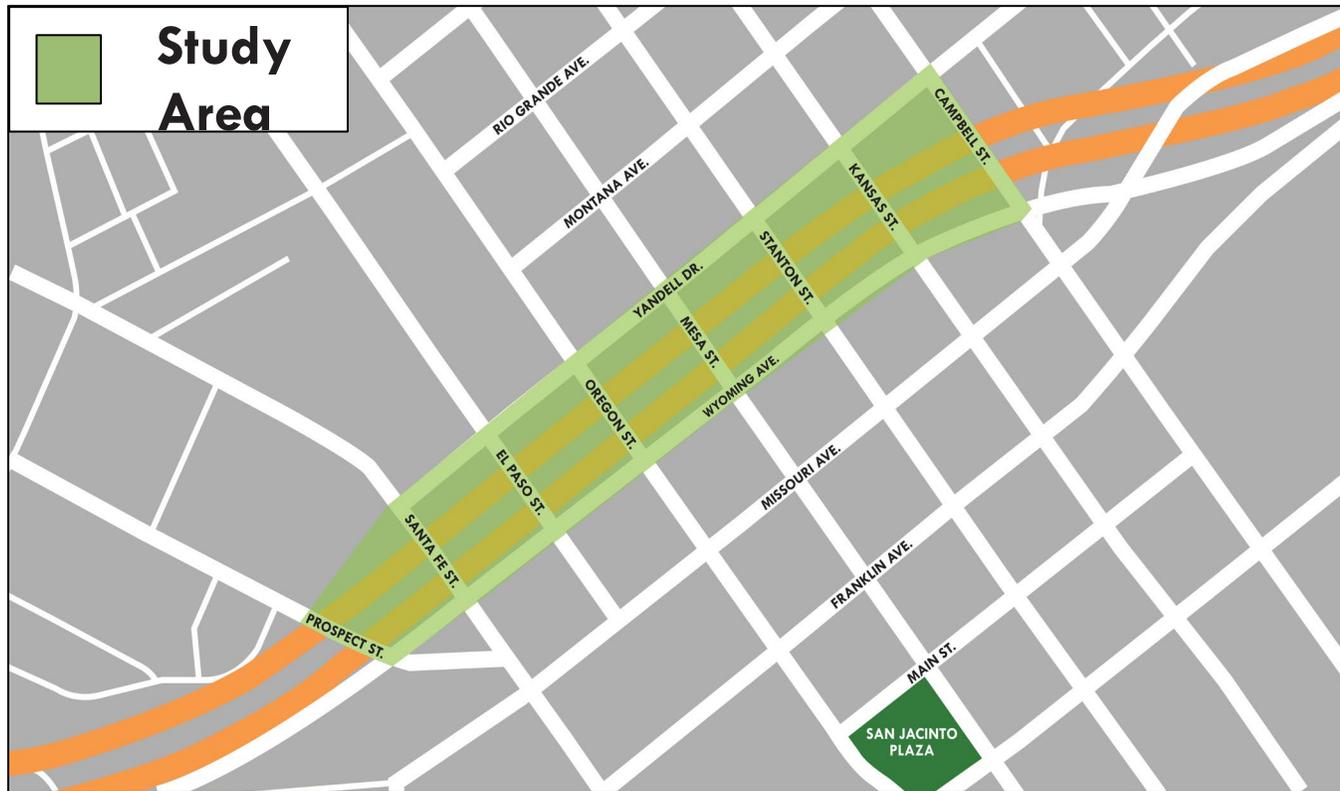


# PASO DEL NORTE TRAIL

- 20 miles completed: Country Club to Borderland, Ascarate Park to Capistrano Park
- 28 miles funded to partner entities for design and/or construction for over \$55M including:
  - El Paso County: Fabens and Tornillo
  - TxDOT: Ysleta to Socorro
  - City of Socorro: various additional segments
  - COEP: Playa Drain Trail, Magoffin, Elvin to Liberty, MCA to Zoo
  - Sunland Park, NM: Racetrack to Country Club
- Paso del Norte Health Foundation funded Master Plan to support 68-mile trail across El Paso county; funded design and construction on Playa Drain Trail.
- Health Foundation provides engineering and event support to Trail Advisory Committee: County, City, TxDOT, MPO, RMA and other regional stakeholders.
- Paso del Norte Community Foundation established Paso del Norte Trail Foundation and “Friends of the Trail” to support amenities and tree planting.



