Project Data

Project Name: Painted Dunes
Application Type: New Community
Community Type: Traditional Neighborhood Development

Total Site Area: 453.4 Acres
Net Site Area: 341.4 Acres
Pedestrian: 5 pedestrian sheds

Project Size, Site Plan, and Pedestrian Sheds

Requirements:
TND 80 - 160 Acres

- Identify pedestrian shed(s).
- Pedestrian shed requirements for a TND is set forth in section 22.30.030 (B).
- Compliance with minimum continuous linear requirement for selected community type(s) per section 22.30.030. For TNDs: "A 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."
Project Data
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Transect Zone Allocation
Requirements

<table>
<thead>
<tr>
<th>TND</th>
<th>T1</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T40</th>
<th>T5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>no minimum</td>
<td>no minimum</td>
<td>10 - 30%</td>
<td>20 - 60%</td>
<td>40% max</td>
<td>10 - 30%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transect Zone</th>
<th>T1</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T40</th>
<th>T5</th>
<th>Total Net Area (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TND 1</td>
<td>20.05</td>
<td>24.48</td>
<td>34.8%</td>
<td>40.0%</td>
<td>34.1%</td>
<td>13.54</td>
<td></td>
</tr>
<tr>
<td>TND 2</td>
<td>39.38</td>
<td>20.05</td>
<td>20.5%</td>
<td>33.2%</td>
<td>3.7%</td>
<td>177.16</td>
<td></td>
</tr>
<tr>
<td>TND 3</td>
<td>15.05</td>
<td>18.90</td>
<td>23.5%</td>
<td>25.5%</td>
<td>2.6%</td>
<td>92.66</td>
<td></td>
</tr>
</tbody>
</table>

- T1 lands are not included in Net Site Area.
- Compliance with transect zone allocation requirements as set forth in 21.00 Table 14: Summary Table.
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Dwelling Unit Density

Requirements

<table>
<thead>
<tr>
<th>Transect</th>
<th>Zone</th>
<th>Acres</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>TND 1</td>
<td>T1</td>
<td>27.11</td>
<td>98</td>
</tr>
<tr>
<td></td>
<td>T2</td>
<td>65.83</td>
<td>299</td>
</tr>
<tr>
<td></td>
<td>T3</td>
<td>13.76</td>
<td>143</td>
</tr>
<tr>
<td>TND 2</td>
<td>T3</td>
<td>18.49</td>
<td>67</td>
</tr>
<tr>
<td></td>
<td>T4</td>
<td>30.74</td>
<td>229</td>
</tr>
<tr>
<td></td>
<td>T5</td>
<td>17.46</td>
<td>210</td>
</tr>
<tr>
<td>TND 3</td>
<td>T3</td>
<td>18.59</td>
<td>67</td>
</tr>
<tr>
<td></td>
<td>T4</td>
<td>30.66</td>
<td>217</td>
</tr>
<tr>
<td></td>
<td>T5</td>
<td>9.48</td>
<td>114</td>
</tr>
</tbody>
</table>

Compliance with 21.30.0803.B: "Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14."

NOTE: The El Paso Water Utilities shall service this development based on the density shown within Figure 6 of this regulating plan. Any increase to this density shall require a new assessment by the El Paso Water Utilities on its ability to provide water and wastewater service to the area. The determination will be made at the subdivision platting stage for any phase where an increase is proposed.
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Thoroughfare Assignment

- Compliance with thoroughfare termination and cul-de-sac limitation, as set forth in 21.30.070(A)(6). "All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval as "T3 and "T5 by Warrant only where there are exceptional topographic conditions that do not allow through connections."

- Number of cul-de-sac: 0

- Pedestrian frontage on vehicular thoroughfares are not shown.

Compliance with required percentage of lots affronting thoroughfares, as set forth in 21.30.070(A)(6). "Each lot shall enfront a vehicular Thoroughfare, except that twenty percent of the lots within each Tract Zoned may enfront a passage. By Warrant, lots within each Tract Zoned that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum."

The July 2011 Texas Department of Transportation (TxDOT) Across Management Manual Table 2-1 states that frontage road connection spacing criteria for roadways with a posted speed limit above 50 miles per hour should have a minimum driveway spacing of 425 feet for one-way frontage roads. EPWU met with TxDOT staff on May 20, 2010 to discuss minimum driveway spacing requirements along US Highway 54 (Patriot Freeway) for the Painted Dunes Master Plan. TxDOT staff requested a minimum driveway spacing of 750 feet instead of the required 425 feet. The thoroughfare network has been designed to accommodate the TxDOT request.

SmartCode Application: Painted Dunes Traditional Neighborhood Development

22-00-12
Project Data

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- Net Site Area: 341.4 Acres
- Pedestrian Shed: 5 pedestrian sheds

Civic Spaces & Schools

- Compliance with civic space allocation: For new communities, section 21.30.050(C)(1) states: "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."
- Compliance with main civic space requirement: For new communities, section 21.30.050(C)(4) states: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."
- Compliance with civic space frontage requirements: For new communities, per section 21.30.050(D)(6): "Each civic space shall have a minimum of fifty percent of its perimeter facing the thoroughfare, except for playgrounds."
- Compliance with civic building requirements: New communities per section 21.30.050(D)(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."
- Compliance with maximum civic building allocations: New communities per section 21.30.050(D)(4): "Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

Note:
- School lots have been consolidated in one central location.

