

TRANSIT ORIENTED DEVELOPMENT – PLANNING REVIEW

REVIEW CRITERIA – In order for a project to qualify as a Transit Oriented Development (TOD), the following criteria has to be met. Identify which of the following criteria are being addressed through the proposal. These will be used by staff in making a recommendation and decision.

Location Criteria. The project must be located within the TOD incentive areas. (As depicted in Exhibit A on the Transit Oriented Development Incentive Policy)

Mark your selection(s) with an "X" in each applicable box.

Mandatory Requirement. An infill development may be located on any parcel of land which **meets at least one (1)** of the following criteria:

- | | |
|---|---|
| <input type="checkbox"/> Streetcar Corridor Incentive Area | <input type="checkbox"/> Five Points Incentive Area |
| <input type="checkbox"/> Greater Downtown Incentive Area | <input type="checkbox"/> Mission Valley Incentive Area |
| <input type="checkbox"/> El Dorado Incentive Area | <input type="checkbox"/> Northgate Incentive Area |
| <input type="checkbox"/> El Paso International Airport Incentive Area | <input type="checkbox"/> Medical Center of the Americas |

Design Criteria. Applicants requesting Transit-Oriented Development incentives for new construction and rehabilitation projects shall comply with the mandatory design requirements and no less than three (3) of the selective design requirements as identified in Subsection 20.10.280(c)

Mark your selection(s) with an "X" in each applicable box.

Mandatory Design Requirements. Applications for TOD developments shall comply with **all** of the following requirements.

- Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with 21.50.070(F)(5). On-site surface parking shall not be located in the front yard.
- Buildings shall be placed on the parcel such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.
- For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.

Selective Design Guidelines. Applications for infill development shall comply with **no less than three (3)** of the following requirements:

- Any new structure with a ground floor non-residential use shall demonstrate that building façades facing public rights-of-way have a majority (50% or more) transparent surface on the ground floor. Transparent surface elements include, but are not limited to, doors and non-opaque windows.
- The percentage of gross floor area divided by the total lot area for infill development projects shall be no less than 80%.
- The project shall propose a mix of land use categories as classified in Section 20.08.030 (e.g. residential and commercial).
- The project shall propose commercial activity within or directly abutting an adjacent street sidewalk. Examples of qualifying commercial activity include, but are not limited to, the placement of outdoor seating and tables or other sidewalk furniture, and stands for the sale of goods and services.
- The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width.
- The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso (see Appendix A of the Infill Policy Guide).
- The height of any proposed infill development shall be equal to at least half the width of the widest abutting street.
- The project includes low impact storm water management including, but not limited to depressed landscaped areas, bioswales, vegetated roofs, pervious pavements, capture and reuse systems.
- The project is certified by the United States Green Building Council LEED-BD+C, LEED HOMES, LEED-ND certification system or any equivalent, nationally recognized alternative, or the architect of record is LEED certified, or the project qualifies for and participates in the City of El Paso Green Building Grant Program.
- For projects in residential districts the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.
- For projects in residential districts the applicant shall demonstrate that a private frontage as described in 21.80, Table 7a through 7e is proposed.