# 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?

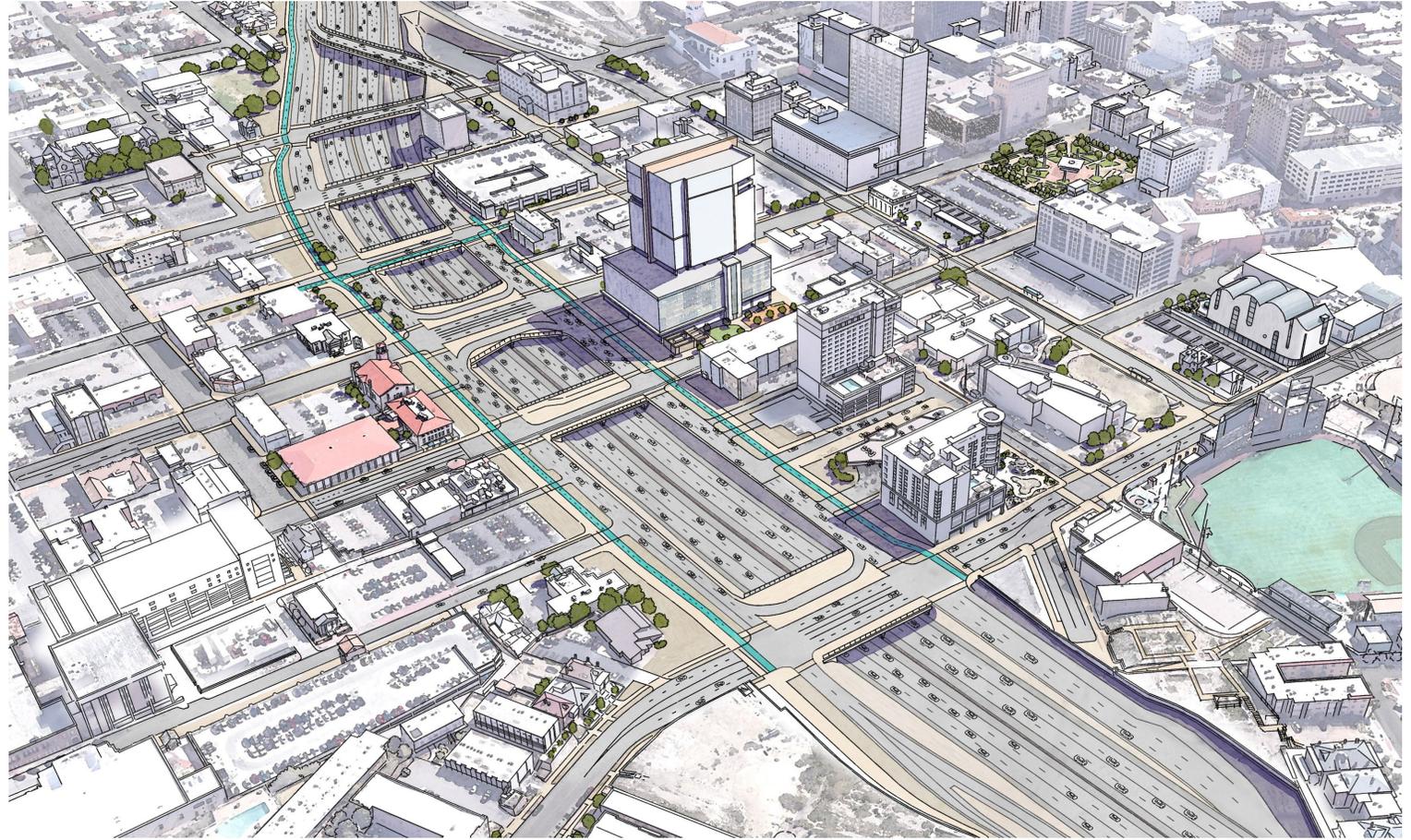


Photo courtesy of El Paso Herald Post Records MS348, Special Collections at UTEP Library

- 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

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El Paso Deck Plaza | TxDOT Proposed Alt. I

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# A BETTER VISION FOR THE DOWNTOWN CORRIDOR

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## 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 Meetings – Spring 2023

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**February - March 2023**

Community Meetings  
(Series 1)

**Hear Community Feedback**

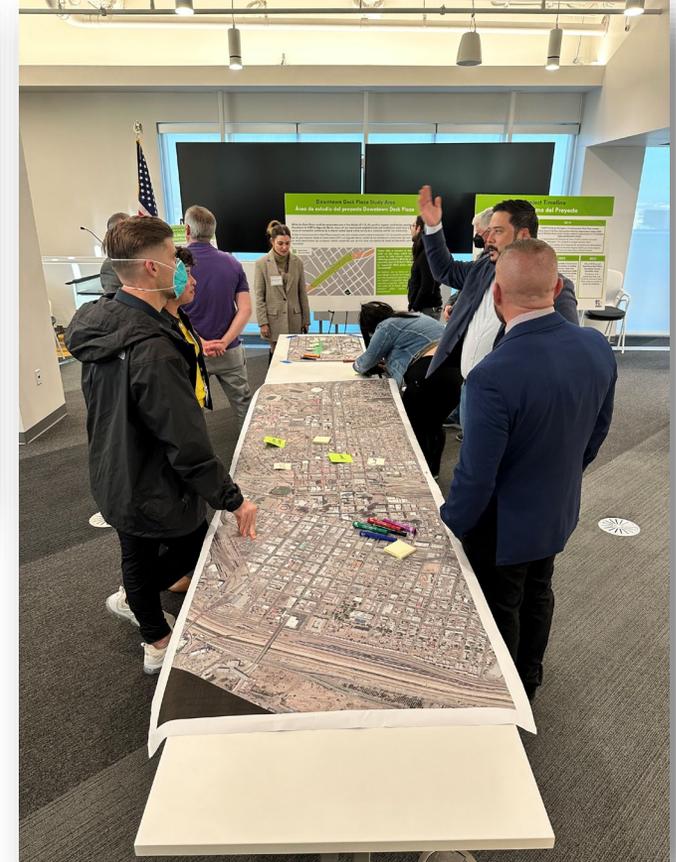
**March - April 2023**

**Develop alternatives based on  
community feedback**

**April 2023**

Community Meetings  
(Series 2)  
**Present findings  
to the community**

# What We Heard



# What We Heard

Tell us what you love about El Paso. Write your answer on a sticky note and place it in the appropriate category. Cuéntenos qué les gusta de El Paso. Escriban su respuesta en una notita Post-it y colóquenla en la categoría que corresponda.