Table:

<table>
<thead>
<tr>
<th>ID</th>
<th>Type</th>
<th>Acres</th>
<th>Distance to Center</th>
<th>% Urbanized Area in Civic Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Playground</td>
<td>0.33</td>
<td>440</td>
<td>31%</td>
</tr>
<tr>
<td>B</td>
<td>Playground</td>
<td>0.33</td>
<td>370</td>
<td>27%</td>
</tr>
<tr>
<td>C</td>
<td>Playground</td>
<td>0.32</td>
<td>310</td>
<td>23%</td>
</tr>
<tr>
<td>D</td>
<td>Park</td>
<td>0.22</td>
<td>180</td>
<td>14%</td>
</tr>
<tr>
<td>E</td>
<td>Park</td>
<td>0.22</td>
<td>160</td>
<td>12%</td>
</tr>
<tr>
<td>F</td>
<td>Plaza</td>
<td>0.16</td>
<td>110</td>
<td>8%</td>
</tr>
<tr>
<td>G</td>
<td>Plaza</td>
<td>0.16</td>
<td>100</td>
<td>8%</td>
</tr>
<tr>
<td>H</td>
<td>Plaza</td>
<td>0.15</td>
<td>100</td>
<td>7%</td>
</tr>
<tr>
<td>I</td>
<td>Plaza</td>
<td>0.15</td>
<td>100</td>
<td>7%</td>
</tr>
<tr>
<td>J</td>
<td>Plaza</td>
<td>0.17</td>
<td>120</td>
<td>9%</td>
</tr>
<tr>
<td>K</td>
<td>Plaza</td>
<td>0.17</td>
<td>120</td>
<td>9%</td>
</tr>
<tr>
<td>L</td>
<td>Plaza</td>
<td>0.17</td>
<td>120</td>
<td>9%</td>
</tr>
<tr>
<td>M</td>
<td>Plaza</td>
<td>0.16</td>
<td>110</td>
<td>8%</td>
</tr>
<tr>
<td>N</td>
<td>Plaza</td>
<td>0.06</td>
<td>60</td>
<td>0%</td>
</tr>
<tr>
<td>O</td>
<td>Plaza</td>
<td>0.06</td>
<td>60</td>
<td>0%</td>
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<td>0%</td>
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<td>Q</td>
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<td>0%</td>
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<tr>
<td>R</td>
<td>Plaza</td>
<td>0.06</td>
<td>60</td>
<td>0%</td>
</tr>
<tr>
<td>S</td>
<td>Plaza</td>
<td>0.06</td>
<td>60</td>
<td>0%</td>
</tr>
<tr>
<td>T</td>
<td>Plaza</td>
<td>0.06</td>
<td>60</td>
<td>0%</td>
</tr>
<tr>
<td>U</td>
<td>Plaza</td>
<td>0.06</td>
<td>60</td>
<td>0%</td>
</tr>
<tr>
<td>V</td>
<td>Plaza</td>
<td>0.06</td>
<td>60</td>
<td>0%</td>
</tr>
</tbody>
</table>

Legend:
- Civic Space
- Greenway/Civic Space (12.85 Acres)
- Elementary/Middle School
- Civic Building
- Application boundary
- NE Expressway
- Future ROW
- Neighborhood

SmartCode Application: Painted Dunes Traditional Neighborhood Development

Figure 9

12-01-12

URS
Project Data

Project Name: Painted Dunes
Application Type: New Community
Community Type: Traditional Neighborhood Development
Total Site Area: 451.4 Acres
Net Site Area: 243.4 Acres
Pedestrian: 5 pedestrian drives

Playgrounds & Trails

● Compliance with playground allocation requirements:

For new communities, per section 21.30.050(C)(5): "Within 800 feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."
**Project Data**

- **Project Name:** Painted Dunes
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- **Total Site Area:** 451.4 Acres
- **Net Site Area:** 361.4 Acres
- **Pedestrian Shed:** 3 pedestrian sheds

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**Special Requirements**

**Compliance with special requirements for shopfronts:**

For new communities, per section 21.30.090 (A)(2): "A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage..."

The indicated required shopfront locations are recommended.

**Compliance with special requirements for terminated vistas:**

For new communities, per section 21.30.090 (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."

The indicated terminating vista locations are recommended.
Street level view of the commercial/retail area. Image location is immediately south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.
Street level view of park and small civic building in the residential area.
Small civic building is located on left side of image, and medium-density residential is shown at back of image.
Image location is at end of radial street and south of U.S. 54 (Patriot Freeway). Image looks westerly toward Franklin Mountains.
Street level view of park and low-density residential area. Small lot single-family homes are shown in this image. Image looks westerly toward Franklin Mountains.