

## Berms and Screening

### Intent:

Landscape screening is an important tool to mitigate the visual impact of parking. The intent of this section is to ensure that berms and landscape are appropriately used to mitigate parking headlights onto the frontage road and promote an aesthetic consistency along the I-35 corridor.

### Standards:

- Earthen berms fronting the I-35W public right of way shall be a minimum overall average of thirty-six (36) inches tall. The average height is measured from the public right-of-way or parking area elevation, whichever is greater. In order to achieve natural formation, the berms shall consist of a change of at least one (1) foot in height and five (5) feet in setback for every thirty (30) linear feet. (See Figure 22.3)
- Where topography prohibits berm screening height requirements from being met, landscape supplementation can be used to achieve the required screening as an exception to berms.
  - If landscaping is needed to achieve screening, layering of planting material from the pre-approved list (Page 29) must be used to supplement an average of thirty-six (36) inches tall screen. Two (2) to three (3) different species, excluding turf grass, must be used to achieve the required landscape screen (See Figure 22.1). In the central zone, berms must be treated with layering of shade trees, ornamental trees and planting beds of ornamental grasses and/or shrubbery.
- All headwalls or retaining walls visible from I-35W are required to be treated with decorative masonry cladding. Storm water drainage areas are required to be maintained in accordance with the city requirements.



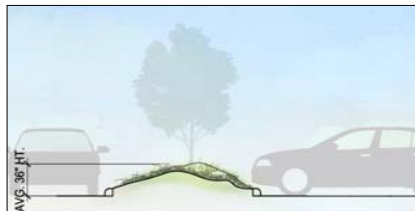
Example of layering planting material to achieve screening height requirements



