SMARTCODE APPLICATION
EL PASO, TEXAS
CODE OF ORDINANCES
TITLE 21 APPLICATION
TRANSMTAIN CORRIDOR
& NORTHWEST REGULATING
PLAN
NEW COMMUNITY -
TRADITIONAL NEIGHBORHOOD
DEVELOPMENT
PREPARED FOR THE CITY OF EL PASO,
CITY DEVELOPMENT DEPARTMENT
JANUARY 15, 2013
CODE COMPLIANCE CHECKLIST

Per Section 21.10.040 - Process, General to all Plans. (Municode last updated June 5, 2012)

A. Any property to be developed under this code must be part of an approved new community plan or an infill plan as defined and set forth in Chapter 21.30 or Chapter 21.40 of this title respectively.

B. Any property to be developed under this title must be zoned “SmartCode Zone.” The rezoning application shall include the following:

1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction;

2. One copy of the regulating plan demonstrating compliance with this Title and consisting of the following:

   a. For new community plans. A map or set of maps showing:
      (1) The locations of transect zones, civic zones including playgrounds. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
      (2) Special districts if any; (Section 21.30.060)
      (3) Special requirements if any; (Section 21.30.090)
      (4) The thoroughfare network and block layout; and
      (5) The lettering shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader.

   b. For infill community scale plans. A map or set of maps showing the following:
      (1) The outline(s) of the pedestrian shed(s) and the boundaries of the community or communities;
      (2) The locations of transect zones and civic zones including playgrounds within each pedestrian shed, assigned according to an analysis of existing conditions and future needs. The locations of the transect zones shall be in conformance with the regulations set forth in this title;
      (3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);
      (4) Special districts, if any (Section 21.40.050);
      (5) Special requirements, if any (Section 21.40.070); and
      (6) The lettering of the zoning map(s) shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader;

3. Any requests for warrants or variances; and

4. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.

COMMUNITY TYPE

Per Sec. 21.30.020 - Sequence of community design for New and Infill Communities.

“Each pedestrian shed shall be designated with a community type in accordance with Section 21.30.030. The pedestrian sheds shall determine the approximate boundaries and centers of the communities.”

Indicate the applicable Community Type:

☐ Infill TOD (Transit-Oriented Development) Any infill TOD or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be reclassified in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

☐ New Community Clustered Land Development (CLD). Shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.

☐ New Community Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than 80 acres and no more than 160 acres.

☐ New Community Regional Center Development (RCD) shall be structured one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.

☐ New Community Transit-Oriented Development (TOD) Any TOD or RCD on an existing or projected rail or bus rapid transit (BRT) network may be reclassified in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).

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ILLUSTRATIVE PLAN

The plan builds incrementally from the intersection of Paso Del Norte and Northern Pass Road and clusters development within definite boundaries surrounded by protected lands. The scenic corridor along Transmountain Road is preserved. The plan is organized around a network of walkable streets connecting mixed-use main streets and neighborhood centers. Various forms of recreational facilities are placed throughout the settlement. The new communities are complete, compact, connected, and pedestrian-friendly.

The plan includes a mix of shopping, workplace, entertainment and civic uses. The plan is organized around a series of inviting, functional public spaces: arcaded shopping streets, neighborhood main streets leading to large central squares, and a number of smaller neighborhood parks.

General Recommendations

1. Primary street connections link the neighborhoods.
2. Service alleys provide access to parking, utilities and trash pick up.
3. Street trees provide shade and enhance the pedestrian experience.
4. Memorable meeting places provide a sense of identity for the community.
5. Civic buildings front greens.
6. Parking is hidden from the pedestrian realm by linear buildings.
7. Arroyos are treated as a public amenity.
8. A new road provides a connection to Franklin Mountains State Park.

