

## Article G. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

### 11-3G-1: Purpose

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#### 11-3G-1: PURPOSE:

A. To implement the goals and policies of the Comprehensive Plan:

1. Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.
2. Require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities as part of new residential and mixed-use developments.

B. ~~The regulations of this article are intended to~~ To provide for common open space and site amenities in Residential Districts and in areas designated as mixed-use in the Comprehensive Plan that improve the livability of residential neighborhoods, buffer the street edge, provide alternatives to driving, and protect natural amenities.

C. ~~The regulations are intended to~~ To establish minimum quantity and quality standards for common open space and site amenities, and requirements for the long term maintenance of these areas.

#### 11-3G-2: APPLICABILITY:

The standards for common open space and site amenities shall apply to all new single-family, townhouse, and two-family duplex, and multi-family developments of five (5) acres or more. Open space and site amenity standards for multi-family developments are provided for in Section 11-4-3-27C and D of this Title.

#### 11-3G-3: STANDARDS FOR COMMON OPEN SPACE:

A. ~~Open Space and Site Amenity Minimum Requirements:~~ The minimum requirements are based on both the quantity and quality of open space provided.

1. Minimum open space quantity requirements: The total land area of all common open space that meets the standards as set forth in subsection B of this section shall ~~equal or exceed ten~~

percent (10%) of the gross land area of the development; or provide five percent (5%) common open space if the entire development is comprised of buildable lots, a minimum of sixteen thousand (16,000) square feet, not including landscape buffers along arterial or collector roadways; or as shown in Table 11-3G-3.

a. Table 11-3G-3 Minimum Open Space Requirements

<u>Zone</u>	<u>% Open Space</u>
<u>R-2</u>	<u>10%</u>
<u>R-4</u>	<u>12%</u>
<u>R-8</u>	<u>15%</u>
<u>R-15</u>	<u>15%</u>

b. When a project is located in more than one zone, the calculation of the minimum required open space shall be based on the land area in each zone, and the total for each zone shall be combined for the minimum required open space for the entire project.

2. One additional site amenity that meets the standards as set forth in subsection C of this section shall be required for each additional twenty (20) acres of development area. Minimum open space quality requirements: All open space areas shall meet the following quality standards:

- a. The development plan shall demonstrate that the open space has been integrated into the development as a priority and not for the use of land after all other elements of the development have been designed. Open space areas that has been given priority in the development design have direct (a) direct pedestrian access, (b) high visibility, (c) comply with Crime Prevention Through Environmental Design (CPTED) standards, and (d) support a range of leisure and play activities and uses. Open grassy areas that are crooked or jagged in shape, disconnected or isolated do not meet this standard.
- b. Open space shall be accessible and well connected throughout the development. This quality can be shown with open spaces that are centrally located within the development; connected by pathways and visually accessible along collector streets; or are a terminal view from a street.
- c. The open space promotes the health and well-being of its residents. Open space shall support active and passive uses for recreation, social gathering and relaxation to serve the development.

B. Qualified Open Space: The following may qualify to meet the common open space requirements:

1. Active or Passive-In-Intended Use Open Spaces: Any open space that is active or passive in its intended use, and accessible by all residents of the development, including, but not limited to:

- a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area and is surrounded by the front yards of lots on at least 50% of its perimeter. Intervening local streets may be located between the open space and front yards of the lots;



- b. Community garden(s);
- c. Ponds or water features; Natural waterways, open ditches, and laterals. Protective buffers a minimum of ten feet (10') in width dedicated for active access along these natural open spaces count toward meeting the open space minimum requirements;
- d. Plaza with a minimum dimension of twenty feet (20') in all directions and including hardscape, seating, lighting in conformance with the standards set forth in section 11-3A-11 and landscaping in conformance with the requirements set forth in Article 11-3B Landscaping Requirements; or



- e. Linear open space area that is at least twenty feet (20') and up to fifty feet (50') in width, has an access at each end, and is improved and landscaped as set forth in subsection E of this section; Article 11-3B Landscaping Requirements.



- 2. ~~Additions To Public Park:~~ Additions to the land area of a public park or other public open space area.

- 3. ~~Full Area Of Buffer: One hundred percent (100%) The full area of the landscape buffer along collector streets may count toward the required common open space and~~ 4.