Example of berm height and width variations



Section: Landscape screening where min. berm requirements cannot be met



Section: Earthen-berm height requirements

Fig. 22.1 Example of earthen berms and landscape exceptions



Fig. 22.2 Example of width changes along landscape earthen berms

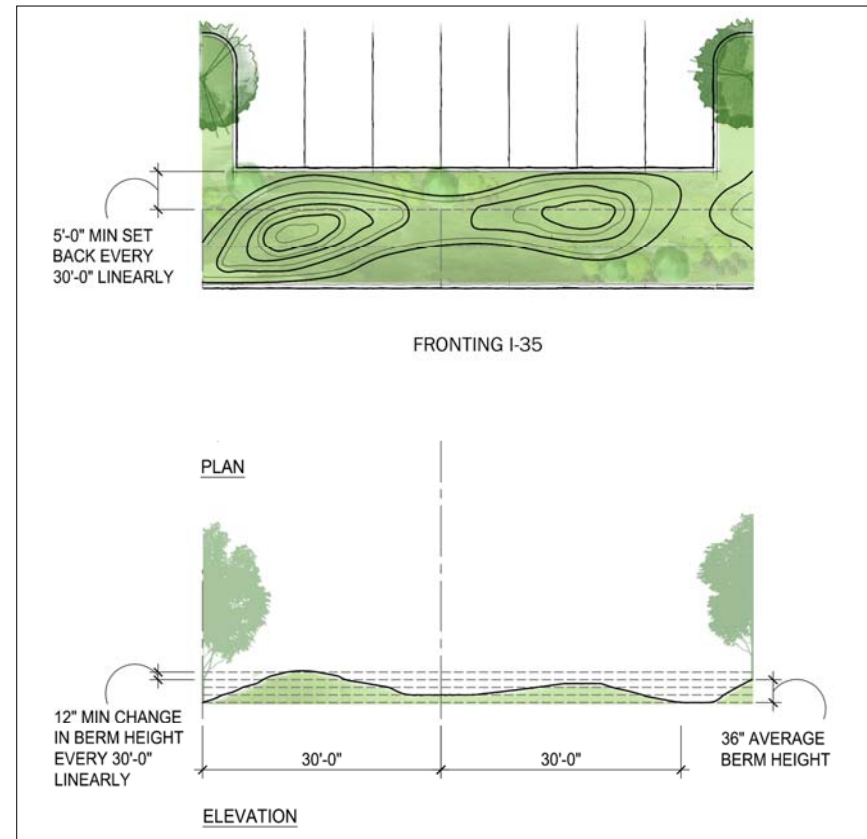


Fig. 22.3 Example of earthen berm height change requirements

Berms and Screening



EXAMPLES DO NOT EXPRESS A NATURAL VERTICAL CHANGE IN ELEVATION OVER THE LENGTH OF THE BERM



BERM IS AT A CONSISTENT HEIGHT AND DOES NOT USE PLANTING TO ACHIEVE THE REQUIRED PARKING SCREEN



UNACCEPTABLE PARKING SCREEN



Fig. 23.2 Examples of **compliant** landscape screening

Fig. 23.1 Examples of **noncompliant** landscape screening attempts



## Screening of Loading Docks

### Intent:

The intent of this section is to ensure that screening of service and loading docks fronting I-35W is appropriately used to uphold the aesthetic standards of developments along I-35W. Locating service and loading at the rear of the building and not fronting I-35W is encouraged.

### Standards:

- All service, trash, and utility areas shall be permanently screened from view with an enclosure and / or landscaping. All enclosures should be constructed of masonry or concrete and match the adjacent building materials and color.
- Dumpster enclosures shall include metal/steel gates.
- Industrial loading docks and trailer storage shall be screened from I-35W with a screening wall, berm, and/or landscaping.
- Wood or plastic fencing materials are prohibited.

