



DESIGNING MESA VISTA



Welcome Back!

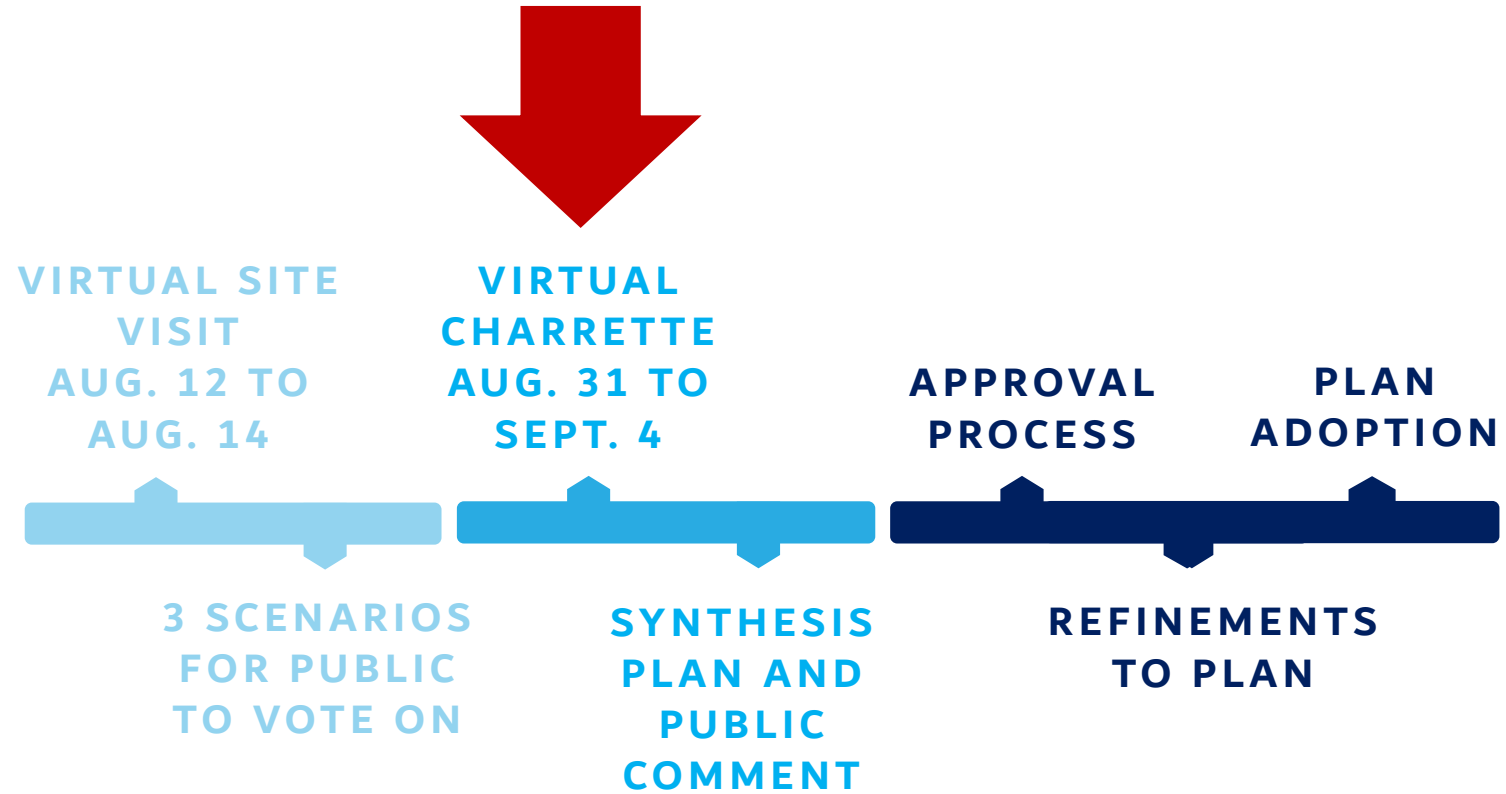
Sierra Norte Development, Inc.

DOVER, KOHL & PARTNERS
town planning



MESAVISTAMASTERPLAN.COM

PROJECT TIMELINE



THIS WEEK: GO TO MESAVISTAMASTERPLAN.COM

Upcoming Virtual Charrette Events



Virtual Charrette - Kick-off Meeting
Aug 31, 2020



Virtual Charrette - Open Studio
Sep 1, 2020



Parks & Recreation (Technical Meeting)
Sep 1, 2020



Virtual Charrette - Open Studio
Sep 2, 2020



Affordable Housing (Technical Meeting)
Sep 2, 2020

MONDAY

TUESDAY

WEDNESDAY



Virtual Charrette - Open Studio
Sep 3, 2020



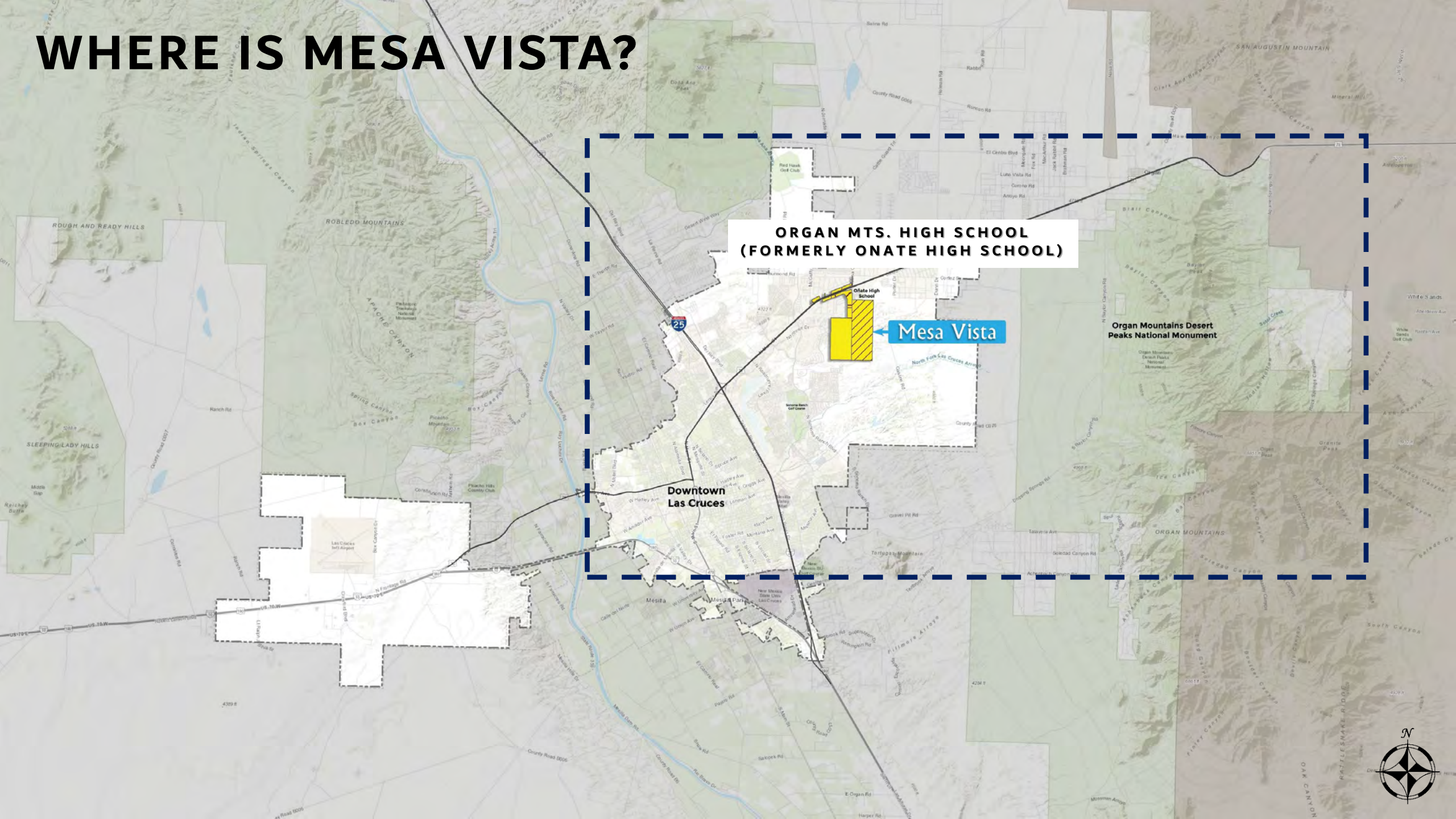
Virtual Charrette - Work-in-Progress Presentation
Sep 4, 2020

THURSDAY

FRIDAY

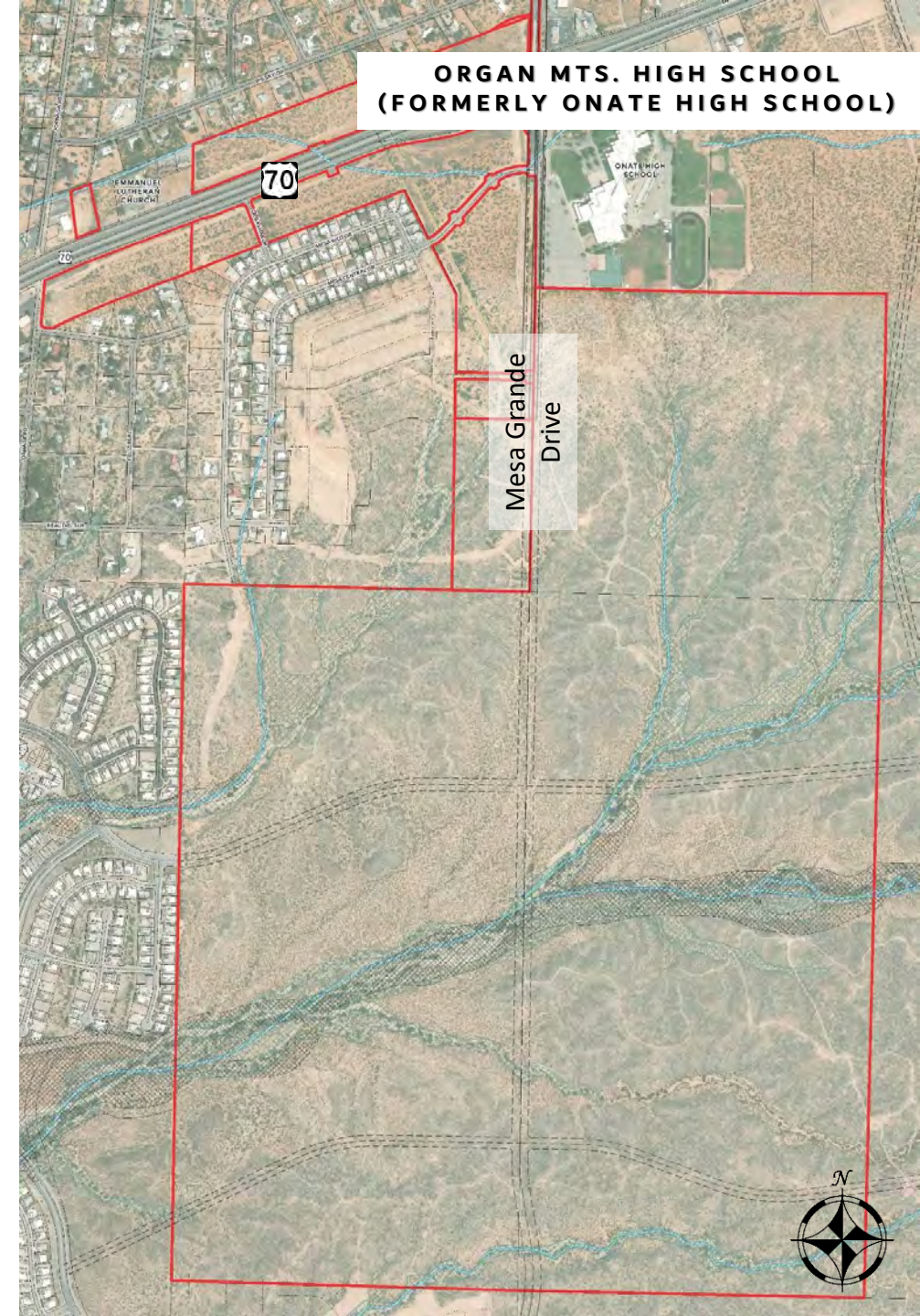


WHERE IS MESA VISTA?



HOW **BIG** IS MESA VISTA?

800+ ACRES






ORGAN MTS. HIGH SCHOOL
(FORMERLY ONATE HIGH SCHOOL)

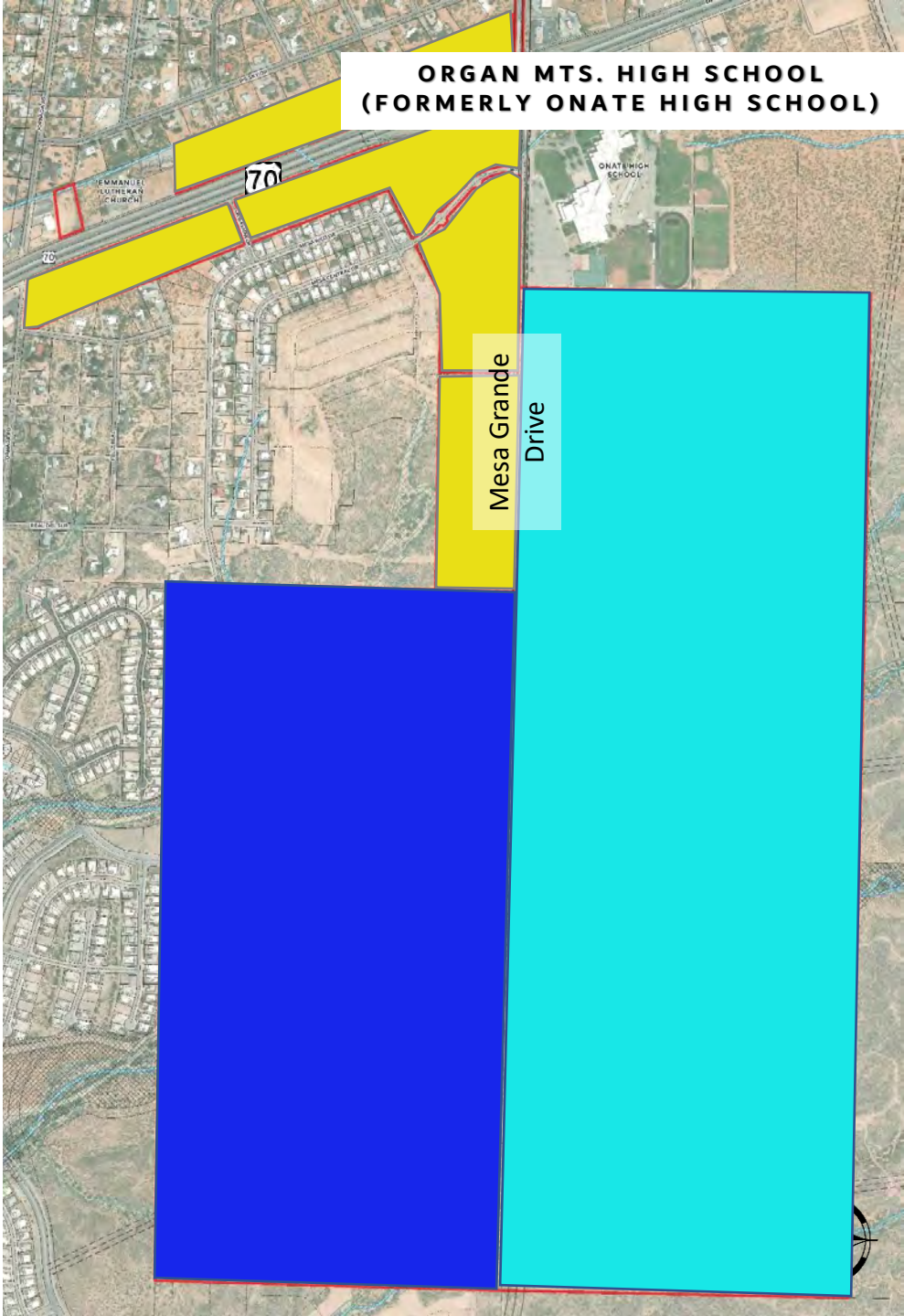
Mesa Grande
Drive



HOW BIG IS MESA VISTA?

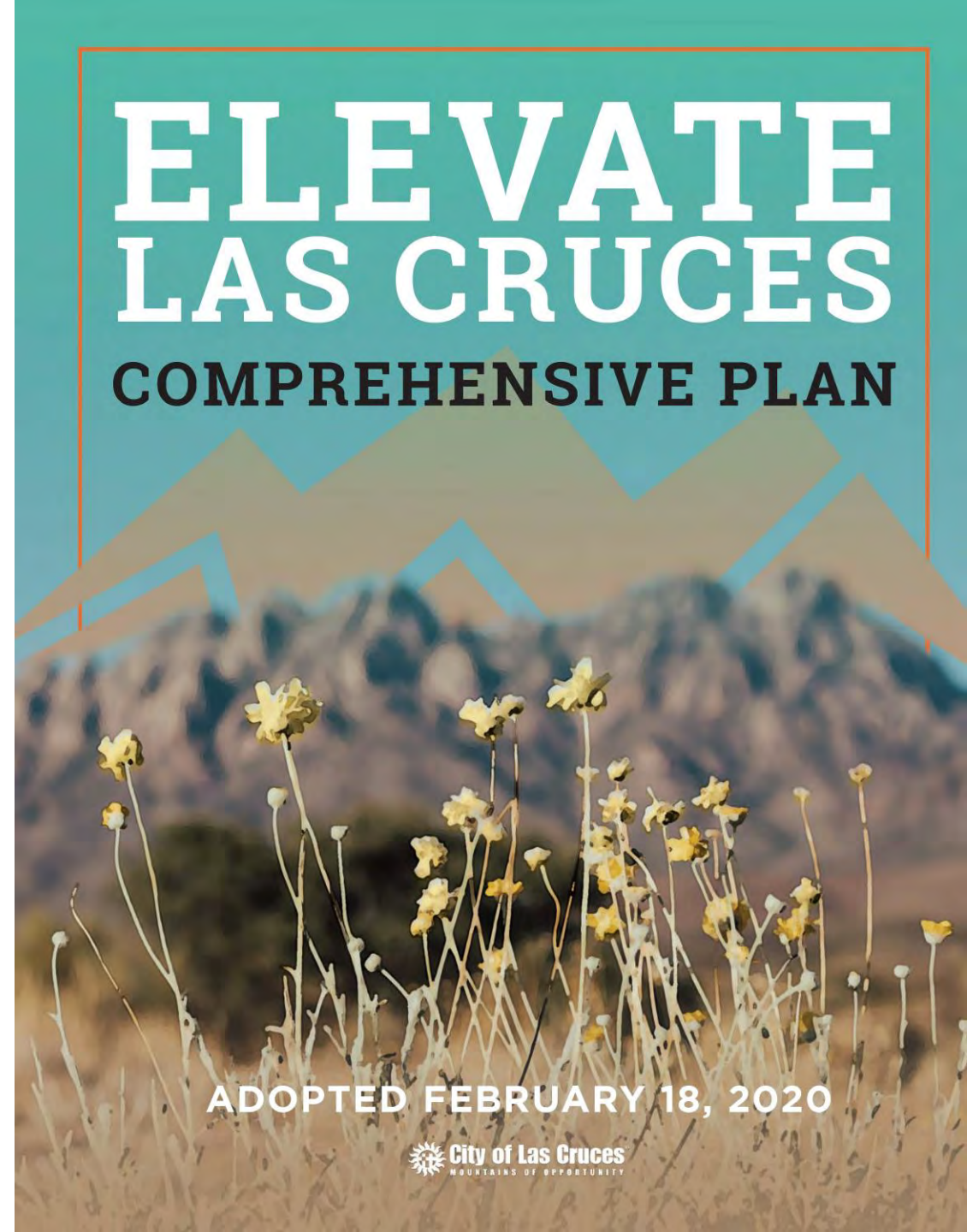
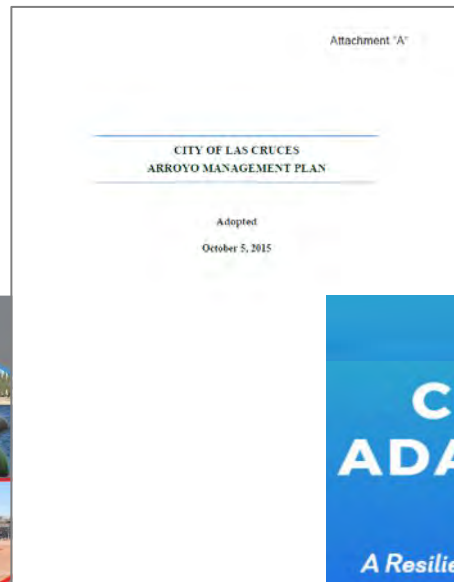
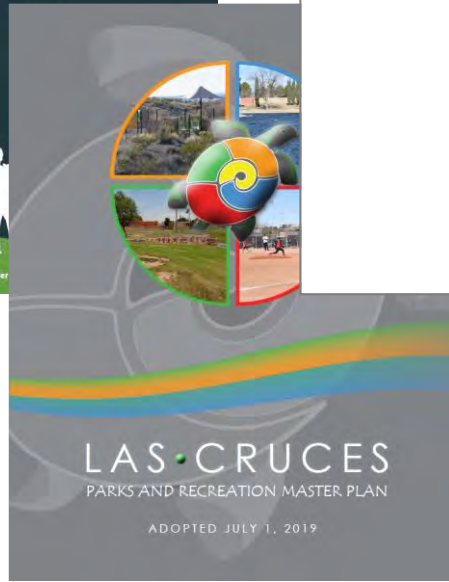
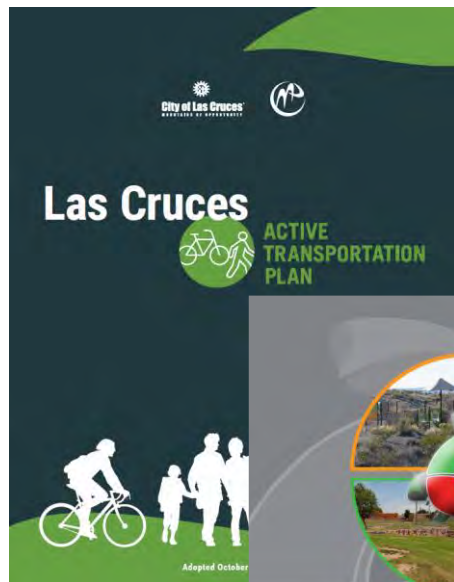
800+ ACRES