~~Percentage Of Buffer: Fifty percent (50%) of the landscape buffer along arterial streets that meet the enhanced buffer requirements that follow~~ may count toward the required common open space.

- a. Enhanced landscaping as set forth in Article 11-3B Landscaping Requirements
- b. Multi-use pathways;
- c. Enhanced amenities with social interaction characteristics;
- d. Enhanced context with the surroundings.

- 45. Parkways Along Collector and Local Residential Streets: Parkways along local residential streets that meet all of the following standards may count toward the common open space requirement:



- a. The parkway meets the minimum width standard as set forth in subsection 11-3A-17E of this chapter.
- b. The parkway is planted with street trees in accord with section 11-3B-7, "Landscape Buffers Along Streets", of this chapter.
- c. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be twenty six feet (26') by the width of the parkway.



- 56. Stormwater Detention Facilities: Stormwater detention facilities when designed in accord with section 11-3B-11, "Stormwater Integration", of this chapter may count up to twenty five percent (25%) towards the qualified open space requirement if located within a passive or active qualified open space of at least twenty thousand (20,000) square feet and is visible from a public street(s) on at least two (2) sides.

67. Open Water Ponds: Aesthetically designed Artificial open water ponds and holding areas may comprise up to twenty five percent (25%) of a required open space area when developed with at least one site amenity in accord with ~~subsection C~~ Table 11-3G-4 of this section. All ponds with a permanent water level shall meet the following standards:



- a. The pond shall have recirculated water; and
- b. The pond shall be maintained such that it does not become a mosquito breeding ground.

#### **11-3G-4: Standards For Site Amenities**

- A. Site Amenities Minimum Standards: The minimum site amenity required is based on the point value of the amenity as set forth in subsection B of this section and the size of the development.
  1. For each five (5) acres of gross land area, one (1) point of site amenity is required. If the calculation of the number of required site amenities results in a fraction, such number shall be rounded up or down to the next whole number: fractions less than one-half (0.5) shall be rounded down to the whole number and fractions which are one-half (0.5) and greater shall be rounded up to the next higher whole number.
  2. For projects forty (40) acres or more in size, multiple amenities are required from the separate categories listed in Table 11-3G-4.
- B. Qualified Site Amenities:
  1. Qualified site amenities shall include, but not be limited to the features listed in Table 11-3G-4.
  2. The assigned point value may be decreased depending on (a) the size, (b) quality of the feature, (c) ease of maintenance, (d) durability, (e) integration with other open space or amenities and (f) year-round usability. The burden will be on the applicant to demonstrate that the amenity meets these criteria.
  3. Through the Alternative Compliance provisions as set forth in Section 11-5B-5:

- a. Amenities not listed in Table 11-3G-4 may be considered.
- b. Amenities that are a centerpiece or of benefit to the entire city; that creatively create a sense of uniqueness to the neighborhood; or preserve or represent the historic context of the place may be substituted for required open space as set forth in section 11-3G-3. Application fees for alternative compliance for such amenities shall be waived until [DATE].