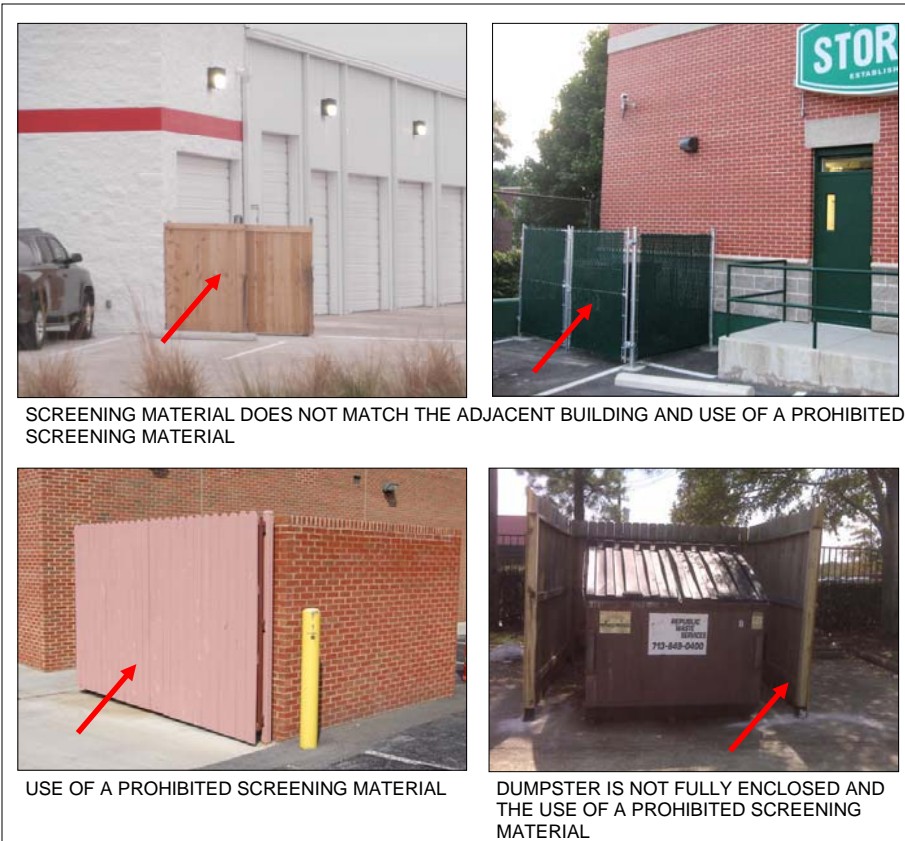


Fig. 24.1 Example of **noncompliant** loading and service areas

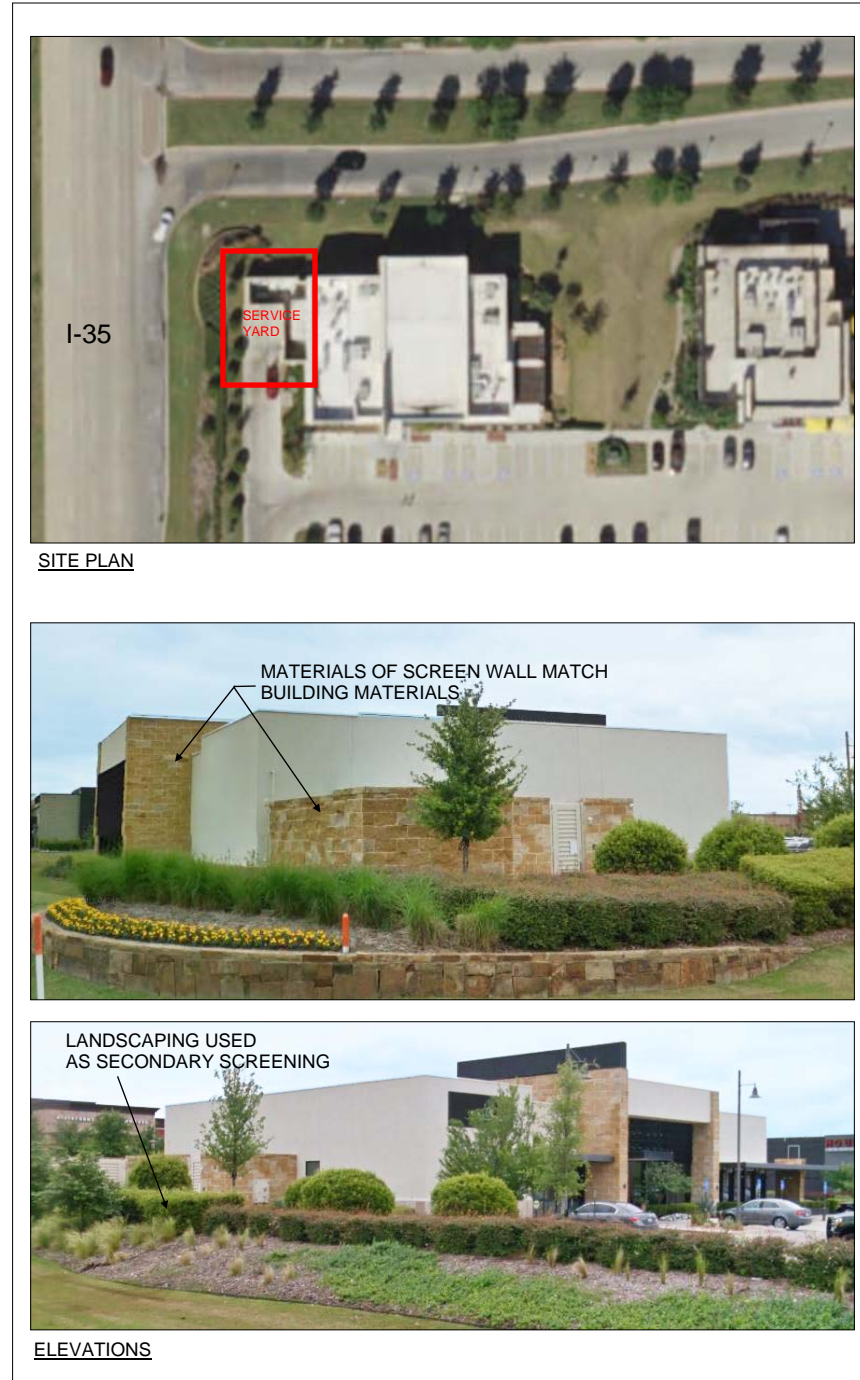


Fig. 24.2 Example of **compliant** screen walls and landscaping of service areas