

# MEDICAL CENTER OF THE AMERICAS

**El Paso, Texas**

SMARTCODE - ARTICLE 4 APPLICATION

**SEPTEMBER 2010**







4.2 Community Types

4.2.3 Infill RCD (Regional Center Development)

a. An Infill RCD should be assigned to downtown areas that include significant Office and Retail uses as well as government and other Civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete Long or Linear Pedestrian Shed, which may be adjusted as a Network Pedestrian Shed, oriented around an important Mixed Use

Corridor or center.

b. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

4.2.4 Infill TOD (Transit-Oriented Development)

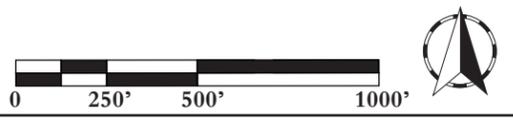
a. Any Infill TND or Infill RCD on an existing or projected rail or Bus Rapid Transit (BRT) Network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section

5.9.2d.

b. The use of a TOD overlay shall be approved by City initiative or by Variance.

RCD Community Boundary Area = 442.8 acres

MCA Planning Area = 130.8 acres





**4.3 Transect Zones**

4.3.1 Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

4.3.2 A Transect Zone shall include elements indicated by Article 3, Article 5, and Article 6.

Table 14 Requirements for a RCD:

- T6 = 40 - 80%
- T5 = 10 - 30%
- T4 = 10 - 30%

Recommended allocations. Not required for Article 4 Application.

**Infill RCD Transect Allocations**

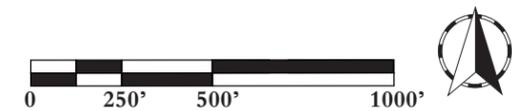
T6	T5	T4	SD	Total
85.9	113.0	55.8	53.3	308.0*
27.9%	36.7%	18.1%	17.3%	100%

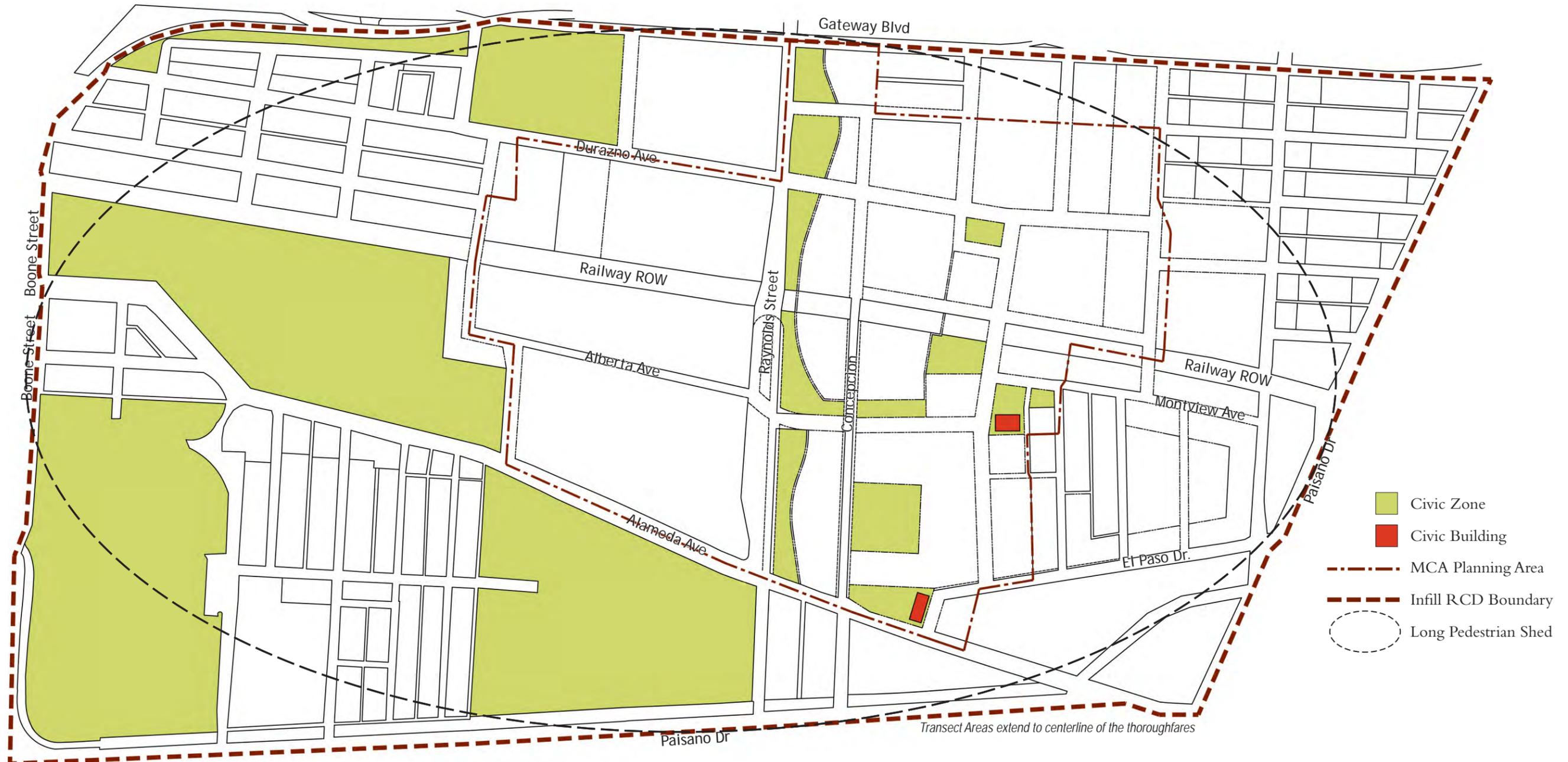
\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

**MCA Planning Area Transect Allocations**

T6	T5	T4	SD	Total
49.9	7.4	0.4	53.3	111.0*
45.0%	6.6%	0.4%	48.0%	100%

\*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.





**4.4 Civic Zones**

**4.4.1 General**

- a. Infill Plans should designate Civic Space Zones (CS) and Civic Building Zones (CB).
- b. A Civic Zone may be permitted if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 4.5.
- c. Parking for Civic Zones shall be calculated per the stan-

dards of Chapter 20.14 and Appendix C of the El Paso Municipal Code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.

**4.4.2 Civic Space Zones (CS)**

- a. Civic Spaces shall be generally designed as described in

Table 13, their type determined by the surrounding or adjacent Transect Zone in a process of public consultation subject to the approval of the City Council.

**4.4.3 Civic Building Zones (CB)**

- a. Civic Buildings shall be permitted on Civic Zones reserved in the Infill Regulating Plan.
- b. Civic Buildings shall be subject to the Requirements of Article 5.

