


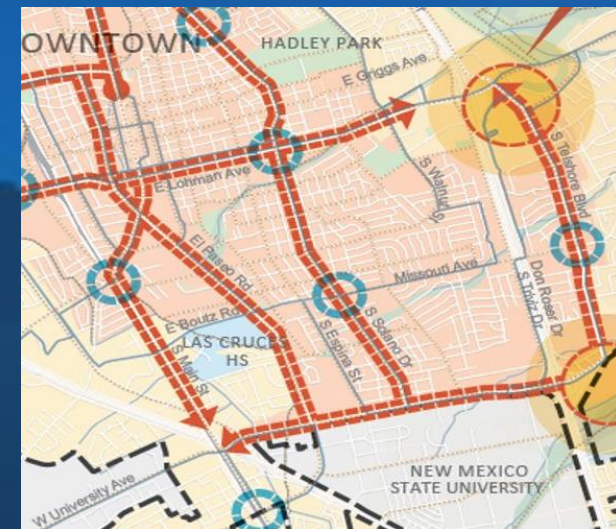
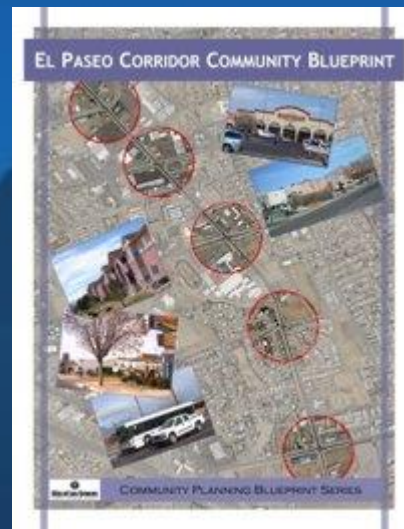
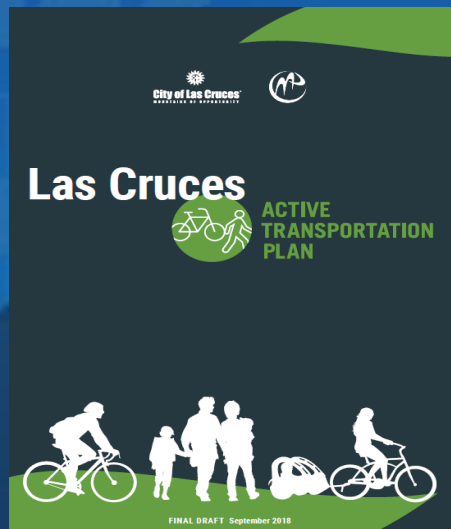
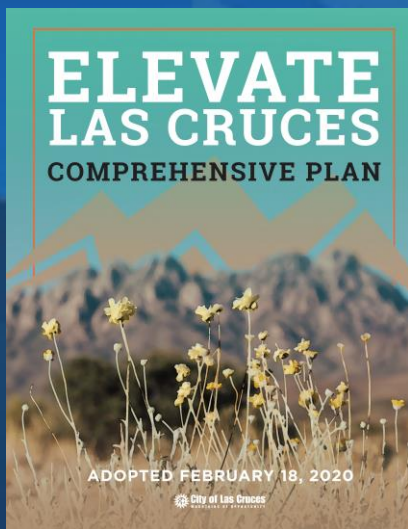
EL PASEO & SOUTH SOLANO CORRIDORS

City Council Work Session
November 8, 2021



Ad Hoc Committee Purpose

- Review City adopted policy related to corridor revitalization and transportation improvements.
- Explore placemaking strategies to create and nurture vibrant mixed-use corridors and residential neighborhoods.
- Met monthly December 2021 – August 2021



Ad Hoc Committee Members

- Gabe Vasquez – Chair
- Tessa Abeyta-Stuve-Vice-Chair
- Johana Bencomo
- David Armijo
- Justin Bannister
- Luis Campos
- Joseph Fuemmeler
- Gabe Jacquez
- David Lynch
- Gloria Martinez
- Crystal McCaslin
- Orlando Padilla
- Ariana Parsons
- Jake Redfearn
- Sharon Thomas
- Karen Trujillo

Ad Hoc Committee Strategic Focus

The southern infill neighborhoods envision and strive to be a place of economic stability, wealth creation, and healthy living. They are attractive, peaceful places where people feel welcome, safe, and comfortable and are hot spots for dwelling choice, local shopping, eateries, entrepreneurship, and businesses.

