

Tree Save

5.1: Parks & Open Space Standards

- A. **General:** The Planned Development District provides both public and private open space in order to insure adequate outdoor recreational and aesthetic amenities for the residents. The Public Open Spaces shall equal or exceed 15% of the gross area of the Planned Development District excluding required buffers.
- B. **The Public Open Space** shall consist of a number of unique outdoor spaces. Each open space shall comply with minimum standards and requirements. The following open spaces labelled as "OS #" are "Joint Open Spaces" meaning that the spaces are owned and maintained privately but shall be open to the public. Surpluses in the minimum area of any individual open space may be applied to deficiencies in other required open spaces. Additional open spaces may be added or substituted for any of the listed open spaces.
- C. **OS 1 Community Lawn:** The Community Lawn shall be located with Block A2 and shall be contiguous to the proposed restaurant pads. It shall also include a stage suitable for informal musical or dramatic performances.
- D. **OS 2 Gilead open space:** The Gilead Joint open space shall include a tree-save area of at least 75% of the joint open space area.
- E. **OS 3 Detention Area:** The detention area shall include a wet detention area, pedestrian access to traverse the open space, perimeter trees planted at the minimum rate of 20 trees per acre.
- F. **OS 4 Trailhead:** The Trailhead shall be located in the north-east corner of the PD District adjacent to the Milestone Church property. The Trailhead shall include a 10' wide trail from the street curb to the east property line to facilitate the connection to the City regional trail.
- G. **OS 5 The Bosque:** The southwest corner of the property, within the existing stand of Post Oak trees, shall include a tree-save area covering at least 60% of the Bosque open space. The required Arterial Buffer fronting US 377 shall not require additional tree planting within this open space.
- H. **OS 6 Plazas, minimum 2 Plazas, maximum 6 Plazas:** These areas provide public open space adjacent to the shopping venues, including trees planted at the rate of 1 tree per 1000 square feet, and at least one bench and one trash receptacle. Plazas may be paved with concrete, pavers, stone, or decomposed granite.
- I. **OS 7 Trinity open space:** This small plaza area includes the streetscape fronting Street B and the pedestrian alley between the retail building and the residential building. The open space shall comply with the standards for a Plaza.
- J. **OS 8 Linear Park:** The space between the single family lots and Street B, transitioning between the street grade and the finished grade of the residential lots, shall include stone retaining walls, landscaping and walkways.

