



Illustrative rendering of one potential future for the ASARCO East property.

SMARTCODE APPLICATION

EL PASO, TEXAS CODE OF ORDINANCES
TITLE 21 APPLICATION

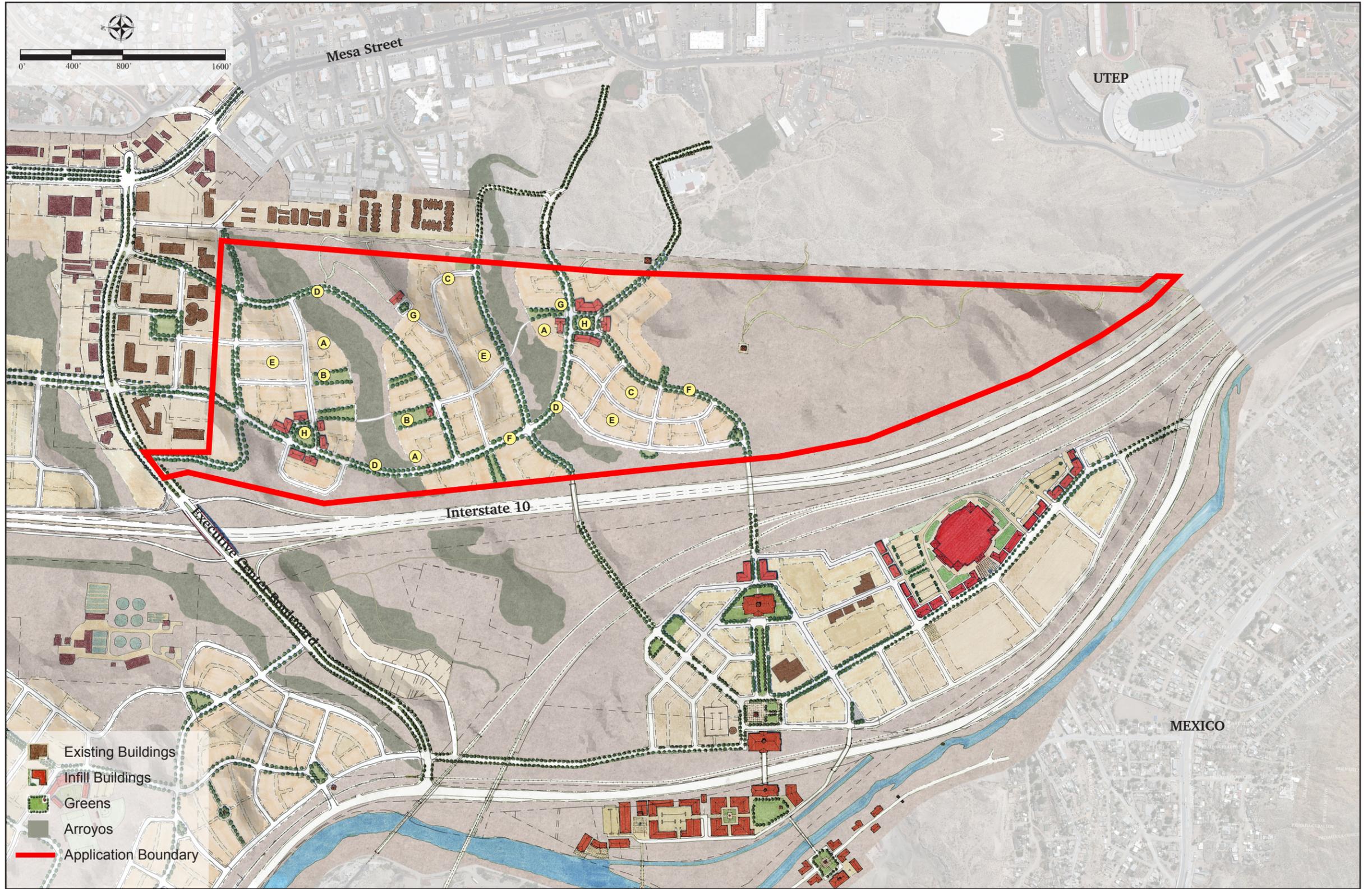
ASARCO EAST

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ILLUSTRATIVE PLAN

ASARCO East is made up of two distinct geographic areas; rocky steep topography to the south and hilly arroyos to the north. The rocky southern portion could be preserved as open space and provide an amenity to the City by creating a place for short hikes and mountain biking without having to travel to the Franklin Mountains. Three neighborhoods oriented around the arroyos' natural flowways can provide connections between the University of Texas campus and Executive Center Boulevard. The neighborhoods can provide additional faculty and student housing. (Please note: Illustrative Plan is for illustrative purposes only.)



General Recommendations

- A** Blocks are oriented to overlook the arroyos, which are preserved as natural amenities.
- B** Special cottage courts are designed to take advantage of long views.
- C** Neighborhoods and streets follow the natural topography.
- D** Primary street connections link the neighborhoods.
- E** Service alleys provide access to parking, utilities and trash pick up.
- F** Street trees provide shade and enhance the pedestrian experience.
- G** Memorable meeting places provide a sense of identity for the community.
- H** Civic buildings front greens.

-  Existing Buildings
-  Infill Buildings
-  Greens
-  Arroyos
-  Application Boundary