**PEOPLE / Gente**

- Wanna Family with the Working Family Council
- PEOPLE coming together to help each other
- WE NEED MORE SAFE SPACES FOR CHILDREN
- THE BEST PLACE TO LEARN ABOUT MEXICAN AMERICAN HISTORY
- THE BEST PLACE TO LEARN ABOUT MEXICAN AMERICAN HISTORY
- LONG HISTORY OF THE CITY

**WEATHER / Clima**

- Hot sunny - not a lot of wind parks in it
- Some people like it in summer
- YOU a little hot in the summer
- OUR WEATHER IS THE BEST
- El PASO THE MOST BEAUTIFUL WEATHER IN THE USA ALL YEAR
- THE BEST QUALITY OF AIR IN THE STATE

**CULTURE / Cultura**

- Love the blend of Mexican and American culture
- THE BEST MEXICAN FOOD IN THE SW
- inventing warm

**HISTORY / Historia**

- THE BEST PLACE TO LEARN ABOUT MEXICAN AMERICAN HISTORY

**NEIGHBORHOODS / Barrios**

- THE BEST PLACE TO LEARN ABOUT MEXICAN AMERICAN HISTORY

**OTHER / Otro**

- THE BEST PLACE TO LEARN ABOUT MEXICAN AMERICAN HISTORY

DOWNTOWN DECK PLAZA FOUNDATION EP TX CITY OF EL PASO

How can we incorporate the things we love about El Paso into the new space? What should be in the plaza? ¿Cómo podemos incorporar las cosas que nos gustan de El Paso en este nuevo espacio? ¿Qué creen que debería haber en esta plaza? ¿Qué les gustaría hacer en la plaza? Escriban su respuesta en una notita Post-it y colóquenla en la categoría que corresponda.

**PEOPLE / Gente**

- Help us combat... Create a... Use... as a... Use... as a... Use... as a...
- Use... as a... Use... as a... Use... as a...
- Use... as a... Use... as a... Use... as a...

**WEATHER / Clima**

- plant a lot of trees
- shade trees
- shade trees
- shade trees
- shade trees

**CULTURE / Cultura**

- Art... Music... Playgrounds
- Art... Music... Playgrounds
- Art... Music... Playgrounds

**HISTORY / Historia**

- Historical... Historical... Historical...

**NEIGHBORHOODS / Barrios**

- Historical... Historical... Historical...

**OTHER / Otro**

- Historical... Historical... Historical...

DOWNTOWN DECK PLAZA FOUNDATION EP TX CITY OF EL PASO

# What We Heard

---

## **Major Themes:**

- Shade/green space
- Native trees/plants
- Vendor spaces/food trucks
- Performance spaces
- Reconnection of neighborhoods
- Uniqueness of El Paso

## **Major Concerns:**

- How will pedestrians interact with the space?
- What will the ultimate transportation improvements look like?
- What is the mechanism to fund construction and/or operations & maintenance of the facility?

# 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





Pe  
Stag

za | **Proposed Urban Design**

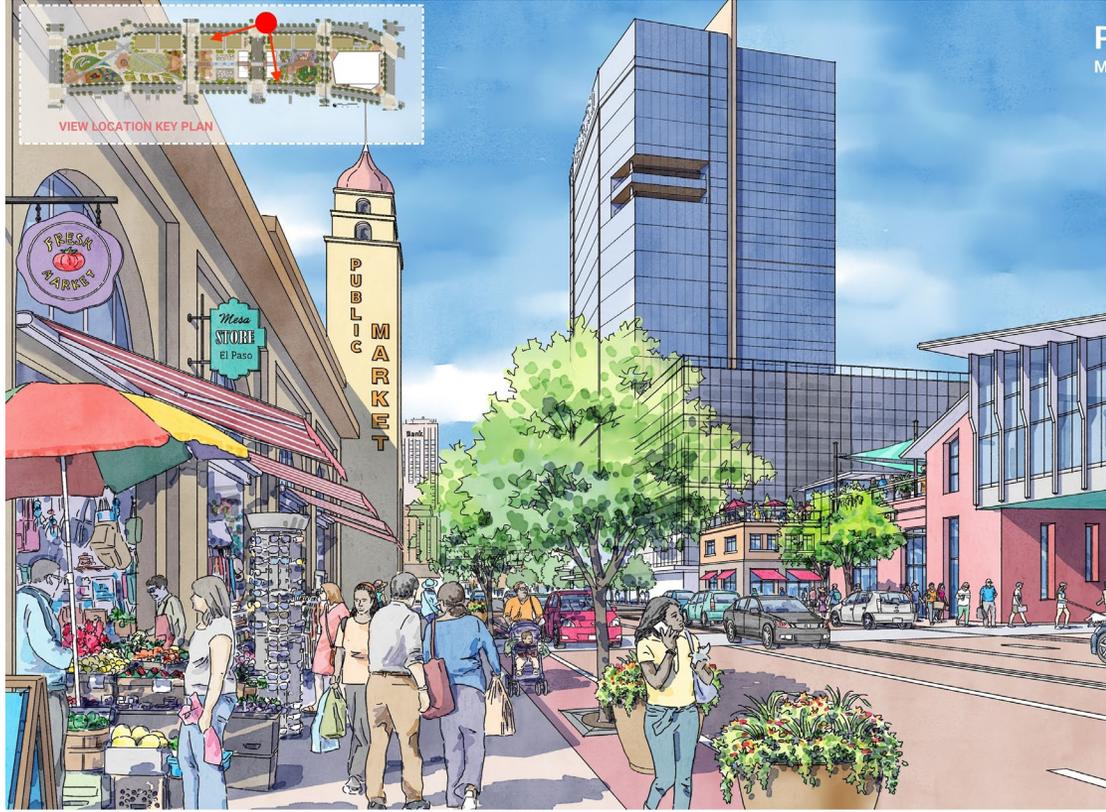
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Pers  
View at