Development Area

- Civic Buildings:
- Greens:
- Thoroughfares:
- Application Boundary:

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SMARTCODE APPLICATION: TRANSMOUNTAIN CORRIDOR & NORTHWEST REGULATING PLAN
### TRANSECT ZONE ALLOCATION TABLE

<table>
<thead>
<tr>
<th>SD Special District</th>
<th>T2 Natural (Acres)</th>
<th>T2 Rural (Acres)</th>
<th>T3 Sub-Urban (Acres)</th>
<th>T4 General Urban (Acres)</th>
<th>T5 Urban Center (Acres)</th>
<th>Total (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirement</td>
<td>Area</td>
<td>Area</td>
<td>Area</td>
<td>Area</td>
<td>Area</td>
<td>Area</td>
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<tr>
<td>TDN 1</td>
<td>35.8</td>
<td>342.2</td>
<td>150.1</td>
<td>280.6</td>
<td>366.3</td>
<td>125.5</td>
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<tr>
<td>TDN 2</td>
<td>31.1</td>
<td>-</td>
<td>22.5</td>
<td>22.9</td>
<td>23.0</td>
<td>22.9</td>
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<td>L-TDN 2</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TDN 4</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>TDN 5</td>
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<td>-</td>
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<td>-</td>
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<tr>
<td>L-TDN 5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SD 7 (NORTHWEST PARK)</td>
<td>36.0</td>
<td>8.0</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>908.5</td>
</tr>
<tr>
<td><strong>TOTAL FOR SITE</strong></td>
<td><strong>35.8</strong></td>
<td><strong>342.2</strong></td>
<td><strong>150.1</strong></td>
<td><strong>280.6</strong></td>
<td><strong>366.3</strong></td>
<td><strong>125.5</strong></td>
</tr>
</tbody>
</table>

Note: "TND Area" is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.

**TRANSECT ZONE ALLOCATION**

- Compliance with stream buffers and thoroughfares crossings as set forth in §21.38.100(E)(3)(a).
- "The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watershed or the limits of the one-hundred-year floodsplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be reviewed and approved by City Council as part of the regulating plan."

**KEY:**

- T1 Natural - Utility Greenspace
- T2 Natural - Stormwater Open Space
- T3 Suburban
- T4 General Urban
- T4-O General Urban - Open
- T5 Urban Center
- SD Special District
- Application Boundary
- New Community Boundary

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**EMEY-CODE APPLICATION: TRANSMOUNTAIN CORRIDOR & NORTHWEST REGULATING PLAN**
MAXIMUM BLOCK SIZE

<table>
<thead>
<tr>
<th>SD Special District</th>
<th>T1 Natural</th>
<th>T2 Rural</th>
<th>T1 Sub-Urban</th>
<th>T4 &amp; T4-O General</th>
<th>T5 Urban Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirement</td>
<td>3000' max</td>
<td>no max</td>
<td>no max</td>
<td>3000' max</td>
<td>2400' max</td>
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</tbody>
</table>

Note: When a block carries more than one transect designation, it must comply with the more restrictive maximum block size requirement. For example, a block with T4 and T5 transect designations must comply with the T5 maximum block size requirement.
CIVIC SPACE

Compliance with Civic Space Frontage Requirements:
"Each civic space shall have a minimum of five percent of its perimeter enframing a thoroughfare, except for playgrounds."

Compliant with Civic Building requirements:
For New Communities per §21.30.050(D)(4)
"Civic Building sites shall not occupy more than twenty percent of the area of each pedestrian shed."
New Communities per §21.30.050(D)(3)
(1) Should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."
(2) "One Civic Building lot shall be reserved for an elementary school."