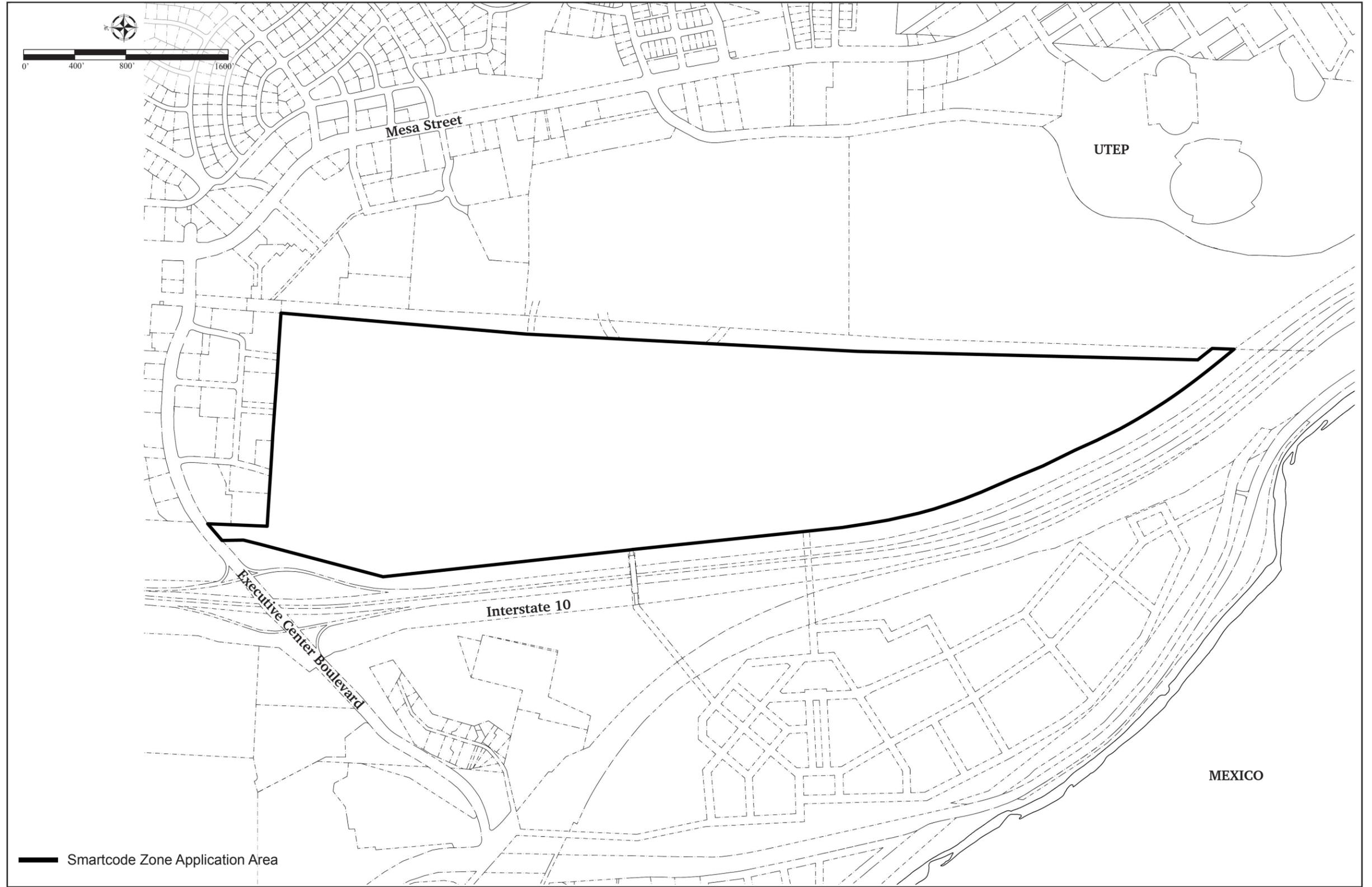
AERIAL

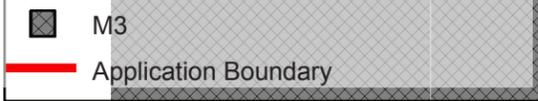
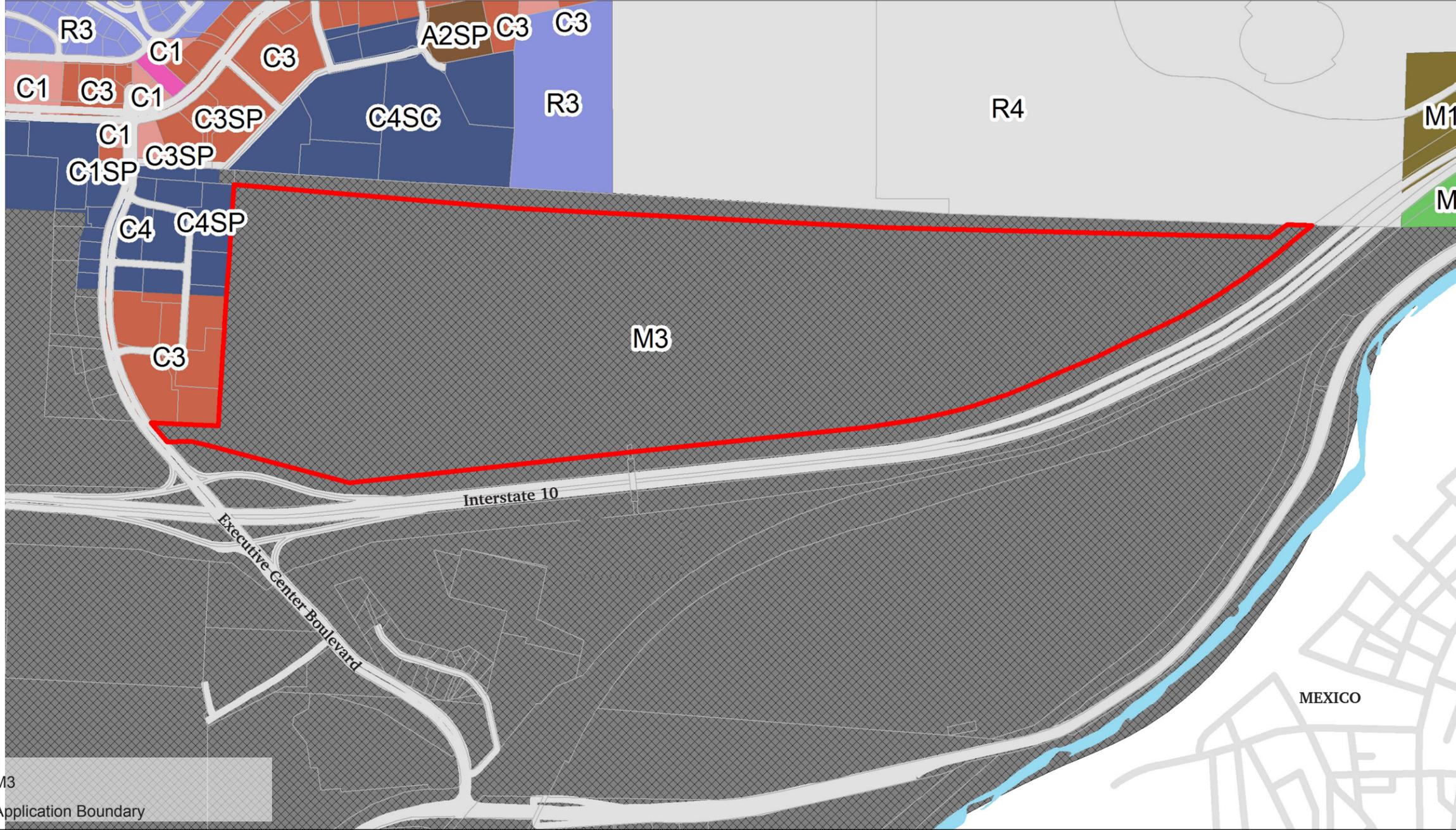
An aerial of ASARCO East shows the site's unique position as one of the only large undeveloped properties in central El Paso, adjacent to UTEP, commercial properties, and residential neighborhoods.

