

# Council Communication

## October 20, 2015, Business Meeting

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### Downtown Beautification Project Update

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**FROM:**

Scott A. Fleury, Engineering Services Manager, Public Works/Engineering, fleurys@ashland.or.us

**SUMMARY**

Council previously requested to review and approve the final designs associated with the approved Downtown Beautification projects. Staff is providing Council with the final designs and design alternatives for two of the four upcoming Downtown Beautification projects, the Lithia/Pioneer parking lot landscaping improvements and the Lithia Way/Pioneer St. corner. Council previously approved the Winburn Way corner project and the Plaza upgrades.

**BACKGROUND AND POLICY IMPLICATIONS:**

**Status Update**

At the August 4, 2015, Council meeting staff and the consultants KenCairn and Covey Pardee Landscape Architects presented the downtown beautification projects final design before the Council. Council requested discussion on the projects be postponed until the following meeting to allow for more review time. In addition, Council requested 11x17 printouts of the design drawings.

At the August 18 meeting staff and the consultants presented the landscape designs associated with the three of the four projects. Staff requested discussion regarding the Pioneer Parking lot be postponed until additional information could be compiled on the existing trees and their health via an independent arborists report.

The Council approved the Winburn Way final design and requested KenCairn provide additional design possibilities to save 1 to 3 of the maples located within the boundary of the Lithia Way/Pioneer St. project. Council also approved the Historic Commissions request to review and comment on the Plaza upgrades designed by Covey Pardee. The Council subsequently approved the Plaza upgrades with minor changes including the fence be redesigned to be removable and installed for a period of two years to accommodate plant growth. The planting plan was also updated to include an evergreen in each of the three pots.

At the September 14, 2015 Study Session Council discussed a letter sent by the Tree Commission requesting an additional review of KenCairn's two designs that consider tree removal. Council approved the request from the Tree Commission to review the original designs and proposed alternatives.

KenCairn provided alternative designs along with the original designs and arborists report to the Tree Commission for review and discussion at their October 8, 2015 meeting. The Tree Commission has generated a letter discussing the designs and it is included as an attachment.



### **History**

At the direction of Council, staff publicly advertised formal Request for Proposals (RFP) for landscape and hardscape design work associated with upcoming downtown beautification projects as recommended by the Downtown Beautification Committee and approved by the Council. The RFPs were approved by the City Council at the October 21, 2014 meeting. The City received two responses to both RFPs: Mackenzie in Portland and Dougherty Landscape Architects in Eugene. No proposals were received from local firms. As recommended by staff at the December 16, 2014 meeting, all proposals were rejected and staff initiated an informal selection process. Council required the final designs come back for approval before proceeding with construction.

Covey Pardee Landscape Architects and KenCairn Landscape Architects were selected through an informal process to develop designs for the projects approved by Council. Covey Pardee was selected for the Plaza improvements and KenCairn was selected for the Pioneer parking lot, Winburn Way corner and corner of Lithia and Pioneer improvements.

KenCairn Landscape Architects has completed the designs and specifications associated with the Pioneer parking lot, Winburn Way corner, and the triangle adjacent to Lithia Way and Pioneer St. The designs were taken to the Tree Commission for discussion regarding tree removal, protection and replanting at the May 7, 2015 meeting. ([Click here for meeting minutes](#) .) The parking lot design calls for demolition of some existing trees, shrubs and irrigation system. New trees, shrubs, irrigation, concrete pathways, fencing and lights will be installed as part of the final improvement. The corner of Lithia Way and Pioneer St. calls for new planting materials, new retaining/seat wall and ADA handrail for access to existing building.

Covey Pardee Landscape Architects completed the design and specifications associated with the recommended Plaza improvements. The Plaza improvements call for additional plantings, a 1/2 height barrier fence and three additional above-ground planters.

### **Schedule**

The previous timeline was to award, design and construct by June of 2015. Due to the additional time required to obtain design services staff has developed a new timeline to minimize construction disturbances to both downtown parking and local businesses along with taking the drought into account. Staff expects the work to occur in phases starting in late fall with the Plaza and Winburn Way corner projects being finished by April of 2016. Completion of the parking lot and Lithia/Pioneer corner are dependent on the final design selected and when it is selected.

#### **Estimated project schedule:**

TBD: Bid and construct Pioneer parking lot improvements and the triangle improvements at the corner of Lithia Way and Pioneer.

Winter (September thru March): Bid and construct Plaza improvements via phases.

Winter (December thru March): Bid and construct Winburn Way corner improvements.

### **FISCAL IMPLICATIONS:**

The Downtown Beautification Committee recommended \$67,500 in transient occupancy tax be allocated for construction of the above referenced projects. To date a total of \$17,400 in design funds



for the projects has been encumbered. Public Works will contribute approximately \$7,300 for concrete safety improvements.

**STAFF RECOMMENDATION AND REQUESTED ACTION:**

Move to approve final designs by KenCairn Landscape Architects.

**SUGGESTED MOTIONS:**

I move approval of the final downtown beautification project designs created by KenCairn Landscape Architects.

**ATTACHMENTS:**

1. Parking Lot Alternative Narrative
2. Pioneer Parking Lot Alternative Design
3. Pioneer Parking Lot Design
4. Lithia Way Triangle Alternative Narrative
5. Lithia Way Triangle Alternate Design
6. Lithia Way Triangle Design
7. Arborists Report
8. Tree Commission Letter dated October 9, 2015





www.KenCairnLandscape.com

**KenCairn**  
Landscape Architecture

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Cell: 541.601.5559 kerry@kencairnlandscape.com

Date: September 22, 2015

### ***Revised Landscape @ Pioneer Parking Lot***

#### **Original Project Goals**

As was noted in the project's RFP, the existing plant materials were either at or near their lifespan or had been damaged by pedestrian traffic through the planters. The existing irrigation system was noted as old and inefficient. There was a desire to focus on the removal of existing plant materials and a layout of new trees, shrubs, and plant materials and a replacement of the existing irrigation system with a new system.

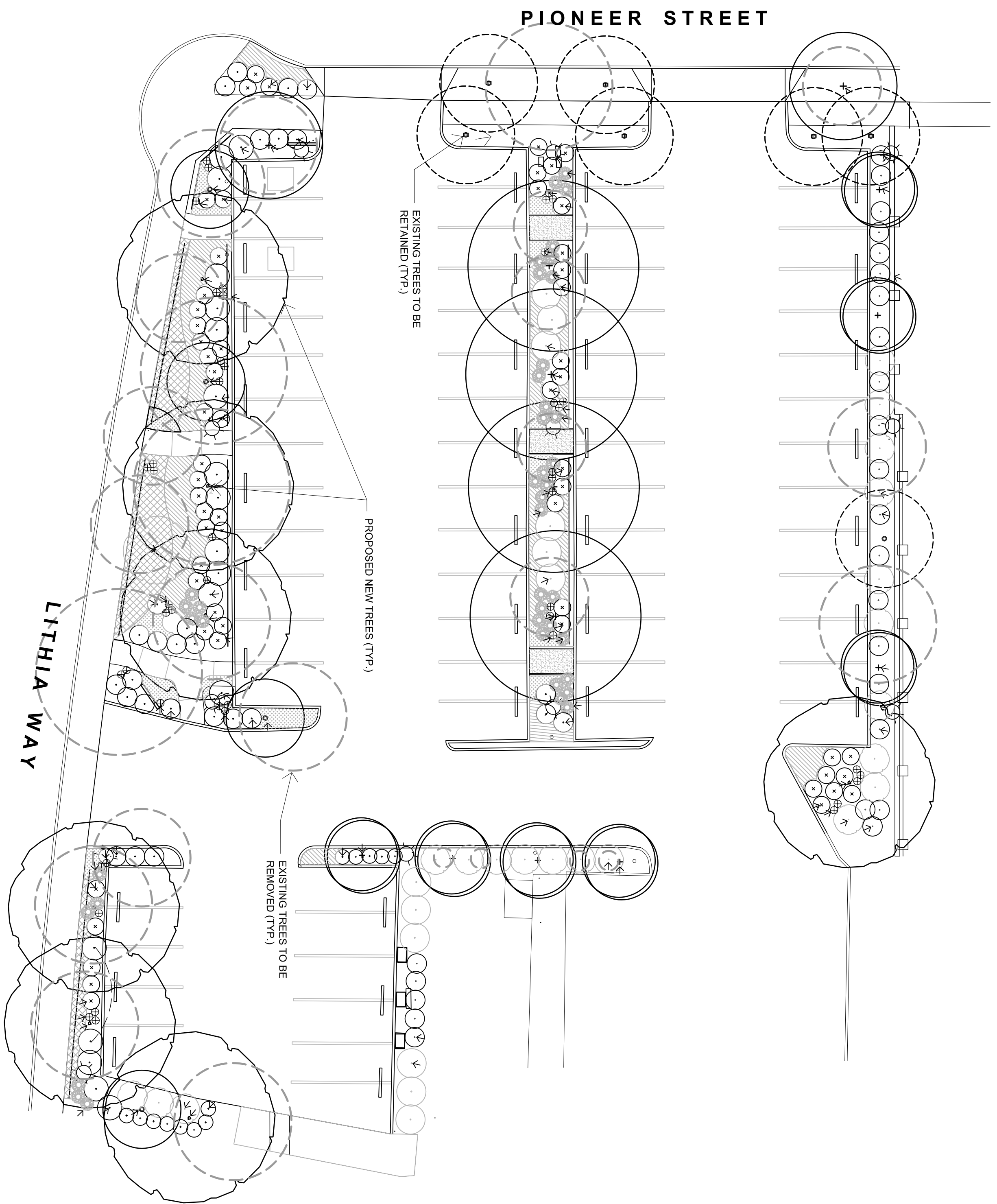
#### **Current Direction**

Following the request of the Ashland City Council, KenCairn Landscape Architecture obtained an Arborist Assessment from Canopy LLC. The assessment was 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 Parking Lot:

