

C8 Landscape Standards

C8.1 LANDSCAPE STANDARDS

A

Purpose

The Street Tree Master Plan (Figure C8.1) graphically depicts the goals effectuating the preservation of native vegetation and habitats, the repair and enhancement of downtown's natural characteristics, the smooth transition between natural landscape areas and development, and the protection of regional landscape character. The landscape is designed to serve as a unifying element for the development. Regularly spaced ornamental street trees define the roadways as well as provide visual screening. Plant materials will be native or native-in-character.

B

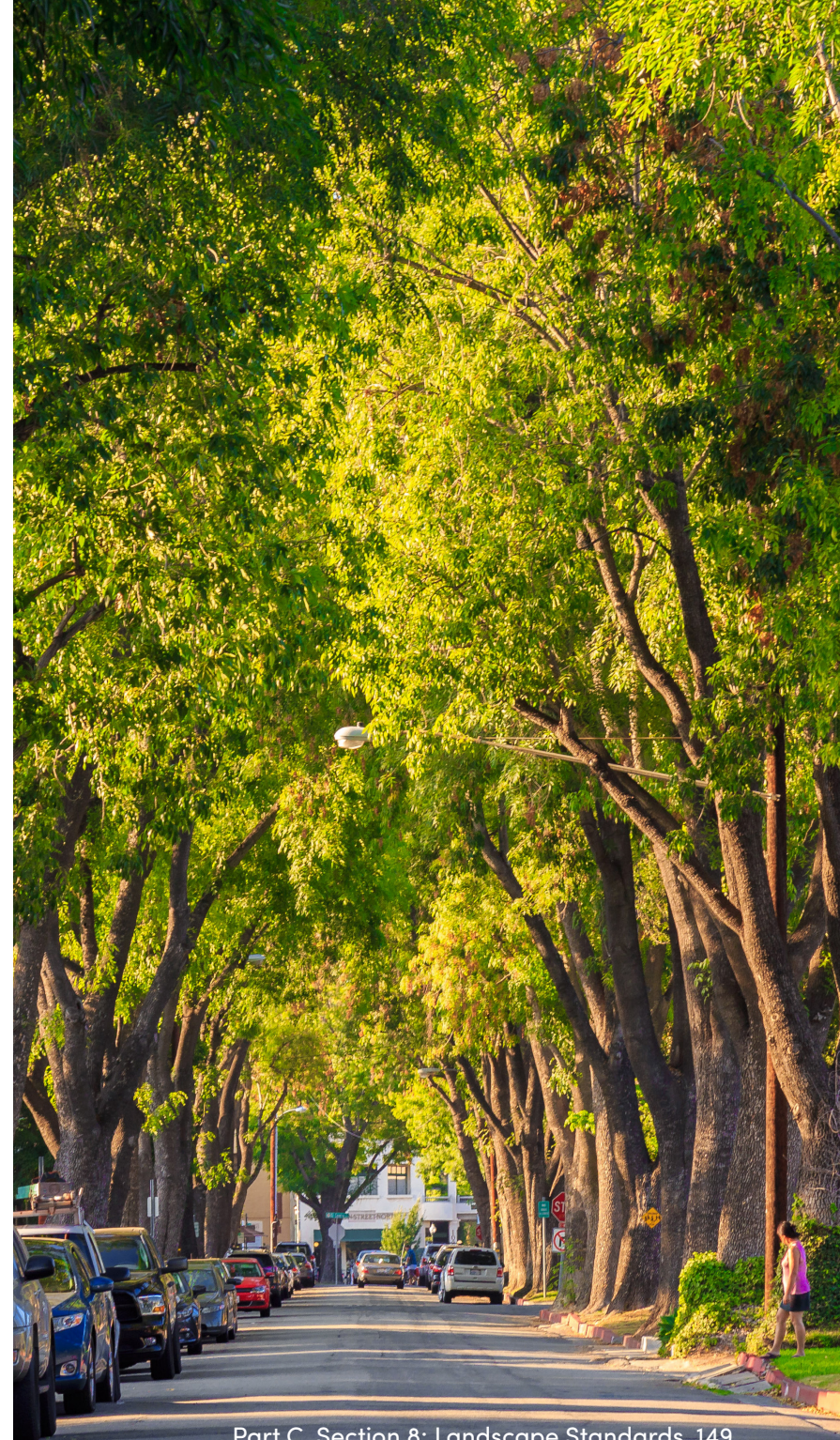
Applicability

These Landscape standards shall apply to all public streets and open spaces, to the initial construction of front yards for all Building Types, and to the semi-public outdoor courtyards. Private rear yards are not subject to these standards.