Ad Hoc Committee Strategic Focus

The southern infill corridors (El Paseo, South Solano) are seen as and continue to transform into thriving transit-oriented areas where businesses, residents, visitors and the City work together to create and maintain a place of sustainability, one that is pedestrian and bicycle friendly, and addresses the needs of all citizens.

Recommended Actions

1. Community Development Department
2. City MRA Evaluation Program
3. Fiscal Resources
4. Virtual Technical Assistance and Resource Program
5. Building Technical Assistance Studio Team (evaluate feasibility)
6. Business Technical Assistance Team (evaluate feasibility)

Recommended Actions

7. Neighborhood Technical Assistance Team
8. Paseos Verdes Affordable Housing & Mixed-Use Redevelopment
9. Official Boundary Designation of El Paseo-South Solano Redevelopment Area



Community Development Department

- Oversight & administration
- Designated staff
- Budgeted activities

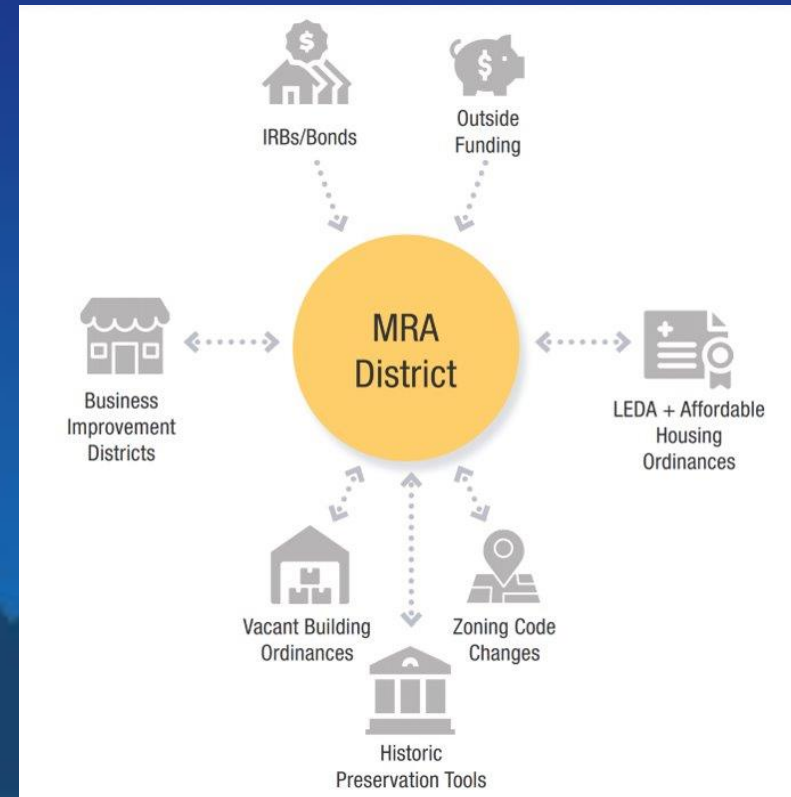


MRA Evaluation Program



Fiscal Resources

- Budget
 - MRA studies and plans
 - Low-income tax credit projects
 - Technical assistance efforts
 - Redevelopment actions
- Grants
 - US HUD Choice Neighborhood Initiative
 - US EPA Brownfields
 - Emerging opportunities
- Capital Improvement Program emphasis



Technical Assistance

- Virtual Redevelopment Technical Assistance Program
- Building Technical Assistance Studio Team
- Business Technical Assistance Team
- Neighborhood Technical Assistance Team