-  PRIVATE LAND
-  EXISTING NMSLO LEASE
-  PROPOSED NMSLO LEASE



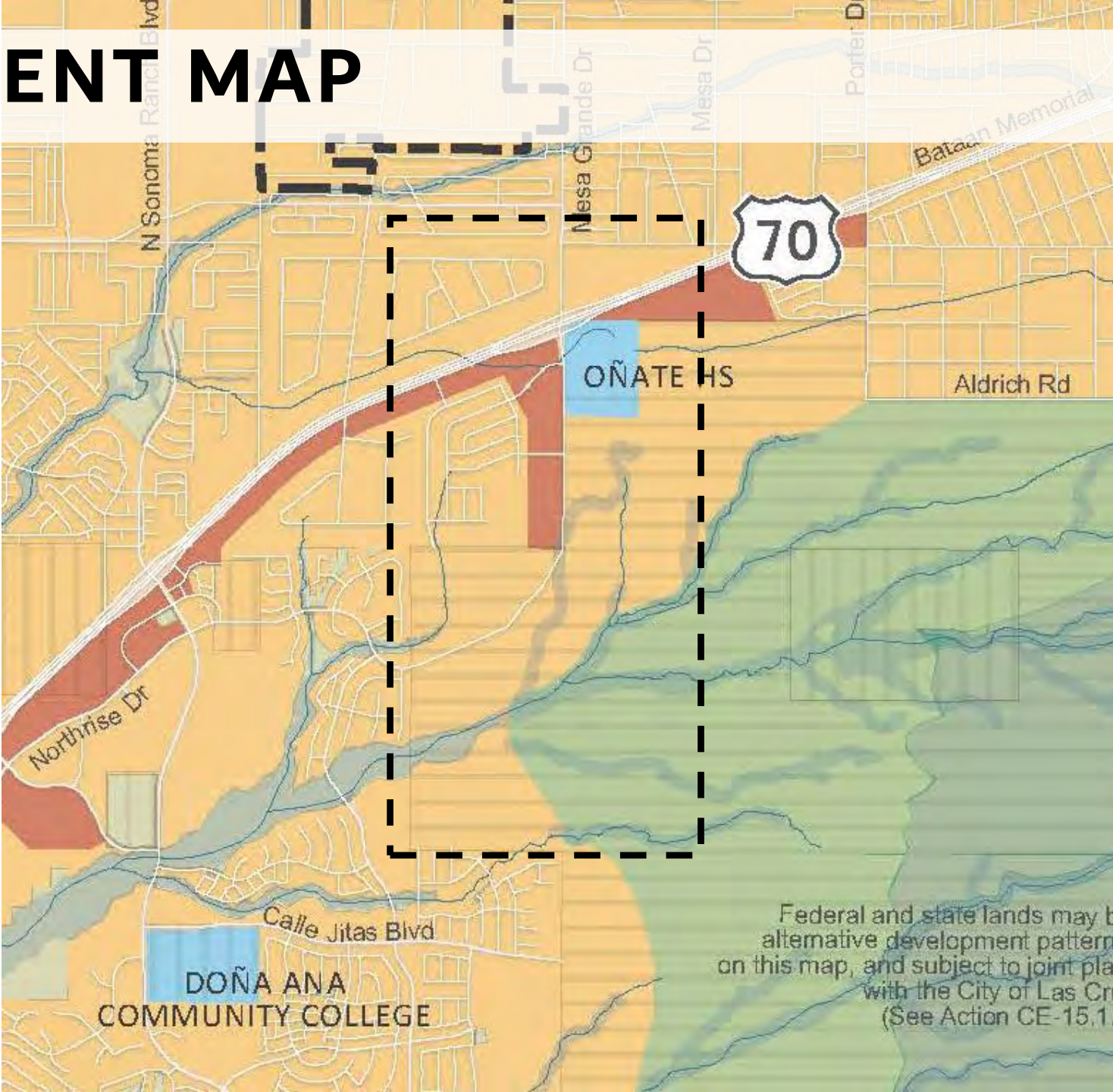
BUILDING ON ELEVATE LAS CRUCES

... AND OTHER CITY PLANS



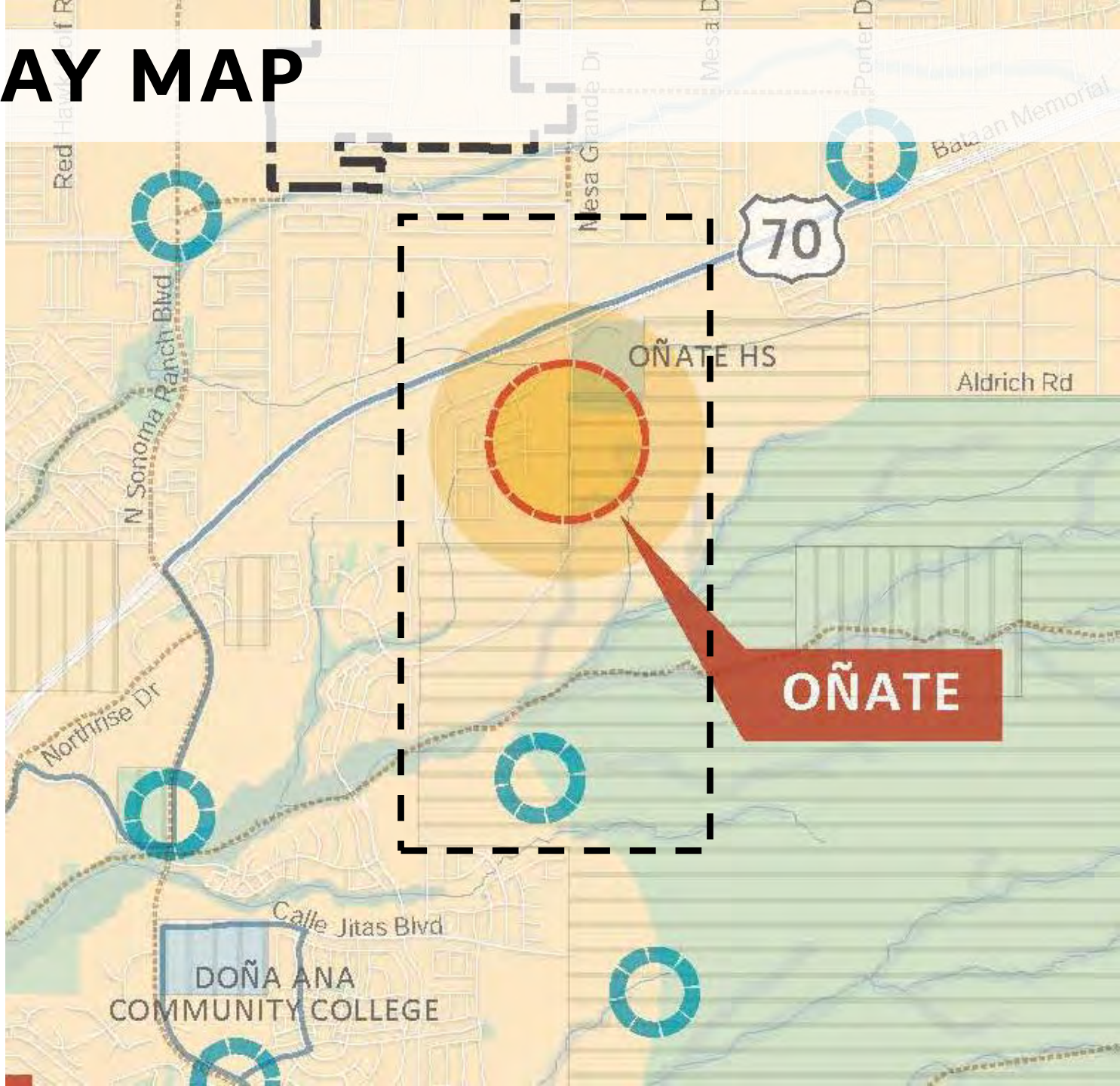
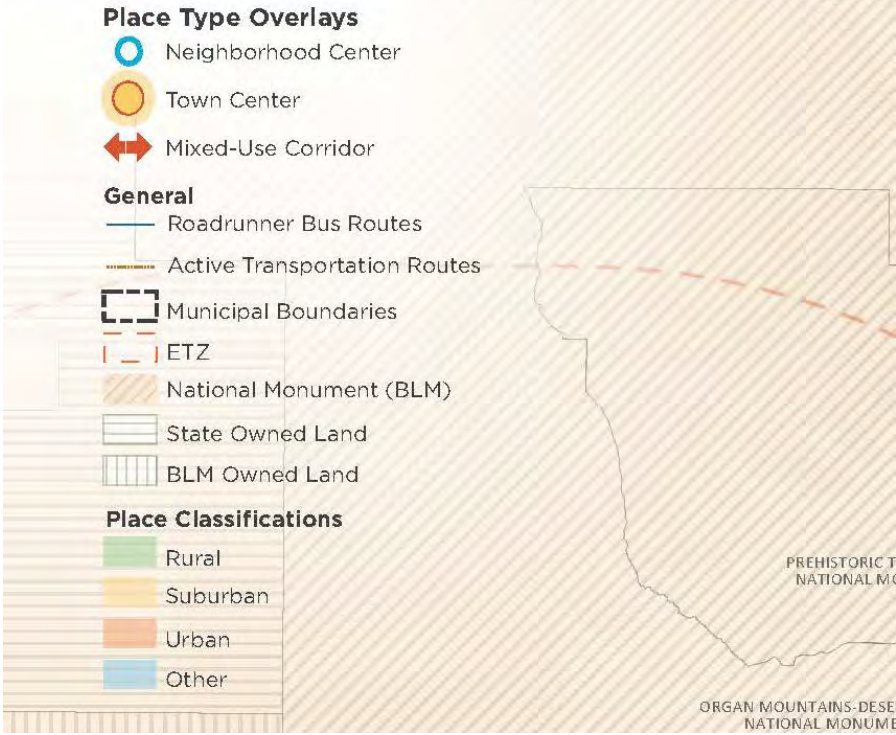
FUTURE DEVELOPMENT MAP

MAP 1.1, FUTURE DEVELOPMENT MAP¹



PLACE TYPE OVERLAY MAP

MAP 1.2, FUTURE DEVELOPMENT MAP, PLACE TYPE OVERLAYS¹



WHAT WE HEARD

ONE WORD CARD: 40+ RESULTS

ONE WORD that comes to mind
about the **Mesa Vista Area:**

Now: *

In the Future: *

(in my vision)

Submit

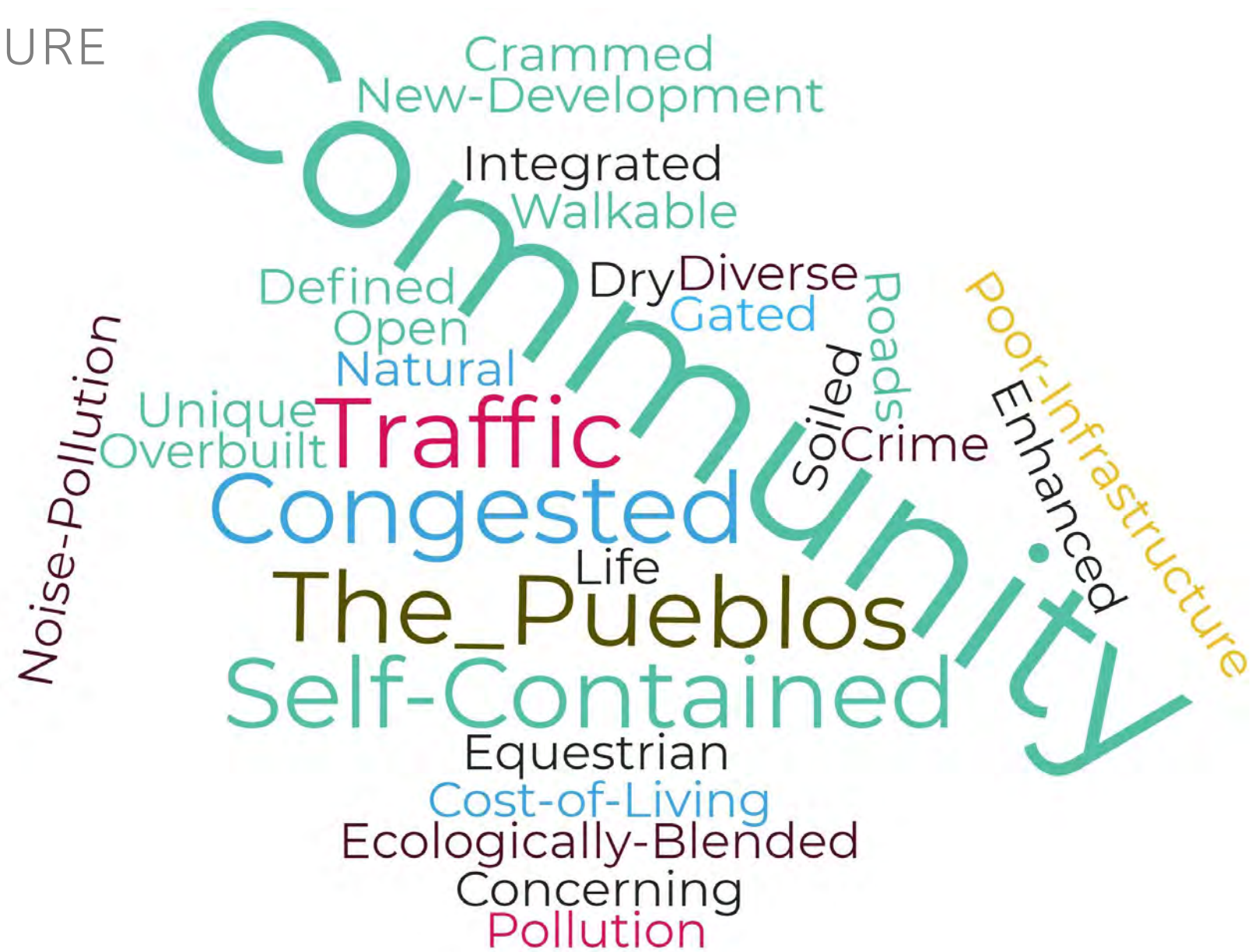
ONE WORD CARD – RESULTS

NOW



ONE WORD CARD – RESULTS

IN THE FUTURE



We asked

FOR A RESPONSE TO IMAGES



Separated/Protected Mobility Lane



Neighborhood Square



Local Restaurant



Courtyard Bungalows



Nature Trail



Playground/Active Park



Neighborhood Coffee Shop



Single-Family Home

We asked
FOR A RESPONSE TO IMAGES



Pharmacy/Convenience Store

We asked

FOR A RESPONSE TO IMAGES



Pharmacy/Convenience Store

We asked

WHICH SIZE TOWN CENTER

Resilience efforts have focused on **reducing urban heat through green infrastructure and shade trees, cool roofs, and cool pavement** to reduce ambient temperatures.

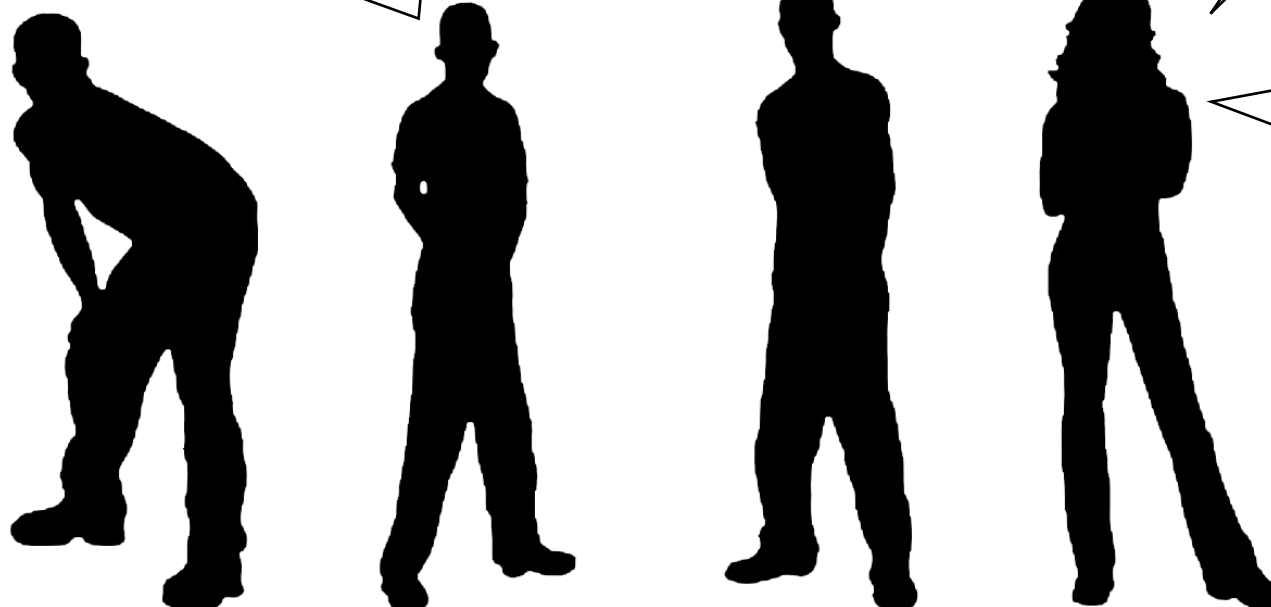
Courtyard Bungalows. There are some of those in ABQ in the area on the west side of downtown.

I'd like to be able to park and then **bike with my kids**

Connect to a **regional trail network** ... from the river to the mountains.


Walkable schools... We have worked and worked on this...Oregon Handbook for Schools

Pickle Ball is extremely popular among retired people... There are leagues and people take it very seriously.



(Responses from public in text boxes.)

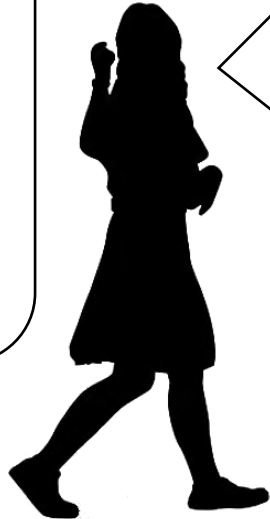
We asked FOR COMMENTS




I want better restaurants in our area. I'd like to see more sit-down restaurants.




