

ACKNOWLEDGMENTS

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CITY TND PROJECT TEAM

Ron Bevans, City Planning
Mike Masciola, Economic Development
Rob O'Connor, City Planning
Tim Scanlon, City Planning

Anne Knapp, City Planning
James Mayerl, City Planning
Janice Prowell, City Planning



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Part I- Purpose Statement

The purpose of the Traditional Neighborhood Development (TND) zone is to create a residential Zoning Classification that encourages a pattern of neighborhood development that was commonly built in Colorado Springs prior to World War II. These neighborhoods are characterized by a diversity of housing types integrated with neighborhood schools, parks, civic spaces and commercial uses. (Fig. I.1) This traditional pattern is based on a pedestrian environment that is more people-friendly than auto-oriented and incorporates attractive streetscapes. Parks and open space form a network of outdoor amenities that provide for recreation, natural area preservation and pedestrian and bicycle transportation. Building design is architecturally distinctive, enhancing the streetscape and creating a definitive character for the neighborhood. Street and walkway connectivity is to be achieved through a traditional block pattern or a reasonable equivalent. Overall, the TND zone is intended to promote the development of a neighborhood with a sense of place. It also embodies many of the objectives included in the City's Comprehensive Plan.



Fig. I.1-Typical TND Development



Fig. I.2- Mixed-use Development

This zone district includes both design standards (mandatory elements of a traditional neighborhood) and design guidelines (desired elements of a traditional neighborhood which may vary depending on the individual development). Design standards are part of requirements of the zone district, while design guidelines are recommended techniques for achieving the standards and are advisory

Principles of TND

Traditional neighborhoods exemplify a pattern of development that can be found in the older sections of cities throughout Colorado. These traditional areas, whether residential, commercial or mixed, display a strong neighborhood identity and are therefore being imitated in a new approach to site design, based on the older characteristics. (Fig. I.2) Although each place has differences, there are a number of basic, fundamental principles found in traditional neighborhood designs. These principles can be summarized with respect to land use, streets, pedestrian orientation, and architecture and design.

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Land Use:

Residential use is the basic building block of the TND neighborhood. (Fig. I.3) TNDs usually display a diversity of residential types, styles and densities. The diversity in housing type is important in order to provide a variety of choices to a wide range of households. (Fig. I.4) It opens up the opportunity for residents to move to different types of housing within the same neighborhood depending on their stage of life, such as empty nesters moving on to townhouses or apartments and young couples moving to homes with yards for children. As household needs change, residents may be able to move to more suitable housing without leaving their neighborhood. Opportunities also exist for live-work spaces and accessory dwelling units.

These options support a wider range of housing prices, thus increasing the supply of dwellings available to households of modest means. However, for small projects, the traditional neighborhood may be composed primarily of different styles of single family dwellings, with lots and streetscapes designed according to these traditional principles. The diversity in housing type also commonly yields an increase in average housing density.

For larger TNDs, a “main street” or mixed-use Neighborhood Center that provides supporting uses to neighborhood residents should be located within walking distance of the residential development. (Fig. I.5) The compact, walkable nature of a TND project is supported by the opportunity for its residents to have non-vehicular access to neighborhood services, facilities, and outdoor spaces. Community buildings, parks and civic spaces are usually integrated into the Neighborhood Center to encourage common use and gathering places.

A wide range of parks and open spaces helps to establish the identity and focus for individual neighborhoods. (Fig. I.6) Parks create focal points and common areas, as well as providing spaces for recreation. Open space enhances the natural, original character of the community by preserving natural features and environment. In some cases, redevelopment allows for restoration of natural features, such as drainageways, that have been adversely impacted in the past.