C

Streetscape Standards

- i. Street trees shall be consistent with, or similar to, species identified in Figure C8.1.
- ii. Street tree spacing shall be no less than 25 feet and no more than 45 feet on center. Consistency in tree spacing and species shall be used to create strong spatial definition for the streetscape. Street tree planting shall take into consideration the existing spacing for street lights, guy wire, and utility poles.
- iii. Existing context, street characteristics, and site attributes should be considered when selecting a tree species.
- iv. Runoff from sidewalks shall be conveyed to planted parkways.
- v. Street trees are subject to review and approval by the City.



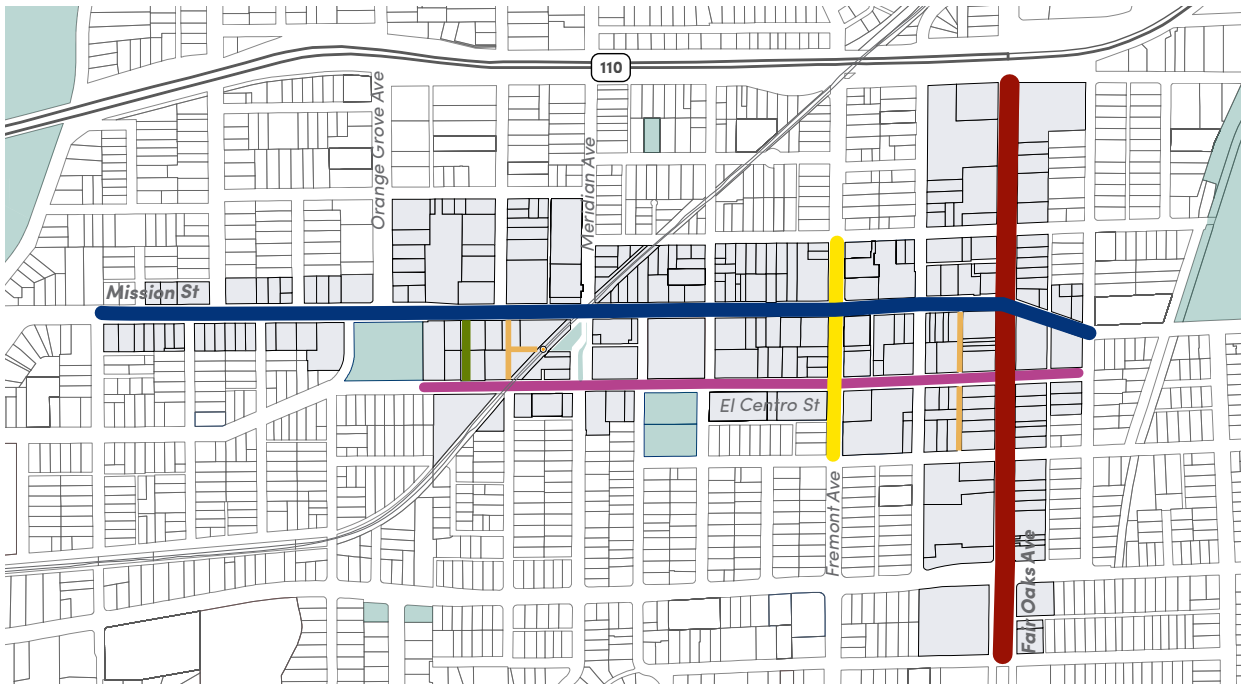


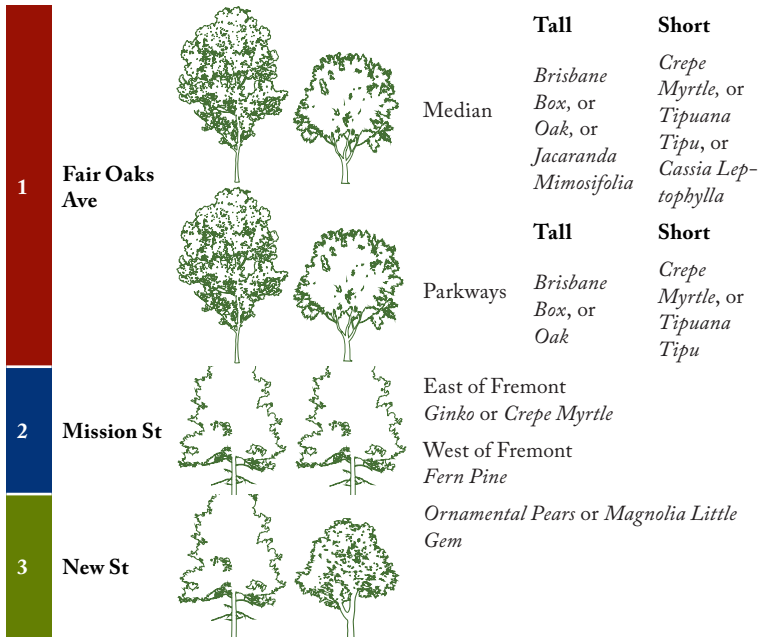
Figure C8.1. Tree species map.