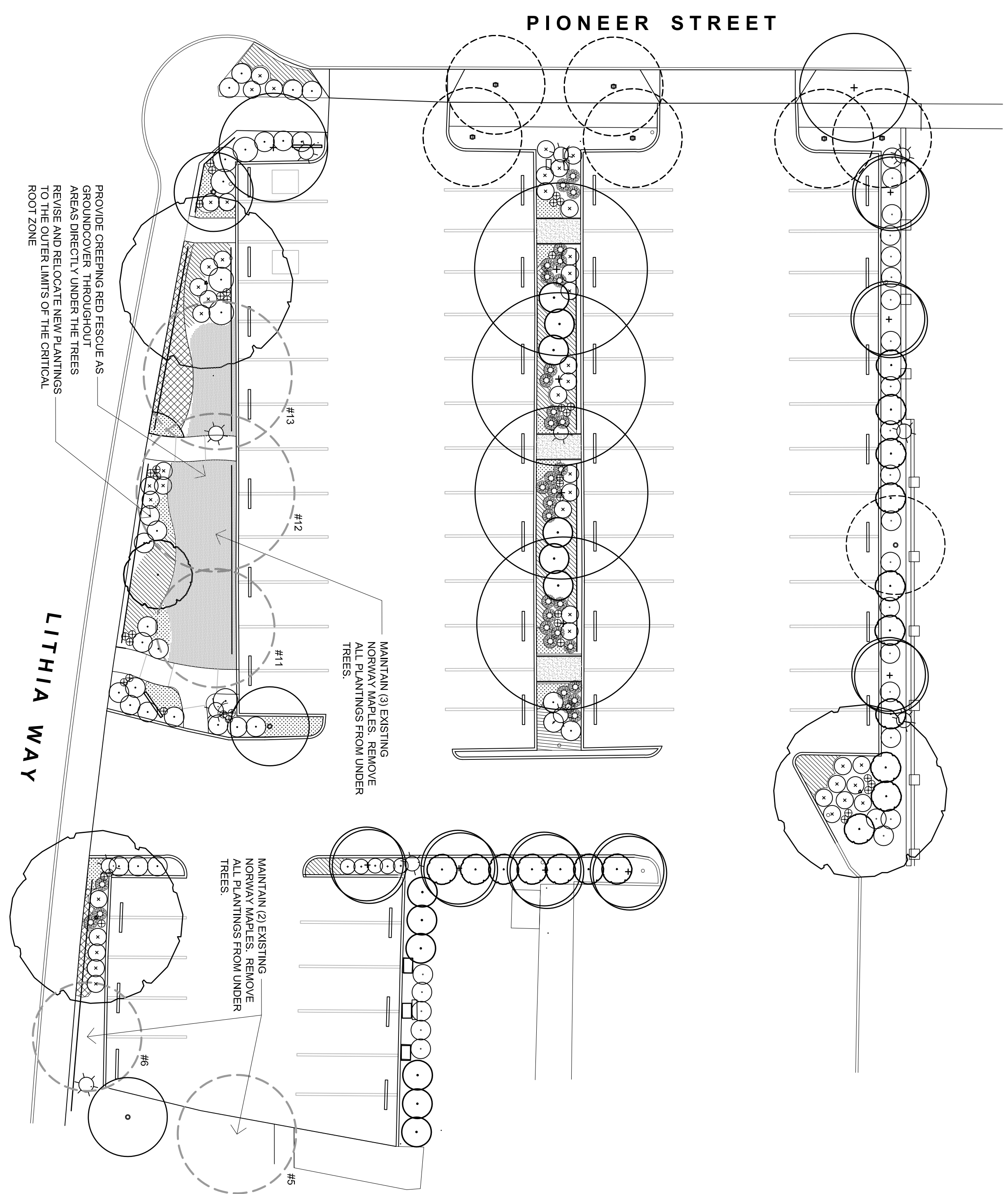
- The arborist's assessment of the existing Raywood Ash trees recommends the removal and replacement of all the trees of that species. This was reflected in the original design and in the current alternate design.
- The arborist's assessment of the existing Italian Cypress trees (*Trees #1-#4*) recommends the removal and replacement of all the trees of that species. This was reflected in the original design and in the current alternate design.
- The arborist's assessment of existing trees #5 and #6 notes these Norway Maples as healthy. The original design indicated these trees for removal. The alternate design includes these trees to be saved in the design.
- The arborist's assessment of existing trees #11 - #13 notes these Norway Maples as healthy. The original design indicated these trees for removal. The alternate design includes these trees to be saved in the design.
- The arborist's assessment of existing trees #14 - #16 notes these Chinese Pistache as healthy (*#16 is noted as being "slightly less healthy"*). The original design indicated these trees for removal. Our concern with these trees is in their adjacent proximity to the public sidewalk and that they are beginning to encroach into the canopy of Trees #11-#13. The location of Trees #14, #15, and #16 near the sidewalk could lead to sidewalk damage. Additionally, one of the

new paths connecting the parking lot with the sidewalk along Lithia would need to be located immediately adjacent to Tree #15. The alternate design does not include these trees due to these concerns.

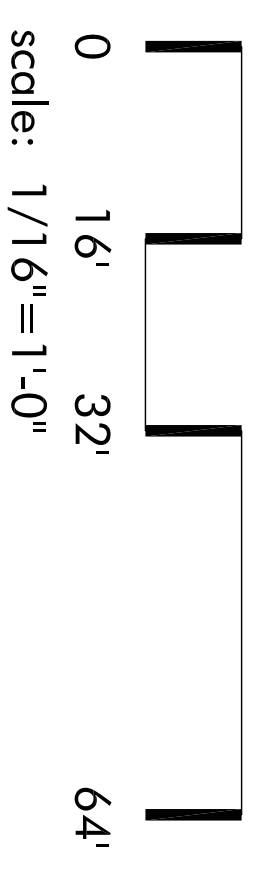
- All other trees noted in the original design as being removed will stay as such. New shade trees will replace trees that are being removed as indicated on the original design.
- The original design indicated shrubs throughout all planting areas. In the alternate design, shrubs will, in general, be eliminated from under the trees to remain. The reason for not planting in the root zone of these trees is the potential for root damage when holes are dug for the new shrubs. Those areas where shrubs have been eliminated will be surfaced with bark mulch.
- In the areas where shrubs are being eliminated in the alternate design, irrigation will also be eliminated or reduced to further lessen the damage to existing tree roots.
- The new concrete path from the parking lot to the sidewalk nearest the Lithia driveway has been shifted closer to the driveway curb. This gets the sidewalk (and the soil disturbance it creates) further from the tree.
- The proposed public art base near the entry drive has been removed due to its location in Tree #11 critical root zone.