Fig. I.3- Residential Streetscape



Fig. I.4- Housing Types



Fig. I.5- Main Street



Fig. I.6- Parks & Open Space



Fig. I.7- Residential Design

Architecture and Design:

Buildings define the streetscape by creating a vibrant, more attractive street frontage. (Fig. I.7) Build-to lines bring buildings close to the street in mixed-use Neighborhood Centers. Front porches and garages accessed from an alley are usually the standard in residential areas. Parking for businesses and homes is primarily located behind buildings. Where parking for businesses is provided adjacent to the street, it is subordinate to the buildings and is screened by walls or plantings. Vehicular access to parking lots is through alleys or driveways to shared parking lots.



Fig. I.8- Streetscape

Streetscape:

Streetscape design plays a key role in defining the community image. The TND streetscape relates to the street itself, and consists of landscaped tree lawns between curbs and sidewalks, the adjacent sidewalks, front yard spaces, and the building frontages. (Fig. I.8) In addition to accommodating transportation needs, the streetscape provides a public and semi-public space for street trees, street furniture and view corridors. There are many aspects of overall neighborhood design that also contribute to a traditional streetscape, including the design of buildings and parking, as well as the connected network of streets, alleys and sidewalks. These are all planned together to create a pleasant, as well as a safe and efficient, experience for residents, pedestrians, bicycles, transit and motorized vehicles.



Fig. I.9- Street Connectivity

Streets

TND roadways, as well as pedestrian ways, are interconnected so that access for pedestrians, cyclists and automobile drivers is direct and convenient. (Fig. I.9) This allows traffic to be dispersed through a variety of streets and ways, so that the need for multiple collector and arterial streets is alleviated. Utilities are similarly interconnected with proper spacing and separation. Narrower streets designed with TND characteristics result in slower moving traffic and provide a safer, more pleasant pedestrian environment. The residential streets in particular need to place at least as much attention to the people who live next to the street as to the vehicles that travel them. TND roadways also encourage interaction among business people and residents.

Part II- Process for the Establishment of a TND Zone

The City encourages the development of traditional neighborhoods. Consequently the City has developed standards to be used in the development of these neighborhoods. This section describes the process to be followed when establishing a TND zone.

An application for initial zoning or rezoning to TND shall be necessary. A minimum size of two (2) acres is needed to establish a TND zone. Along with a change of zoning application, a proposed TND Concept Plan and/or a proposed TND Development Plan is required.

A TND Concept Plan shall include the entire zone district. The requirement for a TND Concept Plan is waived if a complete TND Development Plan for the entire zone district is submitted.

Any TND Concept Plan or TND Development Plan shall include, in addition to other applicable Zoning Code requirements, land uses as identified in the Land Use Chart, maximum heights and location of streets, utilities and pedestrian ways.

TND Concept Plan

A TND Concept Plan shall be approved if it substantially meets the Comprehensive Plan goals, objectives and strategies, the purpose of the TND zone district, the general Concept Plan review criteria listed in Section 7.5.501 of this Zoning Code and the review criteria listed below. Amendments to a Concept Plan shall be processed in accordance with Section 7.5.503.

TND Concept Plan Review Criteria

The TND Concept Plan shall:

- demonstrate that the Land Use Chart, and Land Use Design Standards are met, and Land Use Design Guidelines are considered, as identified on pages 12 through 16;
- identify street types and show how the street, pedestrian, transit, and bicycle circulation system are interconnected so that access for all modes of transportation is direct and convenient;
- show the general location of the utility distribution and connection system;

- identify how outdoor lighting and signage will be applied throughout the project;
- include a statement of building design intent, which may include illustrations, defining height, massing, scale, materials, repetition of architectural features, window and door fenestration and roof treatments, or actual elevations. This is intended to ensure that common theme(s) are applied throughout the project; and
- identify the different phases of development.

TND Development Plan

Any property in a TND zone shall be a part of an approved TND Development Plan before a building permit may be issued for that property. A TND Development Plan shall be approved if it substantially meets the Comprehensive Plan goals, objectives and strategies, the purpose of the TND zone district, the specific development plan review criteria listed in Section 7.5.502 of this Zoning Code and the review criteria listed below. The TND Development Plan may be filed for the entire TND zone or for a portion of the area depicted on the TND Concept Plan.