5.2: Trees

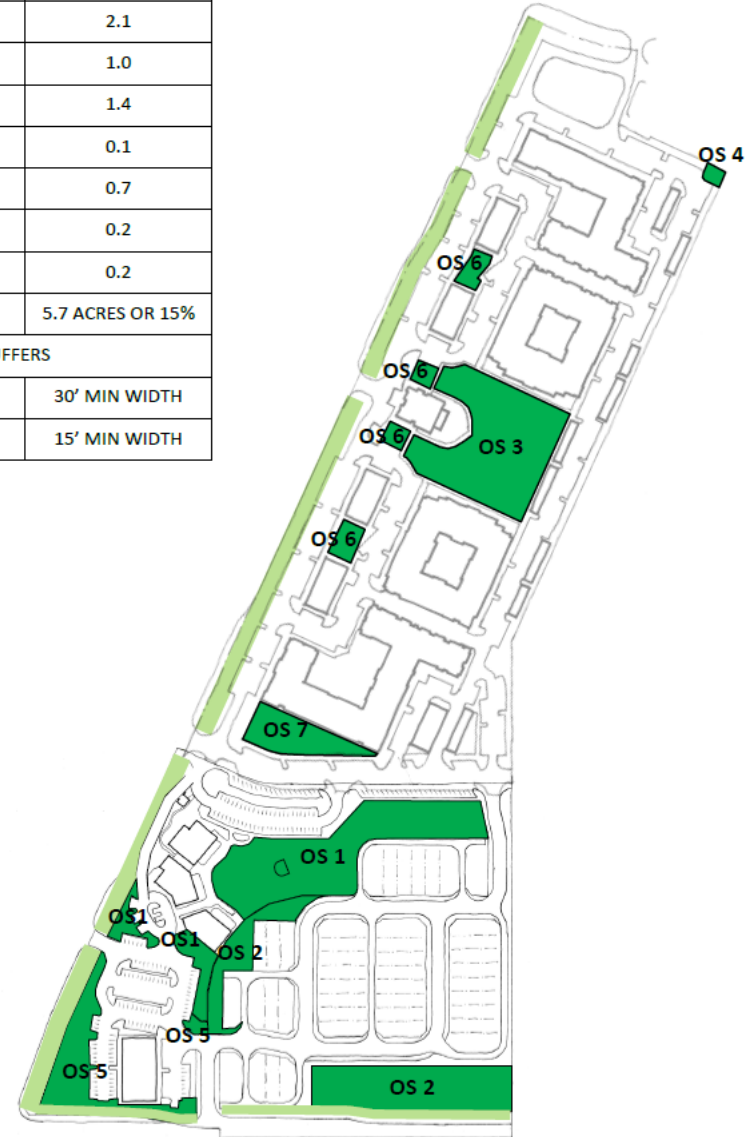
- A. **General:** The Planned Development District shall have preserved trees in the Tree-Save area and newly planted trees in streetscape, parks, open spaces, parking lots and buffers.
- B. **Tree Inventory:** The urban format of the development necessarily requires re-creating a new tree canopy that conforms to the development pattern of sidewalks, urban parks and trails. All newly planted trees shall qualify for mitigation credit provided they comply with the species and sizes required. A tree inventory of protected trees 6" or greater in trunk diameter shall be required in conjunction with the detailed plan. A tree survey of protected trees 6" or greater in trunk diameter shall be submitted with each Site Plan application.
- C. **Mitigation:** Mitigation of trees to be removed from Block A2, Block B, Block C, and Block D shall be required. Block A1 is not subject to mitigation. It is the intent of the development to mitigate the tree removal on site to the maximum extent possible.
- D. **Tree-Save:** Surpluses in the minimum Tree-Save area of any individual open space may be applied to deficiencies in the minimum Tree-Save area of other required open spaces. Calculations for minimum acreage of Tree-Save reallocated to a different open space shall be based upon initial requirements for minimum acreage of Tree-Save required for the open space from which Tree-Save area is being reallocated, not on open space provided.
- E. **Protected Trees:** Protected tree species shall include the tree species identified in Section 8-19 of the UDC. Only trees six inches in diameter or greater, shall be included as protected trees.
- F. **Species:** Acceptable tree species and other planting material shall comply with the species indicated in Article 9,

We are proposing clarification of Section 5 in the PD, addressing open space and tree-save (trees that cannot be removed). "Section 5.1: Open Space, B" of the approved PD states that "surpluses in the minimum area of any individual open space may be applied to deficiencies in other required open spaces." We have proposed the addition of language in "Section 5.2: Trees, D" to apply this same concept to tree-save areas, allowing for surpluses in any individual tree-save area to be applied to deficiencies in other required tree-save areas, so long as the total acreage of tree-save is maintained.

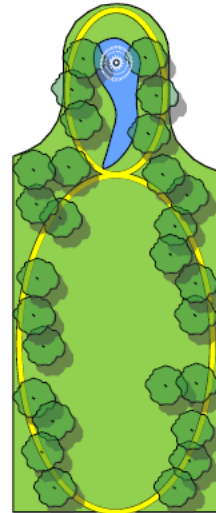
Open Space Requirements

TABLE 5.1 OPEN SPACE TABULATION		
	JOINT OPEN SPACES	MINIMUM AREA
OS 1	COMMUNITY LAWN	2.1
OS 2	GILEAD OPEN SPACE	1.0
OS 3	DETENTION AREA	1.4
OS 4	TRAILHEAD	0.1
OS 5	BOSQUE	0.7
OS 6	PLAZAS (QTY: MAX 6)	0.2
OS 7	TRINITY OPEN SPACE	0.2
	TOTAL	5.7 ACRES OR 15%
REQUIRED BUFFERS		
	BUFFER SH 377	30' MIN WIDTH
	BUFFER MT GILEAD RD	15' MIN WIDTH

FIGURE 5.1
OPEN SPACE PLAN



The approved open space standards require OS 2 to have a tree-save area of at least 75% of the joint open space (0.75 acres) and OS 5 to have a tree-save area covering at least 60% of the open space (0.42 acres) for a total of 1.17 acres of tree-save area.