THE MAIN CONCERN WE HAVE IS TRAFFIC SAFETY



Don't gate it. I like the idea of having a place to take the dog for a different walk



My favorite idea is the hiking and biking trails. We really don't have anywhere to go that isn't too wide open and too big



Yes, this would improve the image of the east side

(Responses from public in text boxes.)

CHOOSE YOUR FUTURE: 80+ RESULTS

WHICH SCENARIO DO YOU PREFER FOR MESA VISTA? (9.4.20)

8%



19%



73%



36%



64%



BIG 5 IDEAS ... SO FAR

DRAFT

- **New development should be compatible and respectful of context**

Mesa Vista should include locally-serving uses like a large green or plaza and heights that transition to neighborhoods. Conduct a Traffic Impact Analysis. Provide a detailed Stormwater Plan. Work with the Pueblos and Mesa Estates to be a good neighbor. Comply with dark sky protections and control light pollution (less streetlights and lights that shine downward). Neighborhood buffers. Pat Garrett monument. Protect neighborhood views. Abide by Comp Plan, Parks & Rec Master Plan, Arroyo Management Plan, Active Transportation Plan. Connect Mesa Avenue to Highway 70 for additional network. Use quality builders.

- **Mesa Vista offer an attractive, vibrant new center on the East Side**

Create a gateway to the city. Create a gateway to the national monuments and parks. “Instagrammable”. Farmer’s market, small grocery, brewery, healthy farm-to-table restaurants, deli for packed lunches, hiking apparel, and outdoor gear, shared workspaces, spas. Retreat center. Work with city on a recreation center. New compact, walkable, mixed-use use center of activity. DO not fail: recognize that COVID and pandemic has changed the way people socialize, shop and live. Use regional architecture.

- **Safe, comfortable, and interesting streets for walking and biking**

Enable pedestrians and cyclists. Add shopfronts and awnings. Provide bike infrastructure (especially for those who cannot afford to drive), bike routes for recreation. More bike stations & shared bikes. Safe routes to school. Connect to the high school. ADA accessibility. Fire Marshall requests 26’ clearance (31’ is ideal) and 500’ blocks.

- **Increase access to nature and recreation; build sustainably**

Dogs parks. Pickle ball. Design conservation neighborhoods. Protect the environment. Protect Major Arroyos and Minor (finger arroyos). Require parkways (planting strips) on major roads to build shade. Master Drainage Plan with big retention areas that are publicly owned (instead of on-site lot ponding). Arroyos as public open space. Provide trailheads. Provide trails in the “buffer” area away from the ridges. Plant a canopy of (drought-tolerant) trees (like desert willows) and understory of desert plants (like agave). Protect bio-crusts (first layer of soil, where possible) and create wildlife corridors and a wildlife interface zone. Use arroyo crossings with box culverts. Homes should be encouraged to have charging stations, solar panels, white roofs, cool pavement, and trees. Water should be reused using raingardens, swales, and water catchment areas.

- **A prosperous, but still affordable new community**

The average household should be able to afford the average unit (units from \$185K to \$235K). Provide units for lower income by working with non-profit affordable housing builders. Increase homeownership and business ownership. Support the city’s affordable housing efforts. Use cottage courts, bungalow homes, accessory dwelling units and all the duplexes, triplexes, and townhomes known as the “missing middle.”



Polling Questions

DID YOU PARTICIPATE IN THE VIRTUAL SITE VISIT KICK-OFF MEETING (AUGUST 13TH)?

1. Yes

2. No



Community Kick-Off Virtual Event

6:00 PM – 8:00 PM
Google Calendar · ICS

Join us August 13th at 6pm to kick-off the community conversation on the vision for Mesa Vista! During this event you will learn more about Mesa Vista, best practices in town design, and the upcoming public design process.

This meeting will be held online via Zoom. You can participate by joining the Zoom meeting on your computer, tablet or smartphone or just by calling in. Please register for the event to receive information for joining in.

[Watch The Community Kick-off Virtual Event Recording](#)

HAVE YOU PARTICIPATED IN ANY OF THE OTHER CHARRETTE EVENTS THIS WEEK?

1. Yes

2. No

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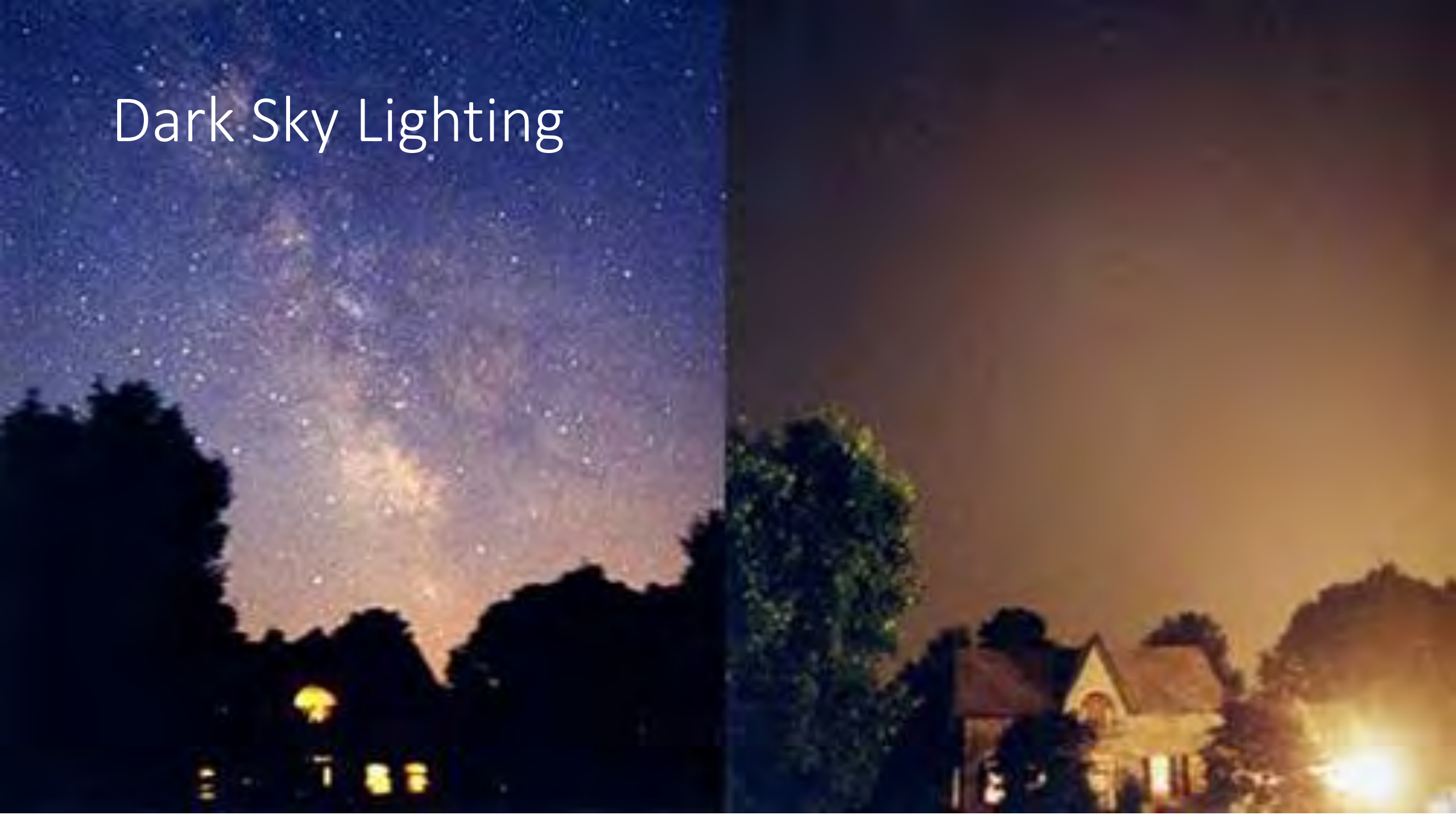


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**NEW DEVELOPMENT SHOULD
BE COMPATIBLE &
RESPECTFUL OF CONTEXT**

Dark Sky Lighting



Dark Sky Lighting



Dark Sky Lighting

- Less streetlights and parking lights (less lights generally)
- Fully shaded to guide light down
- Minimizes glare
- Reduces light pollution
- Minimizes blue light in the nighttime environment –has a positive impact on human health
- Allows plants and animals to stick to their natural rhythm
- Saves money compared to traditional lighting
- Reduces light trespass and skyglow
- Outdoor lighting makes people feel safer at night
- Better vision of the natural night sky
- Less negative effects on ecosystems compared to other artificial lights

Look Out for These Species



Arizona
Shrew



Mexican-
Long-
Nosed Bat



Montane
Vole



Gray
Coyote



Whooping
Crane



Common
Ground-
Dove



Elegant
Trogon



Mexican
Garter
Snake



Dunes
Sagebrush
Lizard

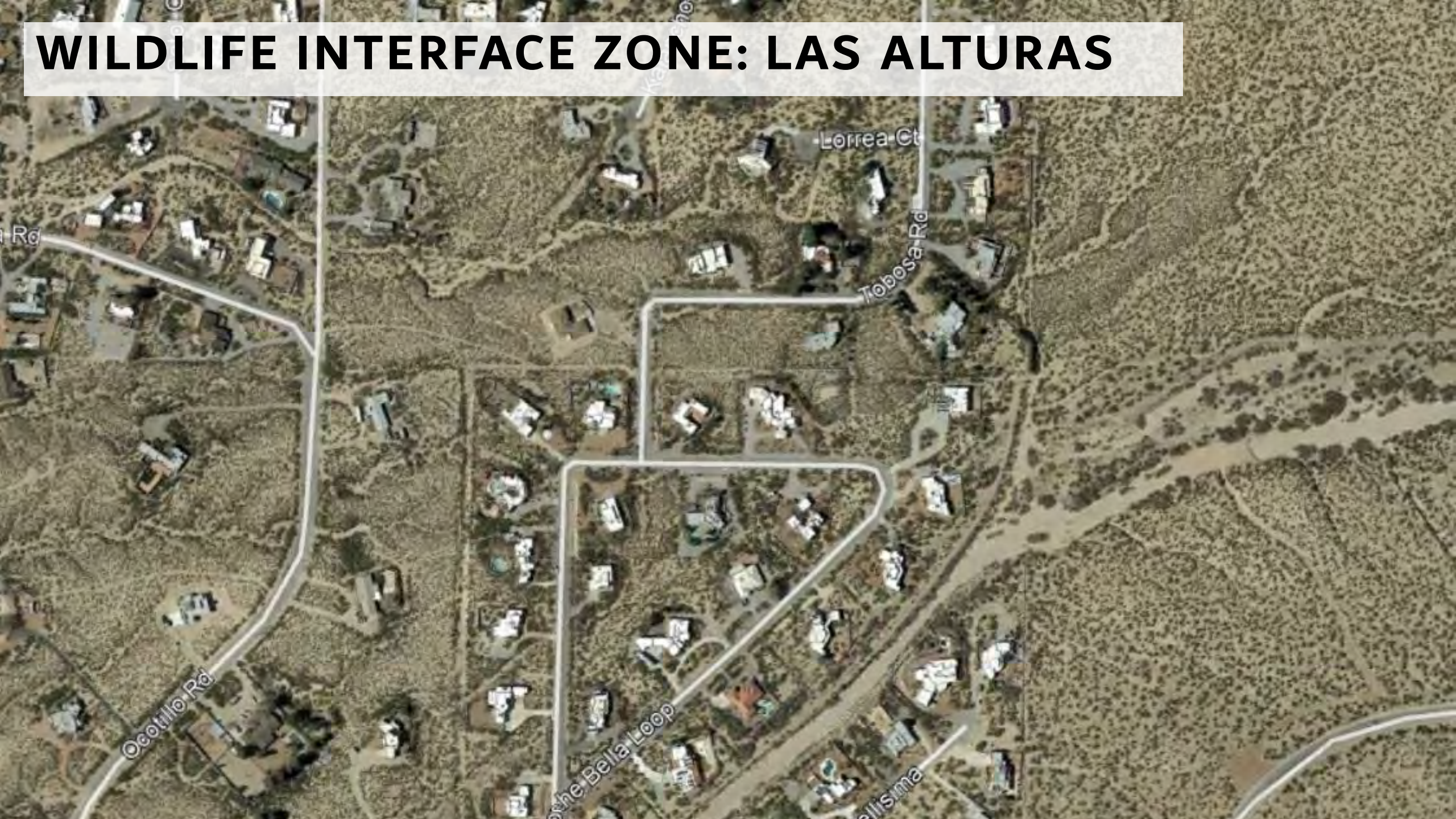


Boreal
Toad

ARROYO CROSSING



WILDLIFE INTERFACE ZONE: LAS ALTURAS



WILDLIFE INTERFACE ZONE: LAS ALTURAS



WILDLIFE INTERFACE ZONE: LAS ALTURAS



GETTING ALONG WITH WILDLIFE

GIVE SPACE TO WILDLIFE

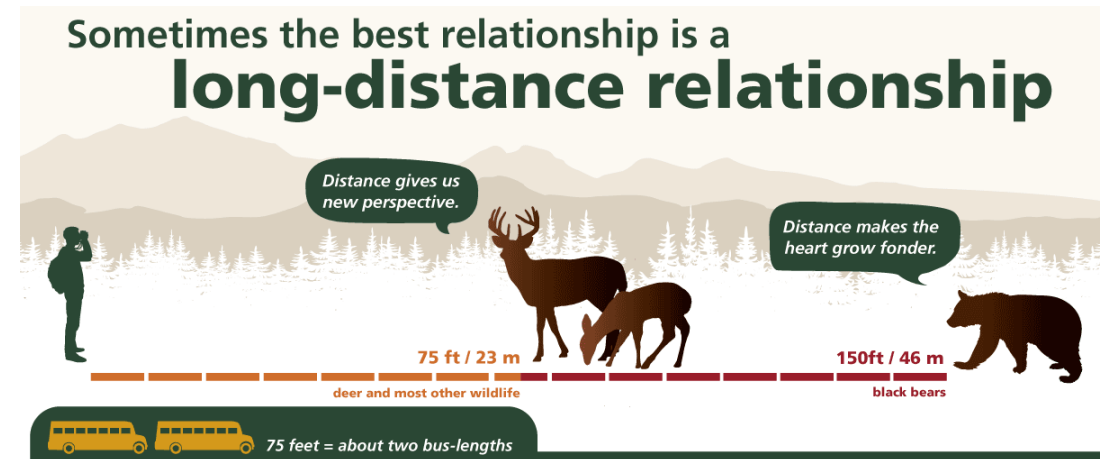
- WILDLIFE INTERFACE ZONES
- PRESERVE THE ARROYO
- ARROYO BUFFER

PROTECT HEALTH OF WILDLIFE







- KEEP PETS AWAY FROM WILDLIFE
- PROPERLY TREAT HUMAN AND PET WASTE

PROTECT HEALTH OF HUMAN & PETS

- MAKE SURE THE PETS ARE VACCINATED
- KEEP DISTANCE FROM THE WILDLIFE



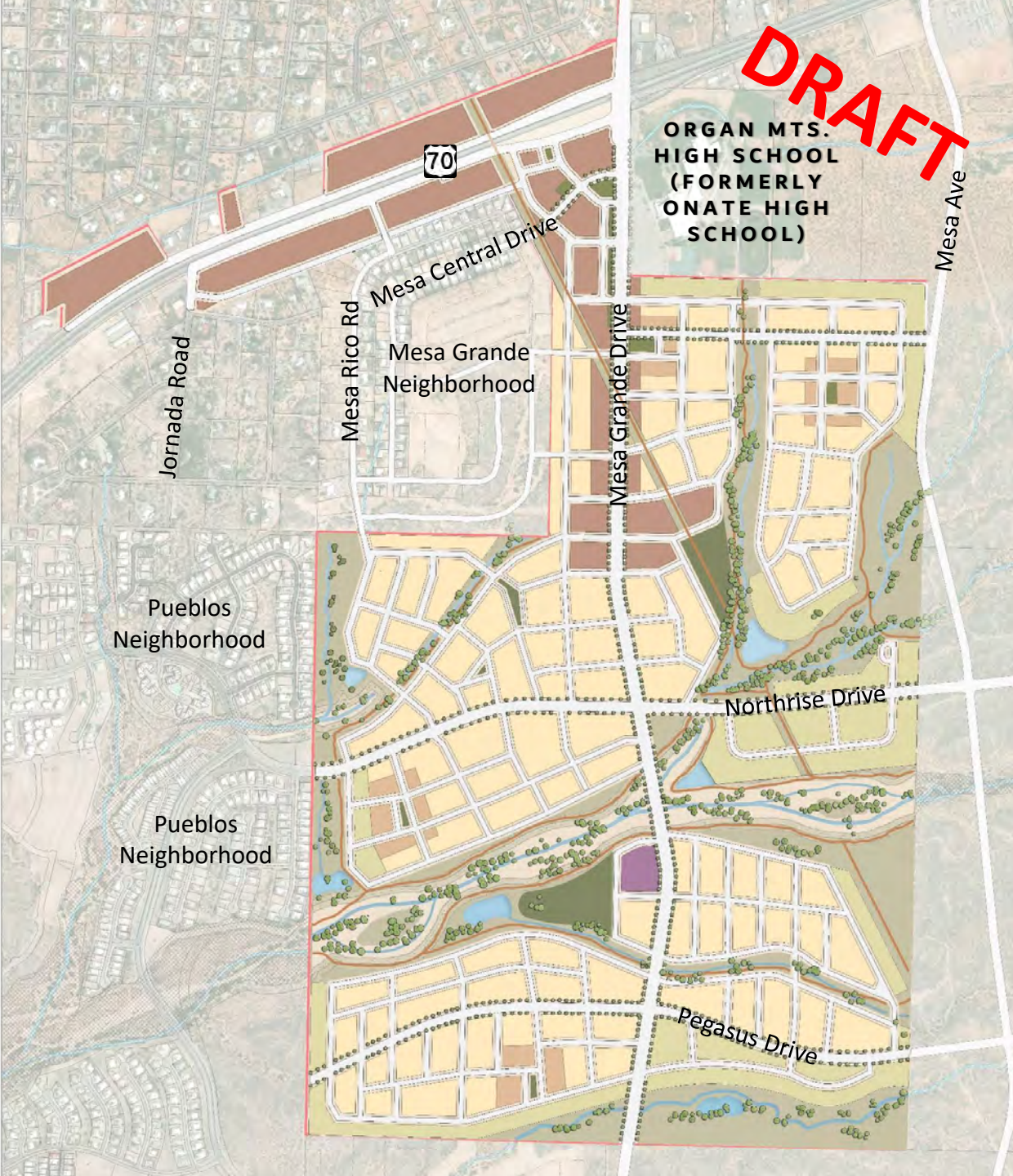
ILLUSTRATIVE PLAN

-  Park Space
-  Open Space
-  Arroyo w/ 50-100' Buffer
-  Arroyo & stormwater
-  Trail
-  Street trees and landscape



TRANSECT PLAN

- T5 Mixed Use Town Center
- T4 Smaller Lot Housing
- T3 Standard Lot Houses
- T2 Large Lot Houses
- Civic
- Park Space
- Open Space
- Arroyo w/ 50-100' Buffer
- Arroyo & stormwater
- Trail
- Street trees and landscape



MESA VISTA PLAN

DRAFT

- T5 Mixed Use Town Center
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Town Center