TND Development Plan Review Criteria

The TND Development Plan:

- shall demonstrate that the Land Use Chart, and the Land Use Design Standards are met, and the Land Use Guidelines are considered, as identified on pages 12-16;
- shall demonstrate how the Architecture and Design Standards are met, and the Architecture and Design Guidelines are considered as identified on pages 17-24;
- shall demonstrate how the Streetscape Design Standards are met and Streetscape Design Guidelines are considered as identified on pages 25-28;
- shall demonstrate how the street, pedestrian, transit, and bicycle circulation system are interconnected and the Street Standards are met and Street Guidelines are considered as identified on pages 29-55;
- shall demonstrate how fire access and protection provisions are addressed, including fire protection aspects of street standards;
- shall include a statement of design intent, which may include illustrations, defining height, massing, scale, materials, repetition of architectural features, window and door fenestration and roof treatments, or actual elevations;
- shall be accompanied by elevation drawings for multifamily and non-residential uses;

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- shall identify build-to lines and setbacks for all structures;
- should show how minor civic structures, such as kiosks, picnic shelters, park facilities, gazebos, transit stops/stations, and centralized mail facilities should be incorporated as focal points; and
- should note that no two identical building elevations should be placed next to each other.
- When a TND Development Plan proposes any privately-owned common areas and/or common area improvements, private streets and/or sidewalks, private rights-of-way and/or utilities, or private parks and/or open space, a permanent funding and maintenance mechanism, such as a Property Owners Association, shall be created. Participation in this mechanism by all property owners shall be required and shall be referenced in all deeds. The mechanism shall, at a minimum, provide for State and local tax liabilities, insurance and maintenance of any privately-owned areas and improvements.
- When a Development Plan is to be implemented in phases, the phasing shall be identified and time frames indicated.



Part III- Land Use

TND developments vary by size and type, but they have common elements. All include a range of housing types or styles, open space or parks, and focal points. (Fig. III.1) A smaller TND may be developed with only these elements. As the size of a project increases so does the variety of land uses. Larger TND developments not only include a range of housing types and densities, but also include a variety of parks and open space areas, civic space and possibly office and commercial areas. Large TND developments will incorporate civic uses and plazas, designed around the Neighborhood Center concept. Neighborhood centers which are centers of activity (not necessarily at the geographic center of the development) should include commercial and office uses whenever they are economically feasible. The following table (Table III.1) provides standards for land use by percentage and type:



Fig. III.1- Focal Point

	Small	Mid-size	Large
Size (gross acres)	2 - 39.9 acres	40 - 79.9 acres	80 acres and larger
Single family detached housing, two family dwelling units	50% minimum	40% minimum	30% minimum
Multi-family housing and townhomes	5% minimum	10% minimum	15% minimum
Open Space/Parks ¹ plaza/square/Courtyards ²	5% minimum	10% minimum	15% minimum
Civic use and/or commercial (including office retail and industrial) ¹	optional	5% minimum	5% minimum

All percentages are expressed as gross acreage.

¹The City Parks dedication standards in the City's subdivision regulations shall apply, but not less than the percentage noted shall be provided in a TND.

²For large TND's, at least 5% of the open space provided shall be in plaza/square/courtyard

Land uses may vary from project to project because of the nature of the TND, site location or features of a site. If variation from the ratio of uses shown above is sought, Alternative Compliance is available to provide for flexibility in the application of land uses when the requirement is inapplicable or inappropriate for a specific use. An applicant must justify the alternative approach by addressing how the proposed alternative achieves the following three criteria:

- 1) Achieves the intent of the subject standard to the same or better degree than the subject standard: and
- 2) Achieves the TND goals as stated in this zone district to the same or better degree than the subject standard: and
- 3) Results in equivalent or better benefits to the community than compliance with the subject standard

Should the City Planning Department find that Alternative Compliance should be granted, the findings and relief shall be consistent with Article 2, part 1 of the Zoning Code and the policies in this TND Policy Manual.

