

Section 51A-10.126

(c) **Design Options.** An applicant shall comply with the following design options to obtain the required number of points for the property. Examples of the design options and methods for application are provided in the Landscape and Tree Manual.

(1) Plant Material Upgrade. Points may be provided for plant materials added to the landscape design when the required amount of points for a standard design option is deficient by five points or less. All added plant materials must be provided within the front yard. Maximum 5 points.

- (A) Large or medium tree increase: per additional caliper inch per required tree - 1 point. (no larger than a 6" caliper tree)
- (B) Small tree increase per additional tree. 0.5 points
- (C) Large shrub plant increase per plant 0.25 points
- (D) Large or medium tree increase per additional tree. 1 point

(2) Buffer Zones. Buffer zone enhancements. Maximum of 20 points.

- (A) Enhanced buffer zone (5 feet incremental). A buffer zone may be widened by a minimum average of 5 feet greater than the required width. The design option is not available if the buffer zone is reduced to no more than 5% of the lot area. 5 points.
- (B) Enhanced buffer zone (2 feet incremental). A buffer zone may be widened by a minimum average of 2 feet greater than the required width. The design option is not available if the buffer zone is reduced to no more than 5% of the lot area. 2 points.

(3) Application of engineered solutions for soil volume. The use of engineered solutions for soil volume may be credited when required trees are planted in impervious environments while attaining the threshold requirement for soil volume.

- (A) Minimum required soil volume: 5 points
- (B) Increase in soil volume 10% above requirement: 6 points
- (C) Increase in soil volume 15% above requirement: 7 points
- (D) Increase in soil volume 20% above requirement: 8 points
- (E) Increase in soil volume 25% above requirement: 9 points
- (F) Increase in soil volume 30% or greater above requirement: 10 points

(4) Screening. An applicant may provide screening for all parking lots on the building site, or artificial lot, whichever is applicable, from all adjacent public streets, in accordance with the following paragraphs.

- (A) The screening must be voluntary.
- (B) The screening must extend along the entire street frontage of the parking lot, exclusive of:
  - (i) driveways and accessways at points of ingress and egress to and from the lot; and
  - (ii) visibility triangles.
- (C) Underground parking and enclosed garage parking structures are considered to be screened for purposes of this subsection.
- (D) The screening may be designed with the following options for a maximum total of points of 20.

Option 1: Standard design is provided with screening materials per 4.602 and shrubs with a minimum height of 2 feet at time of planting and a single row of material. 5 points for complete frontage.

Option 2: Enhanced design is provided with professional design by a landscape architect and including a minimum of two plant species, or plant species and additional materials in order to provide the full screening effect. 10 points for complete frontage.

Option 3: Grouped beds may be added to option 1 or option 2 to complement the screening row with planting beds placed at intervals of no less than 1 per 50 feet of frontage. 5 points for complete frontage.

Option 4: A short screen wall or fence of no less than three feet in height may be provided along with the screening plant materials of option 1 or option 2. 5 points.

Option 5: A berm with groundcover may complement standard screening materials or be used in replacement of option 1 or option 2 and provided at a height of no less than three feet. 5 points.

(5) Building facade. An applicant may provide planting areas for building frontages on the building site, or artificial lot, whichever is applicable, adjacent to public streets or private driveways, in accordance with the following paragraphs.

(A) The facade planting areas may be designed with the following options for a maximum total of 15 points.

Option 1: Standard design is provided along the foundation of the structure. The planting area for the shrubs must be a minimum of three feet in width and extend along at least 50 percent of the portion of the foundation that faces a street. The shrubs must be spaced no more than six feet apart measured from trunk to trunk. 5 points.

Option 2: An enhanced design may be provided as designed by a landscape architect. The design may vary from the standard foundation row to create depth and layering of landscaping for visual enhancement contiguous to and extending fifteen feet or more from the building facade to complement and soften the foundation of the building. The planting area must be a minimum of five feet in width. A minimum of two plant species and water conservation irrigation method is required. The landscape area must extend for at least a minimum of 50% of the street front façade or a combination of the street front façade and the building façade facing a surface parking lot. 10 points.

Option 3: Additional grouping of medium or small trees may be added to the enhanced landscape design to provide an improved pedestrian environment within 25 feet from the facade of the structure. A minimum of one tree per 50 feet of front or side yard building façade is required. 5 points.

Option 4: One small tree per 30 feet of front façade within 15 feet from the façade. 5 points.

(6) Pedestrian uses. An applicant may provide private or publicly accessible special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas, and outdoor recreation facilities. These facilities and features must occupy at least five percent of the lot area. The facilities may be designed for the following options for a maximum total of 25 points.

Option 1: Urban Streetscape. At least two of the following types of pedestrian amenities along street frontages must be provided. May only be used in Urban Streetscape in the Street Buffer Zone. 10 points.

(A) Benches at one per 60 feet of frontage, with minimum of two.

(B) Pedestrian street lamps (free-standing or wall mounted) at one per 50 feet of frontage.

(C) Enhanced sidewalk with stamped concrete or brick pavers for pedestrian uses for the full width of the sidewalk, along the entire frontage. Pavement cannot be additionally credited for enhanced pavement option.

(D) Minimum unobstructed sidewalk width of eight feet.

(E) Water feature.

Option 2: Special amenities An applicant may provide private or publicly accessible special amenities to the building site including plazas, covered walkways, fountains, lakes and ponds, seating areas, and outdoor recreation facilities. The credited facilities must occupy at least five percent of the lot area provided in no more than two locations on the lot. The special amenities area must be fully identified on a landscape plan. Private or interior courtyards are excluded. 5 points for private amenities, 10 points for publicly accessible amenities.