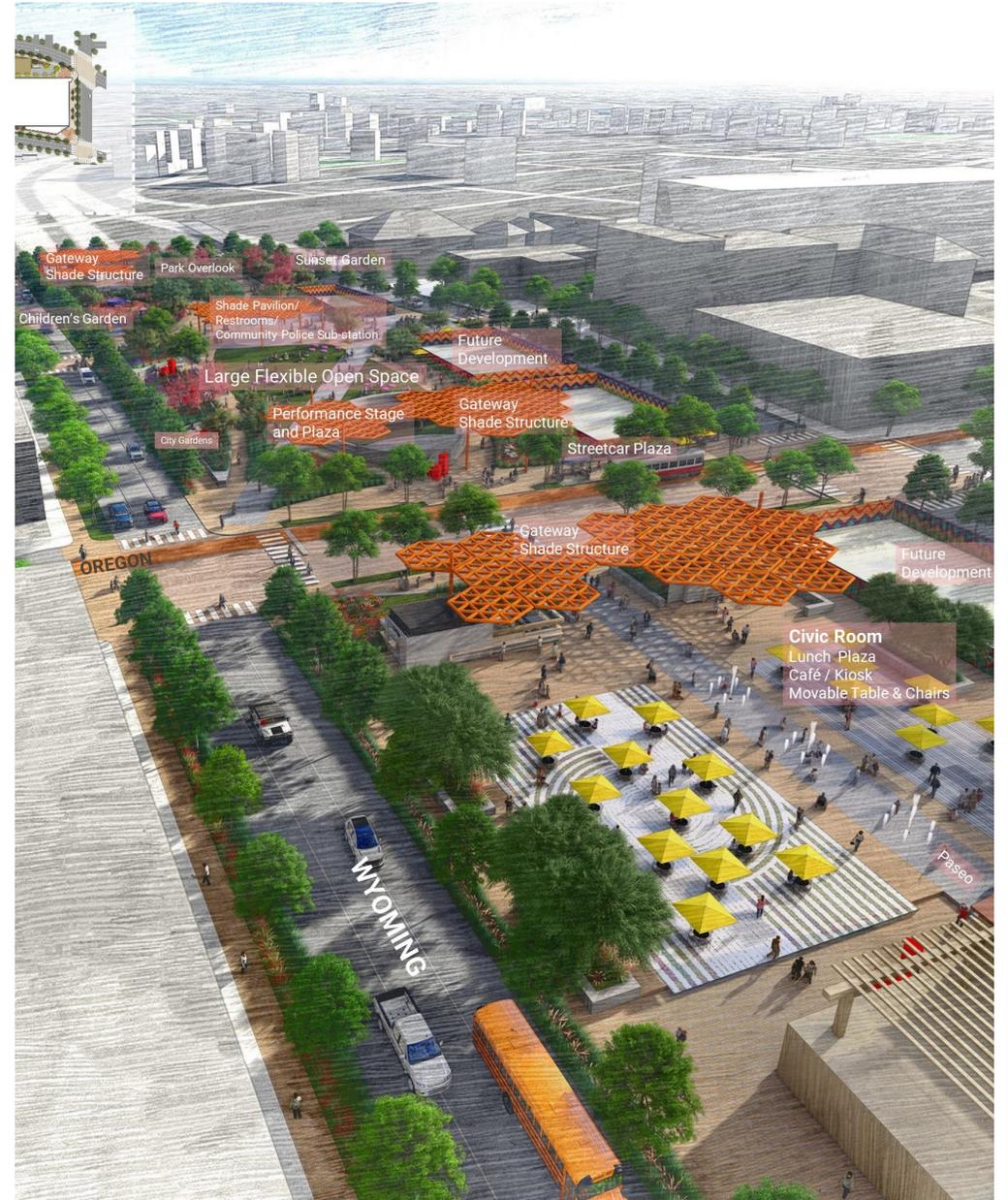
a | **Proposed Urban Design**

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**El Paso Deck Plaza | Proposed Urban Design**