SITE PLAN

Per section 21.10.040 must include:

- (B)(1) Site plan (see page 6)
- (B)(2) Copy of zoning map (see page 5)
- (B)(3-5) Proposed locations of transect zones including the locations of special districts, proposed throughfare networks and block layout (see page 7)
- (B)(7) Proof of notice of proposed application to any recognized neighborhood association





ZONING MAP

The zoning for the property is currently M3: Unrestricted Manufacturing District.

□ Per section 21.10.040 (B)(1), the legal description of the property should be on the site plan.

The legal description for ASARCO East is:

Barker Survey 10 Abstract #7, Tract 2-A. PIDN: X01099900000200.

Located in Tract 14, Block 200.

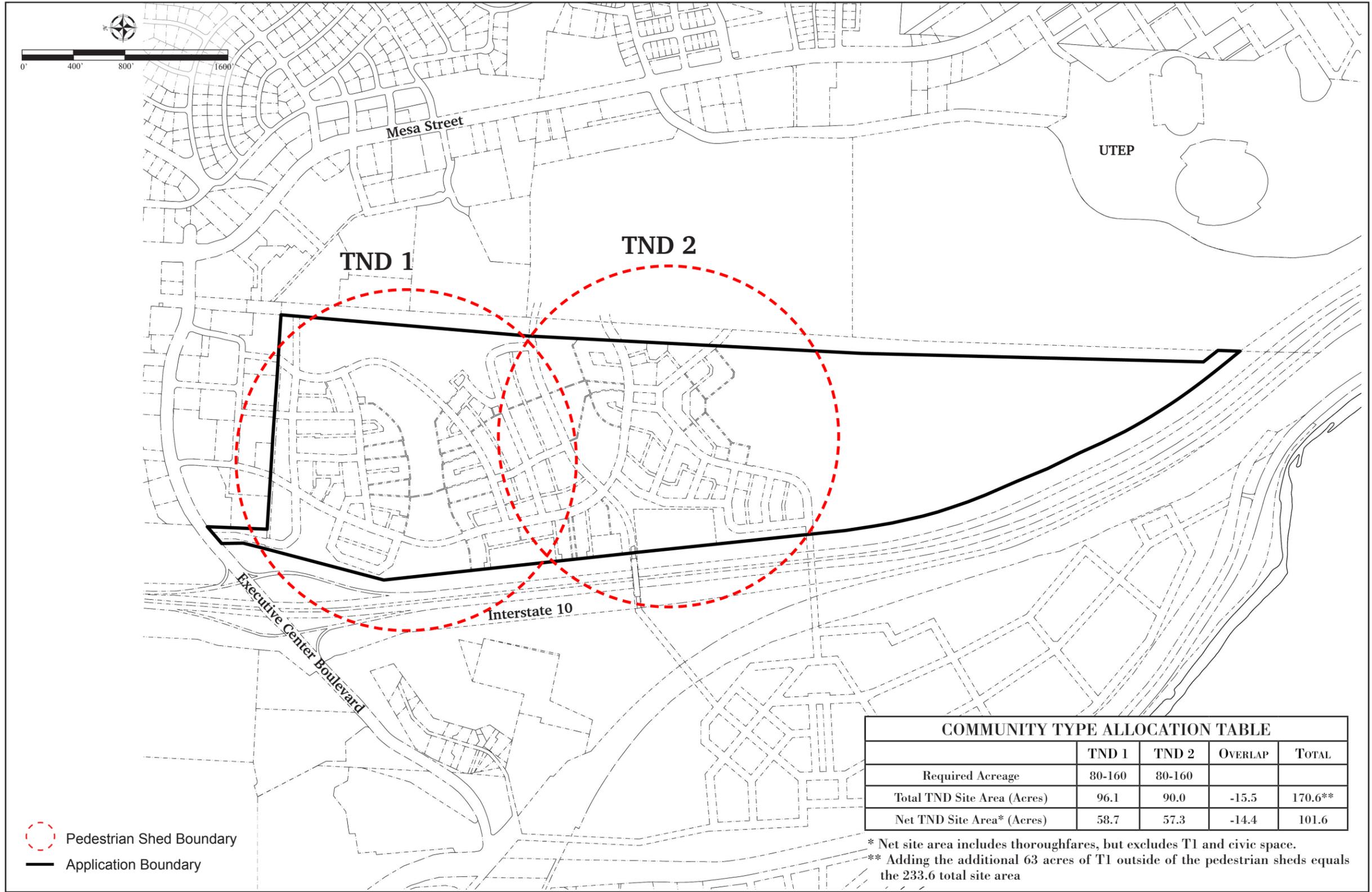
PROJECT SIZE & BOUNDARY

- Identify application type (see below)
- Identify pedestrian shed(s).
Pedestrian shed requirements for a TND are set forth in sections 21.30.030 (B)
- Identify community type (see below)
- Identify project boundaries based on pedestrian shed.
- Compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40.

For TNDs: "A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred and sixty acres."