**ORIGINAL DESIGN**



**ALTERNATE DESIGN**



**ALTERNATE PLAN STUDY**

**L 4.0**

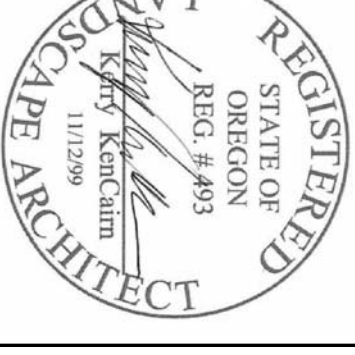
JULY 27, 2015

**PIONEER PARKING LOT  
ASHLAND, OREGON**

Drawn By:  
STAFF

SCALE 1/8" = 1'-0"  
WHEN PRINTED ON  
24 X 36 PAPER

Revision Date:



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**GENERAL DEMOLITION NOTES**

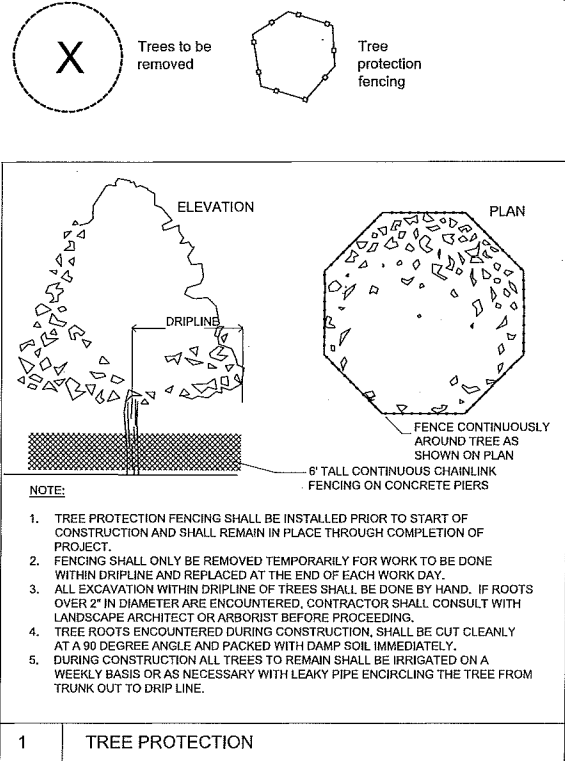
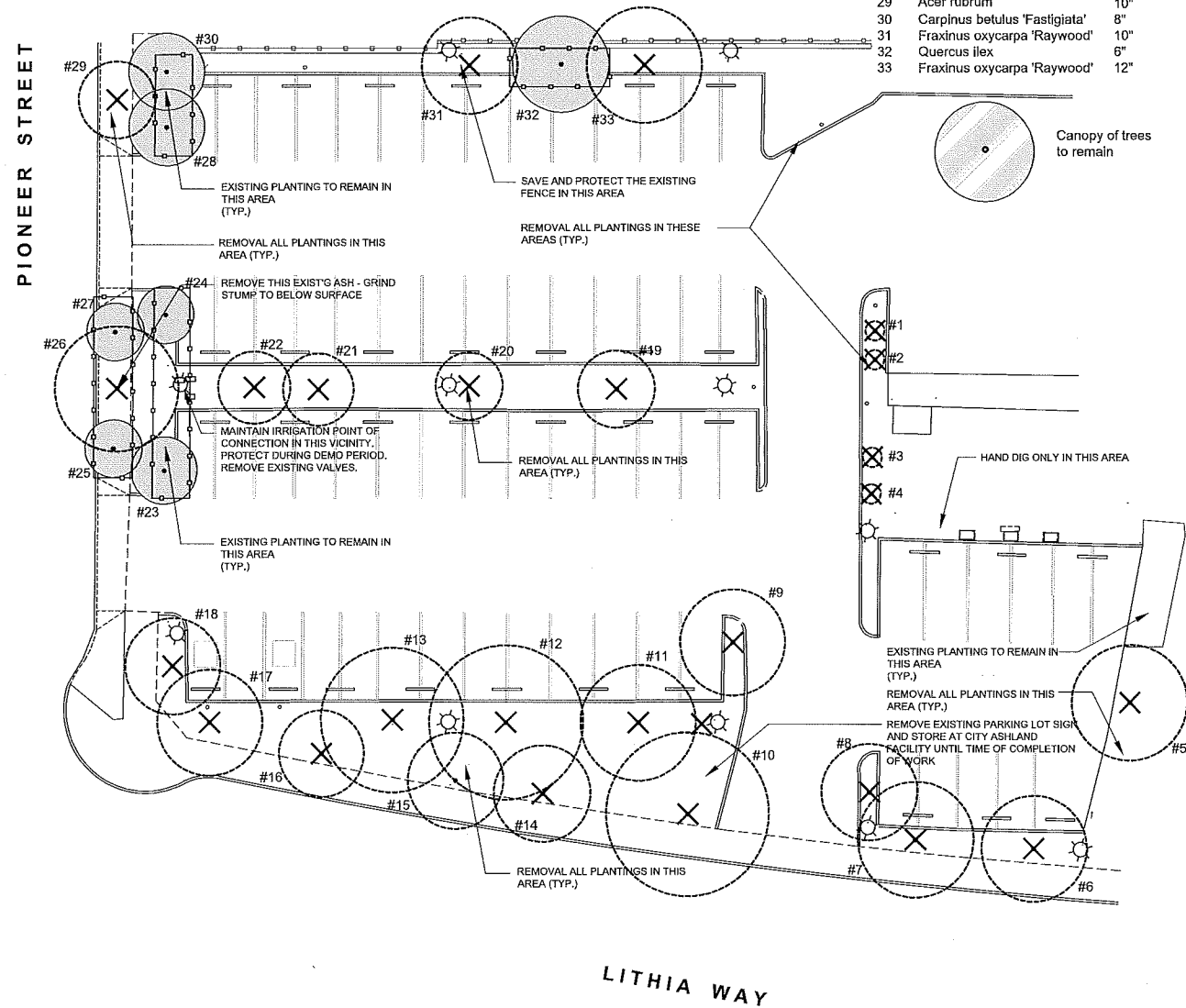
1. TREE PROTECTION FENCING MUST BE IN PLACE AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INITIATION OF OTHER SITE WORKS.
2. TAG ALL TREES TO BE REMOVED. VERIFY ON-SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING DEMOLITION WORK.
3. ROOT WADS OF THE REMOVED EXISTING TREES AND SHRUBS ARE TO BE REMOVED FROM THE SITE.
4. REMOVE ALL SHRUBS AND GROUND COVER FROM THE SITE UNLESS OTHERWISE NOTED.
5. REMOVE EXISTING TREE IDENTIFICATION PLAQUES AND PROVIDE UNDAMAGED ITEMS TO THE CITY OF ASHLAND.
6. HAND DIG ONLY IN THE VICINITY OF THE ELECTRIC VEHICLE CHARGING STATIONS.
7. ALL LIGHT FIXTURES AND SIGNS (WITH EXCEPTION OF "CITY OF ASHLAND PARKING LOT") ARE TO REMAIN IN PLACE. PROTECT DURING THE DEMOLITION PERIOD.
8. PROTECT ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE DIRECTED IN WRITING BY THE CITY OF ASHLAND.

**TREE LEGEND**

#	Species	DBH (Inches)	Height in Feet	Crown Radius	Protection Zone	Tolerance to Construction	Condition	Notes
1	Cupressus sempervirens	7"	20'	4'	N/A	good	good	remove
2	Cupressus sempervirens	6"	20'	4'	N/A	good	good	remove
3	Cupressus sempervirens	6"	20'	4'	N/A	good	poor	remove
4	Cupressus sempervirens	7"	22'	4'	N/A	good	good	remove
5	Acer platanoides	8"	30'	24'	N/A	poor	fair	remove
6	Fraxinus oxycarpa 'Raywood'	9"	28'	22'	N/A	poor	good	remove
7	Fraxinus oxycarpa 'Raywood'	10"	28'	24'	N/A	poor	good	remove
8	Fraxinus oxycarpa 'Raywood'	8"	30'	20'	N/A	poor	good	remove
9	Fraxinus oxycarpa 'Raywood'	10"	28'	22'	N/A	poor	good	remove
10	Fraxinus oxycarpa 'Raywood'	15"	30'	34'	N/A	poor	good	remove
11	Acer platanoides	10"	25'	24'	N/A	poor	good	remove
12	Acer platanoides	14"	28'	32'	N/A	good	good	remove
13	Acer platanoides	12"	30'	30'	N/A	good	good	remove
14	Pistachia chinensis	8"	20'	20'	N/A	good	good	strong lean NE
15	Pistachia chinensis	8"	22'	20'	N/A	good	good	remove
16	Pistachia chinensis	7"	16'	18'	N/A	good	good	remove
17	Fraxinus oxycarpa 'Raywood'	13"	32'	22'	N/A	poor	good	remove
18	Fraxinus oxycarpa 'Raywood'	12"	30'	30'	N/A	poor	good	remove
19	Cotinus coggygia	7"	16'	16'	N/A	good	good	remove
20	Cotinus coggygia	6"	14'	12'	N/A	good	good	remove
21	Cotinus coggygia	6"	14'	12'	N/A	good	good	remove
22	Quercus ilex	9"	24'	15'	N/A	good	good	remove
23	Carpinus betulus 'Fastigiata'	8"	30'	14'	8'	good	good	save
24	Carpinus betulus 'Fastigiata'	8"	30'	12'	8'	good	good	save
25	Carpinus betulus 'Fastigiata'	8"	35'	12'	8'	good	good	save
26	Fraxinus oxycarpa 'Raywood'	11"	30'	24'	N/A	poor	good	remove
27	Carpinus betulus 'Fastigiata'	8"	35'	12'	8'	good	good	save
28	Carpinus betulus 'Fastigiata'	8"	30'	16'	8'	good	good	save
29	Acer rubrum	10"	30'	15'	N/A	moderate	poor	remove, in decline
30	Carpinus betulus 'Fastigiata'	8"	30'	12'	N/A	good	good	save
31	Fraxinus oxycarpa 'Raywood'	10"	35'	20'	N/A	poor	good	remove
32	Quercus ilex	6"	35'	20'	9'	good	good	save
33	Fraxinus oxycarpa 'Raywood'	12"	35'	24'	N/A	poor	good	remove

