

BROOKS DESIGN GUIDELINES AND DEVELOPMENT STANDARDS **SMART LAND USE (MASTER PLAN)**

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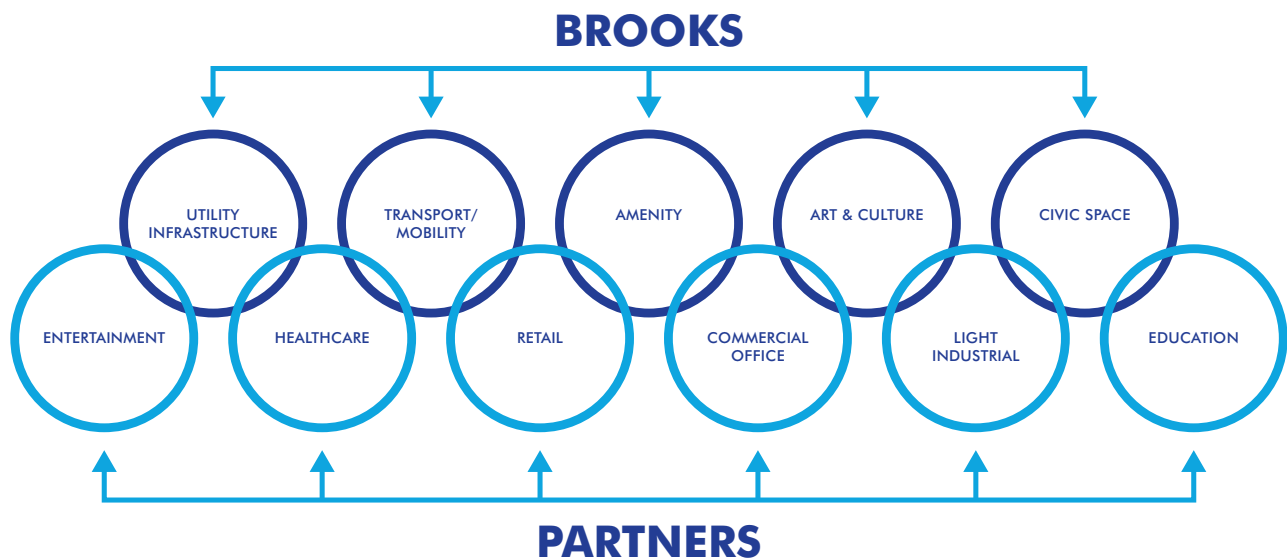
#livebrooks



3. SMART LAND USE

Guiding land use concepts outlined in this section are intended to ensure that the highest and best use of the land is taken into consideration at Brooks as the remaining parcels are developed to their full potential.

- Guiding Land Use Concepts Highest and Best Use
- Connected
- Walkable
- Sustainable
- Cohesive
- Catalytic
- Innovative
- Mutually Beneficial Partnerships



3.1. Master Plan

As a mixed-used community, a balance of land uses is critical. Brooks' focus on sustainable communities is evident as the second largest land use on campus is parks and open space. The open space network enhances the livability at Brooks and helps unite the campus into a unified community. Brooks Master Plan is in the link below

[View here](#)

3.2. Site Specific Design Criteria

3.2.1. Access Points

Access points along major roadways should be shared between adjacent lots in certain locations. In order to maximize the efficiency of the transportation systems within the campus, the ACC will define specific access points into each site and may require common-use access drives between Property Owners or Tenants.

3.2.2. Setbacks for Buildings and Parking

The ACC requires that new buildings, rather than parking, be located near the street edges. Additionally, the ACC has established different setbacks along the major public roadways to encourage a range of architectural character and pedestrian experiences. Parking or parking structures are allowed between the curb line and the landscape easement. See street sections and Landscape Guidelines for further information.

3.2.3. Consolidated, Shared, Reduced Parking

The long-term goal at Brooks is to move away from surface parking only in favor of a higher and better use developable parcels. Surface parking can serve as an interim solution until additional infill development and development expansions can support the viability of transitioning to a more efficient and consolidated parking strategy on or off site.

3.3. Historic District – Brooks' School of Aerospace Medicine

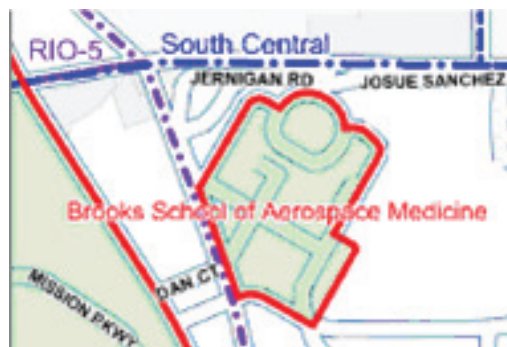
3.3.1. City Requirements

Within the Brooks' School of Aerospace Medicine district, the Property Owner or Tenant must apply for and get approval from the Historic and Design Review Commission prior to installation for:

- New construction
- Alterations, restoration, and rehabilitation
- Ordinary repair and maintenance
- Signs and billboards
- Demolition

3.3.2. Historic District Boundary

[View here](#)



3.4. Other Site-Specific Design Criteria

The ACC may establish other specific criteria for certain sites. These criteria and requirements may include, but are not limited to, maintaining specific view corridors, locating buildings in specific areas, requiring special landscape and easements for future identity signs, utilities, or other possible uses.

Refer to San Antonio River Authority (SARA) manual for Low Impact Development Best Management Practices (LID BMP) for Brooks: <https://www.sara-tx.org/be-river-proud/flood-risk/low-impact-development-lid>
SARA LID Manual is the link below:

[View here](#)