Regional Park

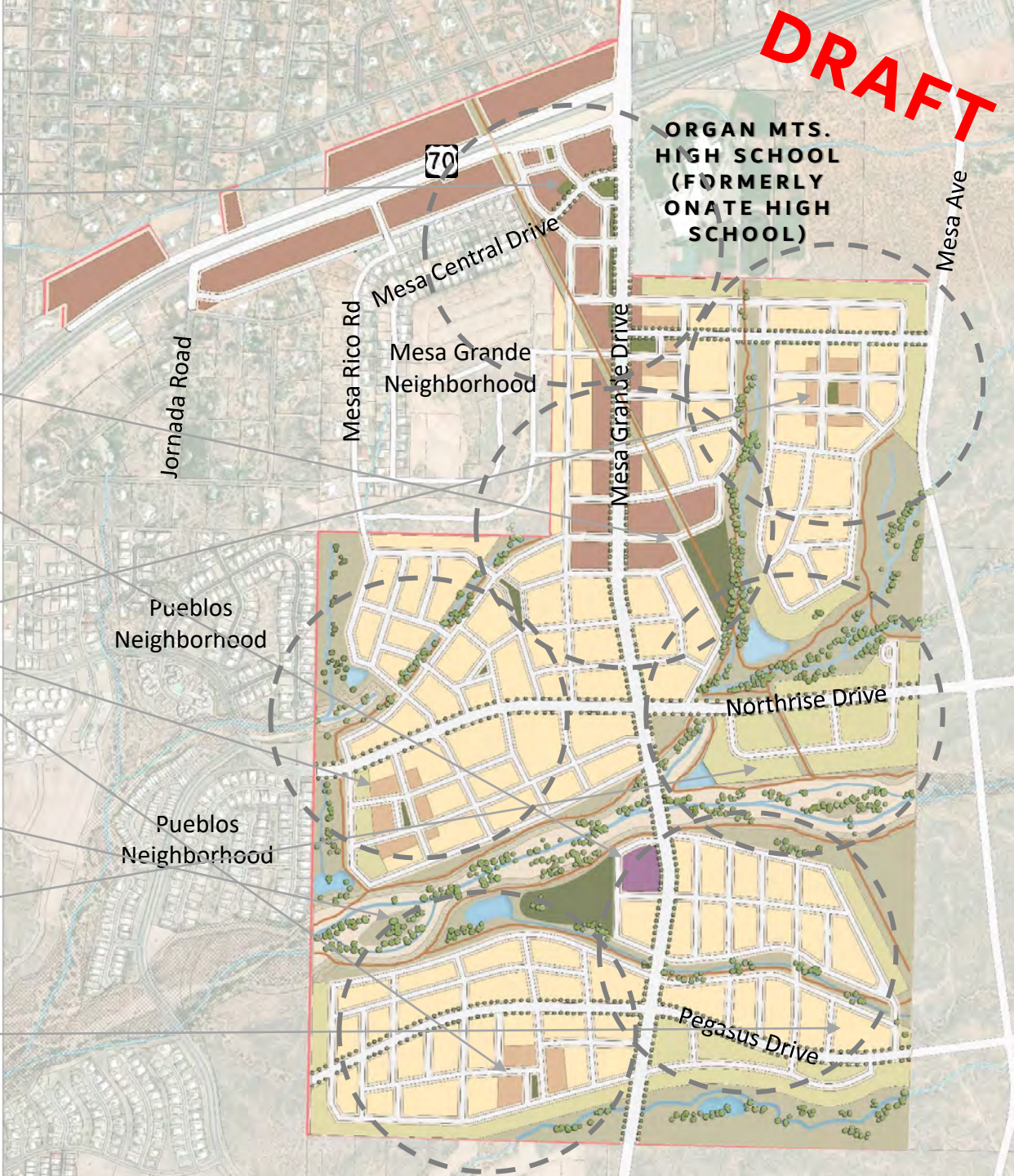
Rec Center & Regional Park

Neighborhood Centers

Arroyo and Buffer
Arroyo Trails

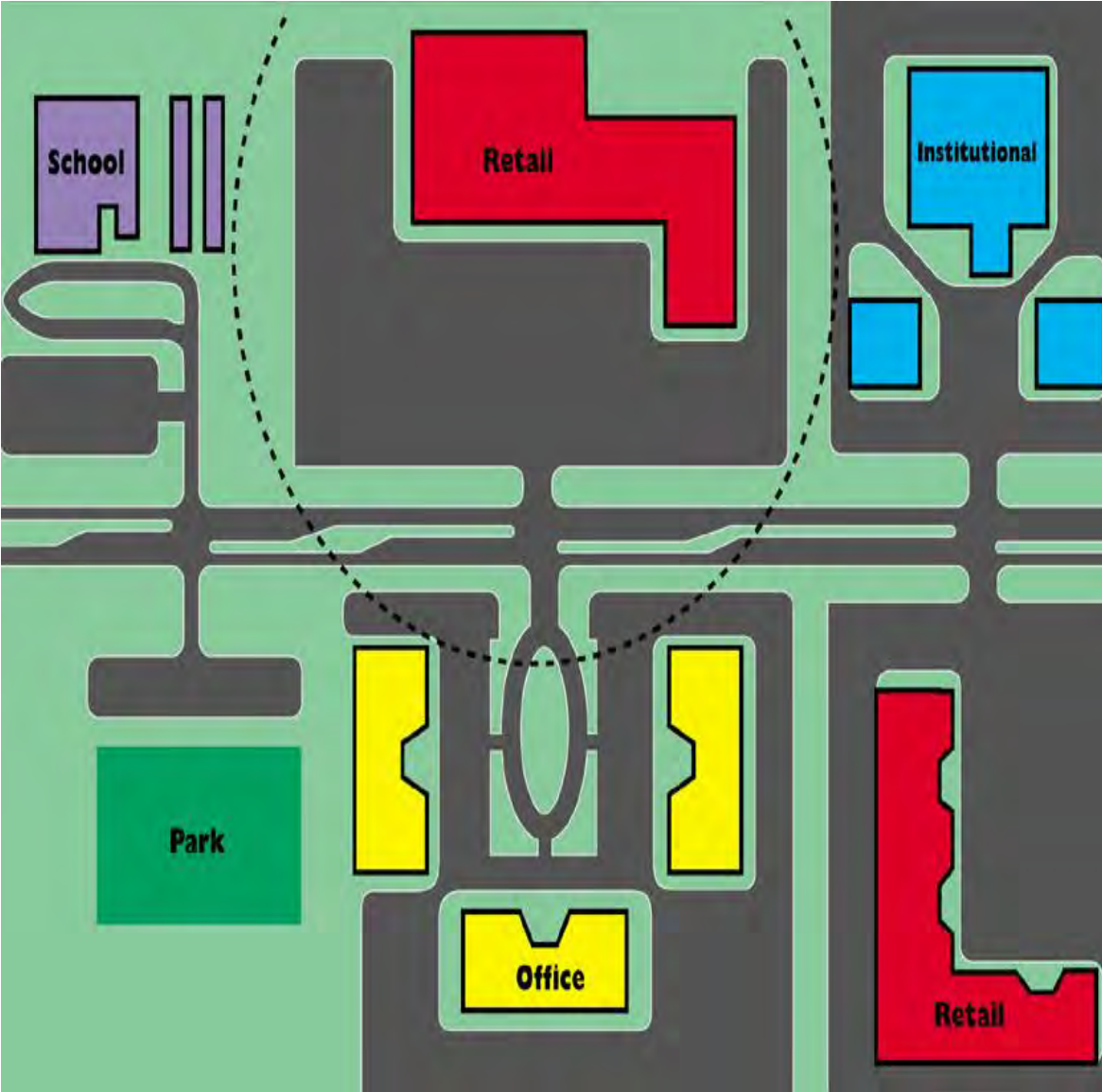
Wildlife Interface Zone

Spa & Resort

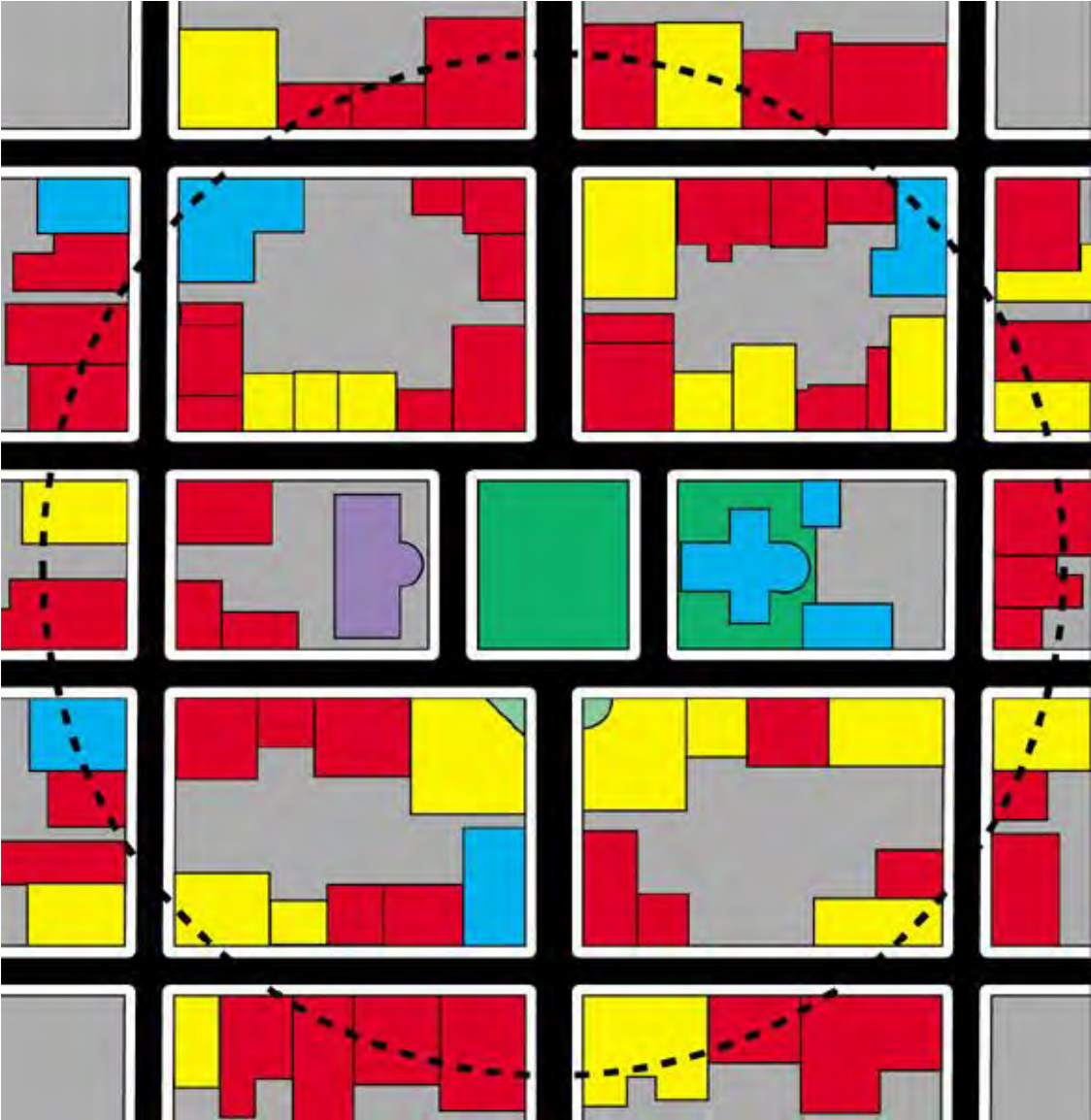


**MESA VISTA OFFER AN
ATTRACTIVE, VIBRANT NEW
CENTER ON THE EAST SIDE**

MIX OF USES



NOT THIS



THIS

DRAFT



MESA VISTA TOWN CENTER

Plan View

MESA VISTA TOWN CENTER

DRAFT





MESA VISTA TOWN CENTER

DRAFT

MESA VISTA TOWN CENTER

DRAFT



MESA VISTA TOWN CENTER

DRAFT
Highway 70



MESA VISTA TOWN CENTER

DRAFT



Mesa Grande Dr

Mesa Central Dr

Highway 70

MESA VISTA TOWN CENTER

DRAFT



GATEWAY

DRAFT



MORE STOREFRONTS LIKE THIS



MORE STOREFRONTS LIKE THIS

ORGAN MOUNTAIN OUTFITTERS





MESA VISTA TOWN CENTER

NEIGHBORHOODS









Parking is tucked discreetly back behind a layer of habitable space, providing friendlier curb appeal

Buildings close to the sidewalk help to provide shade for pedestrians

Driveway curb cuts are kept narrow, only one car wide maximum, to minimize sidewalk interruptions

Street trees increase pedestrian comfort and provide shade

On-street parking helps reduce the need for parking on the private lots

On corner lots, parking can be accessed from the side street

MESA VISTA PLAN

DRAFT

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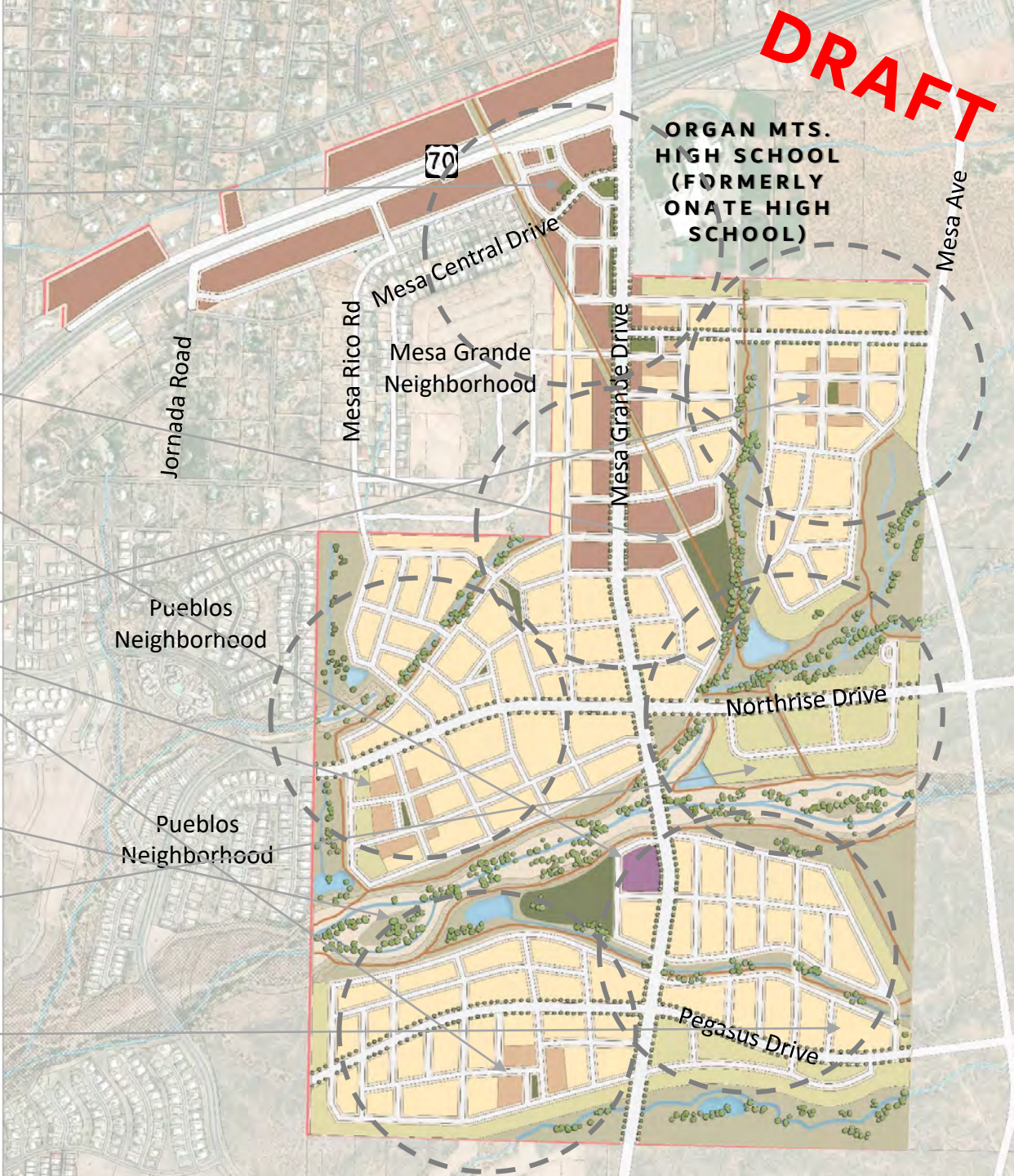
Rec Center & Regional Park

Neighborhood Centers

Arroyo and Buffer
Arroyo Trails

Wildlife Interface Zone

Spa & Resort



**A PROSPEROUS, BUT STILL
AFFORDABLE NEW
COMMUNITY**

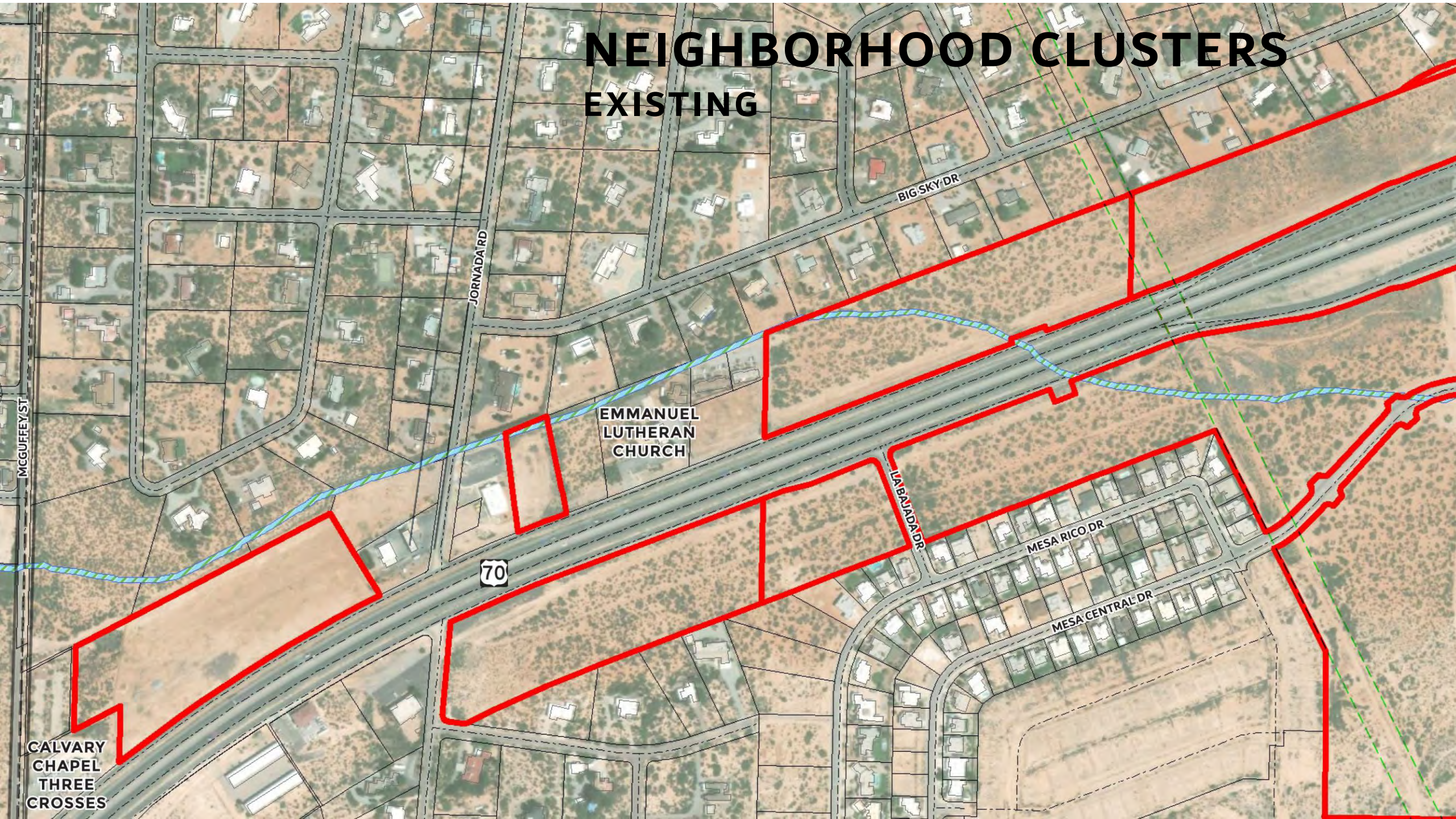
What is **Affordable Housing**?



The government says housing is "affordable" if a family spends **no more than 30%** of their income to live there.