The following uses, and any similar uses as determined in writing by the Zoning Administrator, are prohibited in a TND zoned area:

- 1) Automotive and equipment services except for service stations and enclosed car washes and automotive repair garages permitted as conditional uses
- 2) Construction batch plant
- 3) Construction equipment business
- 4) Contractor's yard
- 5) Freestanding signs and billboards (not including kiosks)
- 6) Drive through facility, except when permitted as a conditional use
- 7) Garbage service company
- 8) Heavy industry
- 9) Kennel
- 10) Junk yard
- 11) Maintenance and service facility
- 12) Meat packing and related industry
- 13) Mining operation
- 14) Mini-warehouse
- 15) Recreational vehicle park
- 16) Scrap metals processing yard
- 17) Stockyard
- 18) Truck terminal
- 19) Vehicle dismantling yard
- 20) Warehousing and distribution

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The following are conditional uses in a TND zoned area:

1. All commercial, office or civic uses, or combination of such uses, in a single building, excluding public schools, that exceeds 30,000 gross square feet in area.
2. Bank drive-through facilities and drive-up Automated Teller Machines (ATM) with minimal visibility from streets and minimal impact on pedestrian circulation.
3. Human Service Establishment Shelters.
4. Large day care centers.
5. Automotive service stations and enclosed car washes and automotive repair garages of no more than four (4) bays.

Land Use Design Standards

The following land use design standards are required of a TND:

1. A minimum of eighty percent (80%) of all dwelling units shall be within one-quarter ($\frac{1}{4}$) mile of an activity area (park, plaza, Neighborhood Center, or civic space), measured in a straight line from the boundaries of the subdivision lot to the nearest boundary of the activity area. (Fig. III.2)
2. Existing natural resources shall be preserved and incorporated into open space, parks or common areas.
3. Parks, plazas, civic and open space areas shall provide an identity and focus for individual neighborhoods as well as the overall community.
4. Neighborhood parks are improved areas and shall provide recreational space and include such amenities as informal play fields, play equipment, seating areas and other such improvements. (Fig. III.3) Open space shall be conserved in its natural state in perpetuity and conserve significant natural features. In a TND, open space provides an alternative to parks (Fig. III.4) when it provides an area for uses such as hiking, biking or picnicking.