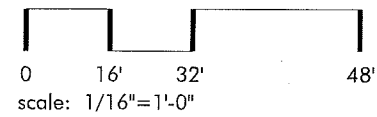
**TREE PROTECTION AND REMOVAL NOTES**

1. BEFORE BEGINNING WORK, THE CONTRACTOR IS REQUIRED TO MEET WITH THE LANDSCAPE ARCHITECT AT THE SITE TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS, AND TREE PROTECTION MEASURES.
2. FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED, THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
3. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
4. ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED, BORED UNDER THE TREE ROOTS, OR DUG BY HAND.
5. NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. ADDITIONAL TREE PRUNING REQUIRED FOR THE CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, THE TREE CONSULTANT SHOULD EVALUATE IT AS SOON AS POSSIBLE SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
9. THE PROJECT LANDSCAPE ARCHITECT MUST MONITOR ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS.
10. ALL TREES REMAINING SHALL BE IRRIGATED ON A WEEKLY BASIS WHEN WORK OCCURS BETWEEN JUNE 1st THROUGH OCTOBER 1st. IRRIGATION SHALL WET THE SOIL WITHIN THE TREE PROTECTION ZONE TO A DEPTH OF 30 INCHES.
11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEARLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
13. ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
14. SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
15. NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
16. MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
17. DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
18. REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
19. EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.



**SHEET KEY**

L 1.0	TREE PRESERVATION AND DEMOLITION PLAN
L 2.0	CONSTRUCTION PLAN
L 3.0	IRRIGATION PLAN
L 4.0	PLANTING PLAN
L 5.0	LANDSCAPE DETAILS
L 5.1	LANDSCAPE DETAILS



**TREE PRESERVATION AND DEMOLITION PLAN**

**PIONEER PARKING LOT**  
**ASHLAND, OREGON**  
 L 1.0  
 JULY 27, 2015

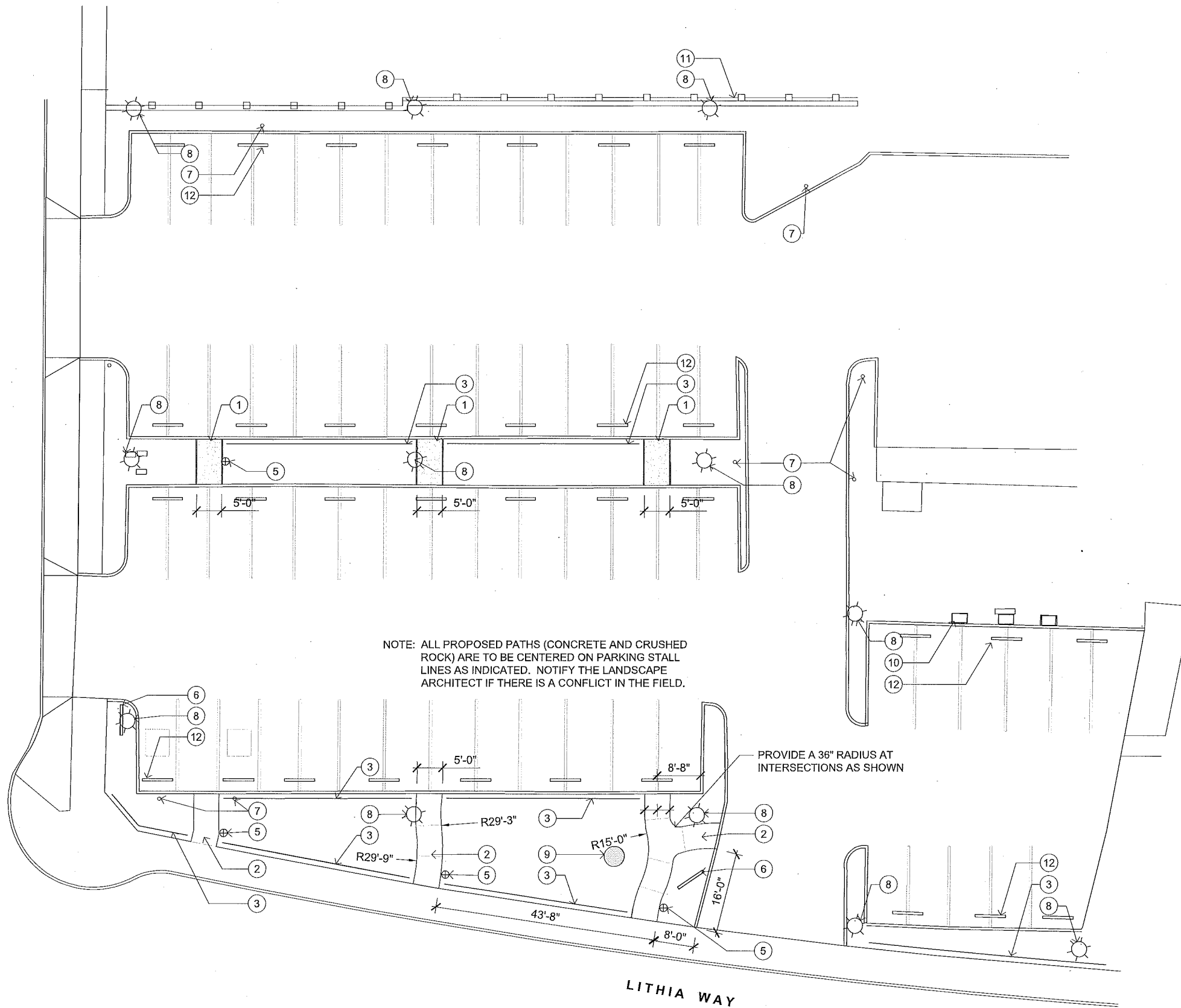
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 545 A Street  
 Ashland, OR 97520  
 kerry@kencainlandscape.com

**KenCain**  
 Landscape Architecture

REGISTERED  
 STATE OF OREGON  
 REG. # 493  
 KERRY KENCAIN  
 LANDSCAPE ARCHITECT  
 11/12/09

Revision Date:  
 Drawn By:  
 STAFF  
 SCALE 1/16" = 1'-0"  
 WHEN PRINTED ON  
 24 X 36 PAPER

PIONEER STREET



NOTE: ALL PROPOSED PATHS (CONCRETE AND CRUSHED ROCK) ARE TO BE CENTERED ON PARKING STALL LINES AS INDICATED. NOTIFY THE LANDSCAPE ARCHITECT IF THERE IS A CONFLICT IN THE FIELD.

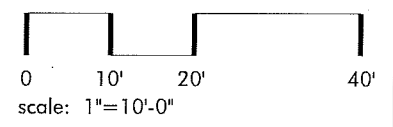
PROVIDE A 36" RADIUS AT INTERSECTIONS AS SHOWN

**SITE CONSTRUCTION KEY**

- ① CRUSHED ROCK PATH - SEE DETAIL 2/L 5.1
- ② NEW TINTED CONCRETE PATH - SEE DETAIL 1/L 5.0
- ③ NEW FENCE - TYPE 'A'. SEE DETAIL 3/L 5.1
- ④ NOT USED
- ⑤ LIGHT BOLLARD - HYDREL #3110-42-LED-WHT30K-120-FT-BL AVAILABLE AT: HL STEARNS LIGHTING, (503)-262-2640
- ⑥ PARKING LOT SIGNAGE - TO BE PROVIDED AND INSTALLED BY THE CITY OF ASHLAND. COORDINATE INSTALLATION WITH THE PUBLIC WORKS DEPARTMENT.
- ⑦ EXISTING SIGNAGE TO REMAIN - PROTECT IN PLACE
- ⑧ EXISTING LIGHT FIXTURE TO REMAIN - PROTECT IN PLACE
- ⑨ ART BASE - PROVIDE A LEVEL 48"Ø CONCRETE PAD (SEE DTL. 1/L 5.1 FOR SIMILAR CONDITION)
- ⑩ EXISTING UTILITY - PROTECT IN PLACE
- ⑪ EXISTING WOOD FENCE TO REMAIN - PROTECT IN PLACE
- ⑫ WHEEL STOP; 72"Lx4"Hx6"W MOLDED RUBBER BLACK WITH YELLOW STRIPES. PROVIDE 12" STAKE AND WASHERS, (2) PER LOCATION.