NEIGHBORHOOD CLUSTERS EXISTING



JORNADA RD

BIG SKY DR

EMMANUEL
LUTHERAN
CHURCH

70

LA BADA DR

MESA RICO DR

MESA CENTRAL DR

CALVARY
CHAPEL
THREE
CROSSES



NEIGHBORHOOD CLUSTERS PROPOSED

DRAFT



NEIGHBORHOOD CLUSTERS

8-12 HOUSEHOLDS IN A GROUP

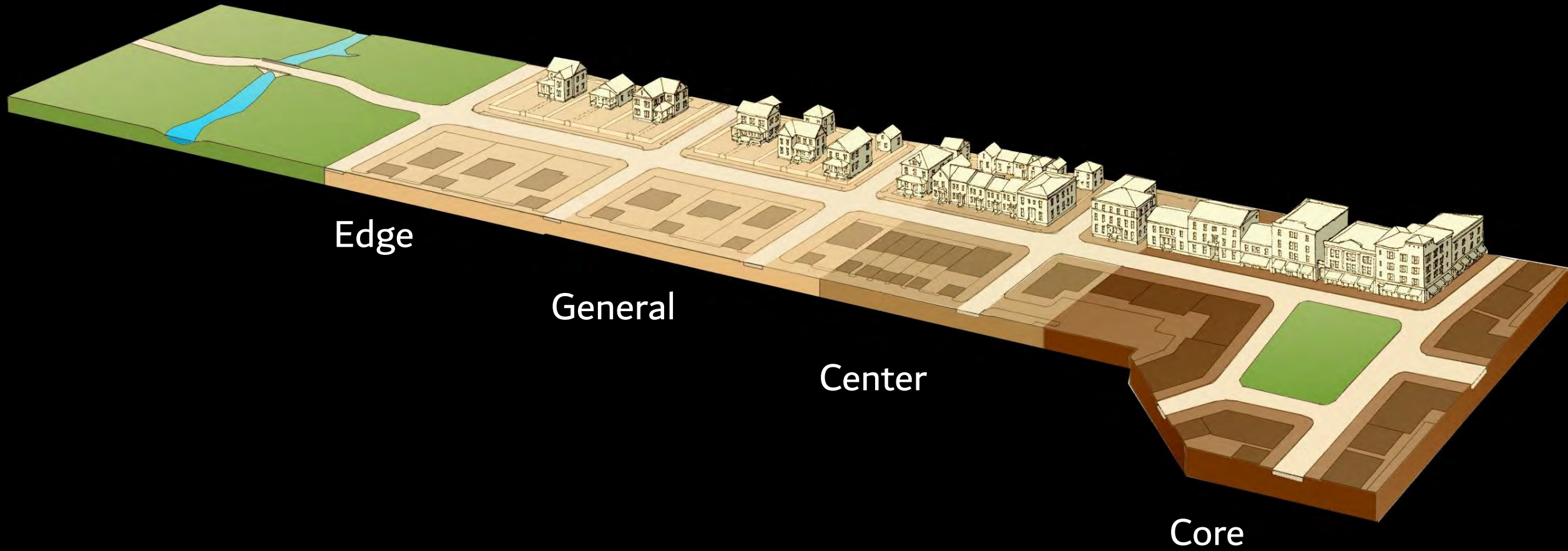


NEIGHBORHOOD CLUSTERS

8-12 HOUSEHOLDS IN A GROUP



VARIETY



VARIETY



VARIETY

	Townhouse	28 ft
	Townhouse	22 ft
	Townhouse	18 ft
	Duplex	28 ft each

	Cottage	35 ft
	Cottage	45 ft
	House	50 ft
	House	60 ft
	Large House	65 ft
	Large House	70 ft
	Estate House	100 ft

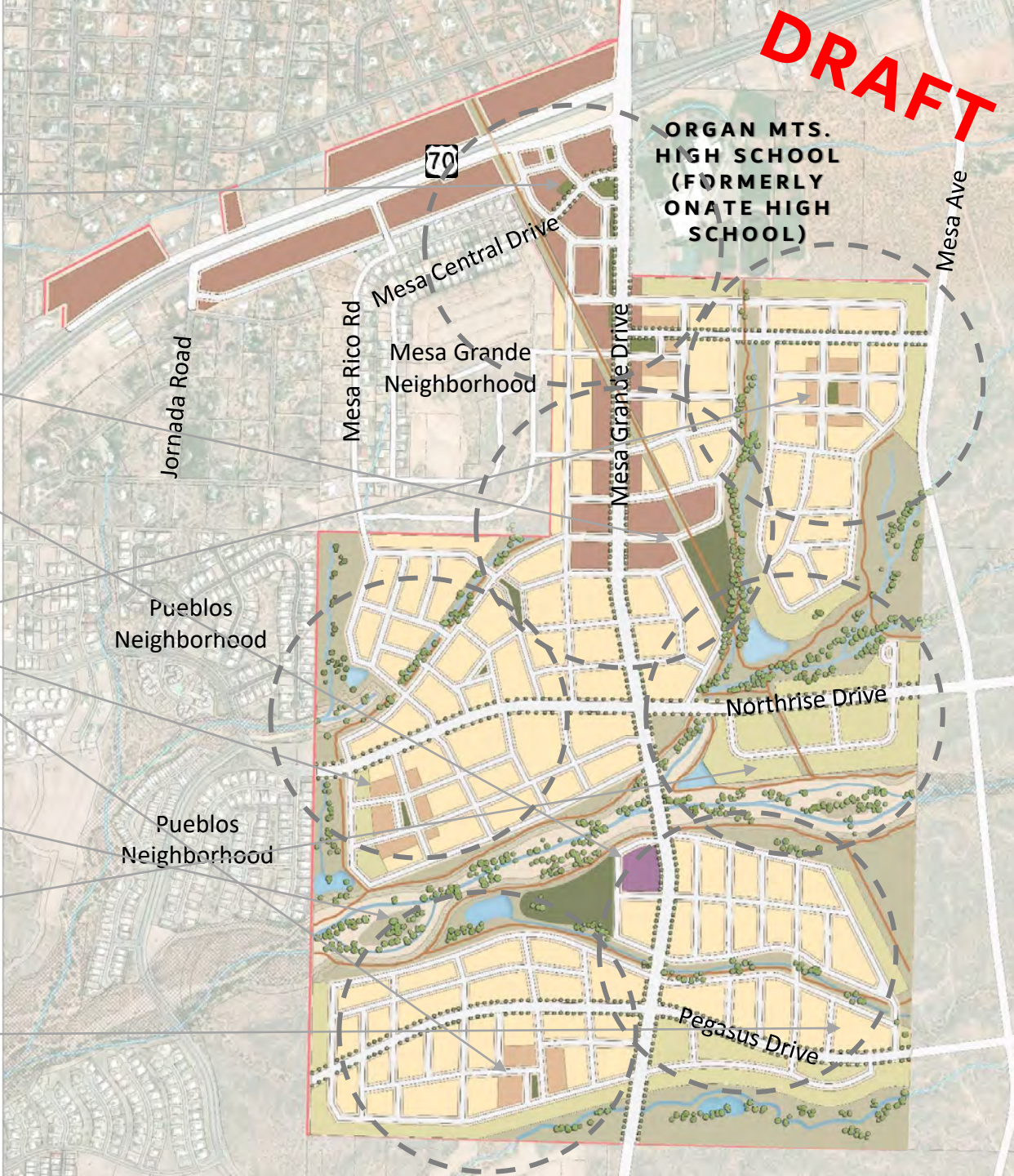


MESA VISTA PLAN

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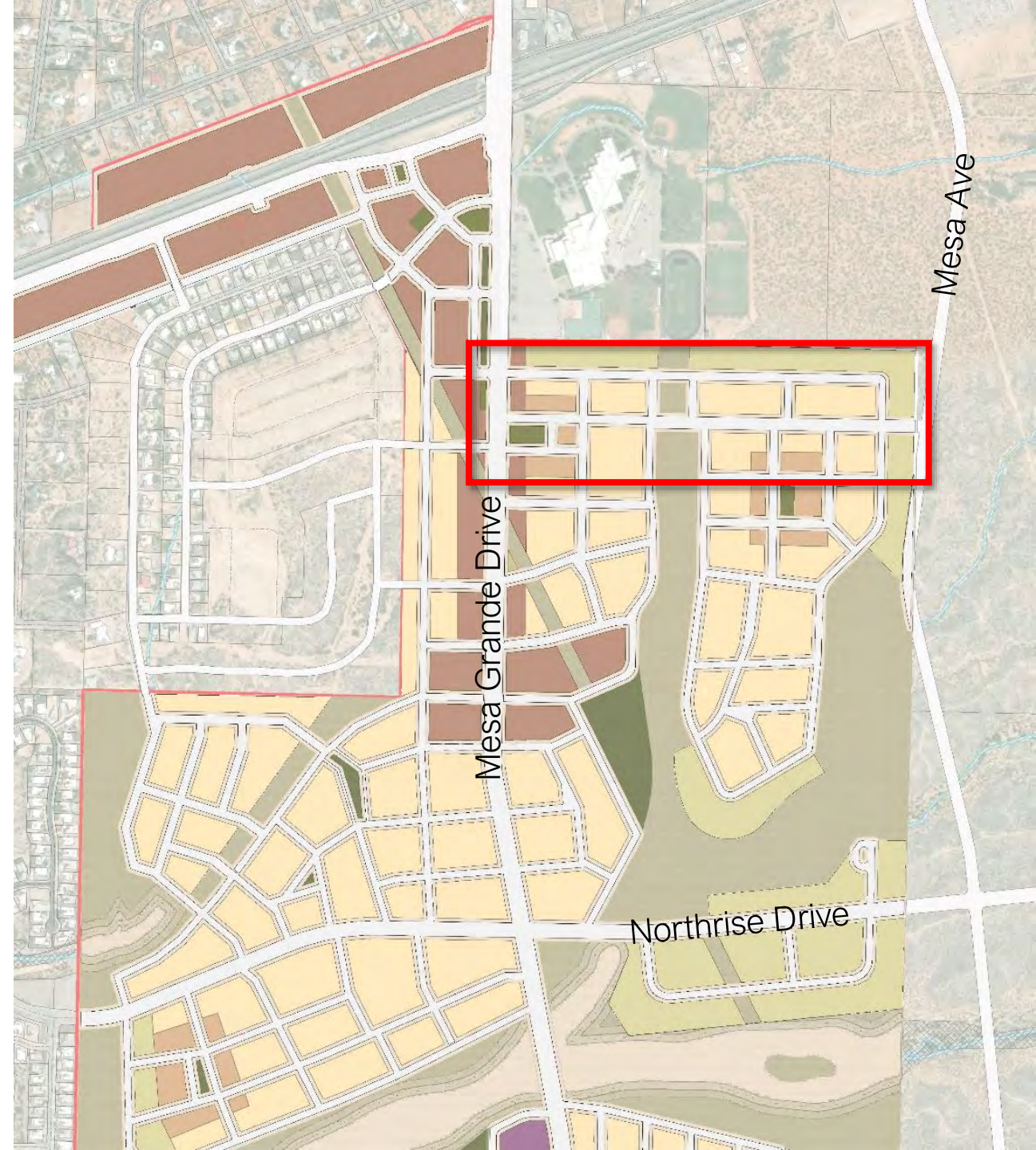
- Town Center
- Regional Park
- Rec Center & Regional Park
- Neighborhood Centers
- Arroyo and Buffer
- Arroyo Trails
- Wildlife Interface Zone
- Spa & Resort



**SAFE, COMFORTABLE, AND
INTERESTING STREETS FOR
WALKING AND BIKING**

SAMPLE BUILDINGS

CENTER TO EDGE



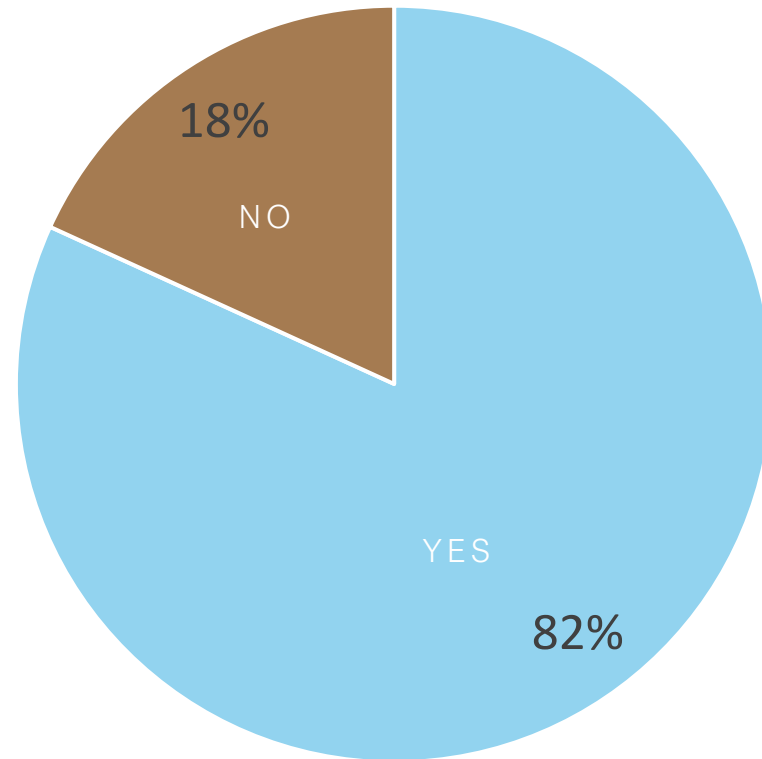
SAMPLE BUILDINGS

CENTER TO EDGE



- | | |
|--|--|
|  Multi-Family |  Plaza |
|  Townhouses |  Arroyo Reserve |
|  Small Houses |  Lots |
|  Large Houses | |

DID YOU WALK TO SCHOOL AS A CHILD AT ANY POINT?



CONVENTIONAL





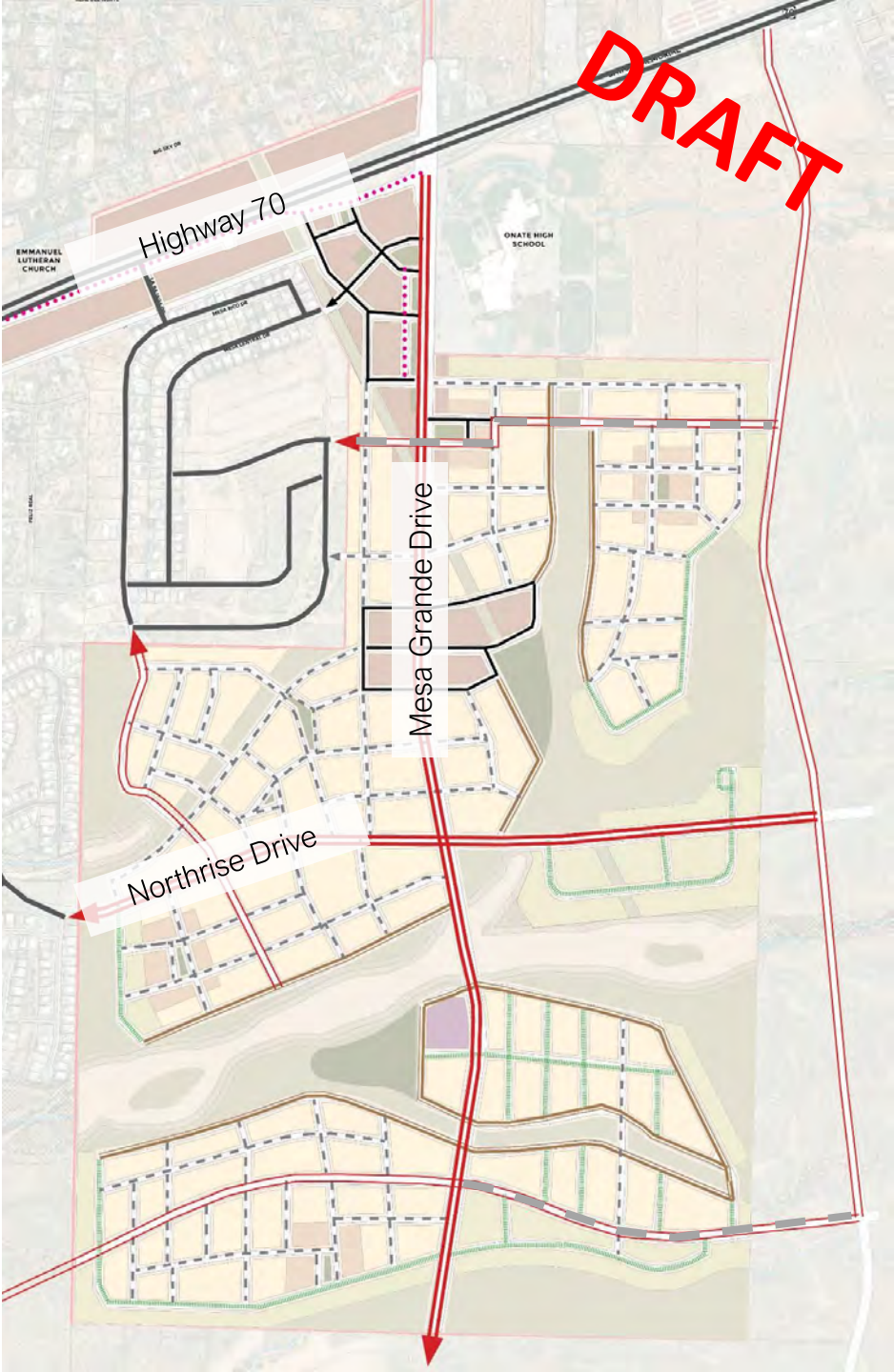
CREATIVE



STREET ATLAS

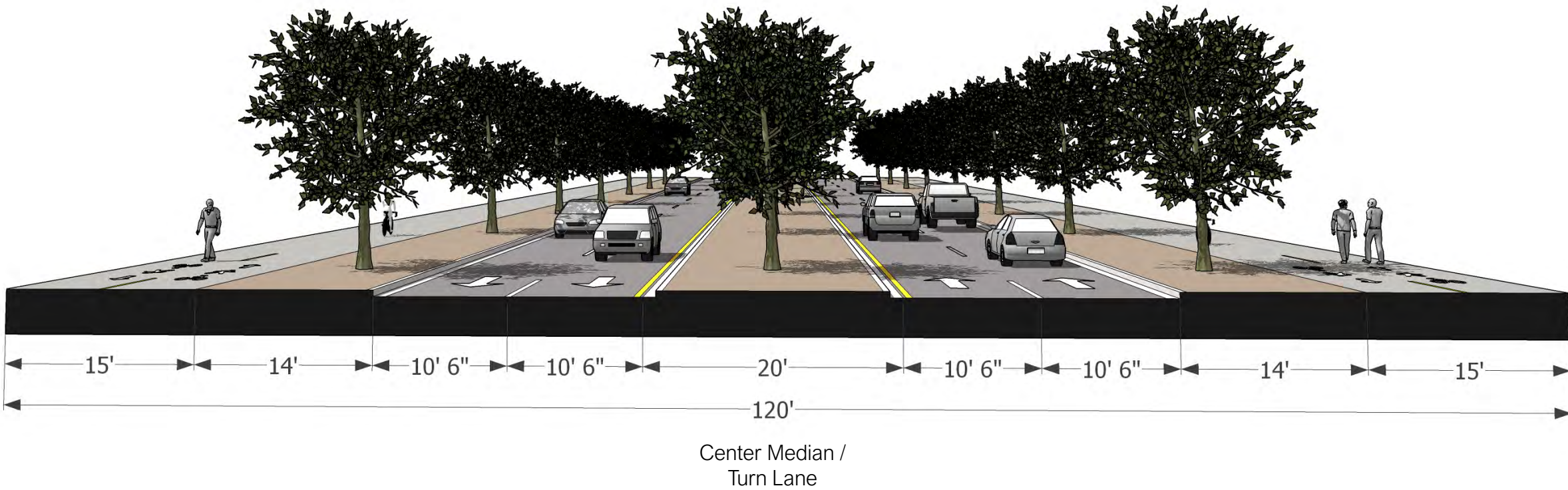
GENERAL STREET TYPES

	Highway 70
	Existing Streets
	Arterials
	Major Local
	Main Street
	Local
	Arroyo Street
	Rural Street
	Frontage Street