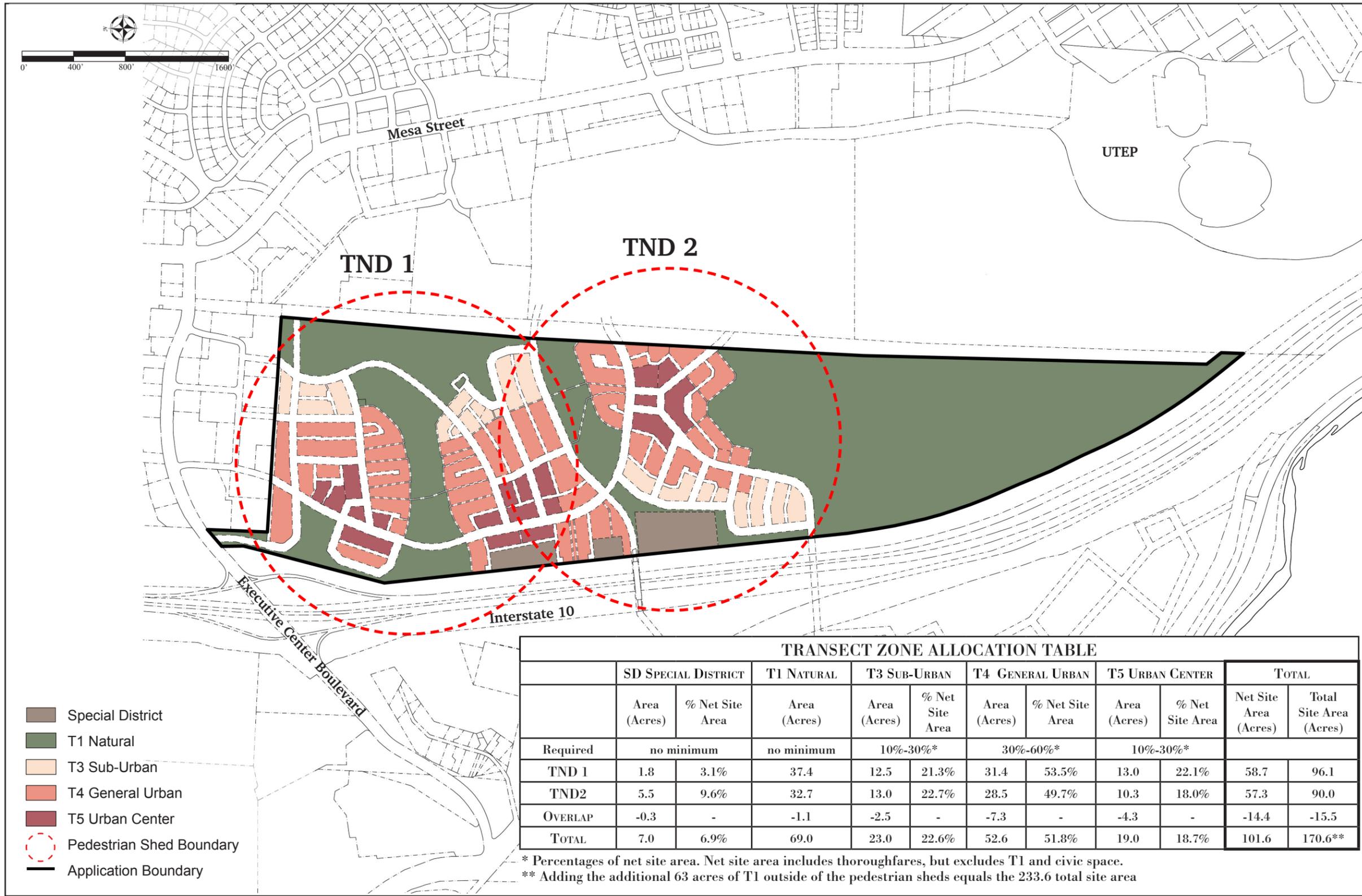
- Compliance with allocation of land outside pedestrian sheds.
For New Communities, per section 21.30.020 (G): "Any remnants of the site outside the pedestrian sheds shall be assigned to transect zones T1 through T3, civic space or special districts."

PROJECT DATA	
PROJECT NAME:	ASARCO East
APPLICATION TYPE:	New Community
COMMUNITY TYPE:	Traditional Neighborhood Development
TOTAL SITE AREA:	233.6 Acres
NET SITE AREA:	101.6 Acres
PEDESTRIAN SHED:	2 pedestrian sheds



COMMUNITY TYPE ALLOCATION TABLE				
	TND 1	TND 2	OVERLAP	TOTAL
Required Acreage	80-160	80-160		
Total TND Site Area (Acres)	96.1	90.0	-15.5	170.6**
Net TND Site Area* (Acres)	58.7	57.3	-14.4	101.6

* Net site area includes thoroughfares, but excludes T1 and civic space.
 ** Adding the additional 63 acres of T1 outside of the pedestrian sheds equals the 233.6 total site area



TRANSECT ZONE ALLOCATION

- Compliance with transect zone allocation requirements as set forth in 21.80.170 Table 14: Summary Table, section A.
- Compliance with the requirement that areas outside the pedestrian sheds are T1, T2, T3, a special district or civic space per section 21.30.020 (G).

TRANSECT ZONE ALLOCATION TABLE

	SD SPECIAL DISTRICT		T1 NATURAL	T3 SUB-URBAN		T4 GENERAL URBAN		T5 URBAN CENTER		TOTAL	
	Area (Acres)	% Net Site Area	Area (Acres)	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Net Site Area (Acres)	Total Site Area (Acres)
Required	no minimum		no minimum	10%-30%*		30%-60%*		10%-30%*			
TND 1	1.8	3.1%	37.4	12.5	21.3%	31.4	53.5%	13.0	22.1%	58.7	96.1
TND2	5.5	9.6%	32.7	13.0	22.7%	28.5	49.7%	10.3	18.0%	57.3	90.0
OVERLAP	-0.3	-	-1.1	-2.5	-	-7.3	-	-4.3	-	-14.4	-15.5
TOTAL	7.0	6.9%	69.0	23.0	22.6%	52.6	51.8%	19.0	18.7%	101.6	170.6**