Paseos Verdes Affordable Housing and Mixed-Use Redevelopment

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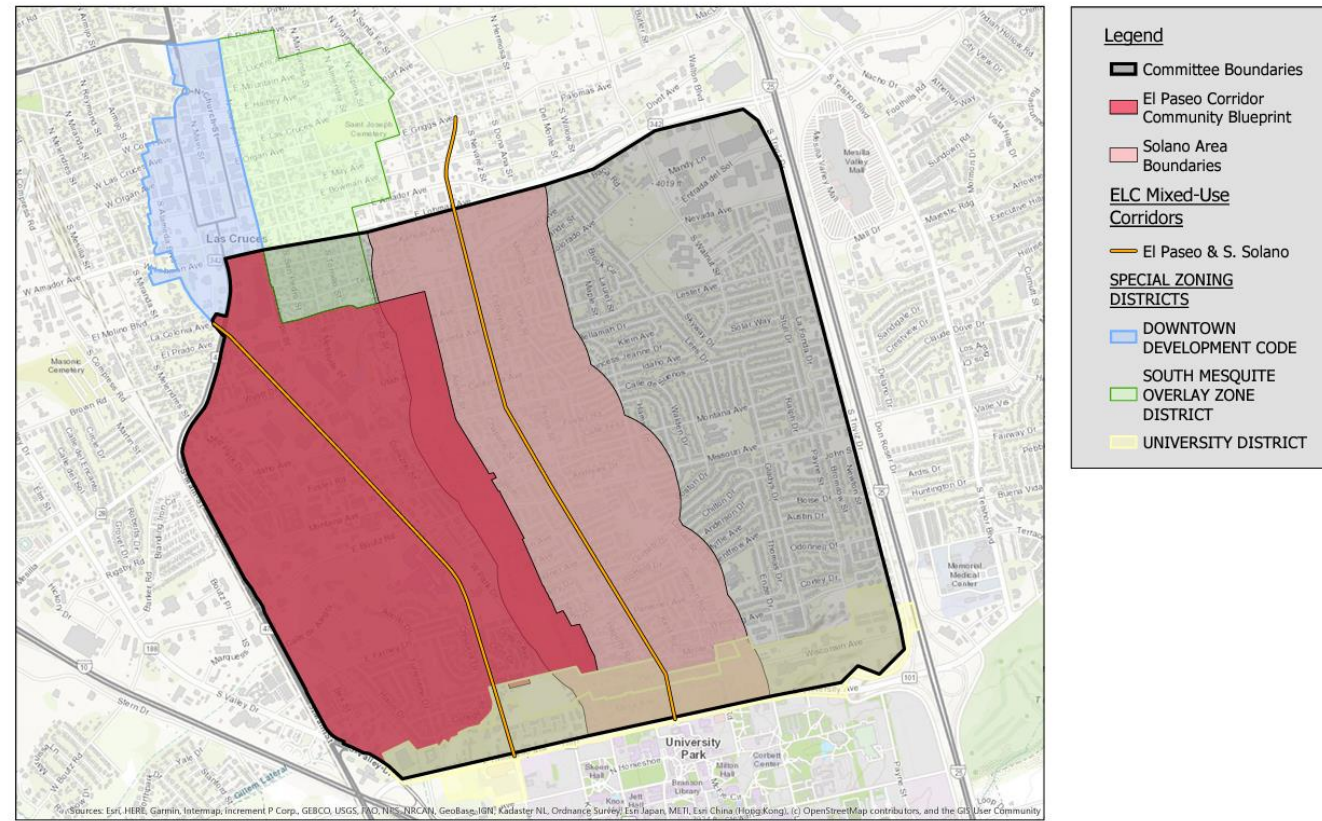
Paseos Verdes

- Mesilla Valley Public Housing Authority Owner/Developer
- 200-300 unit; 7 Acres redevelopment
- 3-4 Phases project
- Low Income Housing Tax Credit
- Leverage resources and partnerships
- Leverage/Connectivity to Surrounding Neighborhood Assets
- Existing Utilities and Roadway