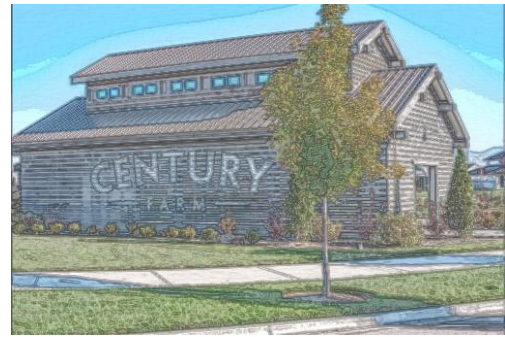


Table 11-3G-4 Site Amenities and Point Value

	<u>Site Amenity</u>	<u>Maximum Point Value</u>
<u>Quality of Life Amenities</u>		
	<u>Business center clubhouse 5,000 sf or greater</u>	<u>2</u>
	<u>Clubhouse between 5,000 – 10,000 sf or greater in size</u>	<u>6</u>
	<u>Clubhouse less than 5,000 sf or open air ramadas</u>	<u>3</u>
	<u>Semi-enclosed clubhouse</u>	<u>3</u>
	<u>Fitness facilities 5,000 sf or greater in size</u>	<u>4</u>
	<u>Fitness facilities less than 5,000 sf</u>	<u>2</u>
	<u>Locker rooms in association with clubhouse or fitness facility</u>	<u>2</u>
	<u>Public art</u>	<u>1</u>
	<u>Fountain</u>	<u>2</u>
	<u>Picnic area on a site 5,000 sf or greater in size</u>	<u>2</u>
	<u>Picnic area on a site less than 5,000 sf</u>	<u>1</u>
	<u>Fitness course</u>	<u>2</u>
	<u>Open space commons</u>	<u>3</u>
	<u>Open space commons Shelter</u>	<u>2</u>
	<u>Communication infrastructure with fiber optic cable</u>	<u>2</u>
	<u>Dog Park</u>	<u>2</u>
	<u>Dog waste station</u>	<u>0.5</u>
	<u>Commercial outdoor kitchen</u>	<u>2</u>
	<u>Outdoor fire ring</u>	<u>1</u>
<u>Recreation activity area amenities</u>		
	<u>Swimming pool</u>	<u>4</u>
	<u>Swimming pool changing facilities and restrooms</u>	<u>6</u>
	<u>Interactive splash pads, fountains or water features</u>	<u>4</u>
	<u>Tot Lot</u>	<u>1</u>
	<u>Playground</u>	<u>3</u>
	<u>Sports courts, paved</u>	<u>4</u>
	<u>Sports courts, unpaved</u>	<u>2</u>

	<u>Site Amenity</u>	<u>Maximum Point Value</u>
	<u>Sports fields</u>	<u>5</u>
<u>Pedestrian or bicycle circulation system amenities</u>		
	<u>When aligned with a waterway</u>	<u>1 per 1/4 mile</u>
	<u>When aligned with a linear open space</u>	<u>1 per 1/4 mile</u>
	<u>Multi-use pathways</u>	<u>2 per 1/4 mile</u>
<u>Multi-modal amenities</u>		
	<u>Bicycle storage</u>	<u>2</u>
	<u>Bicycle storage adjacent to transit stop or park and ride lot</u>	<u>3</u>
	<u>Bicycle repair station</u>	<u>1</u>
	<u>Sheltered transit stop</u>	<u>2</u>
	<u>Park and Ride Lot with a minimum of 20 spaces</u>	<u>5</u>

C. Quality of life ~~amenities~~: amenity standards:

1. Clubhouse is an enclosed or semi-enclosed space (including open air or ramadas) for neighborhood events and support facilities for recreation. The points for a clubhouse maybe combined with the points for other amenities that maybe located within the clubhouse including fitness and business centers, sports courts, swimming pools and locker rooms.
2. Fitness facilities is an enclosed space equipped with commercial grade sports exercise equipment.
3. Public art is custom designed for the site size, location, and surrounding setting.
4. Fountain is custom designed for the site size, location, and surrounding setting.
5. Picnic area includes tables, benches, landscaping, and a structure for shade.
6. Fitness course with a minimum of six (6) stations permanently installed.
7. ~~Additional qualified open space~~ Open space commons of at least twenty thousand (20,000) square feet, which is surrounded on all sides by the front yards of lots. Intervening streets may be located between the open space and lots.
8. Communication infrastructure ~~meeting the following minimum standards:~~ with two (2) conduits running side by side to and through the development; each conduit being two inches (2") in diameter. ~~The applicant shall be eligible for a second amenity where one such conduit includes a communication backbone with a minimum capacity equivalent to a thirty six (36) strand single mode fiber optic cable;~~