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**Proposed Urban Design**

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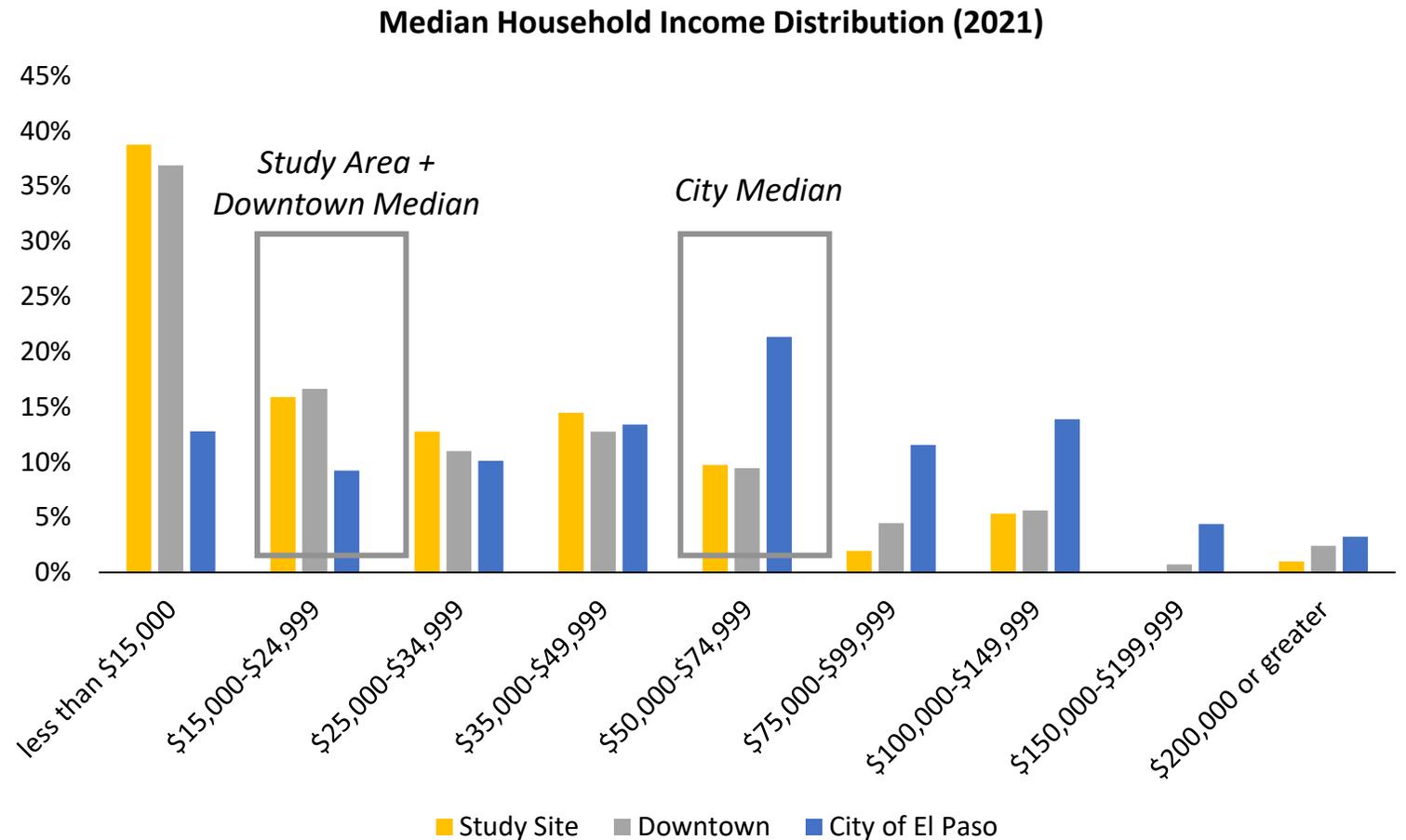
## Demographic Analysis

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.