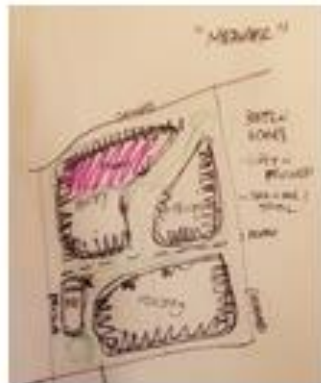
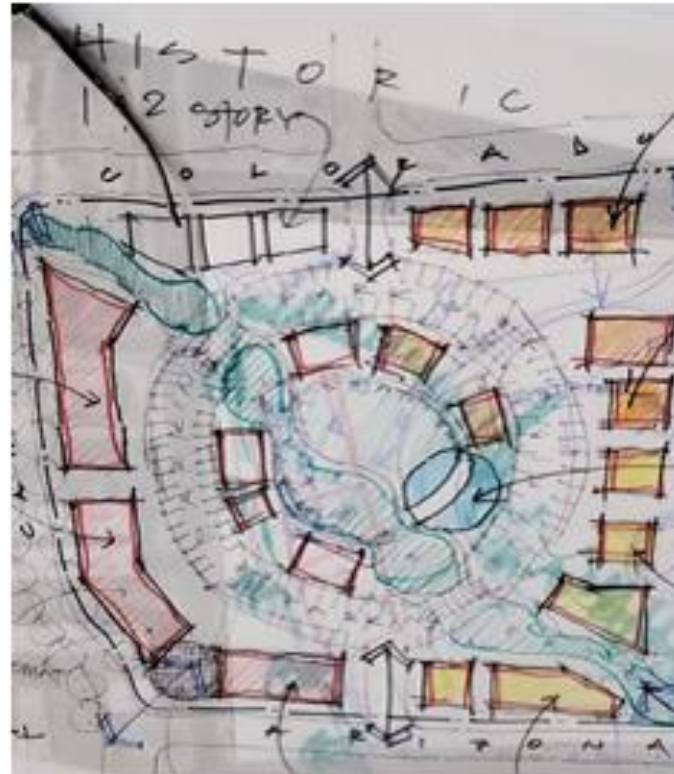
El Paseo-Solano Redevelopment Area Designation

El Paseo & South Solano Ad Hoc Committee Map



Next Steps

1. City Council Work Session
2. Recommendations integrated with City Strategic Plan, Capital Improvement Program, and Budget
3. Organization programming and resourcing
4. Initiate programs and activities



Day 1

Virtual Technical Assistance & Resource Program

- Record of EP-SS Ad Hoc Committee
- Repository of south infill neighborhood & corridors plans, GIS maps & data, & demographics/socio-economics
- Process information for development, building, & business permits & registrations
- Financial tools and incentives
- One-stop resource for south infill neighborhoods & corridors

Building Technical Assistance Studio

- Building and Zoning Assistance
- Speculative Flex Space Investment
- Pattern Zone Development (Pre-Approved Building Plans)
- Grant Opportunities and Management
- Design Guideline Development
- Building and Site Adaptive Re-Use Assistance
- Property Maintenance Guidelines and Standards
- Engagement Program

Business Technical Assistance Team

- Business Corridor Branding
- Business Financial Assistance
- Financial Incentive Evaluation and Study
- Grant Opportunities and Management
- Property Maintenance Guidelines and Standards
- Public Private Partnerships and Agreements
- Business Improvement District and Agreements
- Engagement Program

Paseos Verdes Affordable Housing and Mixed-Use Redevelopment

- Design Charette (September)
- Area Assessment (Blight determination)
- MRA Designation for Financial Purposes
- Development Agreements with Partners
- Master Planning & Entitlement of Property
- Finance and Development Agreements
- Construction contract approval
- Project construction
- US HUD Neighborhood Choice Planning Grant

Neighborhood Technical Assistance Team

- Neighborhood Branding
- Grant Opportunities and Management
- Financial Incentive Evaluation and Study
- Property Maintenance Guidelines and Standards
- Engagement Program