Vision for Fair Oaks Avenue



Vision for Mission Street



Match existing pallet, refer to the City's approved tree list for any changes.
 Majestic Beauty Southern Magnolia
 North of Mission: *Crepe Myrtle*
 South of Mission: *Pink Trumpets*

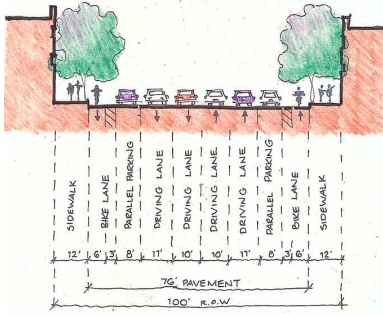
Carrotwood or Magnolia Little Gem



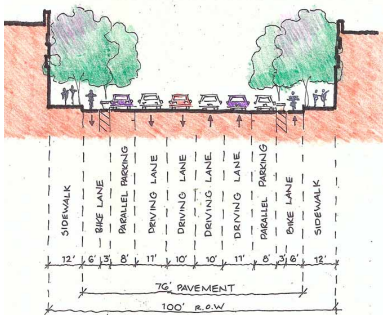
Brisbane Box



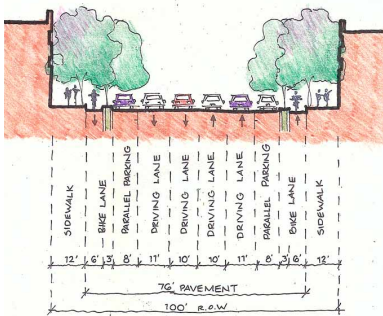
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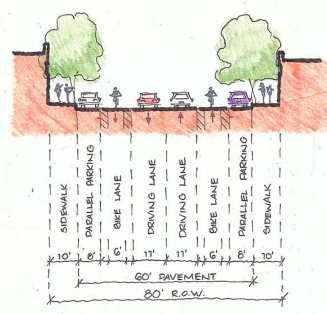
Fair Oaks Avenue, Option 1:
Existing condition with painted bike lanes



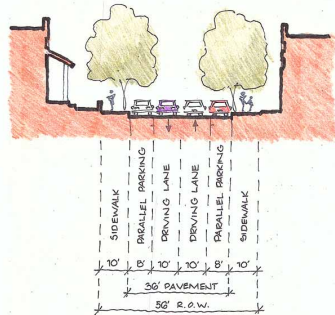
Fair Oaks Avenue, Option 2:
Painted bike lanes with potted plants separating bike lanes



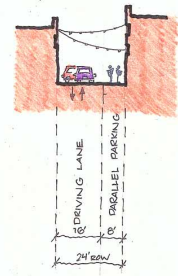
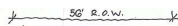
Fair Oaks Avenue, Option 3:
Raised separator with landscape and tree wells



Mission Street



New Street



Alley



Crepe Myrtle



Ginkgo



Jacaranda Mimosifolia



Oak



Cassia Leptophylla



Fern Pine



Carrotwood



Magnolia Little Gem



Ornamental Pear



Pink Trumpet



Southern Magnolia

D Lot Standards

Yard Landscaping: Plantings in yard areas fronting on streets shall be appropriate to the scale, and purpose of the yard. All trees for front yards when provided shall be a minimum of 24 inch box (1"-1.75" caliper). Appropriate plant materials and designs for specific frontage yard types are as follows:

i Front Yard

- a. Front yards shall be planted and maintained from the back of sidewalk to a facade or garden wall.
- b. At facades, low shrubs and/or ground cover may be planted against the facade.
- c. At garden walls, low shrubs and wall vines or tall shrubs alone shall be planted against the wall.

ii Other Yards

- a. Rear yards may have multiple trees.
- b. Side yards need not be landscaped, except when adjacent to public space.
- c. If visible from the public realm, (i.e., the sidewalk or street), rear and side yards shall be landscaped and maintained.

E Parking Facility Standard

- i. Amount of Landscaping: Each parking lot shall provide landscaping within and/or around the parking area at a minimum ratio of 10 percent of the gross area of the parking lot. A minimum of one shade tree shall be provided for each 5 parking spaces or trees provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.
- ii. Location: Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is required for parking areas with more than 20 parking spaces.