



# BROOKS DESIGN GUIDELINES AND DEVELOPMENT STANDARDS **LANDSCAPE GUIDELINES**

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## 4. LANDSCAPE GUIDELINES

### 4.1. Guiding Concepts for Landscape and Open Space

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### 4.2. Campus-Wide Landscape and Open Space Network

#### 4.2.1. Typologies of Landscape and Open Space

[View here](#) for Brooks Greenspace

#### 4.2.2. Key Connections

[View here](#) for Brooks Greenspace

[View here](#) for Brooks Character

### 4.3. Campus-Wide Landscape Strategies

#### 4.3.1. Landscape Easements

Landscape easements will be established along all public streets and will vary in width between 20 to 30 feet beyond the right of way ("ROW") line. Streetscape Trees and Street Trees must be planted at a minimum average of 40 feet on center along 100% of street frontage excluding driveways.

Sidewalks within these landscape easements should be located 6 to 10 feet from the curb line of the street. Every attempt must be made to plant street trees within the tree lawn area between the curb and sidewalk (utility easements may preclude planting in the tree lawns in some areas).

#### 4.3.2. Treatment of Surface Parking

All parking lot areas are required to include canopy trees that shade a minimum of 35% of any individual parking lot per City of San Antonio ("CoSA") Unified Development Code ("UDC") calculation standards. Parking lots must be designed to incorporate the use of landscaped islands, divider islands, perimeter berms, and/or walls to minimize views from adjacent roadways. All islands must be planted with turf grass, shrubs, or groundcover material under the shade trees.

#### 4.3.3. Buffers and Screens

Parking areas must be buffered or screened from view with plant material and/or with walls or fences. Outdoor storage, large vehicle storage, antennas, and any other service areas must be buffered or screened from view with plant material and/or with walls or fences. In addition, all security fencing of buildings and parking must be made of vertical steel members or similar fencing approved by the ACC. Large blank walls must be screened with plant material.

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#### 4.3.4. Courtyards and Sitting Areas

Outdoor courtyards that include benches, trash receptacles, fountains, planters, and common sitting areas must be constructed with all new buildings, such as, but not limited to, office, residential, warehouses, and commercial buildings. The size and scope of the outdoor space may vary from that of an elaborate courtyard to a single bench sitting area. Outdoor space is contingent on the number of employees, residents, and/or shoppers in a development.

These requirements are the sole discretion of the ACC, and in certain instances the ACC may require that outdoor courtyards and sitting areas be added, expanded, or relocated.

#### 4.4. Site Specific Landscape Design Criteria

##### 4.4.1. Use of Locally Adapted, Low Water Use, Drought Tolerant Plants

Landscaping and environmentally sensitive plantings are of primary importance at Brooks. All development will strive to preserve, relocate, and use native plant material and plants locally adapted, that are drought-resistant, and noninvasive species. Xeriscaping and other planting concepts, plant varieties, and irrigation techniques that minimize water consumption are encouraged. Artificial plant materials may not be used anywhere on the Brooks campus.

##### 4.4.2. Landscape and Irrigation Plans

As part of any proposed development, the Applicant's Consultant must prepare and submit a Final Landscape Plan to the ACC and Brooks Landscape Manager for approval. The Final Landscape Plan must specify:

- All plant materials, including location, species, size, and quantity
- Any site improvements to be installed on the property
- Plans for installation of an underground irrigation system sufficient to maintain all landscaped areas. Landscape plans and irrigation systems must be designed and installed by professionals registered or licensed in the state of Texas.

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#### 4.4.3. Shade and Ornamental Trees

All large trees must be a minimum of 3 inches Diameter Breast Height (“DBH”) at time of installation. Medium trees must be a minimum of 2½ inches DBH at time of installation. All small trees must be a minimum of 6-feet-tall at time of installation.

#### 4.4.4. Shrubs, Perennials, and Groundcovers

The following is required unless otherwise approved by the ACC and Brooks Landscape Manager:

- Shrubs must be a minimum of three (3) gallons in size at time of planting.
- All perennials and groundcover plants must be a minimum of 1 gallon in size at time of planting.
- Recently “potted up” plants must not be used.
- Plant spacing must be appropriate to ensure total coverage of the planting bed within the first growing season.
- Shrub and groundcover beds must be separated from grass areas by edging material, and all beds must be mulched using double-shredded hardwood mulch.
- Planting under existing tree masses is encouraged if care is taken to avoid damage to existing tree roots.
- Stone or other inorganic material may be used as a groundcover but must be limited and must be approved by the Brooks Landscape Manager.