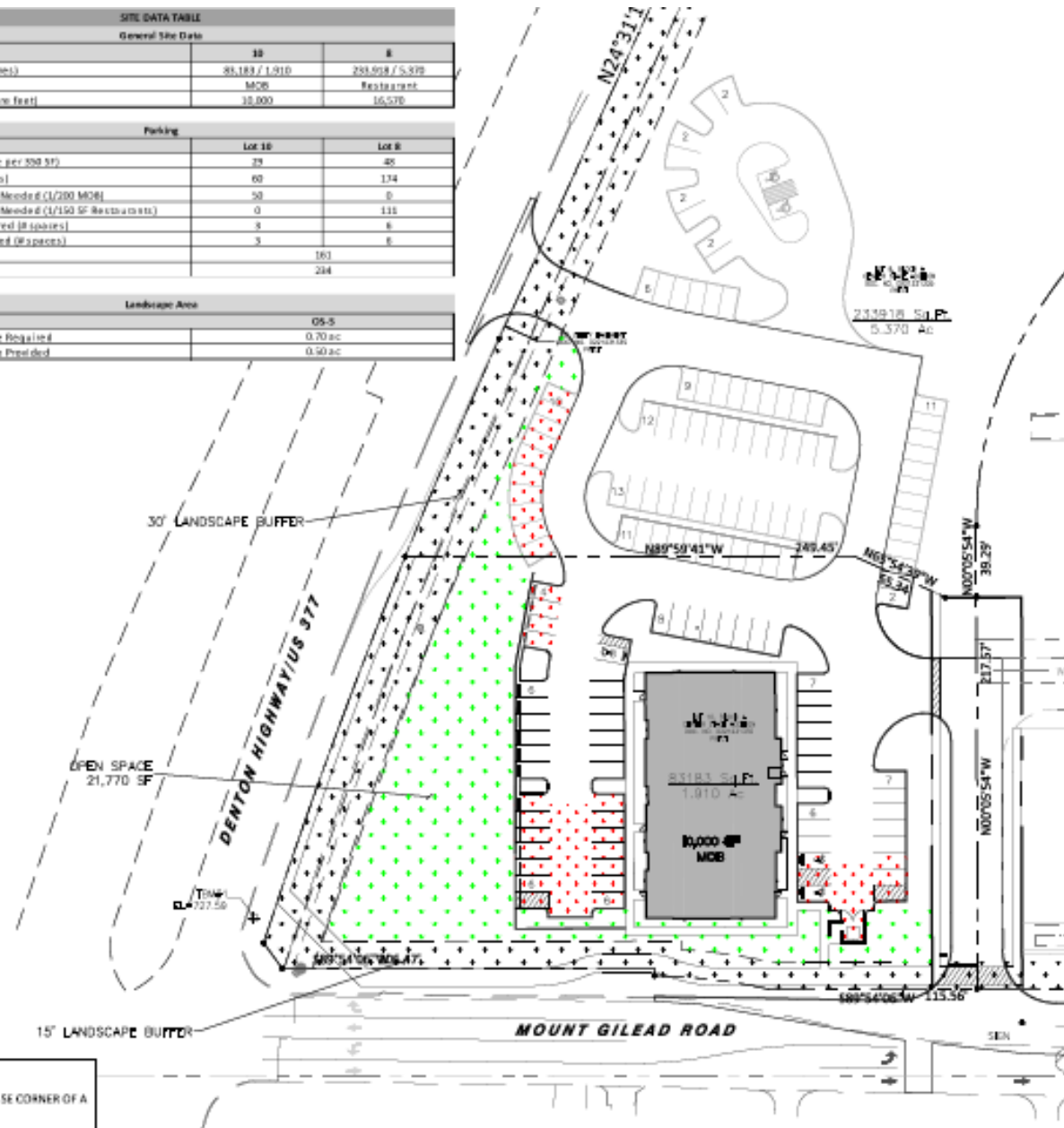
OS 3 LANDSCAPE CONCEPT
Based on 30' tree canopy
and 20 trees per acre.