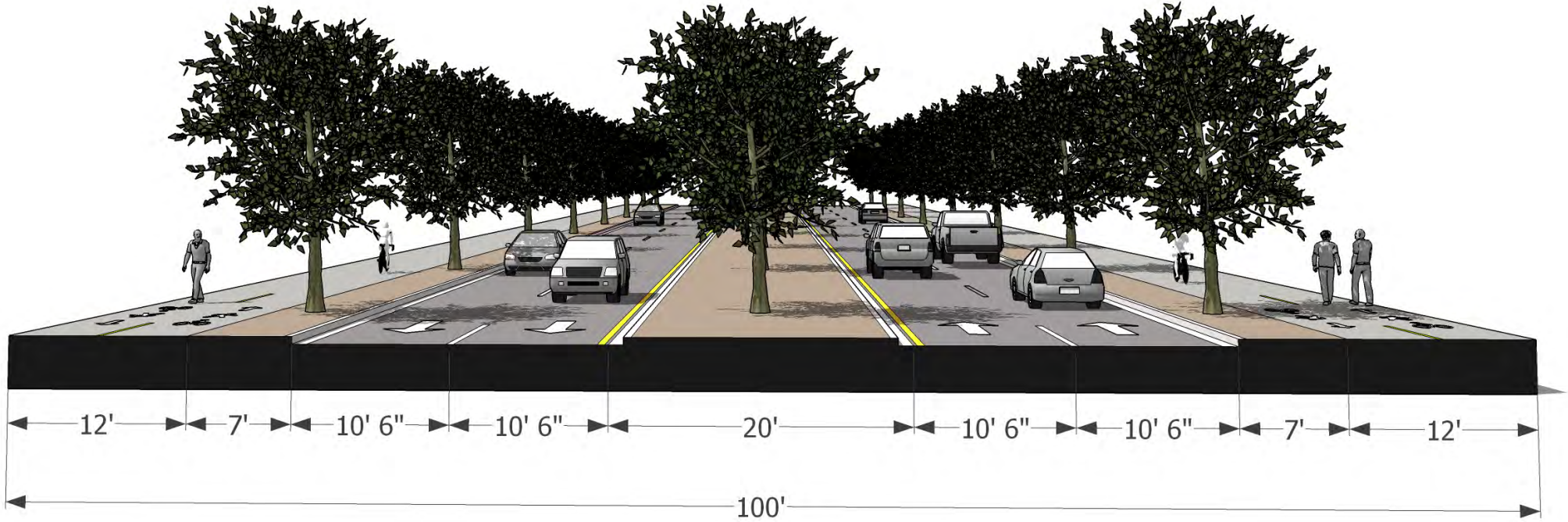
DRAFT STREET SECTIONS

PRINCIPAL ARTERIAL 120'



DRAFT STREET SECTIONS

MINOR ARTERIAL 100'



**INCREASE ACCESS TO NATURE
AND RECREATION;
BUILD SUSTAINABLY**



THE SITE

A MIXED CREOSOTE
BUSH COMMUNITY

NORTHEAST

ORGAN MTS.
8 MILES AWAY

MESQUITE
TREE

TARBUSH

OCOTILLO

CREOSOTE
BUSH



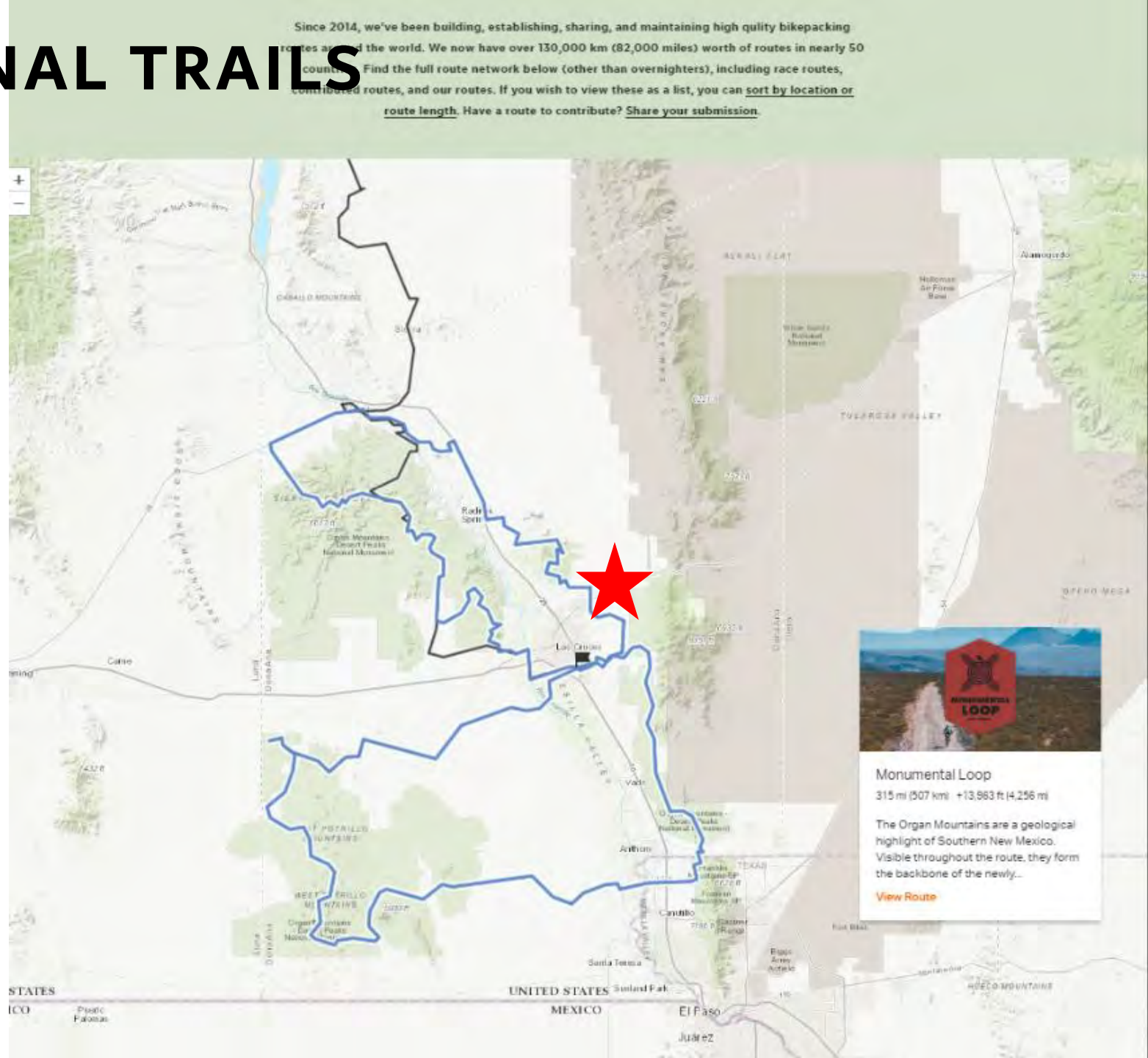
ACTIVE TRANSPORTATION PLAN



CONNECT TO REGIONAL TRAILS

MONUMENTAL LOOP

352 Mile Bikepacking Trail



CAMINO REAL MIDDLE SCHOOL TRAIL



CONNECT TO A REGIONAL TRAIL NETWORK

Potential
Trails /
Shared-Use
Paths



CONNECT TO A REGIONAL TRAIL NETWORK

Potential
Trails /
Shared-Use
Paths



CONNECT TO A REGIONAL TRAIL NETWORK

Potential
Trails /
Shared-Use
Paths



PROVIDE POCKET PARKS, CIVIC PARKS & LARGE OPEN SPACES

LAS CRUCES PARKS & RECREATION MASTER PLAN (2019)

NEIGHBORHOOD PARKS

Neighborhood parks are the "backbone" of most municipal park systems, providing active and passive recreational opportunities within walking distance of neighborhoods. Proximity to residential areas creates accessible and family-friendly destinations. Common amenities may include, but are not limited to: playground equipment, picnic areas, park benches, walking trails, open play areas, and occasionally, sport courts or athletic fields.

General Characteristics. Neighborhood parks should be evenly distributed throughout residential areas of the city, and be centrally located within neighborhoods to provide safe and easy access for bicyclists and pedestrians.

Service Area. Adjacent residential areas within a 1/4 to 1/2 mile "walkshed", determined by the availability of a defined walking route free of obstructions. Service areas extend across major thoroughfares only where defined crosswalks can provide access at intersections or at other roadway crossings via traffic control devices.

Size. Typically three to 10 acres, although size may vary beyond this range depending on physical conditions and the availability of land.

Neighborhood and pocket park facilities such as playspaces and sitting areas are simple investments that can meet the most basic recreational needs of families with small children. These essential park system "building blocks" must be augmented by well-sited community parks that provide recreational opportunities for additional user groups.

POCKET PARKS

Pocket parks provide active and passive recreation opportunities for concentrated populations within immediate walking distance. These parks serve a similar purpose as neighborhood parks, but their smaller size limits the type of facilities that may be incorporated into the space. Small landscaped areas and lawns may be accompanied by sitting areas, gazebos, playscapes, or facilities of similar scale.

General Characteristics. Pocket parks should be located in close proximity to residences. This park type should be provided in addition to, not in lieu of, a neighborhood scale park.

Service Area. Directly adjacent residential areas no further than a 1/4 mile "walkshed", determined by the availability of a defined walking path that is free of obstructions. Service areas do not typically include residential areas separated from the park by a major thoroughfare.

Size. Typically 1/4 to one acre in size. Smaller public pocket parks are highly discouraged.



CIVIC PARKS

Centrally located within historic city centers, or dense urban environments, civic parks can serve as a community's "front porch," providing critical space for public gathering, civic or other events, or community reflection. Civic parks are defined primarily by social space and are not typically programmed for active recreation. Civic parks also define highly urban environments, providing important focal points within areas of dense development.

The size and service area of civic parks will vary according to their specific functions.

GREENS

Greens are large lawns characterized by landscaping and trees planted in strong geometric fashion. Greens provide small amounts of space for unprogrammed recreation and may contain architectural structures such as gazebos, arbors, or pavilions, and pedestrian elements such as benches and seat walls.

SQUARES

Found at significant junctions and nodes, squares may provide programmed space for organized and unstructured recreation. Additionally, these spaces are often utilized for activities such as open air markets, concerts, or even civil assemblies. Unlike greens, squares are typically fronted by roadways. Surrounding buildings may be used for civic purposes, but may also consist of other mixed land uses. Similar to greens, squares may contain lawns, trees, landscaping, architectural, and pedestrian elements.

Although identified on the town's original plans in the colonial Spanish tradition as a "plaza," Albin Park assumes the design characteristics of a town square.



ATHLETIC COMPLEXES

Athletic complexes provide groupings of sport fields or sport courts for organized play in an area that can accommodate the traffic and noise that a large number of users can generate. Athletic complexes typically include sufficient fields so that leagues can congregate at one facility for competitive play and not be dispersed among different locations across the community. Evening activities at athletic complexes necessitate high-intensive lighting that can be a nuisance when the complex is located too close to residential areas.

Athletic complexes may also incorporate indoor facilities such as community recreation centers or aquatic centers.

NATURAL AREA/OPEN SPACE

Left largely in a natural state to provide wildlife habitat, forested and open space for passive recreation. These parks can vary greatly in size depending on the resources available, but are meant to have a city-wide service radius.

Programmed in a manner to limit disturbance of the landscape, natural areas and open spaces are largely self-maintaining. Maintenance is generally not a significant factor - other than to check for hazards or invasive plant species. Besides recreational and aesthetic opportunities afforded by natural areas, such areas have huge economic value to society in terms of ecological services provided - functions such as water and air purification, carbon sequestration, flood control, pollination, air cooling, which can positively effect human health and well being.



Athletic complexes typically support court sports (baseball/softball), but can also include informal recreation venues. Athletic complexes vary in size, but larger or "premium" facilities intended to serve not just local league play but also year-round select tournaments should be located in areas that minimize direct traffic, noise, and lighting impacts on nearby residential areas.

ARROYO PLAN

Arroyo – 100 yr Floodplain

Buffer 50-100'

Trail

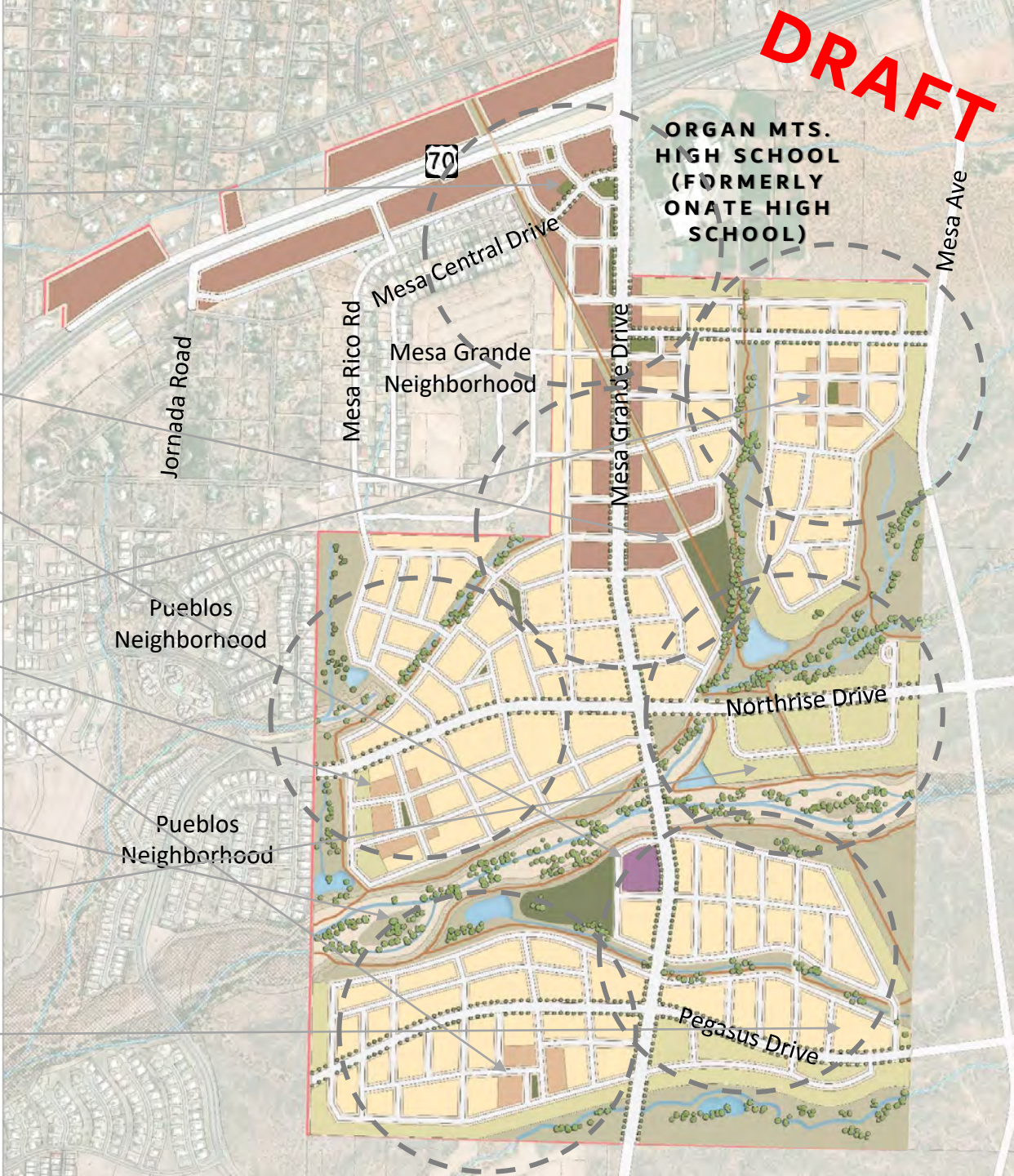


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- Street trees and landscape

- Town Center
- Regional Park
- Rec Center & Regional Park
- Neighborhood Centers
- Arroyo and Buffer
- Arroyo Trails
- Wildlife Interface Zone
- Spa & Resort



Street Tree Options



Mexican
Palo Verde



Desert
Willow



Blue Palo
Verde
(*Cercidium
Floridum*)



Date Palm



Chilean
Mesquite
(*Prosopis
Chilensis*)



Texas
Mountain
Laurel



Mexican
Buckeye
(*Ungadia
Speciosa*)



Jelly Palm
(*Butia
Capitata*)



Velvet Ash
(*Fraxinus
Velutina*)



Prosopis
Glandulosa
(Honey
Mesquite)