**SITE CONSTRUCTION NOTES**

- 1. ALL SITE FEATURES SHOWN AS REMAINING SHALL BE PROTECTED DURING THE SITE WORK. ANY STRUCTURES, FACILITIES, OR UTILITIES DAMAGED BY WORK OF THIS PROJECT SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT THE OFFENDING CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- 2. ALL PROPOSED PATHWAY FINISH GRADES SHALL MEET FLUSH WITH EXISTING ADJACENT HARDSCAPE FINISH GRADES.
- 3. PROPOSED LIGHTING SHALL BE INSTALLED BY A LICENSED ELECTRICIAN AND SHALL BE INSTALLED TO LOCAL CODES. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AS REQUIRED BY LOCAL AND STATE CODES.



CONSTRUCTION PLAN

**PIONEER PARKING LOT  
ASHLAND, OREGON**

JULY 27, 2015

**L 2.0**



Revision Date:

Drawn By:  
STAFF

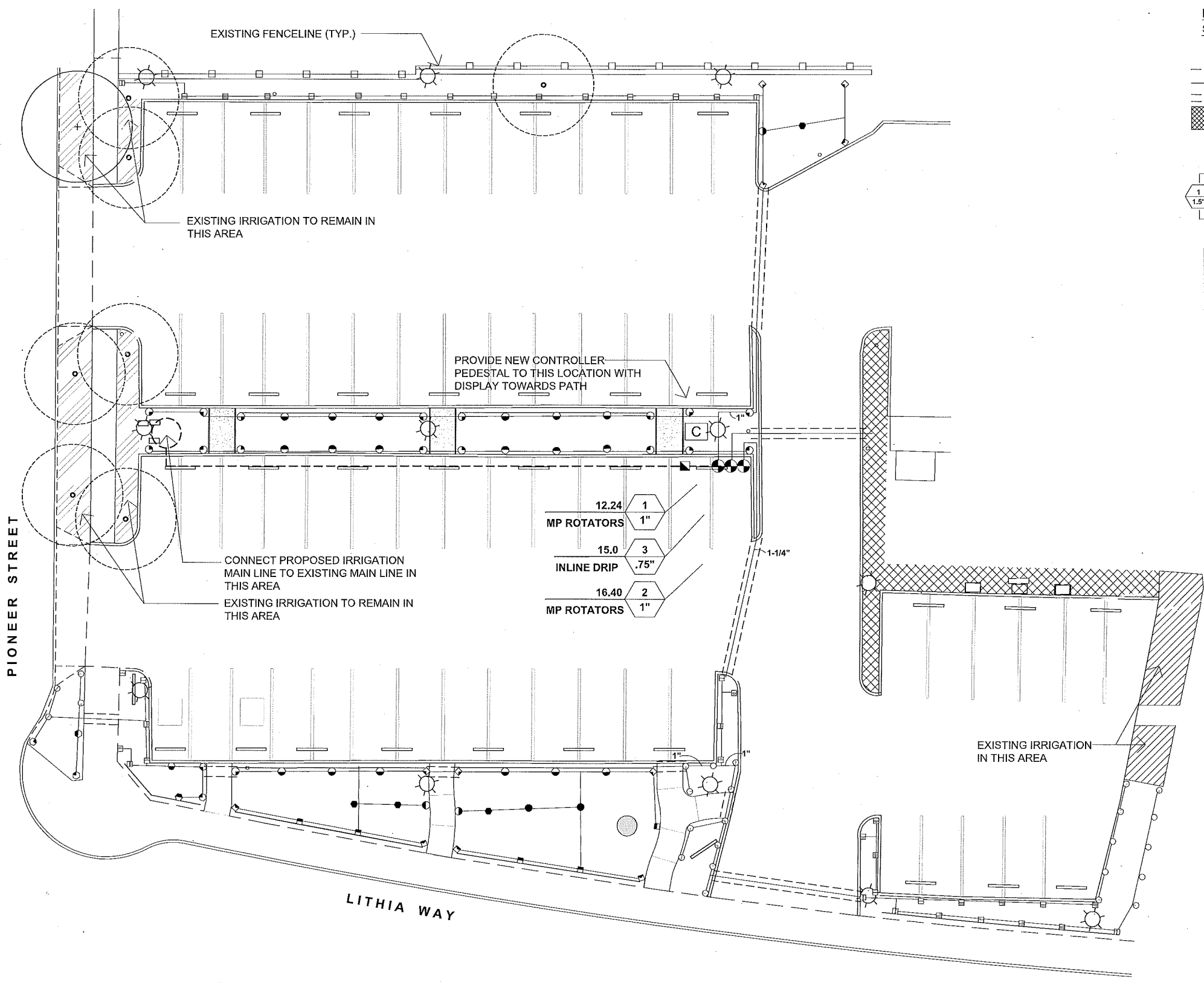
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**KenCairn**  
Landscape Architecture







12.24	1	MP ROTATORS	1"
15.0	3	INLINE DRIP	.75"
16.40	2	MP ROTATORS	1"

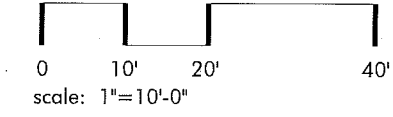
### IRRIGATION LEGEND

SYM.	ITEM
●	HUNTER PGV-101A (SPRAY)
○	HUNTER ICZ-101 (DRIP)
---	MAIN LINE; SCH. 40 PVC (1-1/4")
---	LATERAL LINES SHALL BE SCHEDULE 40 PVC.
---	SLEEVES - SCH. 40, MIN. SIZE SHALL BE 2x DIA. OF PASSING PIPE.
---	DRIP LINE TUBING; HUNTER PLD-04-18 (SPACE @ 18" O.C.)
⊘	ISOLATION GATE VALVE - LINE SIZE
⊞	CONTROLLER; HUNTER PRO-C WITH SOLAR-SYNC
---	ZONE I.D.
1	15.0 G.P.M.
1.5"	Spray APPLICATION
---	VALVE SIZE

### IRRIGATION HEAD LEGEND

SYMBOL	DESCRIPTION	MODEL ("")	NOZZLE	RAD.	FLOW RATE (GPM)
⊞	1/4, 1/2, FULL	Hunter PRS30	MP-Rotator 1000	8'	0.11, 0.21, 0.44
⊞	1/4, 1/2, FULL	Hunter PRS30	MP-Rotator 1000	10'	0.135, 0.27, 0.54
⊞	1/4, 1/2, FULL	Hunter PRS40	MP-Rotator 1000	14'	0.19, 0.38, 0.75
⊞	1/4, 1/2, FULL	Hunter PRS40	MP-Rotator 2000	19'	0.40, 0.74, 1.47
⊞	END, CENTER	Hunter PRS40	MP-Rotator Strip	Strip	0.19, 0.38
⊞	1/4, 1/2	Hunter PRS30	MP-Rotator SR	6'	0.13, 0.26
+		Hunter RZWS-18-25-CV			0.25

- ### IRRIGATION NOTES
- THE INSTALLING CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE IRRIGATION SPECIFICATIONS (32 84 00) FOR ALL ASPECTS OF IRRIGATION MATERIALS, INSTALLATION, AND ADMINISTRATIVE PROCEDURES.
  - MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS AND OTHER PROJECT DOCUMENTS.
  - RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
  - ALL WORK SHALL BE INSTALLED BY COMPETENT WORKMEN EXPERIENCED IN TRADE IN A NEAT AND ORDERLY MANNER ACCEPTABLE TO THE OWNER AND LANDSCAPE ARCHITECT.
  - CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
  - VERIFY FIELD MEASUREMENTS ARE AS INDICATED ON DRAWINGS.
  - VERIFY THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REFER TO THE SPECIFICATIONS FOR REQUIRED SITE OBSERVATIONS.
  - IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND AND SPECIFICATIONS.
  - VERIFY LOCATION OF EXISTING UTILITIES.
  - INSTALL PRESSURE REDUCING VALVE TO REDUCE PRESSURE TO NO MORE THAN 40 PSI AT THE FURTHEST HEAD ON ANY ZONE ON THE SYSTEM. VERIFY PRESSURE AT P.O.C. BEFORE INSTALLATION. MAXIMUM ZONE - 16.40 GPM.
  - PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTING AREAS AND AVOID PLANTS, UTILITIES, AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
  - ALL LATERAL PIPE SIZES ARE SPECIFIED BY LINE TYPE. REFER TO PLAN FOR PIPE SIZING. REFER TO IRRIGATION LEGEND FOR PIPE TYPE.
  - COORDINATE ALL IRRIGATION EQUIPMENT LOCATIONS WITH OTHER CONTRACTORS.
  - LAYOUT SPRINKLER HEADS AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COST TO THE OWNER. LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
  - ALL SPRINKLER HEADS ALONG SIDEWALKS SHALL BE TWO INCHES FROM SIDEWALKS.
  - PIPE DEPTH - LATERAL LINES - 12 INCH MINIMUM; MAINLINE - 18 INCH MINIMUM.
  - BOTTOM OF TRENCHES AND BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP OBJECTS. SNAKE PIPE FROM SIDE TO SIDE AT TRENCH BOTTOM TO ALLOW EXPANSION.
  - DO NOT INSTALL HEADS UNTIL LINES HAVE BEEN THOROUGHLY TESTED AND FLUSHED CLEAN.
  - SHUT OFF VALVES ARE REQUIRED AT EACH POINT OF CONNECTION, VALVE BOX, AND AT EVERY LOCATION WHERE THE MAINLINE PASSES UNDER 20 FEET OF PAVEMENT.
  - A MANUAL DRAIN MUST BE INSTALLED AT THE LOW SPOT OF EACH ZONE. THE DRAIN SHOULD BE A BRASS MANUAL ANGLE VALVE WITH "T" STEM. DRAINS LOCATED ON LATERAL LINES SHALL BE 1" SIZE.
  - INSTALLER MUST VERIFY EACH ZONE'S SPECIFIED PSI AT THE FURTHEST HEAD ON EACH ZONE.
  - COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
  - UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.
  - SLEEVING:
  - CONTRACTOR SHALL VERIFY SLEEVING LOCATIONS AND COORDINATE WITH THE GENERAL CONTRACTOR. SLEEVES ARE TO BE PROVIDED BY GENERAL CONTRACTOR. THE INSTALLING CONTRACTOR SHALL COORDINATE SLEEVE DEPTHS WITH THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR (IF DIFFERENT).