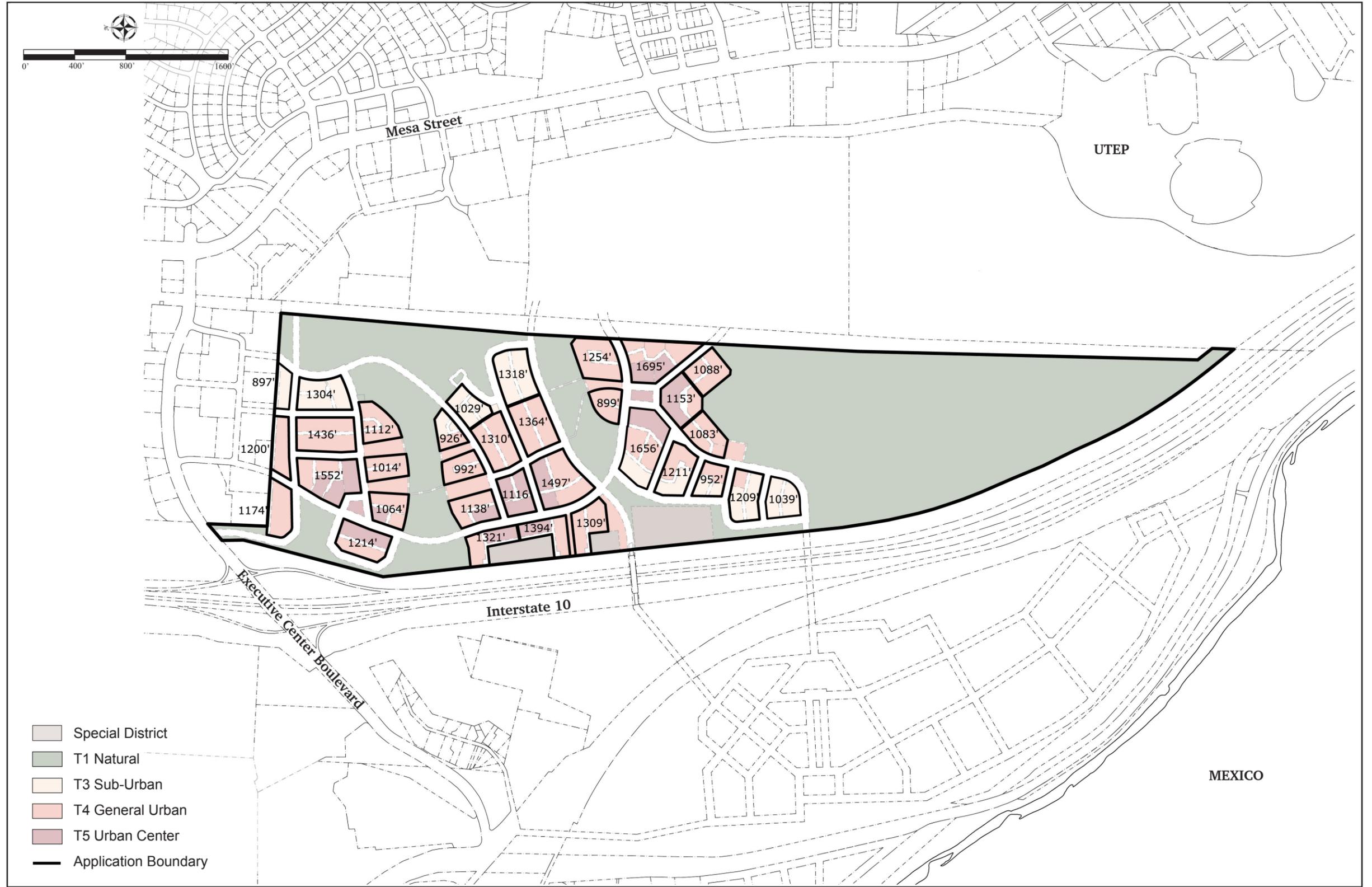
* Percentages of net site area. Net site area includes thoroughfares, but excludes T1 and civic space.
 ** Adding the additional 63 acres of T1 outside of the pedestrian sheds equals the 233.6 total site area

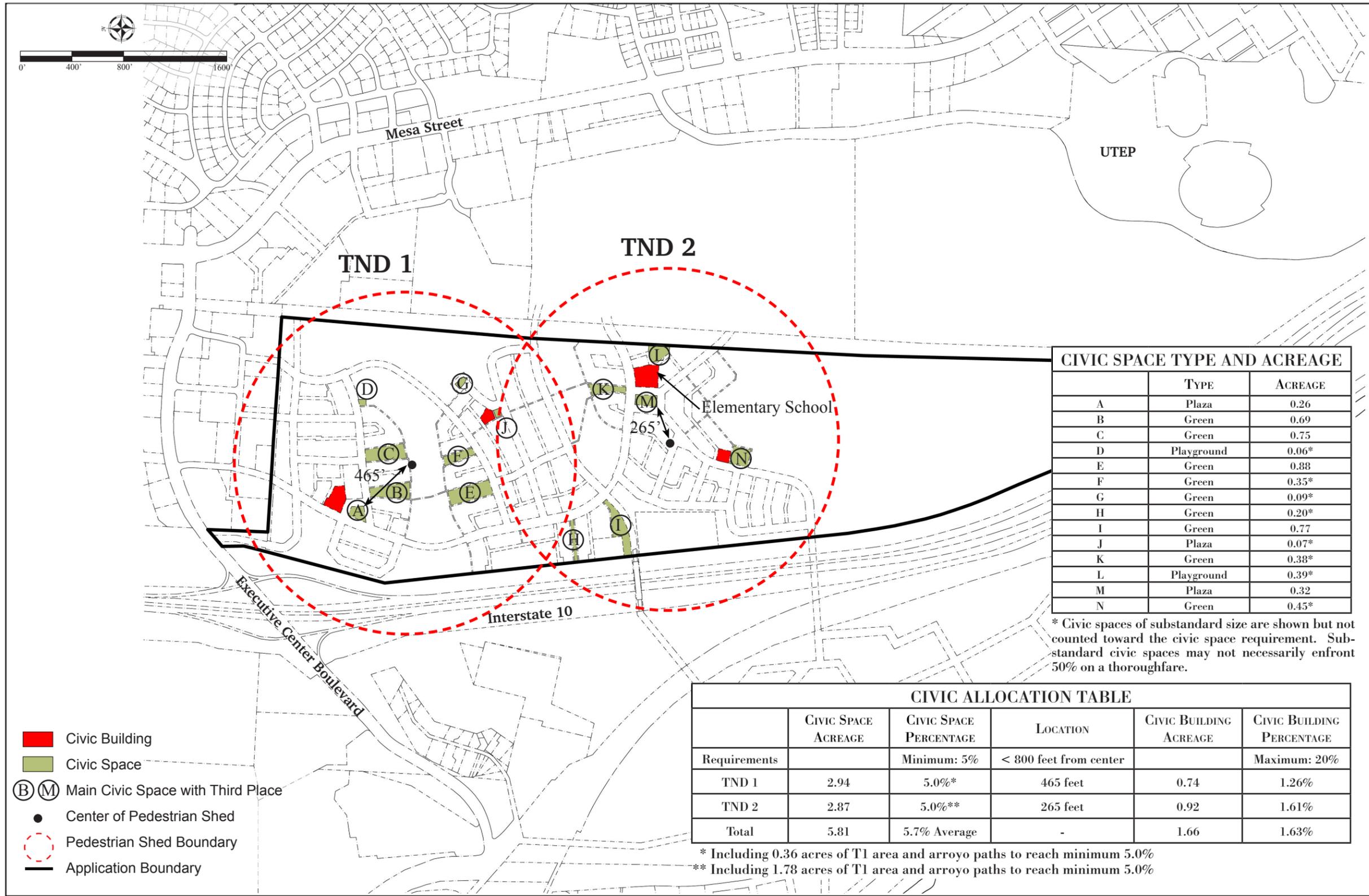
MAXIMUM BLOCK SIZE

■ Compliance with maximum block size requirements as set forth in 21.80.170 Table 14: Summary Table, Section C:

Maximum allowable block perimeter:
 T2 - no max
 T3 - 3000' max
 T4 - 2400' max
 T5 - 2000' max

Note that 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 TYPE AND ACREAGE

	TYPE	ACREAGE
A	Plaza	0.26
B	Green	0.69
C	Green	0.75
D	Playground	0.06*
E	Green	0.88
F	Green	0.35*
G	Green	0.09*
H	Green	0.20*
I	Green	0.77
J	Plaza	0.07*
K	Green	0.38*
L	Playground	0.39*
M	Plaza	0.32
N	Green	0.45*

* Civic spaces of substandard size are shown but not counted toward the civic space requirement. Substandard civic spaces may not necessarily enfront 50% on a thoroughfare.

