

# Lighting and Landscaping Cross Check

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## ***Purpose***

During our January 28<sup>th</sup> meeting, a committee member asked whether the new guidelines adequately increase the emphasis on lighting and landscaping and meet the Committee's expectations for "raising the bar." Staff has done a quick documentation of how the draft guidelines differ from the existing guidelines.

The facilitator also suggested that committee members perform their own review for any missed opportunities to increase the emphasis on these topics. Committee members may wish to compare the existing guidelines to the draft guidelines.

## ***Summary***

The document does reflect a greater emphasis of landscaping and lighting through rewriting of the text and inclusion of photos. The existing CDG document relies primarily on text.

### *Increased Use of Photos*

- There are over 25 photos total for each product type and all contain landscaping.
- The existing guidelines have only one illustration in the section the directly addresses landscaping. The proposed multi-family guidelines contain four photographs and the commercial contains five in the landscape section.
- Annotation used in each photos further highlights the importance of landscaping.

### *Lighting*

- The guidelines emphasize the importance of lighting in overall effect, safety, and security, but provide flexibility by not mandating fixture height, type, or intensity.

### *New Treatment of Landscaping / Lighting in CRD*

- The Compact Residential Development landscaping guidelines are improved because there were no prior standards. The photos in this section prominently feature landscaping

### *Text Changes*

- The commercial and multi-family guidelines have been enhanced to reflect the Committee's direction.
- The new guidelines emphasize the end result, rather than the guidelines themselves (e.g., "tree placement should provide maximum shading of parking areas"). The technical guidelines provide further detail on how to implement the design guidelines.
- See sections III-C & E (multi-family & commercial) and IV-C (CRD), which discuss landscaping. Lighting guidelines can be found in sections III-E (MFD & commercial) and IV-E (CRD).

### **Guideline Comparison**

The following illustrates the existing language compared to the goal-oriented language of the new guidelines:

<b>Existing</b>	<b>Proposed</b>
<p><b>3.A.11.c.</b></p> <ul style="list-style-type: none"><li>▪ Trees, shrubs, vines and groundcovers, or a combination of planting, berming and screen walls should be used to provide screening.</li><li>▪ Loading, service, and storage areas should be screened from public streets, other public views, and building entries.</li></ul>	<p><b>MF-45</b> Landscaping should be used extensively throughout the project for multiple objectives, such as:</p> <ul style="list-style-type: none"><li>• Adding texture to walls and other vertical surfaces;</li><li>• Screening undesirable views;</li><li>• Strengthening the pedestrian scale;</li><li>• Buffering pedestrian walkways from the street and buildings;</li><li>• Providing shade in public spaces and parking lots;</li><li>• Assisting in neighborhood way finding;</li><li>• Softening transitions between horizontal and vertical planes;</li><li>• Providing a visual and noise buffer; and</li><li>• Breaking up hard surfaces.</li></ul>