9. ~~Dog Park owner facilities meeting the following minimum standards: with: a) dog washing station with drain to sanitary sewer system and trash receptacles; and a) bags for dog waste disposal; or b) double entrance gate, c) bench(es) and d) fencing to enclose a minimum of 0.75 acre of five thousand (5,000) square feet and secured open space for an off leash dog park and trash receptacles and bags for dog waste disposal.~~ The open space shall count toward any required open space.
10. Dog waste station is an installed in the ground fixture with waste disposal bags and trash receptacle.
- i-11. Neighborhood business center meeting the following standards:
- a. The area devoted to the business center shall not exceed one thousand (1,000) square feet.
  - b. The business center shall provide access to high speed internet, fiber optic cable, or communication infrastructure and/or facilities with a minimum capacity equivalent to a thirty-six (36) strand single mode fiber optic cable.
  - c. The business center shall, at a minimum, provide workspaces for three (3) people, a meeting space for six (6) people, and access to printing facilities.
  - d. The business center may be leased to a private entity for operation and maintenance, however the property shall be owned by the owners' association.
  - e. The business center operator may charge fees for use or membership; however members of the owners' association should be given priority in use of the business center.
12. Commercial outdoor kitchen is an outdoor or semi enclosed space that includes commercial grade appliances for food preparation and sink with utility connections.
13. Outdoor fire ring that meets fire safety standards, is located on a noncombustible surface and includes fixed seating.

D. Recreation ~~activity area amenities;~~ amenity standards:

1. Swimming pool constructed in ground and meeting all Building Code requirements.
2. Interactive splash pads, fountains or other water features are permanent, commercially grade constructed with filtration systems.
3. Tot lot with commercial grade play equipment scaled and designed for the use and safety of younger children. Benches for seating shall be nearby.



4. ~~Children's play structures;~~ Playground on a site with a minimum size of five thousand (5,000) square feet and including benches for seating and multiple commercial grade play structures. ~~ø~~
  5. Sports courts with markings and including benches for seating. Sports court may include tennis, basketball, pickleball, horseshoes, bocce ball, cornhole, or golf putting
  6. Sports fields for neighborhood scaled sports activities.
- E. Pedestrian or bicycle circulation system ~~amenities meeting the following requirements:~~ amenity standards: The system a) is not required sidewalks adjacent to public right-of-way; b) ~~The system connects~~ to existing or planned pedestrian or bicycle routes outside the development, as designated in the Meridian pathways master plan; and c) ~~The system is~~ designed and constructed in accord with adopted City standards.
- F. Multi-modal amenity standards:
1. Bicycle storage is a roofed space for the secure storage of a minimum of six bicycles.
  2. Bicycle repair station is a fixed installation with tools and an air pump.
  3. ~~Provision of~~ Transit stops, park and ride facilities or other multimodal facilities to encourage alternative automobile transportation.
  4. Sheltered transit stop is covered with a roof and transparent enclosure on three sides.
  5. Park and Ride facility is a paved off-street parking area for a minimum of twenty vehicles located adjacent to a public transit stop.

### **11-3G-5: General Standards for Common Open Space and Site Amenities**

#### A. Location:

- ~~1. The common open spaces and site amenities shall be located on a common lot or an area with a common maintenance agreement.~~
1. Common open space shall be grouped contiguously with open space from adjacent developments whenever feasible.
2. Common open space and site amenities shall be located in areas of high visibility (i.e., along streets, where doors and windows overlook public areas, etc.) to avoid hidden areas and corners, dark areas, unusable space and reduce the opportunity for crime.
3. Common open space shall be located in areas that maximize pedestrian and bicycle connectivity within and outside the neighborhood.

4. Common open space in mixed use developments may be allowed to deviate from the location standards through the alternative compliance process as set forth in Section 11-5B-5.

B. ~~Required~~ Improvements and Landscaping:

1. Common open space shall be suitably improved for its intended use, except that natural features such as wetlands, rock outcroppings, ~~ponds, creeks, etc.,~~ natural waterways and riparian areas, open ditches, and laterals may be left unimproved.

~~At a minimum, common open space areas shall include one deciduous shade tree per eight thousand (8,000) square feet and lawn, either seed or sod.~~

2. Common open space shall comply with the applicable landscaping requirements set forth in Article 11-3B Landscaping Requirements of this Title.

C. Maintenance:

1. The common open spaces and site amenities shall be located on a common lot or an area with a common maintenance agreement. ~~All common open space and site amenities shall be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon; or~~
2. Maintenance and operation of the open space and site amenities shall be the responsibility of the property owners' or homeowners' association.
3. Land dedicated as common open space may be conveyed to the City, where the Parks and Recreation Department agrees to accept conveyance and when the common open space area is in the public interest and complies with one of the following:
  - a. Is adjacent to an established or planned City park or school grounds; or
  - b. Connects to a regional pathway.