Due to fire truck access and parking needs both for the medical office building and for the 3 restaurants, while maintaining as much open space and tree save as possible, this configuration for the medical office building is the most ideal and came after multiple iterations in collaboration with City staff.

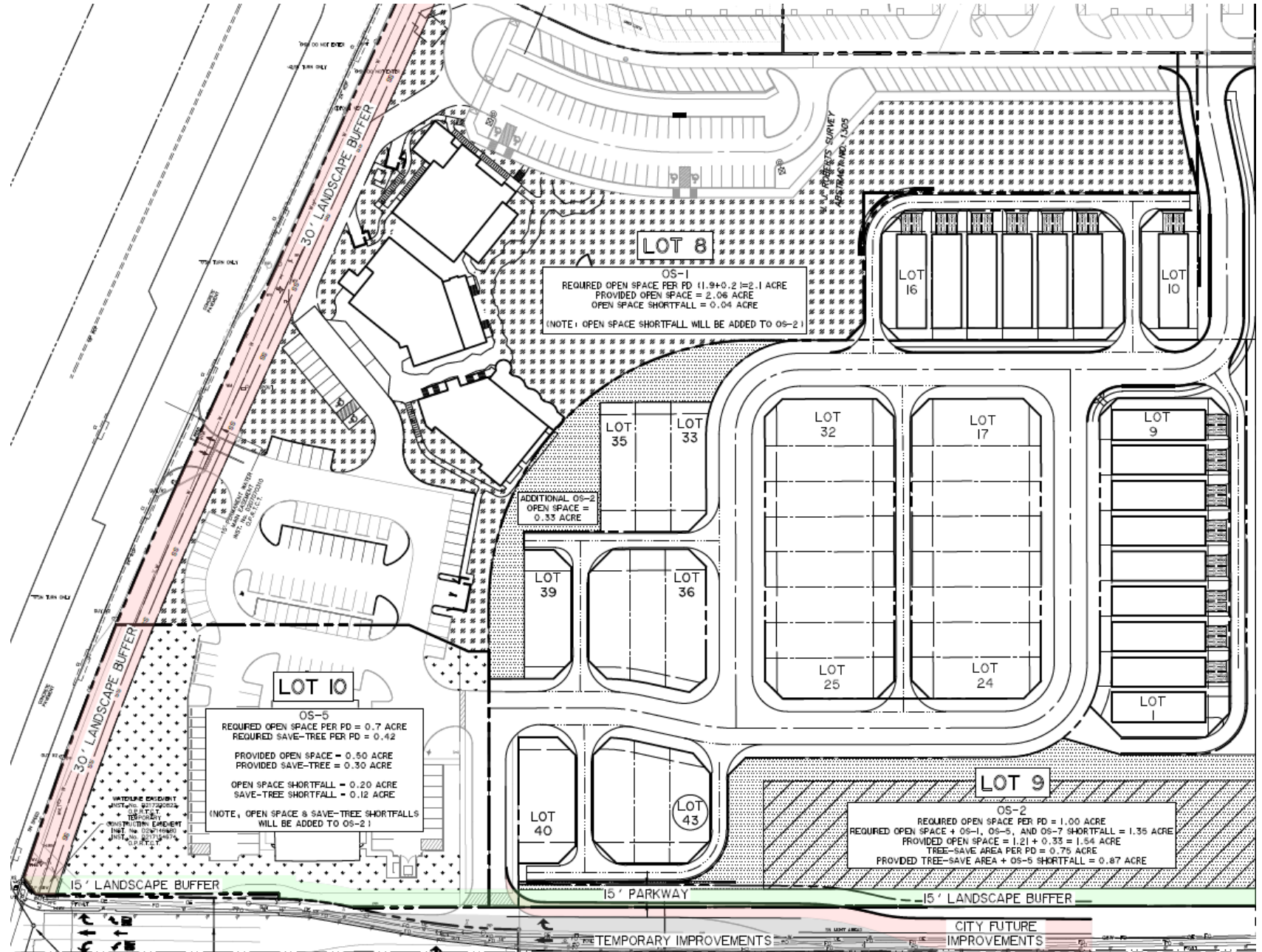
The medical office building, located in OS 5, in this configuration, can provide 0.50 acres of open space and 0.30 acres of tree-save, creating shortfalls of 0.20 acres of open space and 0.12 acres of tree-save area.