Option 3: Adjacent to 'habitat restoration' areas. Special amenities built contiguous to habitat preservation and restoration areas will be credited for their location in or around the habitat when constructed according to a design supporting or enhancing the habitat protection. 10 for private amenities, 15 points for publicly accessible amenities.

Option 4: Athletic fields Open spaces maintained for athletic fields which are a minimum of five percent of the lot. 10 points. For athletic fields on lots greater than 10 acres. 20 points.

(7) Pavements. An applicant may provide enhanced or special pavement. This pavement must be at least 25 percent of all outdoor vehicular pavement on the lot. The same pavement cannot satisfy multiple categories. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in this chapter.) Each pavement category will be credited for its particular use and with a maximum cumulative total of 15 points.

Option 1: Enhanced vehicular pavement.

(A) Enhanced Texture: Stamp, sand-blast, rock-salt finish, pavers on concrete base, stone, etc. 3 points.

(B) Enhanced Color: Color integral to above textured pavement. 3 points.

Option 2: Permeable vehicular pavement 5 points.

Option 3: Enhanced pedestrian walkways.

(A) Enhanced Texture: Stamp, sand-blast, rock-salt finish, pavers on concrete base, stone, etc. 3 points.

(B) Enhanced Color: Color integral to above textured pavement. 3 points.

(8) Conservation. The applicant may conduct conservation programs on the property. The conservation program must occupy at least five percent of the lot area. Maximum of 25 points.

Option 1: Tree preservation in the development area. Large or medium trees maintained in the development impact area may be credited as well as attain site tree credit in 10.125. The trees must be protected and maintained in areas as required by this article. Each tree may attain 2 points each for a total of 10 points. Significant trees may attain 5 points.

Option 2: Habitat preservation and restoration - preserved and passive management. The applicant may preserve existing healthy native and mixed species grassland or

woodland areas maintained in its established condition at the time immediately prior to the new development. Site maintenance is kept to purposes of retaining conditions for health and safety. 5 points.

Option 3: Habitat preservation and restoration - new design or restoration of site and with active management. The applicant may create or restore natural habitat conditions as designed and implemented by a qualified professional. Site maintenance is continual for the purpose of sustaining the purpose of the vegetated area. The option may be combined with low impact development design for the vital drainage functions of the property. 10 points.

Option 4: Habitat preservation and restoration - adjacent to sensitive land area. The applicant may preserve and restore land areas adjacent to wetlands, creeks, floodplain, and slopes which help buffer the development impact area from the protected habitat and woodland. This option may be combined with pedestrian amenities. The area must be at least 5% of the lot or tract area. 15 points.

(9) Low Impact Development (LID). The applicant may improve the property with low impact development design to manage stormwater flow and provide surface heat abatement. The improvements may be combined for a maximum of 20 points.

Option 1: Rain garden. Maximum 6 points.

(A) 0-5,000 square feet: 3 points

(B) each additional 1,000 square feet: 1 point.

Option 2: Bioswale. Maximum 10 points per bioswale.

(A) 50-100 feet long: 3 points

(B) each additional 50 feet: 1 point.

(10) Parking Lots. The applicant may improve the surface parking environment on the property through various means to provide wider landscape areas and improved shade tree environment. The improvements may be combined for a maximum of 30 points for development impact areas 10 acres or larger, and 20 points for development impact areas less than 10 acres.

Option 1: Protected and shaded pedestrian pathway to building from the right-of-way. The expansion of a wide landscape median with trees and a walkway through the parking lot. A minimum of 1 large or medium tree is required for each 40 linear feet of landscape median. 5 points.

Option 2: Parking islands - Interior - a maximum of 10 spaces provided between landscape islands. 5 points.

Option 3: Parking islands - Interior – increasing the landscape area to a minimum of 200 sf per large or medium tree.

(A) Increase landscape area of 50% of the required parking islands. 5 points.

(B) Increase landscape area of 75% of the required parking islands. 10 points.

Option 4: Parking islands - Interior - a planting area of at least 300 sf in area, per large or medium tree.

(A) Increase landscape area of 50% of the required parking islands. 5 points.

(B) Increase landscape area of 75% of the required parking islands. 10 points.

Option 5: Parking islands – Interior – each additional parking island – 3 points.

Option 6: Landscape medians - Interior - a minimum width of 10 feet wide landscape median and extending the length of the parking row, minimum 12 parking space row. 5 points.

Option 7: Landscape medians - Interior - a minimum width of 12 feet wide landscape median with large or medium trees and extending the length of the parking row, minimum 12 parking space row. 10 points for each full median for a maximum of 20 points on the lot.

Option 8: Landscape medians - Interior - a minimum width of 16 feet wide landscape median with large trees and extending the length of the parking row, minimum 12 parking space row. 15 points for each full median for a maximum of 30 points on the lot.

Option 9: Large trees in minimum of 500 square feet dedicated open soil area. 2 points for maximum of 20 points.

Option 10: Pocket park - Interior from buffer zone - a minimum of 2500 square feet of contiguous open soil surface. 20 points.

(11) General. The applicant may prove the application and demonstrate ability to achieve specific conditions.

Option 1: Provide application and demonstrate ability to attain SITES certified level or greater. 10 points.

Option 2: Provide and implement a landscape maintenance plan for a 3 year minimum period. 3 points.

Option 3: Provide and prove a water wise irrigation system implemented throughout the property.

(A) Drip Irrigation in all planter bed areas: 4 points.

(B) Evapo-transpiration based controller: 3 points.

(C) Head with check valves and pressure regulation: 3 points.