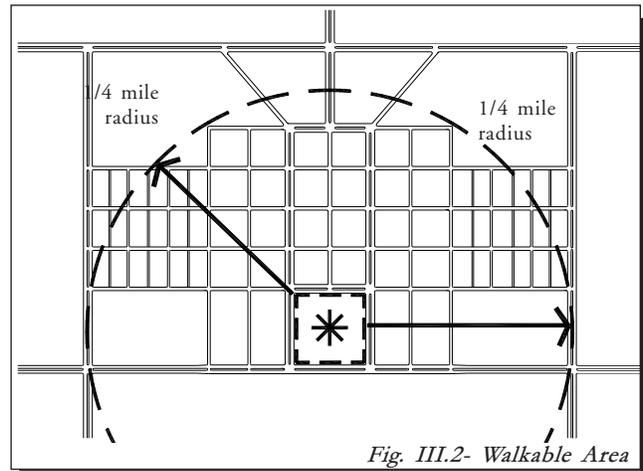


Fig. III.3- Active Open

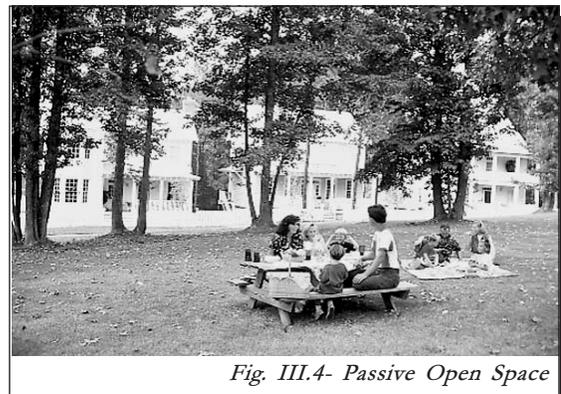


Fig. III.4- Passive Open Space



Fig. III.5- Accessory Dwelling Units



Fig. III.6- Accessory Dwelling Units

5. Park areas shall be bounded by streets, open space or civic uses on a minimum of fifty percent (50%) of their perimeter. For both mid-size and large TND projects, the minimum size of parks shall be one-quarter (.25) acre. Parks smaller than three and one half (3.5) acres shall be privately owned unless accepted for public dedication.
6. To count toward the land use acreage requirements in the Land Use Chart, an open space area shall be a minimum of forty (40) feet in width.
7. For large TND projects, plazas shall be provided for passive recreational use. Plazas shall be designed for the TND neighborhood as community gathering spaces and shall be located as a focal point or in the Neighborhood Center. They shall be bounded by streets, buildings, or public walkways, and be a minimum of 1,000 square feet in area.
8. A maximum of one accessory dwelling unit is permitted on lots designated for single family dwelling – detached, two (2) family dwelling units and townhouses. (Fig. III.5 & 6) This unit may be used as a residential dwelling or as a home occupation space for the occupant of the principal structure.
9. TND development shall meet applicable Overlay Zoning Classification standards. Where conflict exists between requirements of the Overlay Zone and TND, the applicant may request removal of the Overlay Zone.

Land Use Design Guidelines

The following design elements are recommended for a TND development:

- A. A common design for TND’s assigns the highest net densities at the Neighborhood Center, with lower densities located at the periphery. (Fig. III.7) For a large TND project, this creates a higher density core, usually involving commercial use, within walking distance of the residential neighborhood, and allows for a gradation of densities from the core to outer areas.

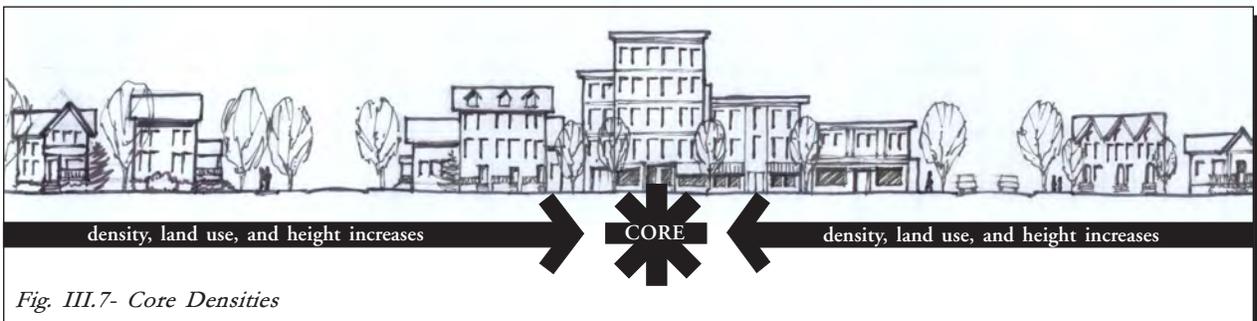
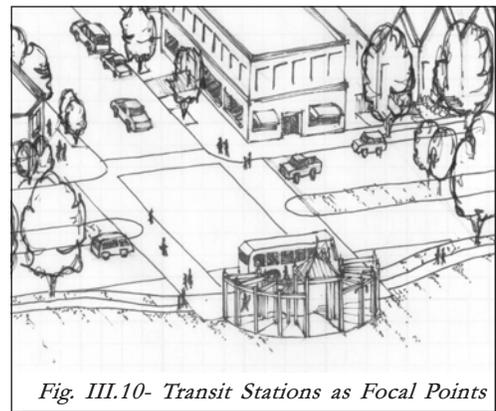
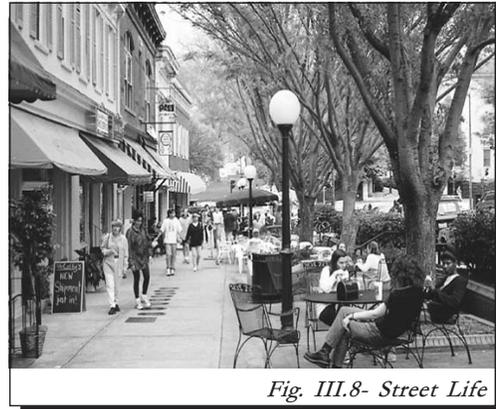