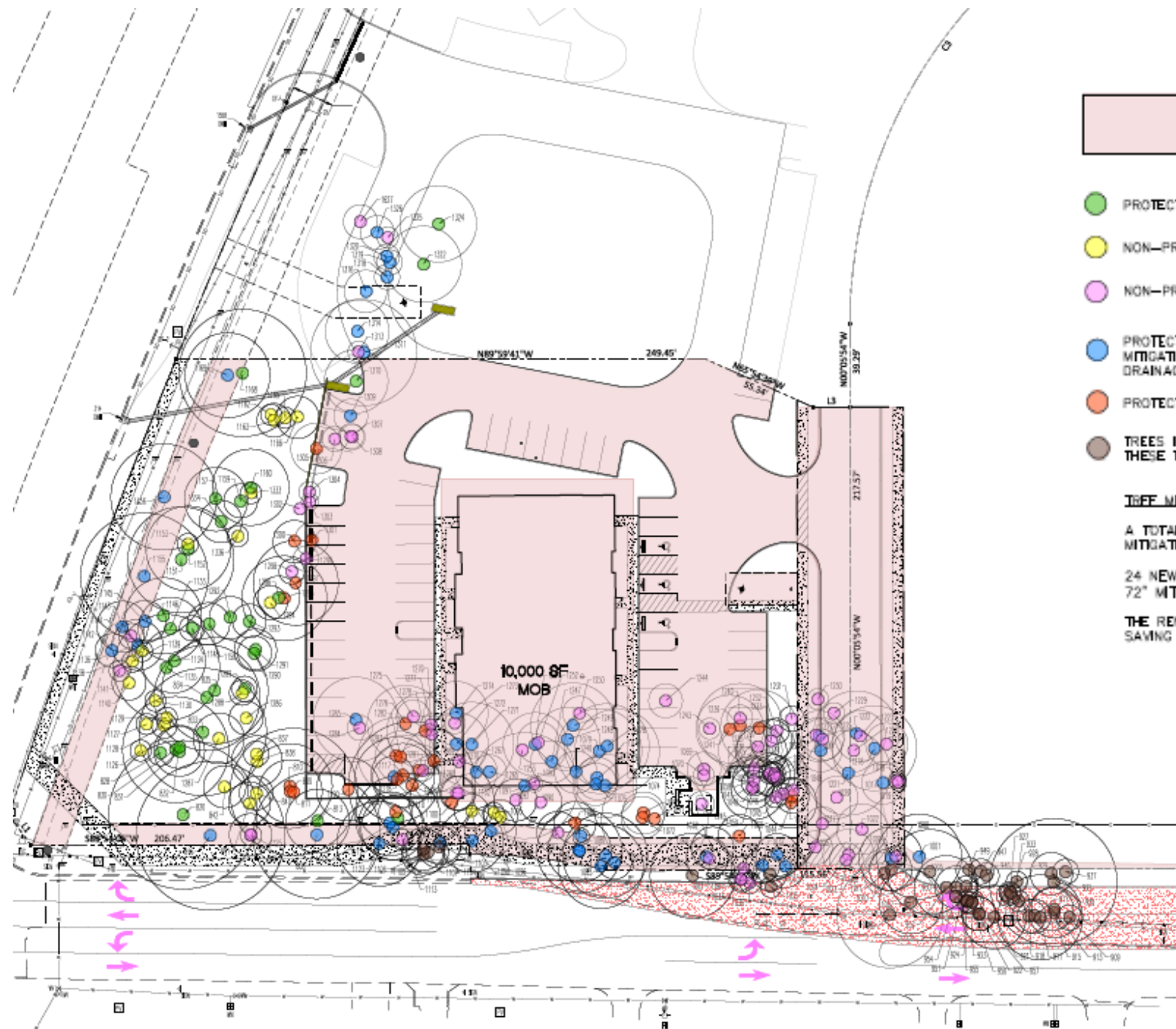
In order to compensate for this shortfall, the PD allows for surpluses in open space in any individual open space to be applied to deficiencies in others, so OS 2 (the single-family home lot) can accommodate. The intent is for OS 2 to also accommodate the shortfall in OS 5's tree-save area.

