

EXHIBIT A

Section 6-104. Landscape requirements for public rights-of-way

- A. Public rights-of way. Properties within MF1, MF2, MF3, MF4, MX1, MX2, MX3, S, UCD, PAD and P zoning districts exceeding the applicability thresholds as defined in Section 6-102.B. shall be required to install the improvements listed below. The required improvements are based upon the properties lineal property dimension abutting the r.o.w. The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and ~~Public Works Landscape~~ Public Works Greenspace Management Division.

| <i>Type</i> | <i>Minimum Requirements</i> |
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| 1. Drainage. | All properties shall be required to install drainage within the r.o.w. pursuant to the Department of Public Works requirements. |
| 2. City Public Works Manual | <p>a. Landscaping, landscape islands, bulbouts, curbing, pedestrian crosswalks bulbouts, drainage and other associated traffic calming improvements shall be required pursuant to the City Public Works Manual and accompanying standards. If the City Public Works Manual and accompanying standards are not applicable to the area in which the proposed development is contemplated, see Section 6-104.A.3 below for minimum r.o.w. planting requirements.</p> |
| 3. Right-of-way planting requirements not associated with the City Public Works Manual . | <p>a. Landscaping shall be installed within the City r.o.w. and shall be installed in accordance with all of the following:</p> <p>i. Large shade trees. Provide one (1) large shade tree, minimum planting height of sixteen (16) feet/three-and-a-half (3½) inch caliper per thirty-five (35) linear feet or fraction thereof of right-of-way abutting the property. Palm or medium shade tree, minimum planting height of fourteen (14) feet/two-and-a-half (2½) inch caliper may be utilized to satisfy the above large shade tree requirements at a three-to-one (3:1) ratio. A maximum of ten <u>twenty-five (10 25%)</u> percent of the required total may be palm varieties. <u>Exceptions to planting height for tree varieties whose average mature height is 25 feet or less may be approved by the Greenspace Management Division Director prior to installation provided that the requested</u></p> |

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| | <p><u>trees meet all relevant height clearance requirements, comply with all other life safety regulations, and add to the diversity of the urban canopy.</u></p> <p>ii. Shrubs. Provide one (1) shrub per one (1) linear foot or fraction thereof of the right-of-way abutting the property.</p> |
| <p>Medians and/or traffic calming devices 4. required pursuant to the City Public Works Manual.</p> | <p>a. If a median exists or can be established on the abutting r.o.w., the improvements listed in above Section 6-104.A.3 shall be installed pursuant to the City Public Works Manual and accompanying standards .</p> <p>b. If a median exists or can be established on the abutting r.o.w. and is not included within the City Public Works Manual a median shall be provided subject to all of the following:</p> <ul style="list-style-type: none"> . Large shade trees. One (1) large shade tree, minimum planting height of sixteen (16) feet/three-and-a-half (3½) inch caliper per thirty-five (35) feet linear feet or fraction thereof of right-of-way abutting the property. Palm or medium shade tree, minimum planting height of fourteen (14) feet/two-and-a-half (2½) inch caliper may be utilized to satisfy the above large shade tree requirements at a three-to-one (3:1) ratio. A maximum of twenty-five (25%) percent of the required total may be palm varieties. <u>Exceptions to planting height for tree varieties whose average mature height is 25 feet or less may be approved by the Greenspace Management Division Director prior to installation provided that the requested trees meet all relevant height clearance requirements, comply with all other life safety regulations, and add to the diversity of the urban canopy.</u> i. Shrubs. One (1) shrub per one (1) linear feet or fraction thereof of the right-of-way abutting the property. |
| 5. Lawn grass. | All unpaved surfaces on rights-of-way shall be sodded. Groundcover may be substituted in lieu of lawn grass subject to Public Works Landscape Services Division review and approval. |
| 6. Payment in lieu of installation. | In lieu of the requirements set forth in Section 6-104.A.2-4, the City Manager or designee in accordance with these rules and regulations |

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| | <p>may allow for the payment of the above improvements into a designated fund in lieu of providing the improvements if either of the following exist: 1) the off-site improvements are provided; 2) if onsite constraints exist that prohibit the improvements; and or, 3) if the City determines that a comprehensive installation of the improvements will be more beneficial. The estimate shall be based upon design, installation, and costs of all improvements. Applicants shall provide the City an estimate prepared by a licensed civil engineer or other City approved entity. The City shall evaluate and approve all estimates in accordance with the City's rules and regulations. These funds shall be allocated in a special fund towards street improvements in close proximity to the provider.</p> |
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