Fig. III.7- Core Densities

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- B. The edge of the development normally incorporates the lowest densities.
- C. An elementary school within a TND development should be centrally located within the neighborhood it serves.
- D. Historic resources should be preserved and incorporated into the TND.
- E. Detention ponds should be incorporated into useful design features of the development.
- F. Open space areas are typically privately owned and maintained by a property owners association.
- G. Parks credits for the provision of private parks and open space may be issued by the City when in conformance with policies administered through City Parks and Recreation.
- H. An open space area should be a minimum of 10,000 square feet in area.
- I. TNDs should incorporate high quality plazas and parks that serve to define the neighborhood. For medium and large TNDs, civic space, transit and urban plazas, as well as commercial and office if economically feasible, should contribute to a lively neighborhood center. (Fig. III.8) Examples of civic spaces are mail facilities, day care centers, schools and community centers. Residential uses at a minimum density of ten (10) residential dwelling units per net acre are recommended at or near neighborhood centers.
- J. For a medium sized TND project, the residential development area adjacent to the core or Neighborhood Center should incorporate a minimum density of six (6) units per net acre.
- K. A transit stop, (Fig. III.9) where public transit is available or planned, should be incorporated into a focal point of the development. (Fig. III.10)
- L. The Colorado Springs Fire Department will consider non-traditional fire prevention techniques such as information dissemination and education.
- M. When a TND is constructing new streets as its boundary, gross acreage will be measured to the centerline of the new street. When a TND is to be built within existing streets, gross acreage will be measured from the private property line and includes any existing internal streets.
- N. When a parcel contains a multi-story building that contains more than one use, and each floor is dedicated to a single use, the gross acreage of that parcel may be used to meet the minimum required percentage of each use in the Land Use Chart.



Part IV- Architecture and Design

Architecture plays a prominent role in traditional neighborhood developments. Buildings help to define the streetscape. Front porches and rear-loaded garages are typically the standard in residential areas. Parking for businesses and homes is provided primarily behind buildings. Due to the nature of TNDs, developers are encouraged to contact the Fire Department in the earliest phase of the project to discuss options for fire access and protection provisions.

General Architecture and Design Standards

The following architecture and design standards are required of a TND:

1. Public and private lighting systems shall meet the following standards:
 - a. Fully shielded light fixtures shall be used in parking lots.
 - b. Ornamental light fixtures installed at developer's expense may be used on private property, however, if the average maintained luminance exceeds eight-tenths (.8) footcandles, fully shielded fixtures shall be used. All private lighting shall be human scale, twelve feet (12') maximum height in pedestrian areas, and sixteen feet (16') maximum height in parking lots.
 - c. All public lighting in streetscapes and other areas shall be installed in accord with the models and design approved by Colorado Springs Utilities (Utilities). (Fig. IV.1)