SITE DATA TABLE		
General Site Data		
Lot	10	8
Lot Area (square feet / acres)	81,183 / 1.910	281,918 / 6.519
Land Use	MOB	Restaurant
Total Building Area (square feet)	10,000	16,570
Parking		
RAW	Lot 10	Lot 8
Required Parking (1 space per 500 SF)	20	48
Provided Parking (8 spaces)	60	174
Minimum Parking Spaces Needed (1/200 MOB)	50	0
Minimum Parking Spaces Needed (1/150 SF Restaurants)	0	111
Accessible Parking Required (8 spaces)	3	8
Accessible Parking Provided (8 spaces)	3	8
Total Parking Required		161
Total Parking Provided		244
Landscape Area		
RAW	OS-5	
OS-5 - Reseque Open Space Required		0.70 ac
OS-5 - Reseque Open Space Provided		0.50 ac



OS 2 (within Lot 9) is required by the PD to have at least 1.0 acre of open space and 0.75 acres of tree-save area. In order to accommodate open space shortfalls in OS 5 (Lot 10) of 0.20 acres, in OS 1 (Lot 8) of 0.04 acres and in OS 7 (Lot 7, north of Lot 8) of 0.11 acres, the new required open space for OS 2 is 1.35 acres. In order to accommodate the tree-save shortfall in OS 5 of 0.12 acres, the new required tree-save area in OS 2 is 0.87 acres. This plan shows 1.54 acres of open space and 0.87 acres of tree-save area provided in OS 2, arriving at the same required total of 1.17 acres.





- BUILDING FOOTPRINT (PLUS 8' ON ALL SIDES), FIRE LANES, DRIVEWAYS, AND EASEMENTS.
- PROTECTED TREES TO BE SAVED
- NON-PROTECTED TREES SAVED.
- NON-PROTECTED TREES TO BE REMOVED
- PROTECTED TREES TO BE REMOVED THAT ARE EXEMPT FROM MITIGATION. LOCATED WITHIN THE BUILDING PAD, UTILITY OR DRAINAGE EASEMENTS, FIRE LANES, OR DRIVEWAYS.
- PROTECTED TREES TO BE REMOVED - NOT EXEMPT.
- TREES IN ROW. TREES TO BE REMOVED. THESE TREES ARE NOT INCLUDED IN CALCULATIONS.