**IRRIGATION PLAN**

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Drawn By:  
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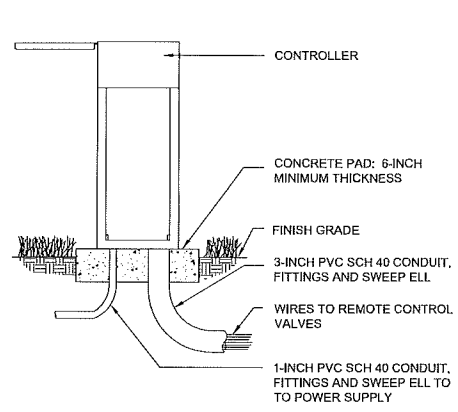
SCALE 1/16" = 1'-0"  
 WHEN PRINTED ON  
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**PIONEER PARKING LOT**  
 ASHLAND, OREGON

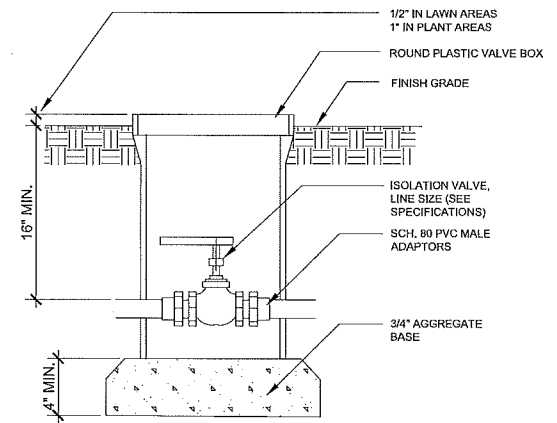
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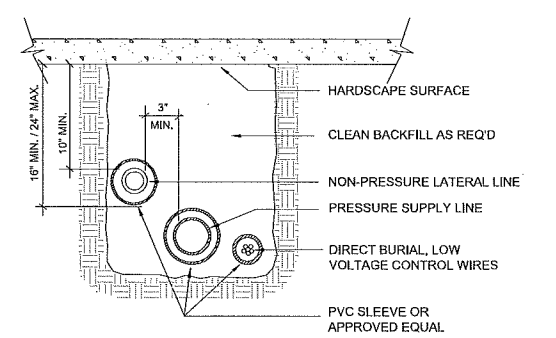




**1 PEDESTAL MOUNT CONTROLLER**  
Scale: 1/2" = 1'-0"

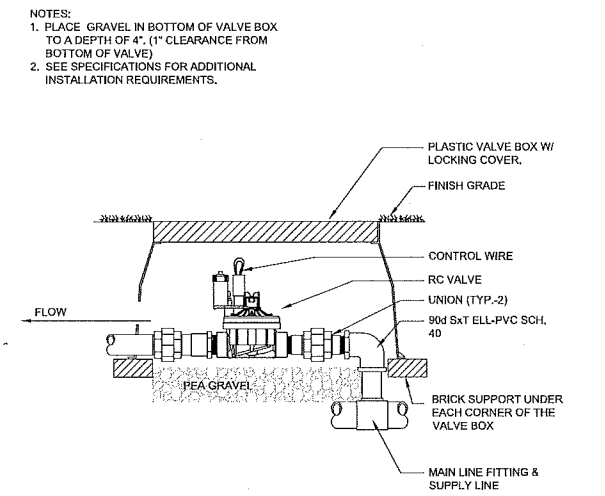


**2 SECTION - ISOLATION VALVE**  
Scale: N.T.S.

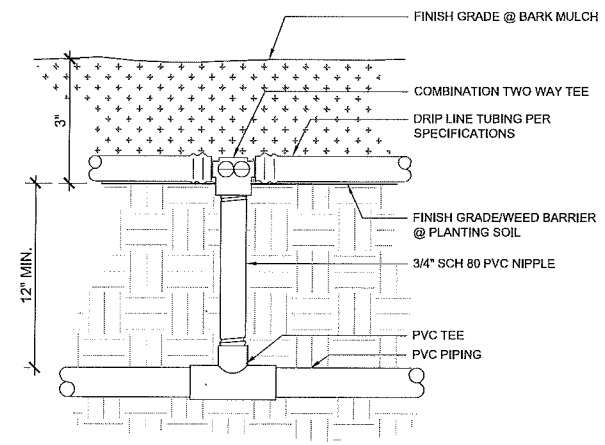


**NOTES**  
1. COORDINATE INSTALLATION OF PIPING AND WIRES UNDER VEHICULAR PAVEMENT AREAS WITH OTHER TRADES  
2. ALL SLEEVES TO BE 4" SCH 40 PVC 2 E  
3. ALL SLEEVES TO BE RUN 12" MIN. PAST HARDSCAPE

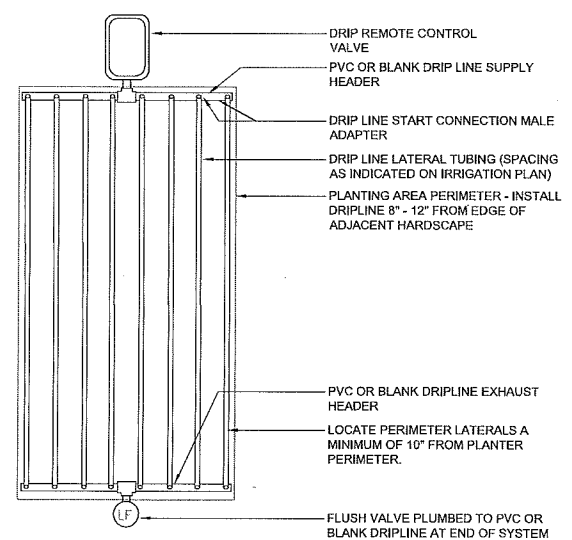
**3 SECTION - SLEEVING @ PAVING**  
Scale: N.T.S.



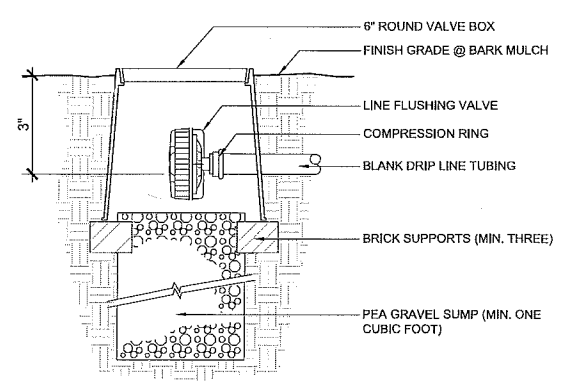
**4 SECTION - REMOTE CONTROL VALVE**  
Scale: N.T.S.



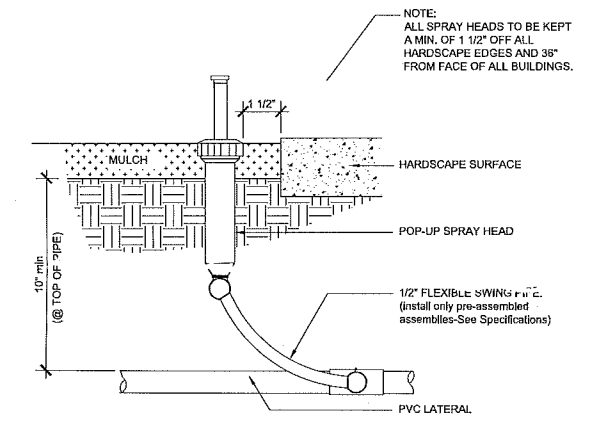
**5 SECTION - DRIP LINE SOURCE CONNECTION**  
Scale: N.T.S.