CIVIC ALLOCATION TABLE

	CIVIC SPACE ACREAGE	CIVIC SPACE PERCENTAGE	LOCATION	CIVIC BUILDING ACREAGE	CIVIC BUILDING PERCENTAGE
Requirements		Minimum: 5%	< 800 feet from center		Maximum: 20%
TND 1	2.94	5.0%*	465 feet	0.74	1.26%
TND 2	2.87	5.0%**	265 feet	0.92	1.61%
Total	5.81	5.7% Average	-	1.66	1.63%

* Including 0.36 acres of T1 area and arroyo paths to reach minimum 5.0%
 ** Including 1.78 acres of T1 area and arroyo paths to reach minimum 5.0%

- Civic Building
- Civic Space
- B M Main Civic Space with Third Place
- Center of Pedestrian Shed
- Pedestrian Shed Boundary
- Application Boundary

CIVIC SPACE & BUILDINGS

- 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) and 21.30.160 Table 13: Civic space, state: "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(C)(6): "Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds"
- Compliance with civic space minimum size requirements: Per section 21.30.160 Table 13 the minimum size of civic space is .5 acres except for plazas that have a minimum size of .25 acres and playgrounds that have no minimum size. (Note that civic spaces of substandard size are shown but not counted toward the civic space requirement.)
- 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 elementary school reserve requirements: New communities per section 21.30.050(D)(2) have "One civic building lot shall be reserved for an elementary school".
- Compliance with maximum civic building allocation: For 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."

PLAYGROUNDS

- Compliance with playground allocation requirements.

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

Required number of playgrounds: 7





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 locations indicated are a recommendation.

- ☐ 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 locations indicated are a recommendation.

THOROUGHFARE ASSIGNMENT

- ☐ Compliance with thoroughfare termination and cul-de-sac limitation as set forth in 21.30.070(A)(6):

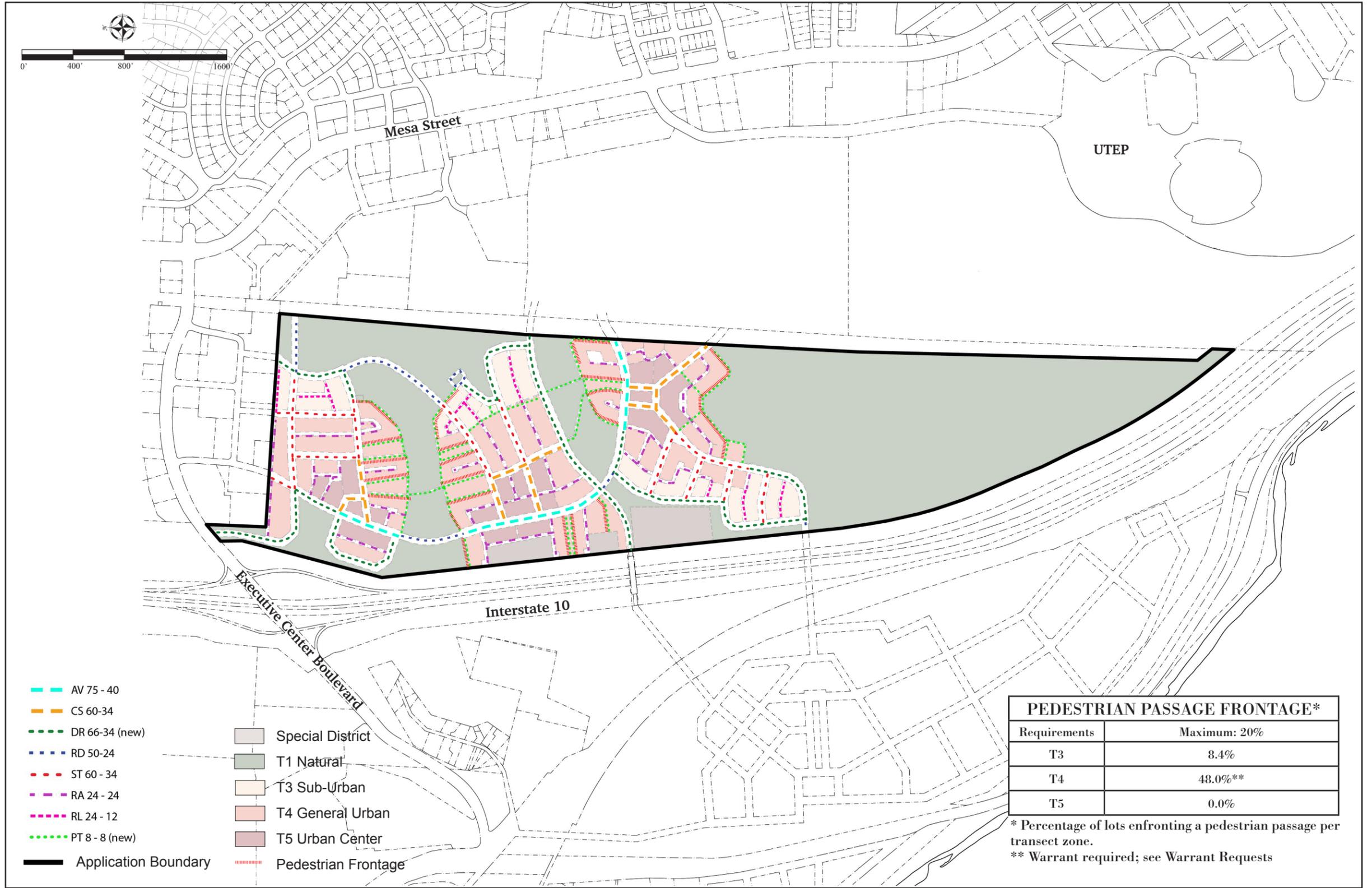
“All thoroughfares shall terminate at other thoroughfares, forming a network... culs-de-sac shall be permitted only when warranted by natural site conditions.”