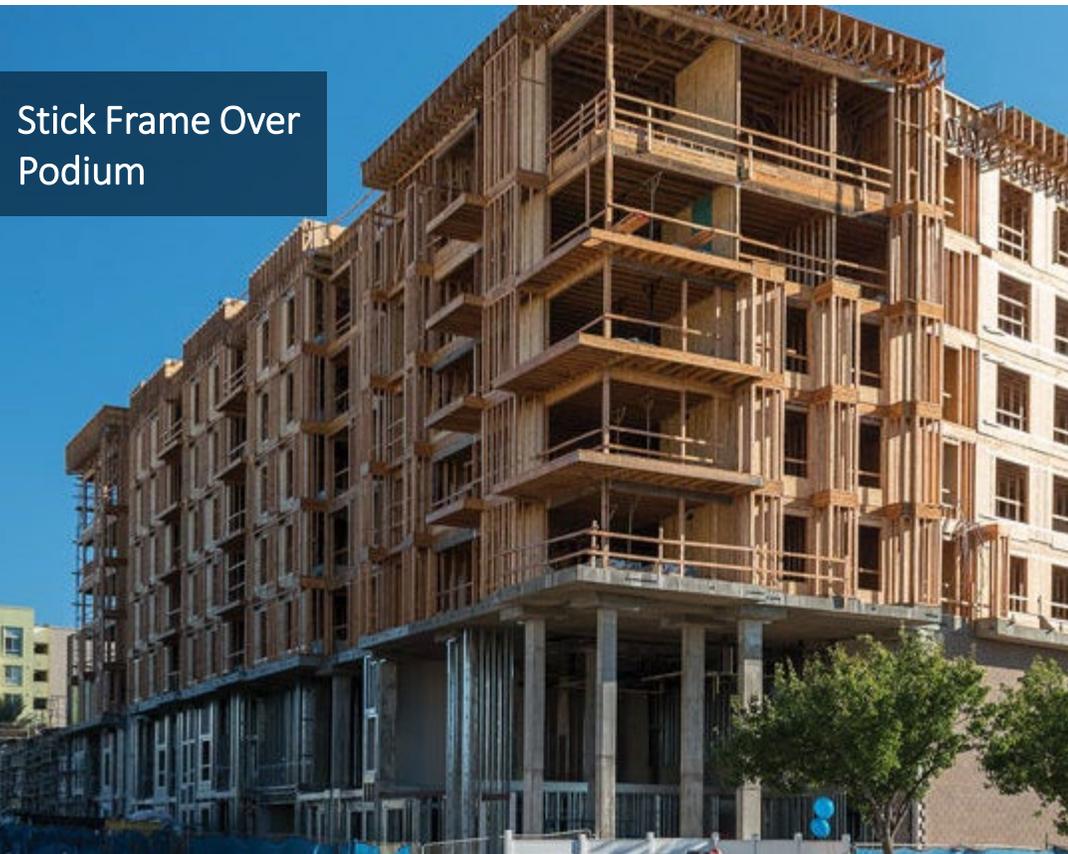
This highlights the need for affordable housing developments, particularly in the Study Area and Downtown.





## 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**

<b>Sante Fe' to Oregon Streets - Deck Park</b>	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
<b>Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2024</b>	<b>\$64,198,239.36</b>
<b>Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2027</b>	<b>\$69,976,080.90</b>

**MULTI-CULTURAL FORUM**

<b>Oregon to Mesa Streets - Deck Park</b>	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
<b>Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2024</b>	<b>\$32,448,736.12</b>
<b>Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2027</b>	<b>\$35,369,122.37</b>
<b>Phase I Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2027</b>	<b>\$105,345,203.27</b>

**PHASE II**

**BACK YARD GAMES**

<b>Mesa to Stanton Streets - Deck Park</b>	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
<b>Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2024</b>	<b>\$36,252,247.36</b>
<b>Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2027</b>	<b>\$39,514,949.62</b>

**SHADED RECREATION**

<b>Stanton to Kansas Streets - Deck Park</b>	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
<b>Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2024</b>	<b>\$56,890,318.02</b>
<b>Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2027</b>	<b>\$62,010,446.64</b>
<b>Phase II Total with Fees, Permits, Design &amp; Construction Contingencies // Year 2027</b>	<b>\$101,525,396.26</b>

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

**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)

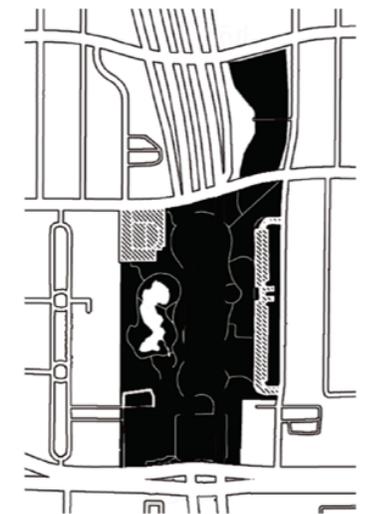
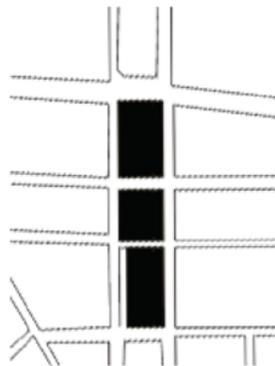
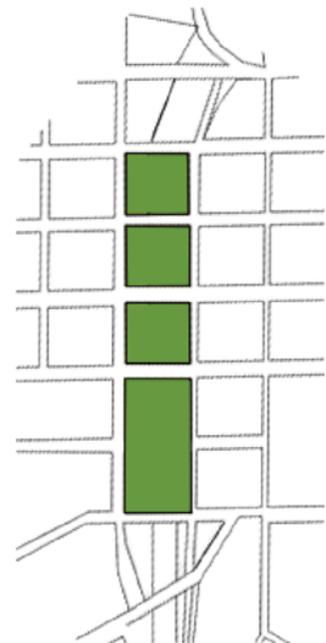
**Klyde Warren Park:**  
Opened: 2012  
Construction cost: \$110M  
Size: 5.2 acres  
\$21.15M/ acre (2012)  
\$26.07M/ acre (est. 2027)