CIVIC SPACE ALLOCATION TABLE

<table>
<thead>
<tr>
<th>Civic</th>
<th>% TND Area</th>
<th>Location of Main Civic Space</th>
<th>Civic Building Sites (Acres)</th>
<th>% TND Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>TND 1</td>
<td>15.4</td>
<td>$800' from Center</td>
<td>519'</td>
<td>1.7</td>
</tr>
<tr>
<td>TND 2</td>
<td>7.0</td>
<td>35'</td>
<td>66'</td>
<td>0.4</td>
</tr>
<tr>
<td>TND 3</td>
<td>6.6</td>
<td>35'</td>
<td>66'</td>
<td>0.4</td>
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<tr>
<td>TND 4</td>
<td>5.6</td>
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<td>66'</td>
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<td>TND 5</td>
<td>21.5</td>
<td>35'</td>
<td>66'</td>
<td>0.2</td>
</tr>
<tr>
<td>SD 7</td>
<td>21.0</td>
<td>35'</td>
<td>66'</td>
<td>0.2</td>
</tr>
<tr>
<td>OUTSIDE NEW COMMUNITY BOUNDARIES</td>
<td>338.3</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Notes:
1. "TND Area" is the Gross Site Area within each TND New Community Boundary, including Civic Zones and Thoroughfares.
2. Neighborhood civic spaces of substandard size are shown as green but not outlined or numbered, and are not counted toward the civic space requirement. Substandard civic spaces may not necessarily enframing 50% on a thoroughfare.
3. Civic Space 9 in TND 1 and Civic Space 35 in TND 5 shall be reserved for Neighborhood Parks.
4. The Civic Building Site located in L-TND 2 between Civic Spaces 14 and 15 shall be reserved for the City of El Paso Fire Department.
5. The Civic Building site located in L-TND 5 on Civic Space 34 shall be reserved for an Elementary School.
6. Civic building sites identified (excluding the Elementary School site) shall include a neighborhood meeting hall as part of the built structure, unless an alternate third place is constructed in proximity to the neighborhood's main civic space.

Note: Main Civic Space highlighted above.
**DENSITY CALCULATIONS**

**NOTE:** The El Paso Water Utilities shall service this development based on the density shown within this page of the regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities to provide water and wastewater service to the area. The determination will be made at the subdivision planting stage for any phase where an increase is proposed.

**Density Calculations Table**

```
<table>
<thead>
<tr>
<th>SD</th>
<th>T2 Natural</th>
<th>T2 Rural</th>
<th>T1 Sub-Urban</th>
<th>T4 General Urban</th>
<th>T5 Urban Center</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Net Site Area (Acres)</td>
<td>Net Site Area (Acres)</td>
<td>Net Site Area (Acres)</td>
<td>Density @ 6 UPA</td>
<td>T4 Net Site Area (Acres)</td>
<td>Density @ 15 UPA</td>
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<tr>
<td>TND 1</td>
<td>33.2</td>
<td>198</td>
<td>73.5</td>
<td>1101</td>
<td>8.9</td>
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<tr>
<td>L-TND 2</td>
<td>34.8</td>
<td>209</td>
<td>40.8</td>
<td>612</td>
<td>23.7</td>
<td>434</td>
</tr>
<tr>
<td>TND 3</td>
<td>21.3</td>
<td>127</td>
<td>52.8</td>
<td>792</td>
<td>11.6</td>
<td>232</td>
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<tr>
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<td>130</td>
<td>39.4</td>
<td>581</td>
<td>9.6</td>
<td>192</td>
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<tr>
<td>L-TND 5</td>
<td>29.7</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total For Site</strong></td>
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<td><strong>672.0</strong></td>
<td><strong>1570</strong></td>
<td><strong>942</strong></td>
<td><strong>270.0</strong></td>
<td><strong>4951</strong></td>
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</table>
```

(Area rounded to the nearest 10th of an acre.)

**Notes:**

*Net Site Area* is the Gross Site Area, including Thoroughfares but excluding Civic Zones.

*Not counted toward overall density at this time, a unit cap may be a part of the Special District requirements.*