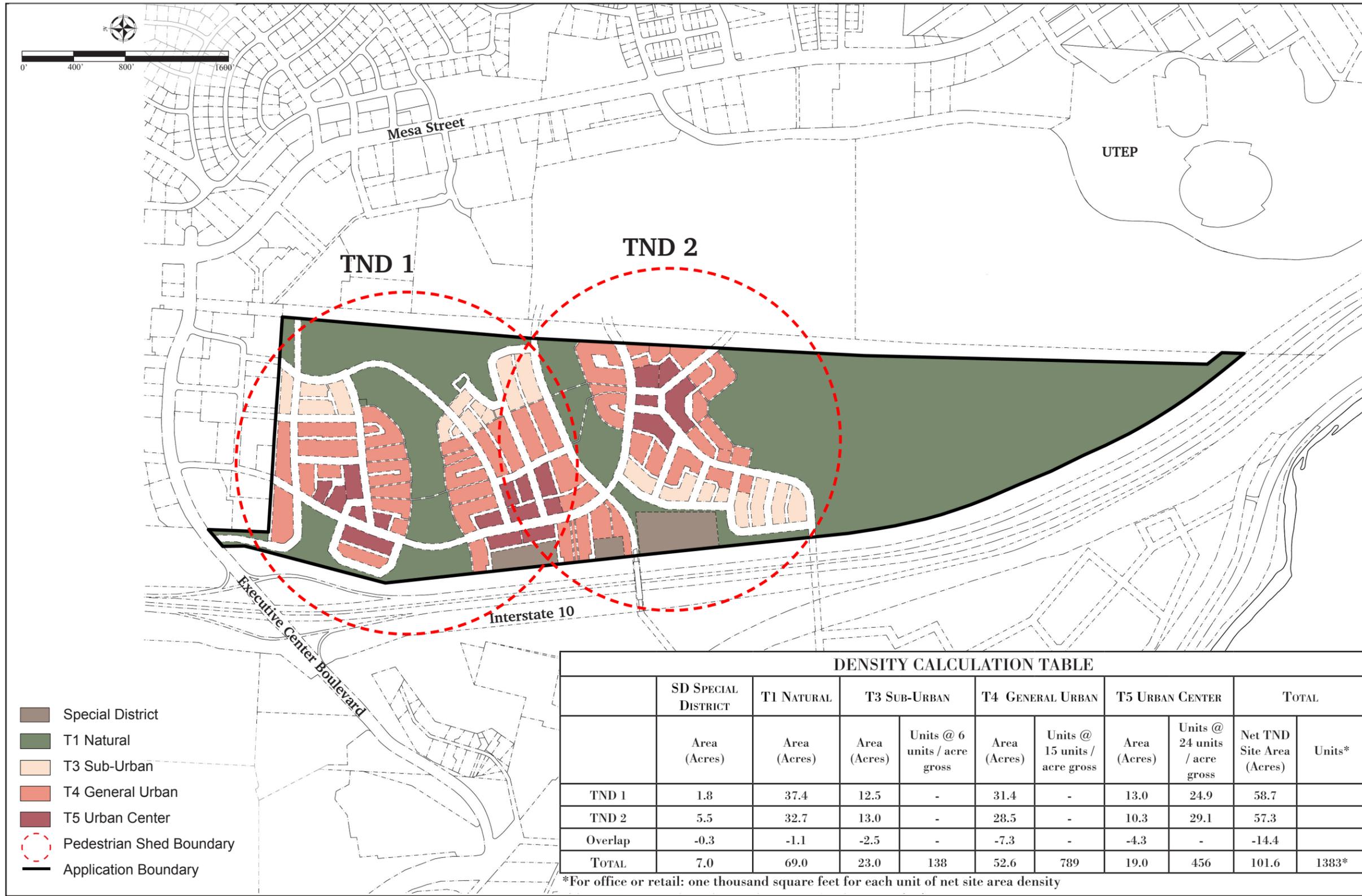
Number of Culs-de-sacs: None

- ☐ Compliance with required percentage of lots fronting thoroughfares as set forth in Section 21.30.070(A)(7):

“Lots shall enfront a vehicular thoroughfare, except that 20% of the lots within each Transect Zone may enfront a pedestrian passage.”

** Warrant request for required maximum percentage of lots enfronting a pedestrian passage as set forth in 21.30.070 (A)(7) for T4: By Warrant, lots within each transect zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum.*





DENSITY CALCULATIONS

- Compliance with 21.30.080(B): *“Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b.”*

