

Discussion Items

Low Impact Development

LED Parking lot lighting

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Low Impact Development

- Open Space Requirements – 20% residential, 5% impervious coverage requirements for commercial and multi-family
- Entrance Corridors along busiest streets – creates a green scape between development and the street
- Creative alternatives – typically require increased landscaping for parking in front of buildings
- Stream Corridor setbacks – creates a green buffer between development and the creek
- Design criteria for lots adjacent to both a street and creek – encourages parking along the street, making the creek a feature of the property
- In April we completed the City of Boerne edition Low Impact Development Technical Design Guidance Manual

Discussion Items

Low Impact Development

- Consulting with San Antonio River Authority
- Consulting with TetraTech
- Research cities that have already incorporated LID into their ordinances
- Next steps:
 - Formalize objectives and goals
 - Analyze and evaluate where LID would be most beneficial
 - Work with staff to determine each department's concern for the health, welfare and safety of our community
 - Revise ordinances
 - Create an overlay of stream corridors where developers will be required to provide analysis and determination applicability
 - Develop strategies

Low Impact Development

Rain Gardens



Vegetated Swales



Rain catchment



Low Impact Development

Typical Grid System – more impervious



Vegetated Swales



Curvilinear System – less impervious

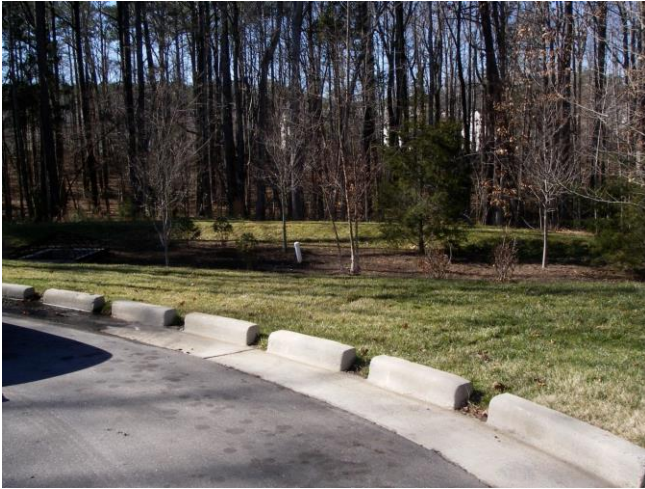


Pervious pavers



Low Impact Development

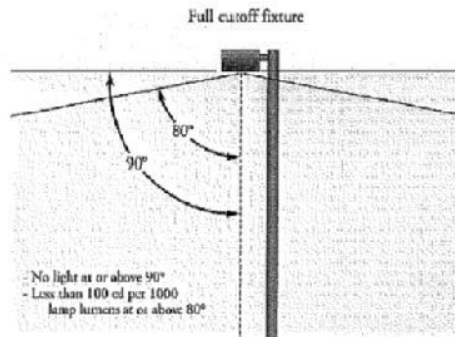
Curb cuts and vegetated filter strips



LED parking lot lighting

LED lighting may be used if the following criteria is met:

All fixtures are Full cut-off fixtures



No up-lighting

Lighting trespass at 5 feet from the property line is as follows:

Based on surrounding environment type – backlight of pole fixture in urban area .02 at 5 feet out

Urban area - .05

LED parking lot lighting

Poles are 20' in height with perimeter lighting poles 10' in height

Lumens per net acre shall not exceed 100,000 (does not include governmental owned streetlights) – this lumen per net are value is an upper limit and not a design goal; design goals should be the lowest levels that meeting requirement of the task

Maximum 3000 kelvins for bulbs

Any lighting under eaves, awnings or canopies shall be completely recessed

Outdoor lighting intended to be left on more than 30 minutes after closing, or the completion of activities, must be reduced to 25% or less of the normal lumen output. Motion sensor activation may be allowed to cause the light to resume normal lumen output only when activated and to be reduced back to 25% or less of normal lumen output within 5 minutes after activation.

Wall packs may be used in combination with pole lights if they are full cut-off fixtures (below).

- The above will apply to the SoBo district as a whole except;
 - The SoBo area east of Hwy 87 will be limited to 50,000 lumens per net acre