**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

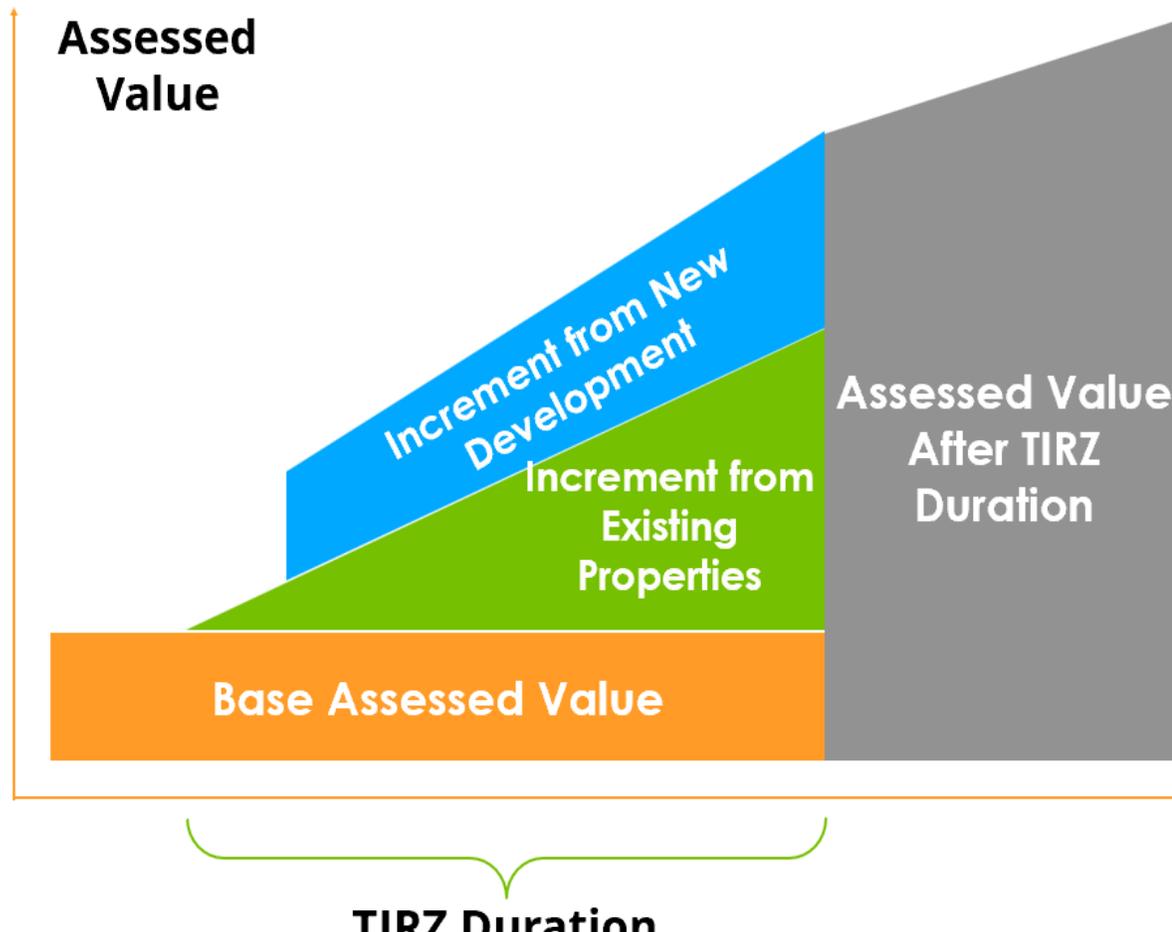
CityArchRiver  
St Louis, MO

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.

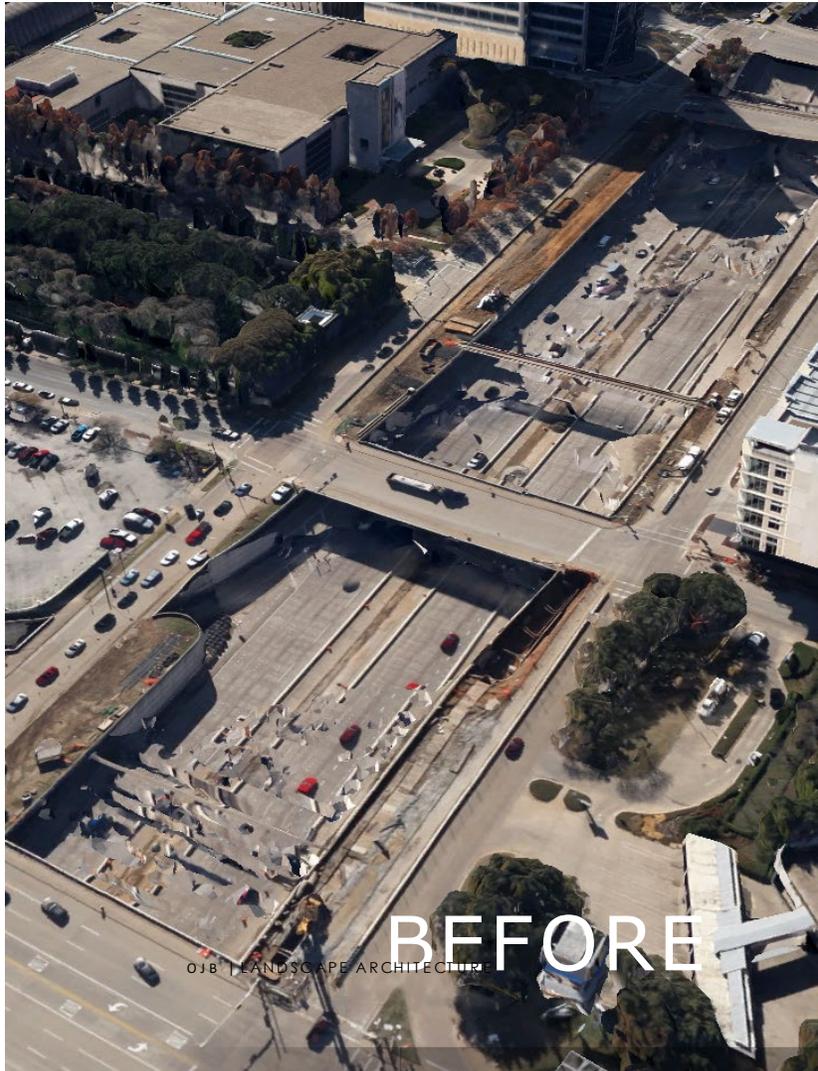
Their durations vary in El Paso, but the current political environment favors shorter durations, around 20 years.