**6 PLAN DIAGRAM - LANDSCAPE DRIP LINE LAYOUT**  
Scale: N.T.S.

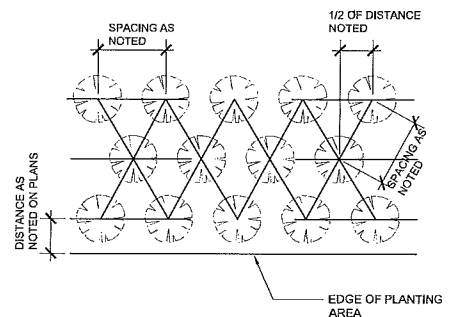


**7 SECTION - DRIP LINE FLUSH VALVE**  
Scale: N.T.S.

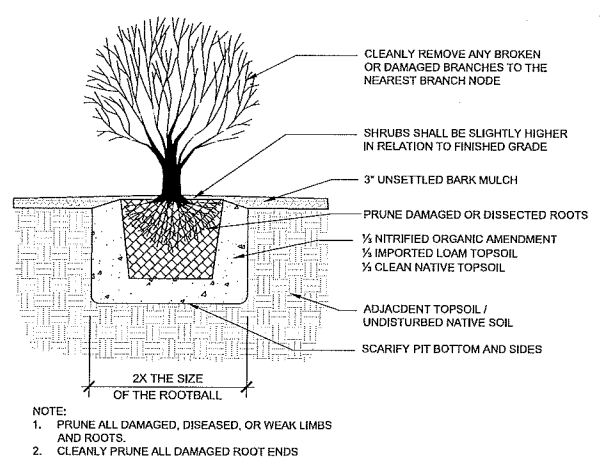


**8 SECTION - POP-UP SPRAY HEAD**  
Scale: N.T.S.

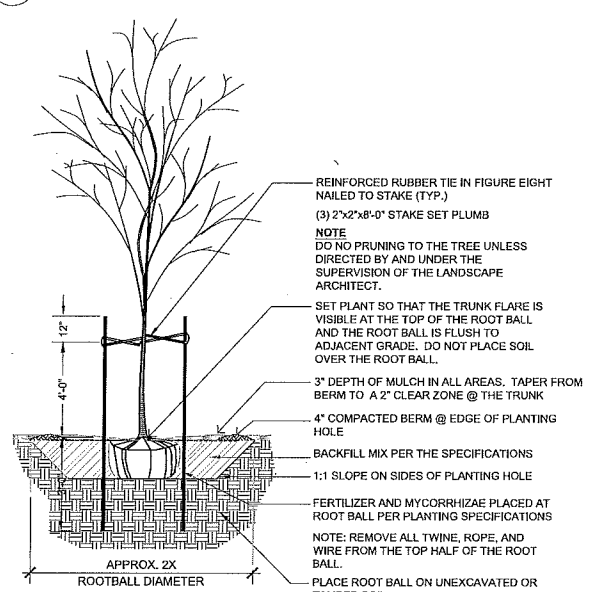
PLANT SPACING	MULTIPLICATION TABLE X FACTOR
12" O.C.	1.156 (X AREA)
18" O.C.	0.513
24" O.C.	0.288
30" O.C.	0.184
36" O.C.	0.128
48" O.C.	0.072



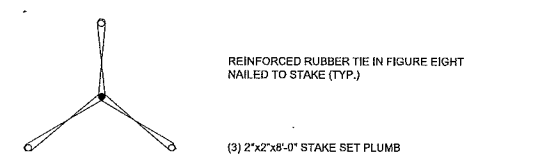
**9 SECTION: GROUNDCOVER PLANTING LAYOUT**  
Scale: N.T.S.



**10 SECTION: SHRUB PLANTING**  
Scale: N.T.S.



**11 SECTION - TREE PLANTING**  
Scale: 1/2" = 1'-0"



**NOTE:**  
1. TREE SHALL BE SECURED WITH 3 COMMERCIAL TIES SPACED 120 DEGREES APART, TREE SHALL STAND PLUMB.

LANDSCAPE DETAILS

PIONEER PARKING LOT  
ASHLAND, OREGON

JULY 27, 2015  
L 5.0



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**GENERAL NOTES:**

1. SIDEWALKS SHALL HAVE A NOMINAL THICKNESS OF 4" WITH A MEDIUM BROOM FINISH BRUSHED PERPENDICULAR TO THE EDGE.
2. SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A NOMINAL THICKNESS OF 6"
3. WHERE SIDEWALK IS ADJACENT TO CURB, PLACE CONSTRUCTION JOINT IN LINE WITH CURB JOINT (10') AND IN BETWEEN (5').
4. GRANULAR MATERIAL UNDER SIDEWALKS & DRIVEWAY SHALL BE SAND, GRANITE, OR CRUSHED ROCK, FIRMLY TAMPED. (2" MIN. THICKNESS UNDER SIDEWALKS)
5. CONCRETE TO BE COMMERCIAL GRADE CONCRETE (CGC) PER 2002 ODOT/OREGON APWA SECTION 0440.00 IN EMBANKMENT AREAS, PIT RUN OR 4" SHALE BACKFILL SHALL BE USED TO BUILD TO GRADE.
6. NATIVE BACKFILL MAY BE CONSIDERED WITH APPROVAL FROM CITY ENGINEER. CONSTRUCT BENCH ON SLOPES 5% OR GREATER.
7. ALL WORK & MATERIALS SHALL CONFORM TO 2002 ODOT/APWA STANDARD SPECS.

NOTE:  
INTEGRAL CONCRETE COLOR TO BE:  
DAVIS COLORS; SAN DIEGO BUFF #5237  
3/8" WIDE CONTROL JOINT TOOLED OR  
SAWCUT AT 5'-0" O.C. MAX. EVENLY SPACE  
AS SHOWN ON PLAN.

CONTRACTION JOINT -  
PLACE EVERY 5' O.C.

CONCRETE PATH WITH INTEGRAL COLOR AND  
MED. BROOM FINISH PERPENDICULAR TO EDGE

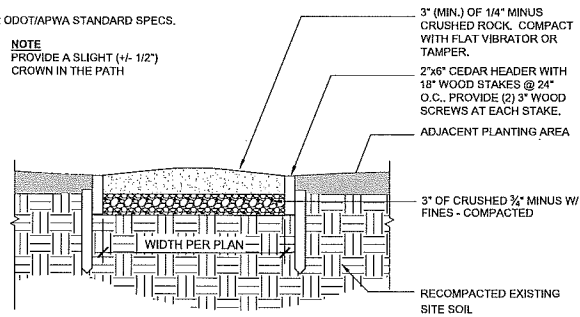
3/8" EXPANSION JOINT  
MATERIAL. INSTALL JOINTS  
@ 50' INTERVALS

COMMERCIAL GRADE CONCRETE  
PER CITY OF ASHLAND STANDARD  
DETAIL CD720

**1 SECTION - CONCRETE PATH**

Scale: 1 1/2" = 1'-0"

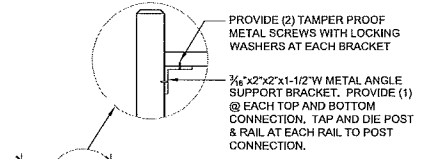
NOTE  
PROVIDE A SLIGHT (+/- 1/2")  
CROWN IN THE PATH



**2 SECTION - CRUSHED ROCK PATH**

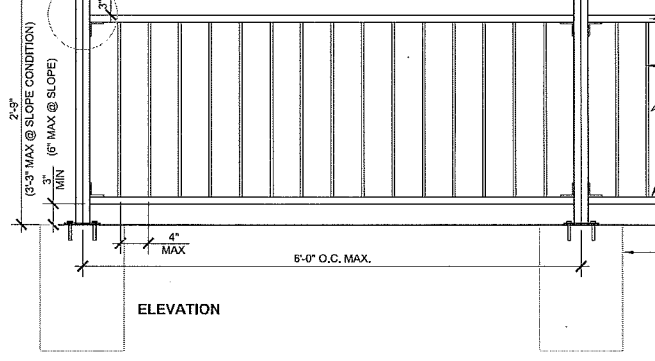
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**FENCE NOTES:**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FENCE FABRICATION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION METHODS. PROVIDE SHOP DRAWINGS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO FABRICATION.
3. PROVIDE FIELD STAKING FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.
4. ALL METAL FENCE MATERIALS TO BE SAND BLASTED AND DOUBLE POWDER COATED (BASE AND TOP COAT).
5. COLOR: ALL NON-FASTENER FENCE MATERIALS TO BE FLAT BLACK.