TIFF MITIGATION

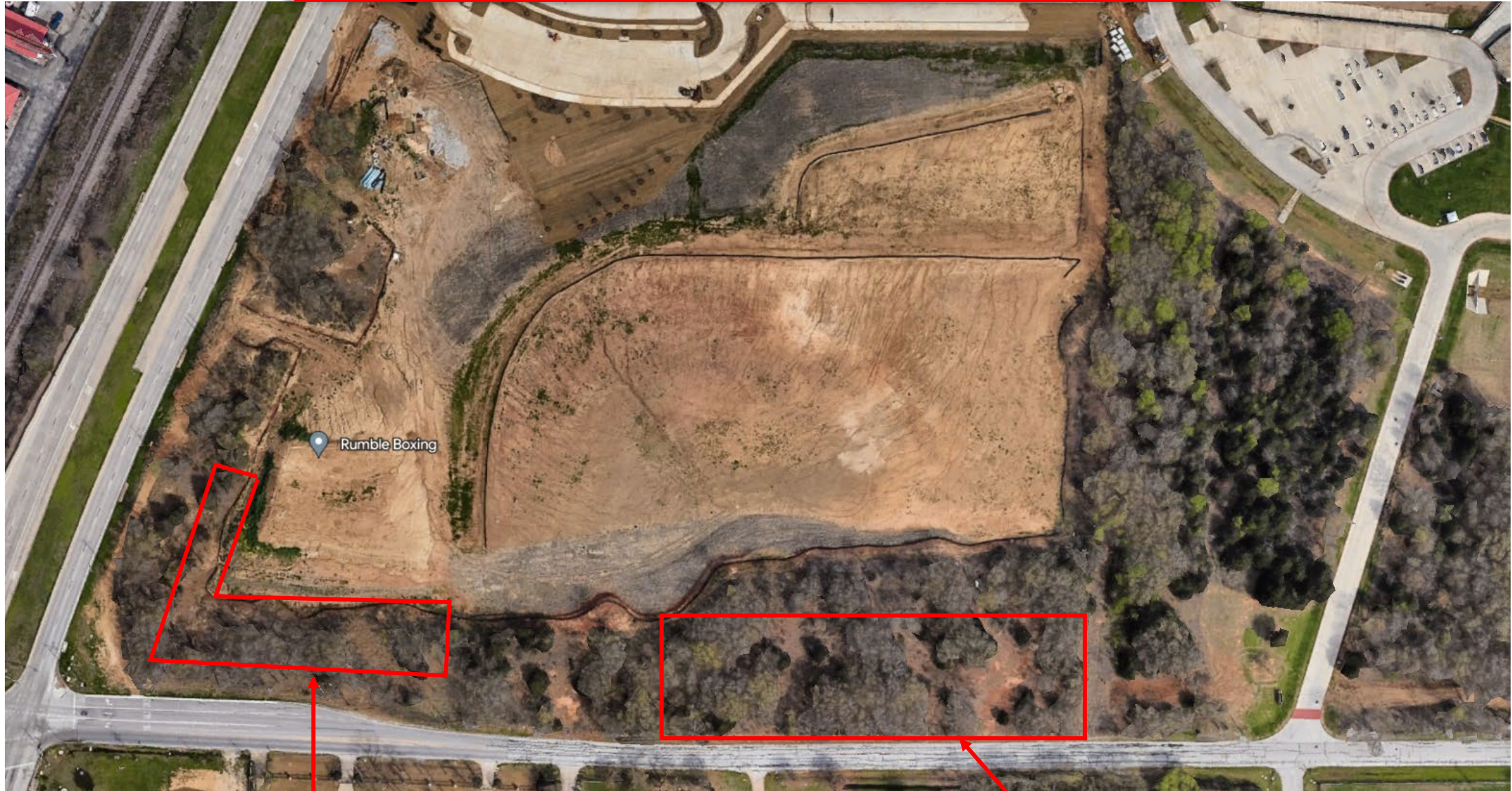
A TOTAL OF 198 CALIPER INCHES ARE REQUIRED TO BE MITIGATED. FOLLOWING IS HOW MITIGATION WILL BE ACHIEVED:

24 NEW 3" CALIPER TREES WILL BE PLANTED.
72" MITIGATION.

THE REMAINING REQUIRED MITIGATION WILL BE ACHIEVED BY SAVING EXISTING TREES.

This exhibit shows locations of trees to be saved and trees to be removed in connection with medical office building development.

Slightly more tree density can be seen here in OS 2 as compared to OS 5, indicating that 0.12 acres of tree save area in OS 2 is as effective or better than 0.12 acres of tree save area in OS 5 at maintaining tree canopy. The mix of trees in both open spaces is a similar mix of mostly cedar and oak. Pictures of the tree save areas are on the following 3 slides.



OS 5 area with trees to be removed

OS 2 tree-save area

OS-5



OS-2



OS-2