*THIS DOES NOT IMPACT YOUR PERSONAL PROPERTY*

# Deck Parks Across the U.S.



# Klyde Warren Park, Dallas, Texas



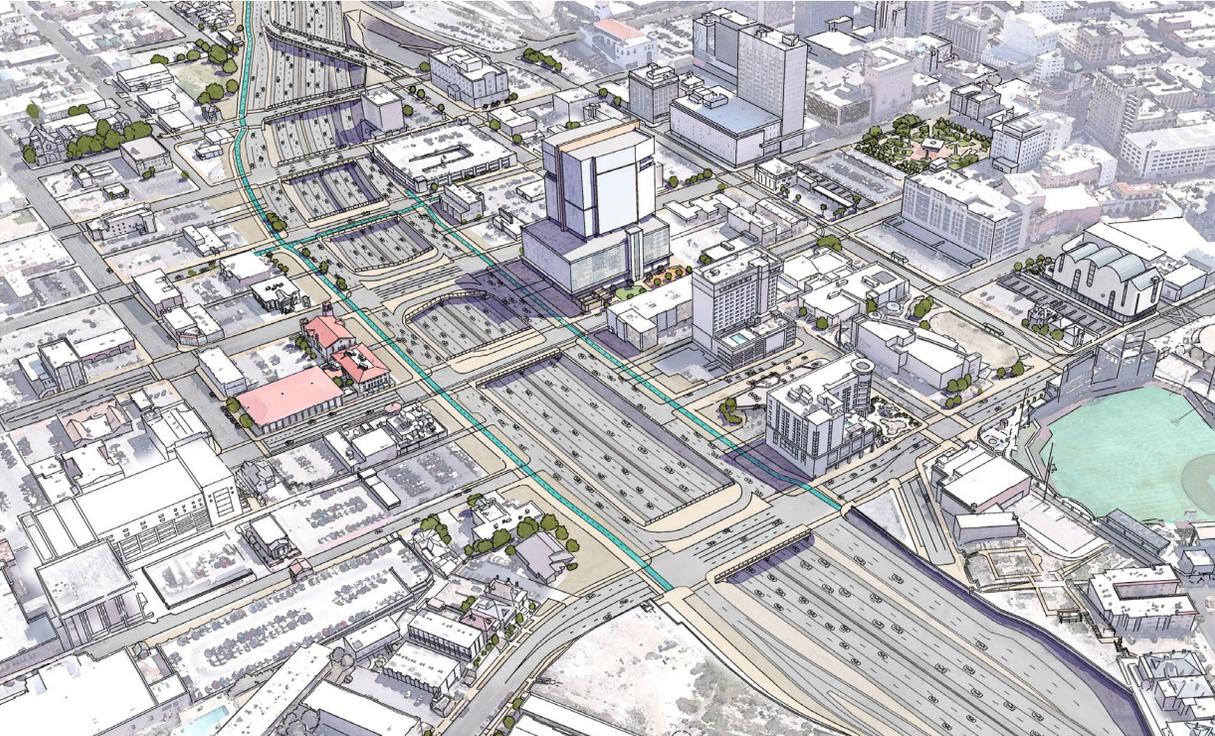
# Economics of Klyde Warren Park



- 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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El Paso Deck Plaza | Proposed Urban Design

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# PARTNERSHIP REQUEST

- **El Paso MPO:** serve as the applicant for a \$10 million request for U.S. DOT's Reconnecting Communities (RC) Program for Plans, Specifications and Estimates (detailed design documents).
- **El Paso County:** consider serving as the owner of and financial contributor with 10% contribution towards a 20% required match for the RC grant.
- **Downtown Deck Plaza Foundation:** serve as the nonprofit partner to help develop, program, fundraise, oversee construction, operate and maintain the Deck Park.