**Office or retail shall be counted as one thousand square feet for each unit of net site area density.*

**January 21, 2013**

*Exhibit Code Application: Transmountain Corridor & Northwest Regulating Plan*
<table>
<thead>
<tr>
<th>Thoroughfare Type</th>
<th>AV 90-44*</th>
<th>ST 56-20</th>
<th>BR 44-34</th>
<th>ST 40-19 alt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Avenue</td>
<td>Street</td>
<td>Bridge</td>
<td></td>
</tr>
<tr>
<td>Traveled Lane</td>
<td>Tl, T2</td>
<td>Tl, T2</td>
<td>Tl, T4</td>
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<tr>
<td>Right-of-Way Width</td>
<td>99 feet</td>
<td>56 feet</td>
<td>44 feet</td>
<td></td>
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<tr>
<td>Pavement Width</td>
<td>44 feet</td>
<td>26 feet</td>
<td>25 feet</td>
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<tr>
<td>Movement</td>
<td>Free Movement</td>
<td>Slow Movement</td>
<td>Slow Movement</td>
<td></td>
</tr>
<tr>
<td>Speed</td>
<td>35 MPH</td>
<td>25 MPH</td>
<td>25 MPH</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Crossing Time</td>
<td>5.7 Seconds</td>
<td>5.7 Seconds</td>
<td>6.8 Seconds</td>
<td></td>
</tr>
<tr>
<td>Crosswalk Width</td>
<td>2 lanes</td>
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<td>2 lanes</td>
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<tr>
<td>Parking Lanes</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Minimum roadway</td>
<td>15 feet</td>
<td>15 feet</td>
<td>1 lane</td>
<td></td>
</tr>
<tr>
<td>Adjacent to Yard</td>
<td>Common Yard</td>
<td>Common Yard</td>
<td>One side @ 7 feet marked</td>
<td></td>
</tr>
<tr>
<td>Path type</td>
<td>10 foot Multi-use Trail</td>
<td>10 foot Multi-use Trail</td>
<td>5 foot Sidewalk</td>
<td></td>
</tr>
<tr>
<td>Planter Type</td>
<td>9 foot Swale (*not included BR 72-44)</td>
<td>8 foot Swale</td>
<td>5 foot Sidewalk</td>
<td></td>
</tr>
<tr>
<td>Curb Type</td>
<td>Swale</td>
<td>Swale</td>
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<td></td>
</tr>
<tr>
<td>Trees Clustered Naturally</td>
<td>n/a</td>
<td>n/a</td>
<td>Trees Clustered Naturally</td>
<td>Curbing at 30 feet o.c. Average</td>
</tr>
</tbody>
</table>

*AV 90-44 will become BR 72-44 where it crosses a FEMA floodplain, thereby limiting damage to critical arrays and network management systems.

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Smartcode application: Transmountain Corridor & Northwest Regulating Plan
THOROUGHFARE TYPES

- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

**ST 52-26**

- Thoroughfare Type: Street
- Lane Count: 12, 14, 15
- Pavement Width: 52 feet
- Vehicular Design Speed: 20 MPH
- Pedestrian Crossing Time: 7.4 seconds
- Traffic Lanes: 2 lanes
- Pedestrian Lane: None
- Public Right of Way Type: PF, TIL, FC, ST
- Wallway Type: 5 foot Sidewalk
- Planter Type: 7 foot Continuous Planter
- Curb Type: Curb
- Trees at 30 feet c.o.c.: Average
- Right of Way Width: BR

**DR 60-34**

- Thoroughfare Type: Drive
- Lane Count: 12, 14, 15
- Pavement Width: 52 feet
- Vehicular Design Speed: 20 MPH
- Pedestrian Crossing Time: 9.7 seconds
- Traffic Lanes: 2 lanes
- Pedestrian Lane: Both sides 9 feet marked
- Public Right of Way Type: PF, TIL, FC, ST
- Wallway Type: 5 foot Sidewalk
- Planter Type: 8 foot Continuous Planter
- Curb Type: Curb
- Trees at 30 feet c.o.c.: Average
- Right of Way Width: BR

**DR 52-26**

- Thoroughfare Type: Drive
- Lane Count: 12, 13, 14, 15
- Pavement Width: 36 feet
- Vehicular Design Speed: 20 MPH
- Pedestrian Crossing Time: 7.4 seconds
- Traffic Lanes: 1 lane
- Pedestrian Lane: Both sides 9 feet unmarked
- Public Right of Way Type: PF, TIL, FC, ST
- Wallway Type: 5 foot Sidewalk
- Planter Type: 7 foot Continuous Planter
- Curb Type: Curb
- Trees at 30 feet c.o.c.: Average
- Right of Way Width: BR

**PT 8-8**

- Thoroughfare Type: Pedestrian
- Lane Count: 12, 13, 14, 15
- Pavement Width: 8 feet
- Vehicular Design Speed: 8 feet
- Pedestrian Crossing Time: Varies by Transect
- Traffic Lanes: None
- Pedestrian Lane: Varies
- Public Right of Way Type: n/a
- Wallway Type: 8 foot Sidewalk
- Planter Type: None
- Curb Type: None
- Trees at 30 feet c.o.c.: Varies
- Right of Way Width: n/a

**NOTES:**

1. Pavement width includes curb and gutters where present, and is measured from face of curb to face of curb.
2. At the time of planting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City's Drainage Design Manual.