Desert Landscaping



Ocotillo



Fox Tail
Agave



Aloe Vera



Yucca



Candelilla



Texas
Sage



Mexican
Feather
Grass



Pencil
Plant



Living
Stone



Zebra
Cactus

PLANTING FOR THE ARROYO CORRIDOR



CREOSOTE BUSH



CATCLAW ACACIA



TARBUSH



MESQUITE



FLAMELEAF SUMAC



DESERT WILLOW

STORMWATER MANAGEMENT

GREEN INFRASTRUCTURE TECHNIQUES

GREEN STREETS



VEGETATED SWALE/ RAIN GARDEN



ARROYO BUFFER



BIORETENTION PLANTERS



PERVIOUS PAVING

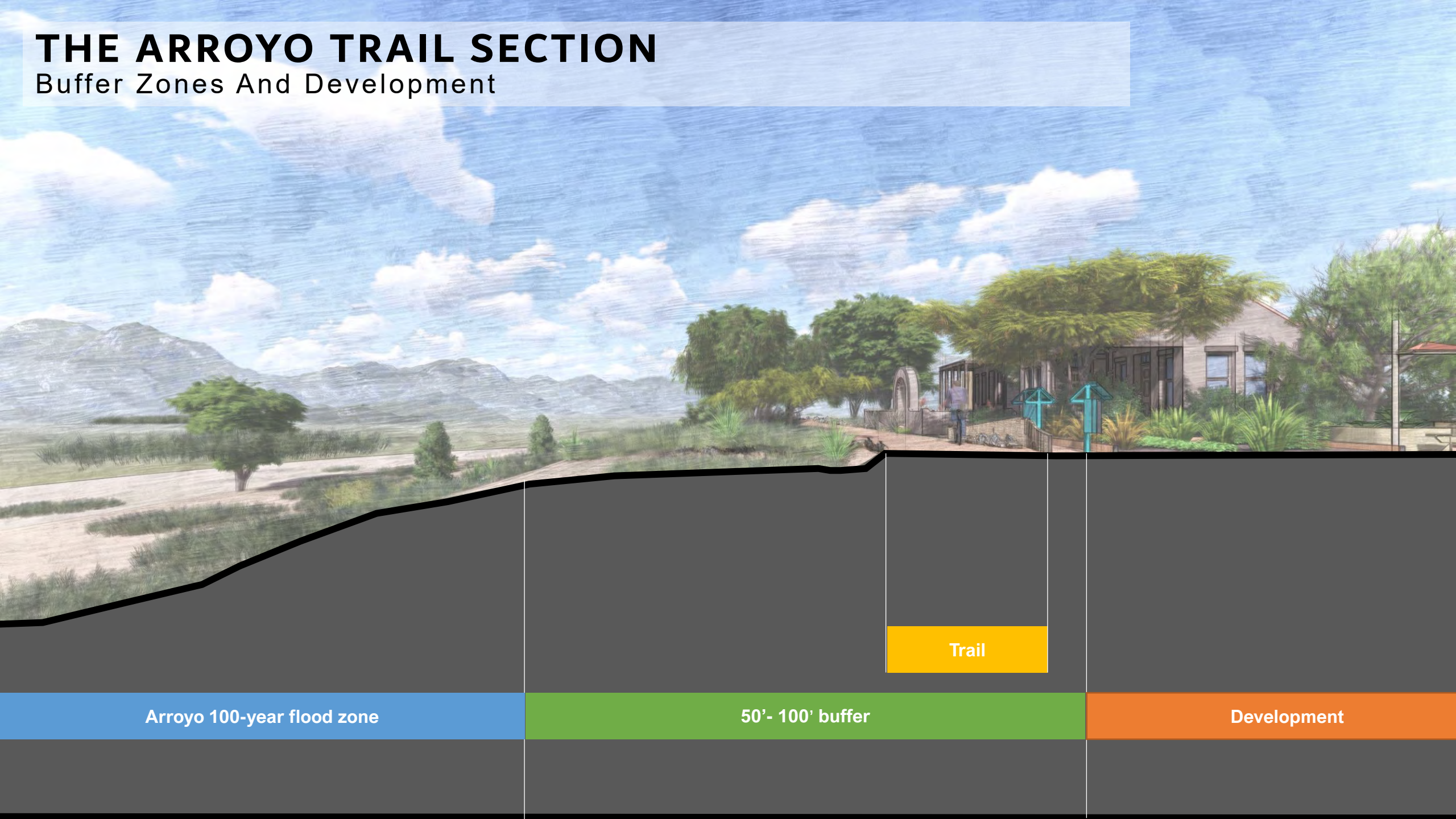


STREET TREES



THE ARROYO TRAIL SECTION

Buffer Zones And Development



THE ARROYO TRAIL CHARACTER



THE ARROYO TRAIL CHARACTER

Arroyo buffer

Compacted earth trail

Garden path connecting
to arroyo

House with view
to the arroyo

Community
gathering space









PARK & TRAIL PLAN

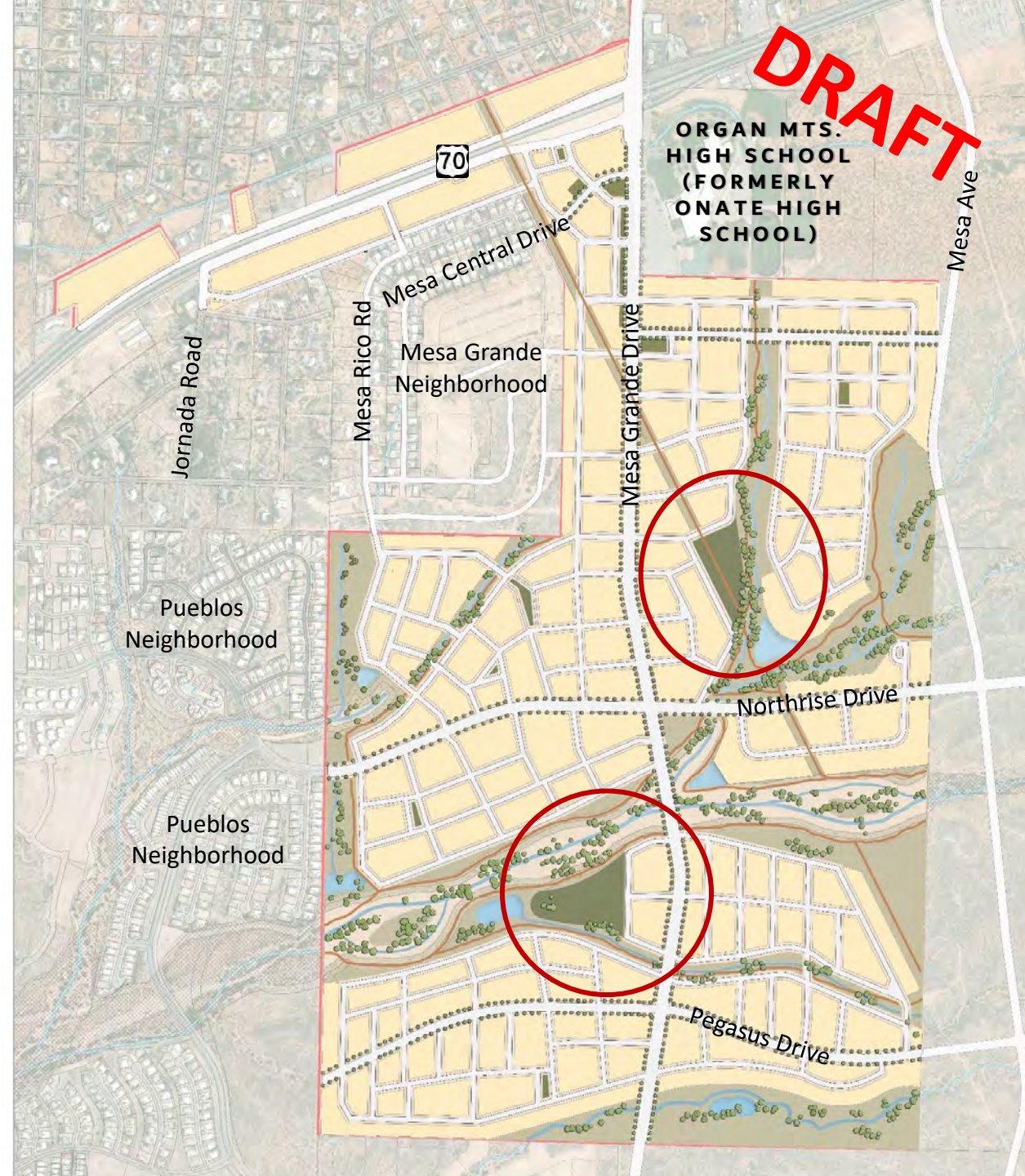
Regional Park # 1 – approx. 4 acres

- Across from town center
- Trail access from school

Rec Center & Regional Park #2 – approx. 4 acres

- Rec Center facility
- Play fields
- Bocce ball
- Pickle ball

-  Park Space
-  Open Space
-  Arroyo w/ 50-100' Buffer
-  Arroyo & stormwater
-  Trail
-  Street trees and landscape



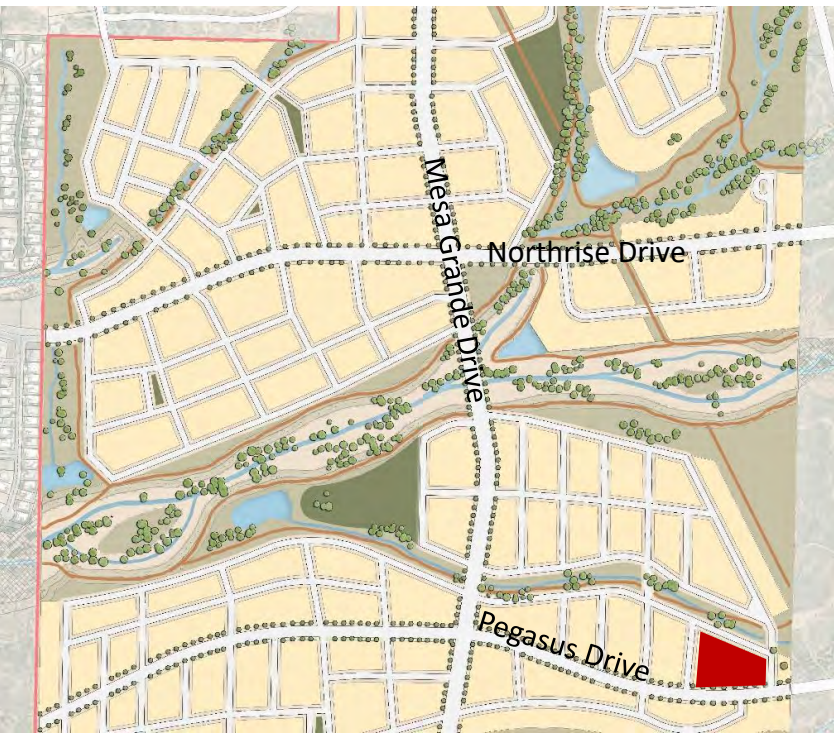
NEW PARKS FOR THE COMMUNITY

DRAFT



SPA & RESORT

- Focus on Health & Wellness
- Outdoor yoga
- Mud Pools like Ojo Caliente Mineral Springs
- Small bungalows that blend with the landscape and look to the mts.



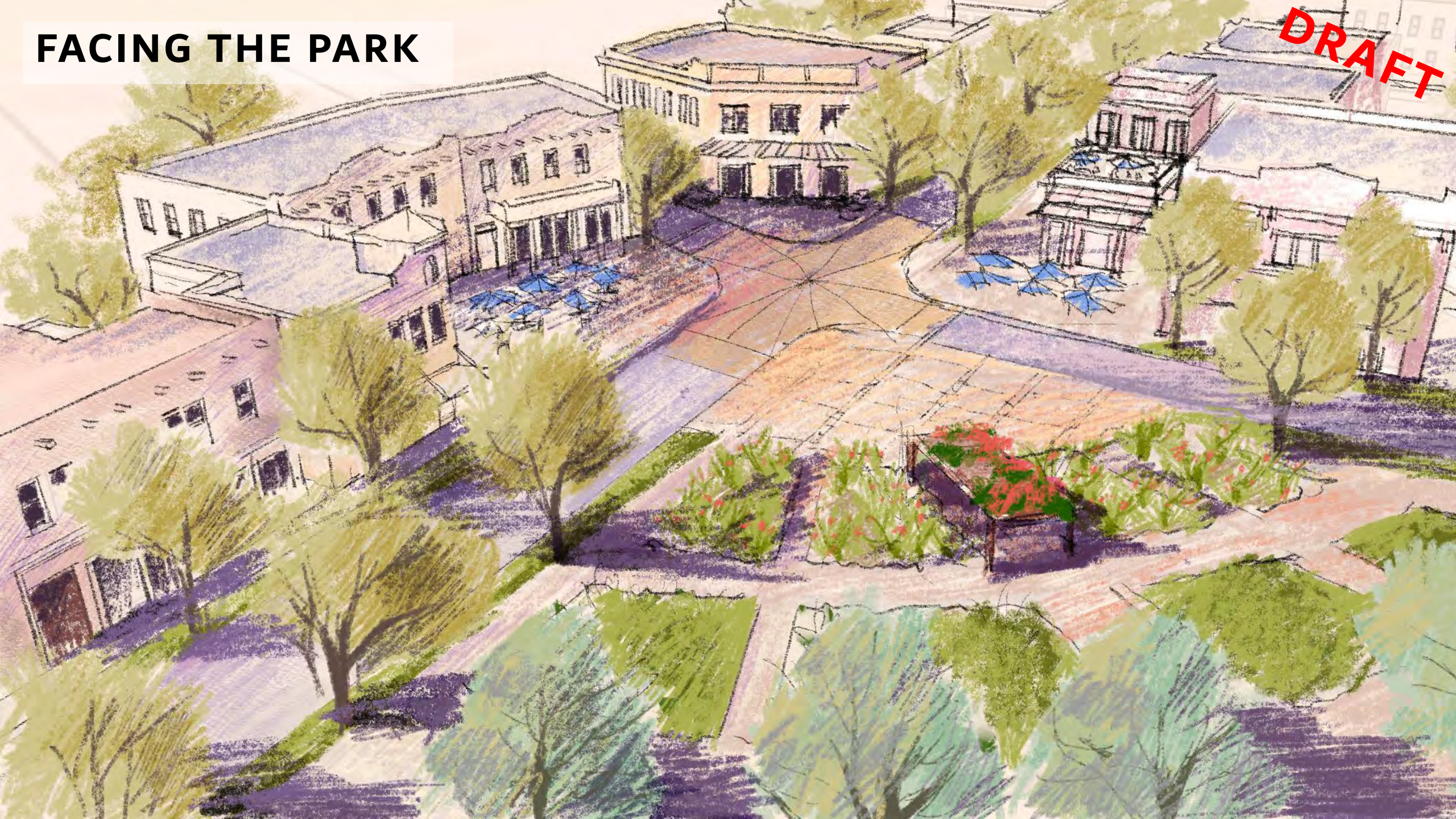
MESA VISTA SPA & RESORT



"A place for people to come celebrate the Organ Mountains and connect to the land"

FACING THE PARK

DRAFT

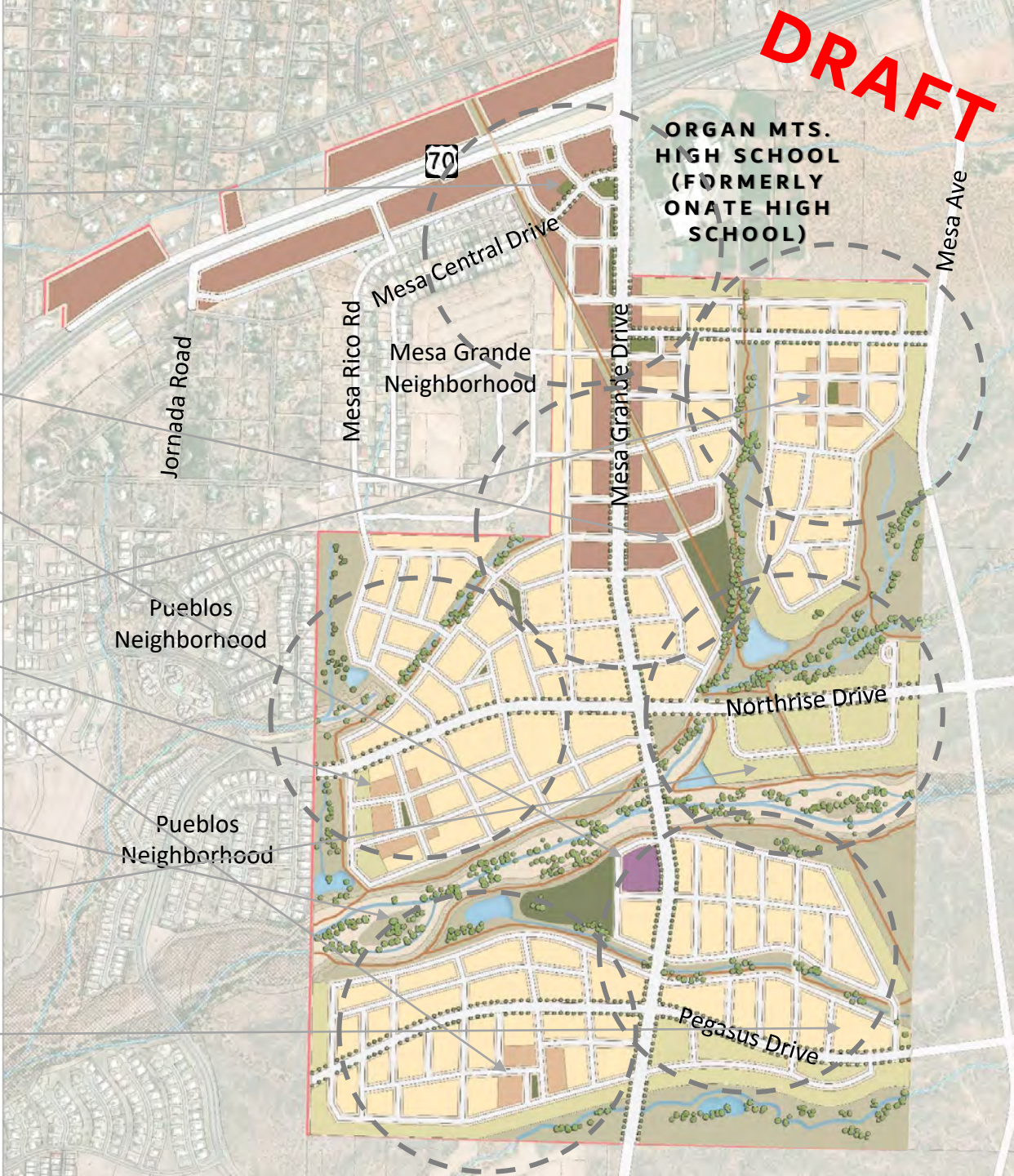


MESA VISTA PLAN

DRAFT

- T5 Mixed Use Town Center
- T4 Smaller Lot Housing
- T3 Standard Lot Houses
- T2 Large Lot Houses
- Civic
- Park Space
- Open Space
- Arroyo w/ 50-100' Buffer
- Arroyo & stormwater
- Trail
- Street trees and landscape

- Town Center
- Regional Park
- Rec Center & Regional Park
- Neighborhood Centers
- Arroyo and Buffer
- Arroyo Trails
- Wildlife Interface Zone
- Spa & Resort





Polling Questions

WHAT DO YOU THINK OF THIS IDEA?

1. Love it
2. Not Sure Yet
3. Don't Like it



WHAT DO YOU THINK OF THIS IDEA?

1. Love it
2. Not Sure Yet
3. Don't Like it



WHAT DO YOU THINK OF THIS IDEA?

1. Love it
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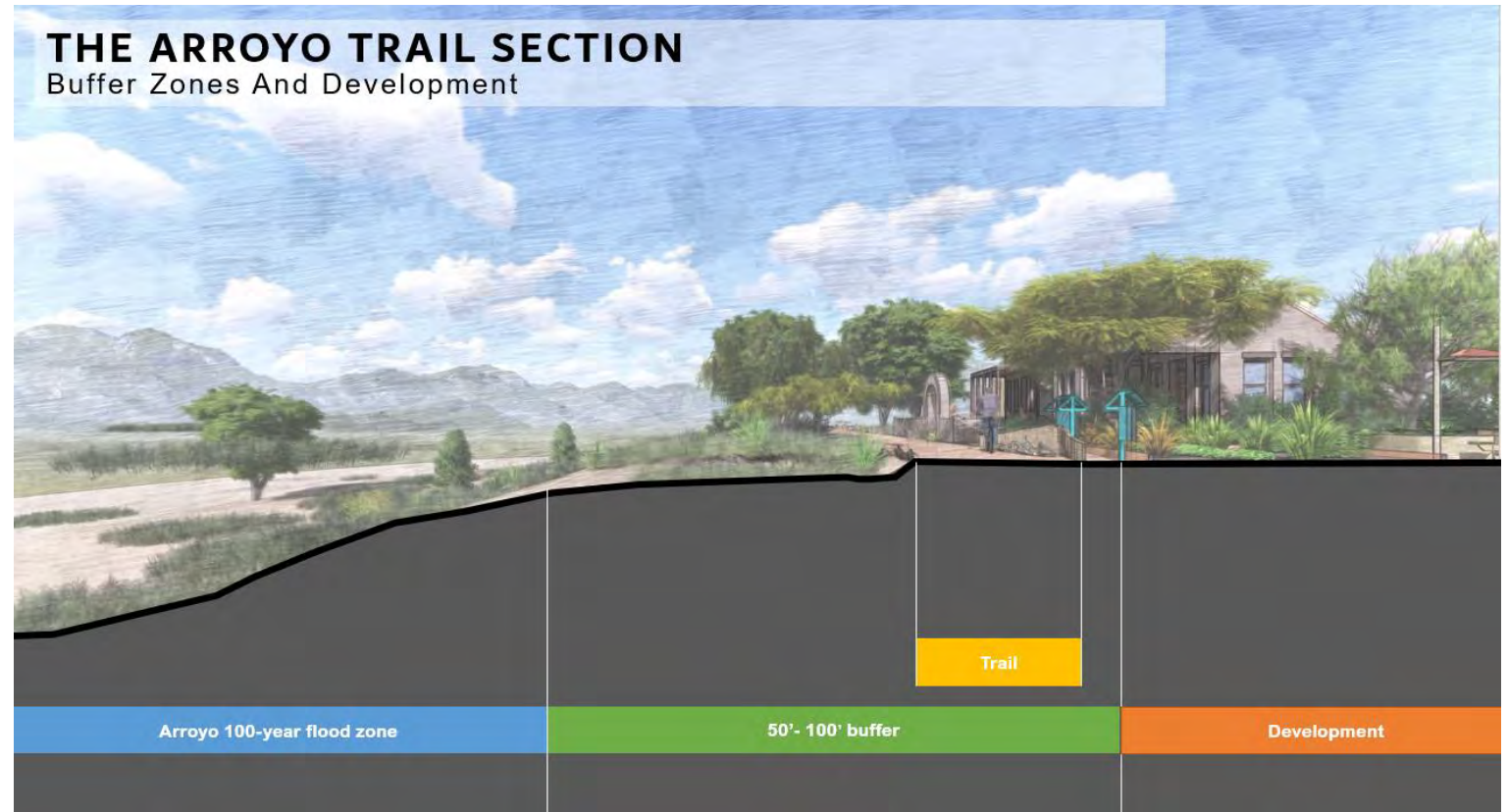
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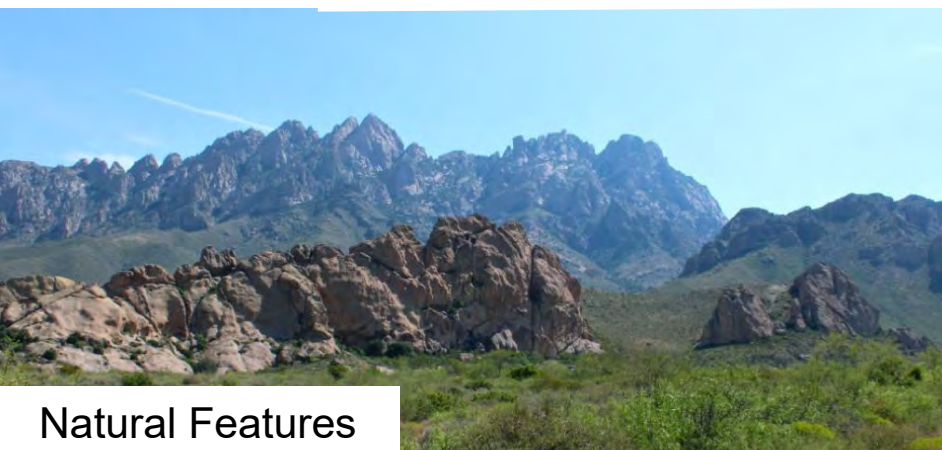
Streets



Infill



Mix of Uses



Natural Features



Neighborhoods



Parks



Shopping



Density



Preservation

Natural Features

Neighborhoods

Shopping

Density

Mesa Central Dr

Streets

Mix of Uses

Parks





Polling Questions

DO YOU THINK THE **DRAFT** IDEAS PRESENTED TONIGHT ARE ON THE RIGHT TRACK?

1. Yes
2. Probably Yes
3. Can't Tell Yet
4. No

QUESTIONS REMAIN!



DESIGNING MESA VISTA



Thank You!

Sierra Norte Development, Inc.

DOVER, KOHL & PARTNERS
town planning



MESAVISTAMASTERPLAN.COM

A large orange circle is centered on a white background. Inside the circle, the words "EXTRA SLIDES" are written in a bold, white, sans-serif font. The text is slightly shadowed, giving it a 3D appearance as if it's floating within the circle.