#### 4.4.5. Grass Areas

All proposed lawn areas along public areas and roadways must be covered with turf grass sod and must always be properly maintained. Sod type must be either zoysia or buffalo grass, as appropriate, based on sun or shade exposure. In areas along natural open space, or on the rear of sites where native grasses are proposed, seeding with appropriate tackifier or erosion control netting will be acceptable when approved by the Brooks Landscape Manager. A minimum 2% slope is required for all lawn and grass areas.

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#### 4.4.6. Installation Schedule

Approved landscape and irrigation must be completed within forty five (45) days following the issuance of a Substantial Completion. The ACC may extend the installation schedule as needed.

#### 4.4.7. Topsoil

Topsoil from the site must be stockpiled and reused wherever appropriate. Topsoil must be free of base material, rocks larger than 2 inches, large roots, or other foreign material. Soil amendments are required in all grass areas consisting of 3 cubic yards of well-decomposed organic compost amendment for each 1,000 square feet of grass area. Trees, shrubs and groundcovers must be planted with a planting mixture such as New Earth's 4 Way Mix or an equal approved by the Brooks Landscape Manager.

#### 4.4.8. Tree Staking

Staking trees with metal t-posts is not allowed due to safety hazards, harm to trees, and unsightliness. Invisible or fabric alternatives, such as Tree Staple or Arbor Brace, are recommended and may be submitted to the Brooks Landscape Manager for approval.

### 4.5. Tree Preservation

#### 4.5.1. Planning Around Existing Trees

Within reason, siting of buildings must be planned to preserve existing trees. Existing trees over 6 inches DBH may not be removed or damaged without approved plans from the ACC. It is the intent of Brooks to preserve desirable species of healthy existing trees, with a minimum caliper of 2 ½ inches DBH. For a list of desirable species, refer to City of San Antonio ("COSA") Unified Development Code ("UDC"), Appendix E- San Antonio Recommended Plant List.

#### 4.5.2. Tree Protection

Existing trees to remain over 6 inches DBH, and their root systems, must be protected during construction using barricades and fencing as required by the COSA UDC. The grading and slope within the root protection zone ("RPZ") or drip line of an existing tree will not be altered without plan approval by the ACC. The ACC may condition the alteration of grading adjacent to existing trees upon the implementation by the Owner of reasonable methods or techniques designed to protect and ensure the health and continued irrigation of the existing tree in accordance with the City of San Antonio Tree Protection Ordinance.

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#### 4.5.3. Tree Preservation Ordinance

A Master Tree Permit was issued by the City of San Antonio for Brooks in 2008. Under this permit, new development within Brooks will not require additional tree surveys to be permitted, but new construction will require the submittal of a tree affidavit form and processing fee to the City's Planning and Development Services Department. The established Tree Preservation Plan sets aside several preservation and enhanced mitigation areas that are protected under the permit. Construction adjacent to these areas will also require the submittal of a Tree Protection Plan with the required affidavit.

#### 4.6. Irrigation

##### 4.6.1. Irrigation Requirement

All trees, shrub and groundcover beds, and lawns must be irrigated with an automatic irrigation system unless otherwise approved by the ACC. The ACC may allow adjustments to irrigation requirements where water conservation or xeriscape planting concepts and plant materials are incorporated into a landscape plan.

##### 4.6.2. Water Conservation Features

In non-residential areas, the design of automatic irrigation or sprinkler systems must incorporate rainfall or soil moisture sensors, pressure reducers, and low-pressure sensors. Designs must ensure that turf areas will be watered separately from shrub and groundcover beds, and trees must be watered with bubblers. Automatic irrigation controllers should have repeat cycle capability to permit moisture to penetrate the soil rather than runoff. Other conservation methods such as rainwater or condensate collection for irrigation are encouraged.

##### 4.6.3. Non-Potable Water

All parcels are required to utilize non-potable water for irrigation of landscaping, if such water is available to the site.

##### 4.6.4. Avoid Overspray

Irrigation systems must be designed to avoid or minimize overspray of water onto sidewalks, patios, fences, buildings, driveways and streets. Owners or responsible tenant must undertake corrective measure within 48 hours of knowledge of overspray problems in places where it occurs and can be corrected using pressure regulation, replacement of sprinkler heads, adjustment, or other reasonable maintenance activity.

[View Here](#) for Brooks LID BMP

[View Here](#) for Brooks Landscape Guidelines

[View Here](#) for Landscape Images

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