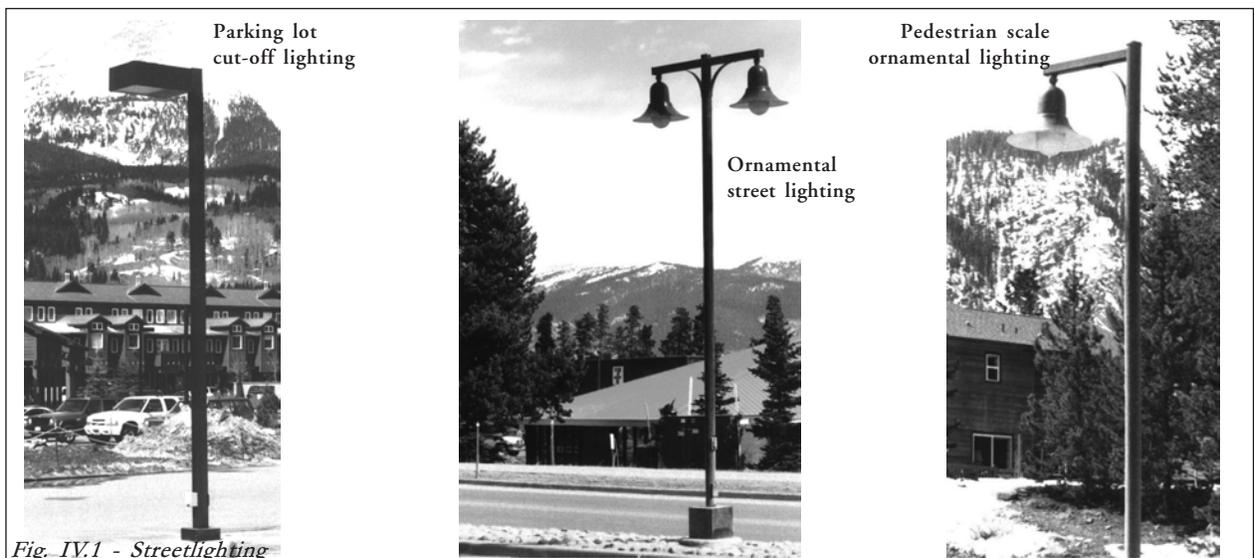


Fig. IV.1 - Streetlighting

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2. For single family dwelling – detached and two (2) family lots, lot coverage for principle and accessory structures shall not exceed sixty percent (60%).
3. Corner lots shall have two (2) front yards along each street, with build-to lines on both frontages. (Fig. IV.2) Where development sets a front build-to line at or close to the primary front property line (location of front door), a secondary front build-to line (often considered the side yard) of at least five feet shall be provided, in order to assure adequate drainage and improve site aesthetics at the corner. Sight visibility triangles as described in the Subdivision Policy and Public Works Design Manual shall also be met, and may require additional setback.
4. All residential units shall have a first floor front elevation, including the porch, of no less than eighteen (18) inches above finished sidewalk grade. (Fig. IV.3) Porches with elevations of forty-eight (48") inches or more above finished sidewalk grade shall be no closer than five feet (5') to the front property line. Porch steps may be placed up to, but not beyond, the front property line. Flexibility to achieve compliance with the Americans with Disabilities Act requirements shall be available.
5. Front porches on primary residential units shall be included for all one and two family homes. (Fig. IV.3) The minimum depth of the porch shall be five (5) feet of unobstructed space at the narrowest point and the minimum area shall be fifty (50) square feet. A second story area above a first story porch that encroaches into a build-to zone may be constructed as a balcony, but shall not be roofed or enclosed, except with a porch railing or porch wall. Porch walls, which may be opaque, and porch railings, shall not exceed forty-two (42) inches in height.
6. In residential areas, one story porches shall be allowed to encroach into the build-to zone, but shall not be allowed into the public right of way or an easement.
7. Up to fifty (50) square feet of porch area shall be excluded from calculations to measure lot coverage.
8. Porches shall be open on the streetside and any enclosures on the sides above any porch wall shall be transparent.
9. Accessory dwelling units shall not be subdivided from the principal residence and must remain a part of the lot in which they were created.
10. All accessory dwelling units shall be located within one hundred (100) feet of a curb face with direct pedestrian access to the street. (Fig. IV.4)