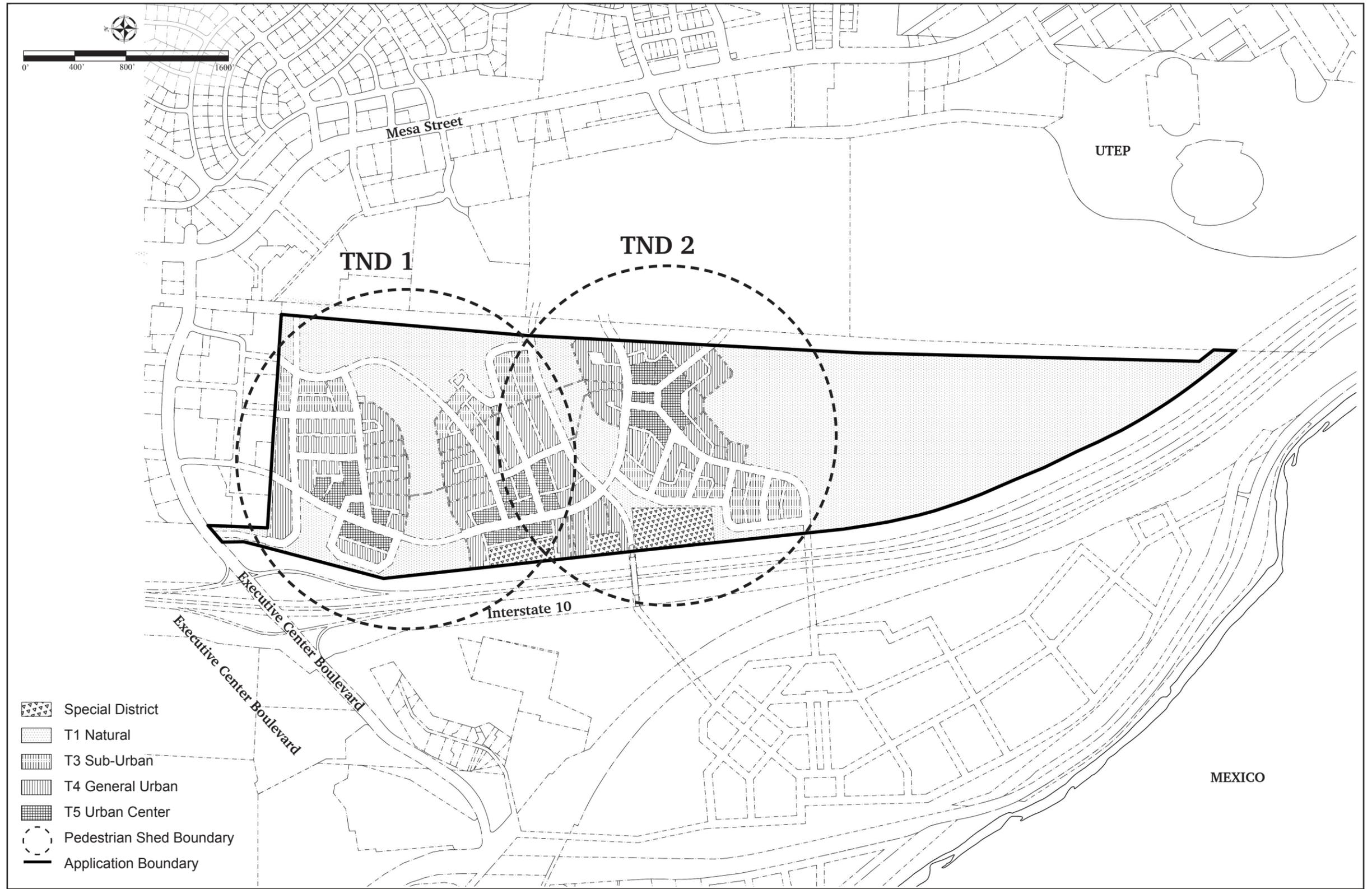
WARRANT REQUESTS

The application is compliant with Chapter 21 pending the following warrant:

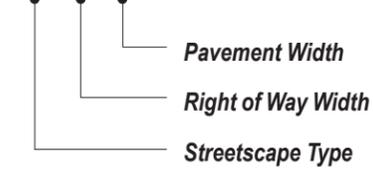
- Warrant request for required maximum percentage of lots fronting a pedestrian passage as set forth in 21.30.070 (A)(7) for T4: By Warrant, lots within each transect zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum.

	SD SPECIAL DISTRICT	T1 NATURAL	T3 SUB-URBAN		T4 GENERAL URBAN		T5 URBAN CENTER		TOTAL	
	Area (Acres)	Area (Acres)	Area (Acres)	Units @ 6 units / acre gross	Area (Acres)	Units @ 15 units / acre gross	Area (Acres)	Units @ 24 units / acre gross	Net TND Site Area (Acres)	Units*
TND 1	1.8	37.4	12.5	-	31.4	-	13.0	24.9	58.7	
TND 2	5.5	32.7	13.0	-	28.5	-	10.3	29.1	57.3	
Overlap	-0.3	-1.1	-2.5	-	-7.3	-	-4.3	-	-14.4	
TOTAL	7.0	69.0	23.0	138	52.6	789	19.0	456	101.6	1383*

*For office or retail: one thousand square feet for each unit of net site area density

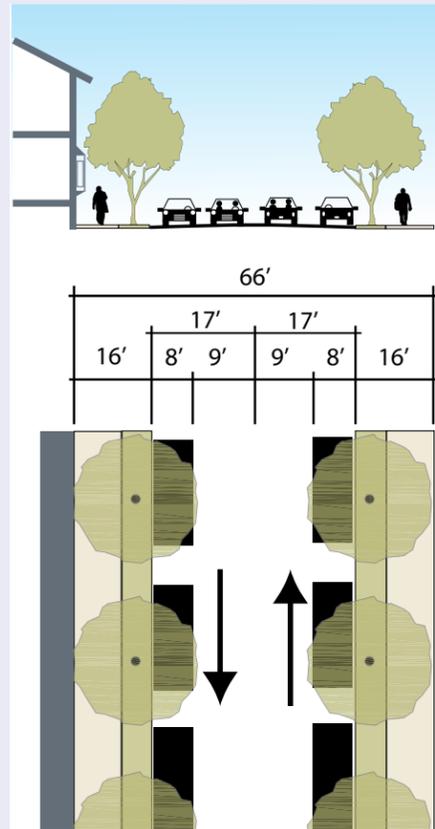


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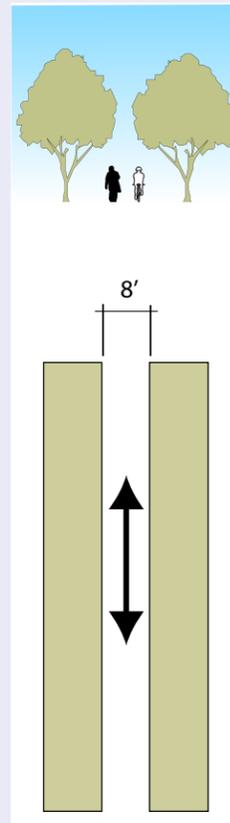


THOROUGHFARE TYPES

- 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



DR 66-34



PT 8-8

Thoroughfare Type	Drive
Transect Zone	T3, T4, T5, T6
Right-of-Way Width	66 feet
Pavement Width	34 feet
Movement	Slow Movement
Vehicular Design Speed	25 MPH
Pedestrian Crossing Time	9.9 Seconds
Traffic Lanes	2 lanes
Parking Lanes	8 feet (both sides)
Curb Radius	15 feet
Public Frontage Type	Varies by Transect
Walkway Type	8 foot sidewalk
Planter Type	8 foot Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30 feet o.c. Average
Transportation Provision	NA

Thoroughfare Type	Pedestrian
Transect Zone	T2, T3, T4, T5
Right-of-Way Width	8 feet
Pavement Width	8 feet
Movement	Pedestrian Movement
Vehicular Design Speed	NA
Pedestrian Crossing Time	NA
Traffic Lanes	NA
Parking Lanes	None
Curb Radius	NA
Public Frontage Type	Varies by Transect
Walkway Type	8 foot sidewalk
Planter Type	None
Curb Type	None
Landscape Type	Varies
Transportation Provision	NA

ADDITIONAL ASSEMBLIES

All additional thoroughfare assemblies comply with 21.80.030, Table 3A and Table 3B.

Notes:
Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.