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### ***Revised Landscape @ Pioneer & Lithia Corner***

#### **Original Project Goals**

The “odd” shaped piece of city owned property had several issues including raised sidewalks due to tree roots, ADA access concerns, irrigation challenges, inconsistent materials, and awkward elevation changes. The original design goal as stated in the RFP was to create a cohesive look while incorporating the public art piece found on the corner.

#### **Current Direction**

Following the request of the Ashland City Council, KenCairn Landscape Architecture obtained an Arborist Assessment from Canopy LLC. The assessment is for the existing trees at both Lithia & Pioneer Parking Lot and for the corner of Pioneer & Lithia (convenience store). The assessment concurs with the tree inventory originally prepared by KenCairn. Per the city council’s request, KLA has prepared a design alternate for each site with the primary goal of saving as many trees on the two sites as is feasible. The following is a narrative that reflects the revised landscape design at the Pioneer & Lithia Corner:

- The arborist’s assessment of the existing red maple tree east of the proposed steps (*Tree #1*) notes the tree as being “in a very restricted root zone and has likely reached its potential growth” and in “moderate health”. Currently the tree’s roots are beginning to impact the public sidewalk (sidewalk cracks and lifting) just east of the tree. This is viewed as a hazard to pedestrians and should be corrected by removal and replacement of the public and private sidewalks in that vicinity to provide a safe pedestrian zone. Based on our professional experience, the necessary construction in that area will have a negative impact to the tree that will ultimately expedite the tree’s decline. The alternate design reflects the original design with this tree being removed.
- The arborist’s assessment of Tree #2 (Red Maple tree) along Lithia Way notes the tree as being in good health although it points out that the soil appears compacted and devoid of organic materials. In its current state, the finish grade of the planter around the tree is elevated +/-6” above the adjacent public sidewalk. Per the original design, the tree was removed and the planting area lowered to the sidewalk grade. The alternate design retains the existing red maple (*Tree #2*) and the grade of the planter around the tree. We propose that an application of mycorrhizal inoculant be added to the soil. The existing modular block wall/curb adjacent to the sidewalk is removed and replaced with a poured in place concrete curb to retain the grade.

The area of the planter will be slightly decreased from the west to allow for a low seatwall to be installed near the public art display. The proposed steps and ramp adjacent to the building will be retained by a 6" wide poured in place concrete wall. To reduce the impacts to the tree's roots, the wall's footing will be designed so that any spread portion of the footing will be located underneath the paved areas.

- The area around the public art display will remain in permeable pavers although will be slightly smaller than the original design. In order to reduce impacts to the existing planter, the seatwall from the original design was relocated closer to the existing edge of the planter (to the west) and thus the reduction in the area of permeable pavers.
- The arborist's assessment of the existing red maple tree adjacent to Pioneer Street (*Tree #3*) notes the tree as being "in a severely restricted root zone" and being in "moderate health". Currently the root flare is growing out of the cutout for the tree. Based on our professional experience, we believe this tree has not only reached its maximum potential but is also in decline based on the condition bark on the west side. The alternate design reflects the original design with the removal of this tree. However, KLA is proposing the addition of a tree grate and frame along with the use of structural soils at this location. We believe that the addition of the structural soil will not only aid this new tree in reaching its urban potential but will also allow for the existing tree to remain (*Tree #2*) to increase its rooting area.
- The tree that was selected for the replacement of *Tree #3* is an *Quercus frainetto* 'Schmidt' (Forest Green Oak). This tree has been proven to do well in urban conditions (limited moisture, reflected heat, and compacted soils). With the use of structural soils under the replaced paved areas and the introduction of irrigation at the tree well this tree should develop into a nice sized street tree.