EXTRA SLIDES

THE LONG-RANGE ENVIRONMENTAL SITUATION IS DIRE...

- “In Las Cruces, water is provided from LCU well fields tapped into two deep aquifers: the Mesilla Bolson and the Jornada Bolson. **Most of the wells are drilled into the Mesilla Bolson, which runs alongside and is recharged by the Rio Grande.**”

Las Cruces Water Utilities Plan, 2018

- “The Rio Grande provides water for six million people in Colorado, New Mexico, Texas, and Mexico and two million acres of cropland. **The Rio Grande’s water levels are expected to decline** 10 to 30 percent between 2020 and 2050 and a water supply shortage of almost 600,000 acre-feet expected in 2060 without even factoring in climate change.”

Rio Grande Regional Water Authority Lower Rio Grande Basin Study, 2013

THERE ARE THINGS WE CAN DO

- “Develop alternative water supplies ... monitor resources ... be proactive in water conservation.”

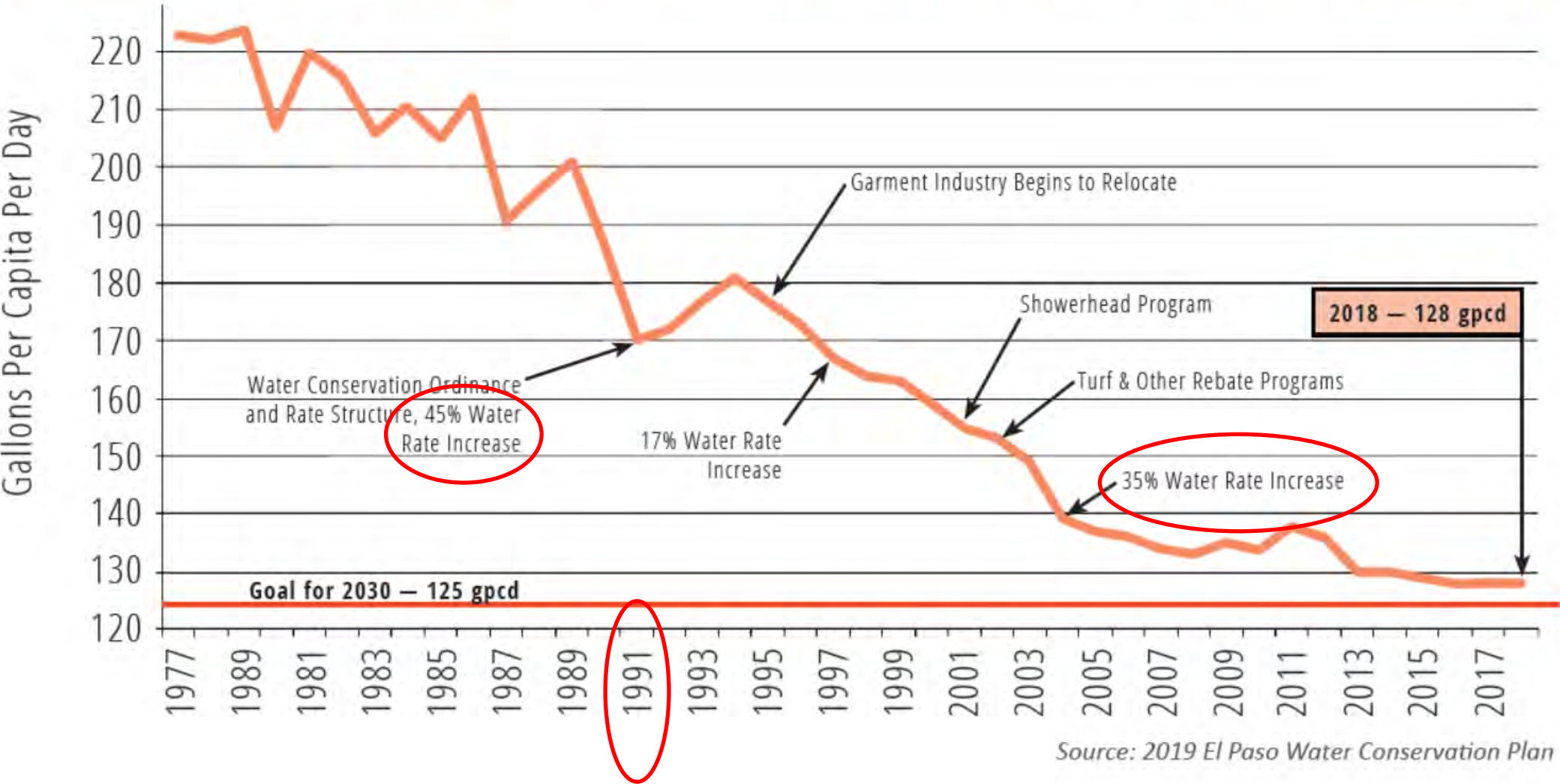
Las Cruces Water Utilities Plan, 2018

IN THE ABSENCE OF A CLIMATE ADAPTATION PLAN (CAP) (HELP ME WITH THIS)

- Drought-tolerant landscape
- Purple pipes of recycled water
- Solar panels (encouraged)
- Electric vehicle charging stations within every home (encouraged)
- Green roofs (encouraged)
- Opportunities to live, work, and play within reasonable walking and biking distances. The per person carbon footprint would be low.

EL PASO TODAY: WATER

Water Consumption in El Paso is Decreasing



WATER CONSUMPTION DECREASED 73%

Public Benefits

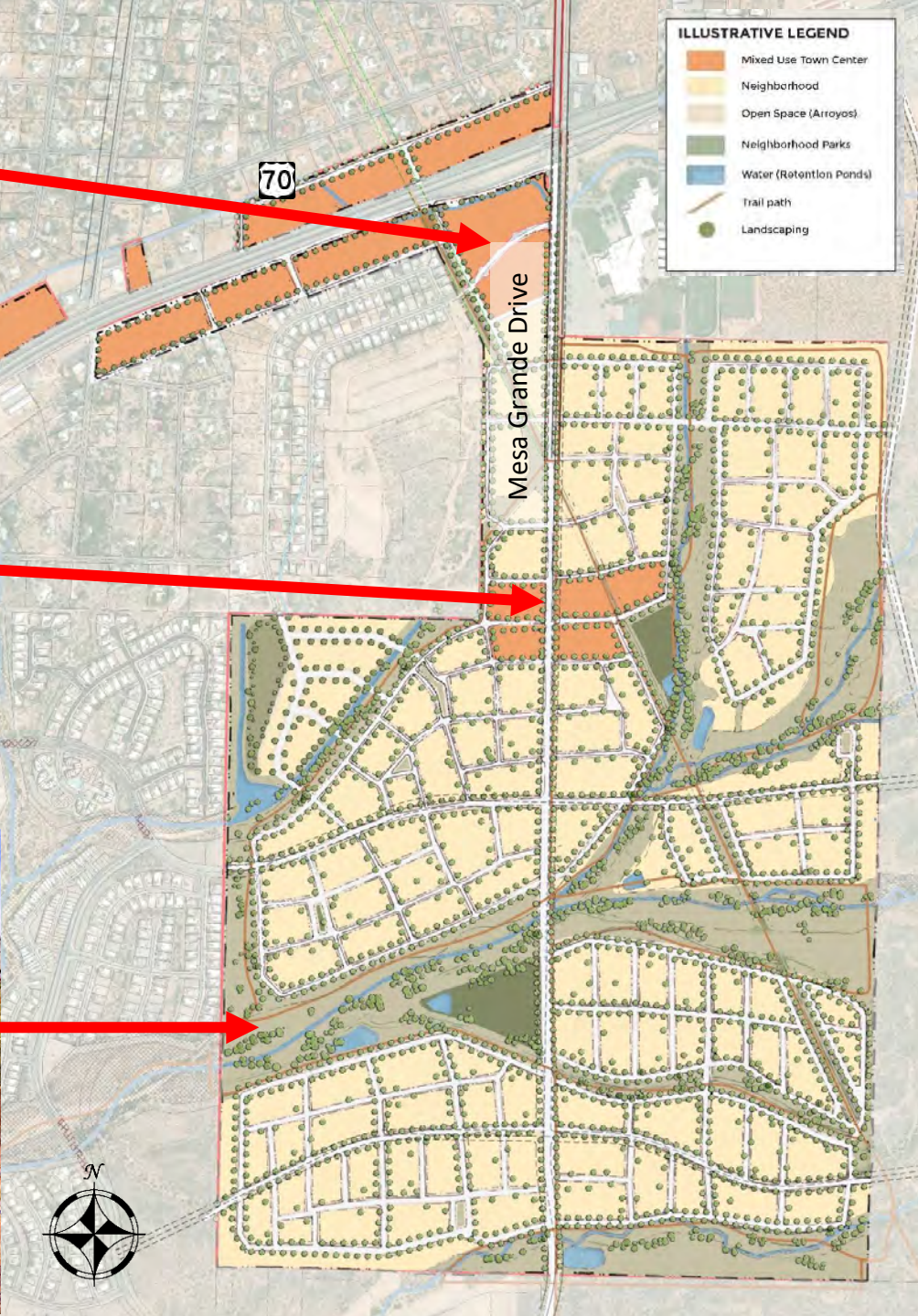
- Walkable, mixed-use center
- Parks and trails donated
- Architectural Diversity (Pueblo, Tuscan, Contemporary, Rustic Industrial, Farmhouse)
- Range of Housing (size and price)
- Commitment to Affordable Housing
- LEED-certified homes
- Complete Streets (bikes and peds)
- Safe Route to School
- Accommodation for Transit Stops
- Safe (traffic calmed) streets
- Water harvesting in medians and parkways
- Protection of Night Sky
- Sites for civic purposes (like fire stations and schools)

Developer Incentives

- Flexibility in land uses & ability to adapt to market
- Flexibility in street cross-sections
- Minor deviations on setbacks as the site demands
- Deviations from parking standards
- District-wide stormwater (waiver of on-lot ponding for multi-family)
- Waiver of LOS standards
- Waiver of Traffic Impact Analysis with every upgrade to plan when density not increased
- Waiver of requirements for acceleration and deacceleration lanes
- Allow median openings that meet minimum distance requirements

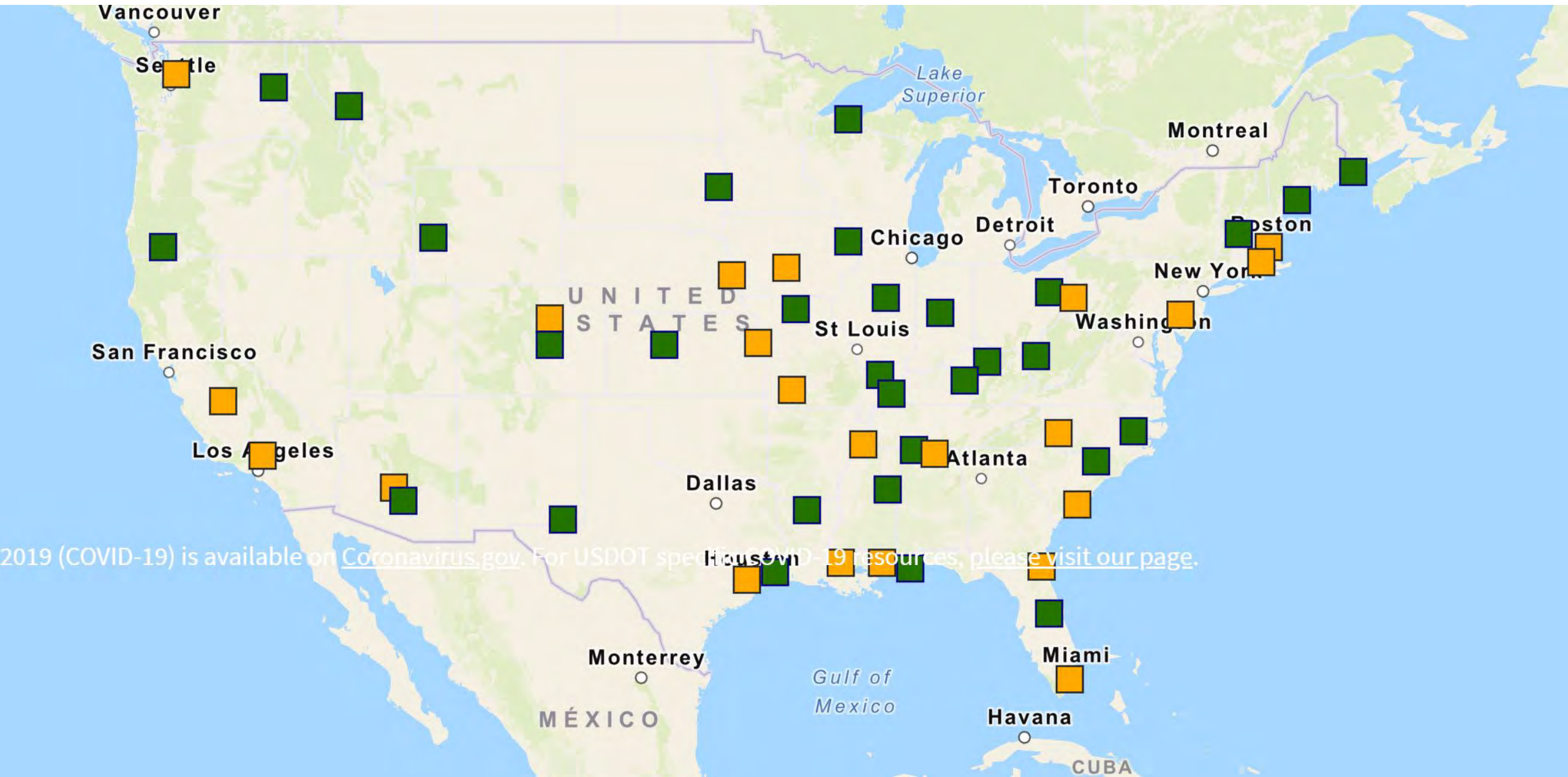
THE SITE

DRAFT PLAN



ILLUSTRATIVE LEGEND	
	Mixed Use Town Center
	Neighborhood
	Open Space (Arroyos)
	Neighborhood Parks
	Water (Retention Ponds)
	Trail path
	Landscaping

BUILD GRANT 2019 RECIPIENTS



Places of Inspiration

Organ



Places of Inspiration

Montecillo, El Paso

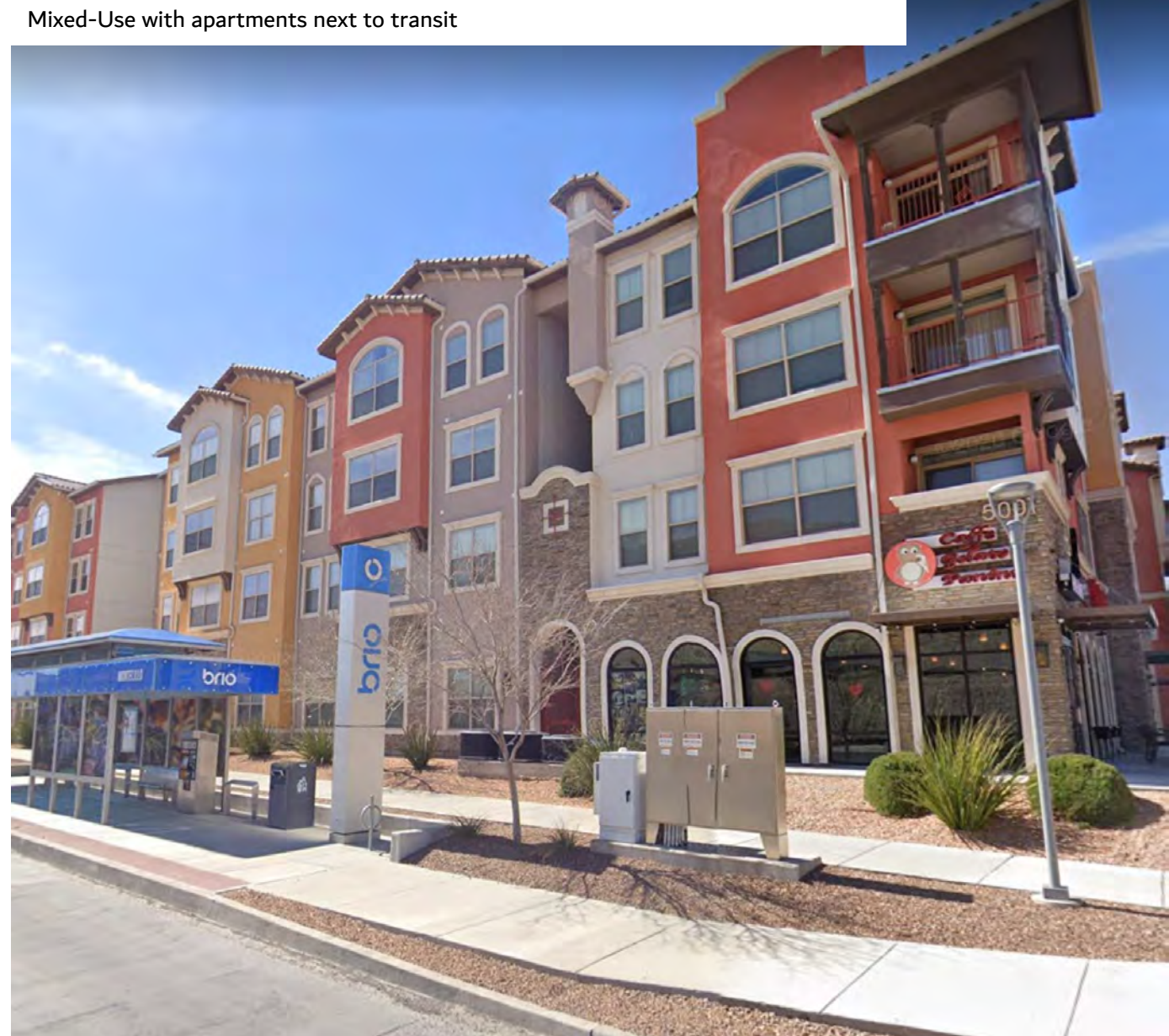
Draft House & Movie Theatre



Entertainment uses



Mixed-Use with apartments next to transit





FORESTS

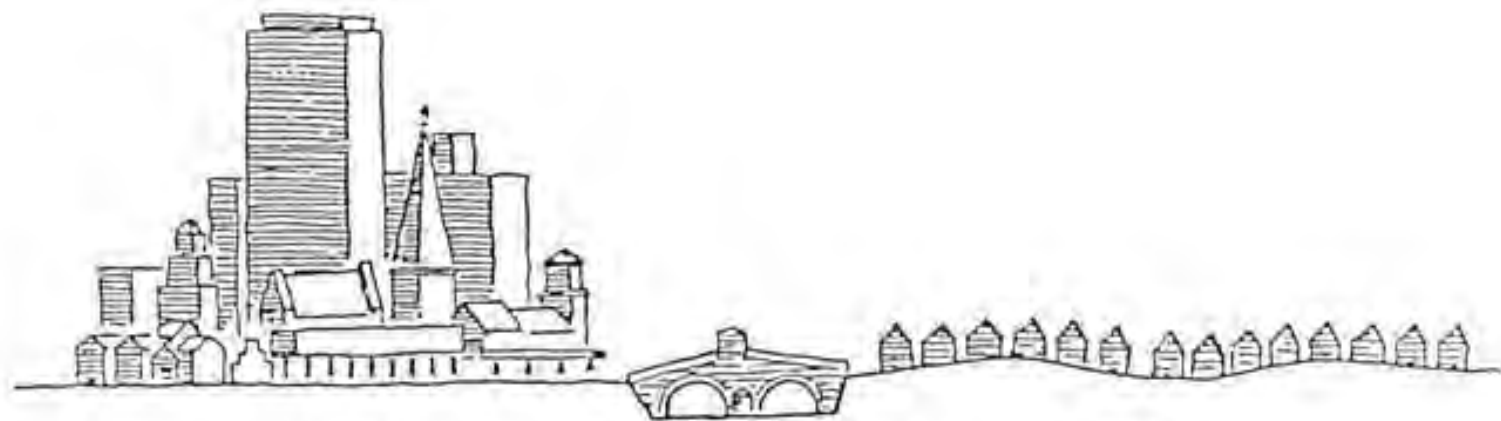
PARKS

VALLEYS

AGRICULTURE

COUNTRYSIDE





VERTICAL & HORIZONTAL "OVEREXPANSION"



Organic EXPANSION through DUPLICATION