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SUN METRO BUS ROUTE
THOROUGHFARE ASSEMBLIES

NOTES:
1. Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.
2. At the time of platting, all thoroughfare assemblies shall comply with Low Impact Development Standards as required by the City’s Drainage Design Manual.

### THOROUGHFARE TYPES

- **IV**: Boulevard
- **AV**: Avenue
- **CS**: Commercial Street
- **DR**: Drive
- **ST**: Street
- **RD**: Road
- **RA**: Rear Alley
- **RL**: Rear Lane
- **BT**: Bicycle Trail
- **BL**: Bicycle Lane
- **BR**: Bicycle Route
- **PT**: Path
- **TR**: Transit Route

### ST 60-36 (replaces ST 60-34)

- **Thoroughfare Type**: Street
- **Tract Zone**: T4, T4C, T1
- **Right-of-Way Width**: 60 feet
- **Pavement Width**: 36 feet
- **Vehicular Design Speed**: 20 MPH
- **Feeder/Access Time**: 10.2 seconds
- **Parking Lanes**: 2 lanes
- **Curb Radius**: 10 feet
- **Public Frontage Type**: Shopfront, Gallery, Arcade, Stoop
- **Sidewalk Type**: 6 foot Sidewalk
- **Planter Type**: 6 foot Continuous Planter
- **Curb Type**: Curb
- **Landscape Type**: Trees at 30 feet o.c., Average
- **Transportation Provisions**: BR, TR

### ST 52-29 (replaces ST 52-26)

- **Thoroughfare Type**: Street
- **Tract Zone**: T3, T4, T5
- **Right-of-Way Width**: 52 feet
- **Pavement Width**: 36 feet
- **Vehicular Design Speed**: 20 MPH
- **Feeder/Access Time**: 10.2 seconds
- **Parking Lanes**: 2 lanes
- **Curb Radius**: 7 feet Unmarked
- **Public Frontage Type**: 6 foot Sidewalk
- **Sidewalk Type**: 6.5 foot Continuous Planter
- **Planter Type**: Trees at 30 feet o.c., Average
- **Curb Type**: Curb
- **Landscape Type**: Trees at 30 feet o.c., Average
- **Transportation Provisions**: BR, TR

### DR 60-36 (replaces DR 60-34)

- **Thoroughfare Type**: Drive
- **Tract Zone**: T3, T4, T5
- **Right-of-Way Width**: 60 feet
- **Pavement Width**: 36 feet
- **Vehicular Design Speed**: 20 MPH
- **Feeder/Access Time**: 10.2 seconds
- **Parking Lanes**: 2 lanes
- **Curb Radius**: 7 feet Unmarked
- **Public Frontage Type**: 6 foot Sidewalk
- **Sidewalk Type**: 6.5 foot Continuous Planter
- **Planter Type**: Trees at 30 feet o.c., Average
- **Curb Type**: Curb
- **Landscape Type**: Trees at 30 feet o.c., Average
- **Transportation Provisions**: BR, TR

### DR 52-29 (replaces DR 52-26)

- **Thoroughfare Type**: Drive
- **Tract Zone**: T3, T4, T5
- **Right-of-Way Width**: 52 feet
- **Pavement Width**: 29 feet
- **Vehicular Design Speed**: 20 MPH
- **Feeder/Access Time**: 8.2 seconds
- **Parking Lanes**: 2 lanes
- **Curb Radius**: 7 feet Unmarked
- **Public Frontage Type**: 6 foot Sidewalk
- **Sidewalk Type**: 7 foot Continuous Planter
- **Planter Type**: Trees at 30 feet o.c., Average
- **Curb Type**: Curb
- **Landscape Type**: Trees at 30 feet o.c., Average
- **Transportation Provisions**: BR, TR
Figure 1.10 - Special Requirements Plan

Key:
- Mandatory Retail
- Recommended Retail
- Recommended Gallery/Arcade
- Mandatory Terminated Vista
- Recommended Terminated Vista
- Application Boundary
- New Community Boundary

Compliance with special requirements for terminated vistas:
For New Communities, per §213.30.050 (A) (6) "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.”