NOTE:  
PROVIDE (4) 3/8"x2 1/2"x1/2"  
ZINCE PLATED CONCRETE LAG  
BOLTS @ EACH MOUNTING  
PLATE

**3 BARRIER FENCE**

Scale: 1" = 1'-0"

1/2"x1/2" METAL CAP - 1/2"x1 1/2"x1/4" STEEL  
CENTER AND WELD TO TOP OF  
EACH SUPPORT POST. CHAMFER  
TOP EDGE @ 45°

HSS 1 1/2"x1 1/2"x1/4" TOP RAIL.  
FASTEN TO POSTS AS INDICATED  
THIS DETAIL

3/4" SQ. BAR PICKET. WELD TO  
TOP AND BOTTOM RAILS

HSS 2 1/2"x1/4" POST. SPACE AS  
NEEDED @ SLOPE CONDITIONS  
(6'-0" MAX.).

HSS 1 1/2"x1 1/2"x1/4" TOP RAIL.  
FASTEN TO POSTS AS INDICATED  
THIS DETAIL

5"x5"x1/4" STEEL MOUNTING PLATE.  
PRE-DRILL FOR MOUNTING BOLTS

FINISH GRADE

12" SQ. CONCRETE FOOTING  
@ EACH POST

COMPACTED 3/4" MINUS  
AGGREGATE BASE

SECTION

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**LANDSCAPE DETAILS**

**PIONEER PARKING LOT**  
ASHLAND, OREGON

JULY 27, 2015

**5.1**



Revision Date:

Drawn By:  
STAFF

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Date: September 22, 2015

### ***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.

REPLACED EXISTING MAPLE THAT WAS ROOTBOUND W/ NEW TREE

REPLACED EXISTING MAPLE WITH NEW TREE

REMOVE EXISTING TREE DUE TO SITE WORK

**ORIGINAL CORNER DESIGN**

PROVIDE STRUCTURAL SOIL THROUGHOUT THIS AREA

PROVIDE NEW TREE GRATE AND TREE IN PLACE OF EXISTING COMPARTMENTALIZED MAPLE

PERVIOUS PAVERS AROUND EXISTING PUBLIC ART DISPLAY

P.I.P. SEATWALL

REPLACE EXISTING SEGMENTAL WALL SYSTEM WITH P.I.P. CONCRETE CURB/WALL

SHRUB PLANTING BED

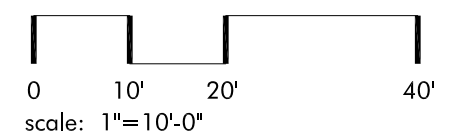
RETAIN EXISTING MAPLE AND SOIL GRADE AROUND TREE

REMOVE EXISTING TREE  
RETAINING WALL / CURB

MAINTAIN EXISTING RAMP AND STAIRS PER PREVIOUS DESIGN

NOTE:  
WALL FOOTINGS TO BE LOCATED UNDER PROPOSED PAVED AREAS

**REVISED CORNER DESIGN**



 **ALTERNATE PLAN STUDY**

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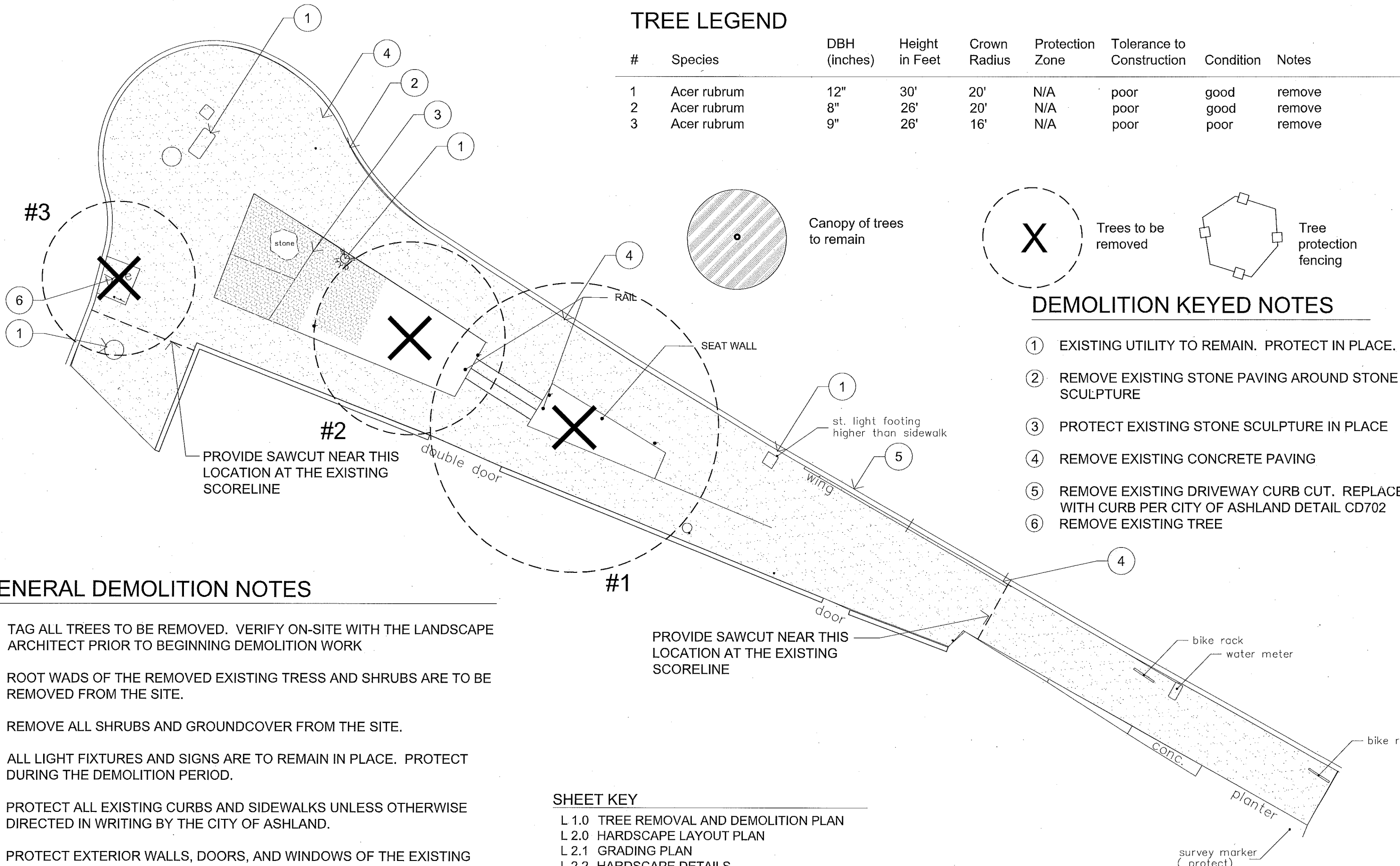
**PIONEER AT LITHIA**  
ASHLAND, OREGON

JULY 27, 2015

**L 1.0**

## TREE LEGEND

#	Species	DBH (inches)	Height in Feet	Crown Radius	Protection Zone	Tolerance to Construction	Condition	Notes
1	Acer rubrum	12"	30'	20'	N/A	poor	good	remove
2	Acer rubrum	8"	26'	20'	N/A	poor	good	remove
3	Acer rubrum	9"	26'	16'	N/A	poor	poor	remove



## DEMOLITION KEYED NOTES

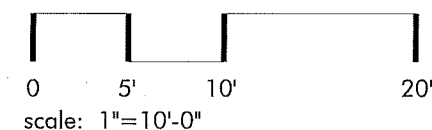
- ① EXISTING UTILITY TO REMAIN. PROTECT IN PLACE.
- ② REMOVE EXISTING STONE PAVING AROUND STONE SCULPTURE
- ③ PROTECT EXISTING STONE SCULPTURE IN PLACE
- ④ REMOVE EXISTING CONCRETE PAVING
- ⑤ REMOVE EXISTING DRIVEWAY CURB CUT. REPLACE WITH CURB PER CITY OF ASHLAND DETAIL CD702
- ⑥ REMOVE EXISTING TREE

## GENERAL DEMOLITION NOTES

1. TAG ALL TREES TO BE REMOVED. VERIFY ON-SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING DEMOLITION WORK
2. ROOT WADS OF THE REMOVED EXISTING TREES AND SHRUBS ARE TO BE REMOVED FROM THE SITE.
3. REMOVE ALL SHRUBS AND GROUND COVER FROM THE SITE.
4. ALL LIGHT FIXTURES AND SIGNS ARE TO REMAIN IN PLACE. PROTECT DURING THE DEMOLITION PERIOD.
5. PROTECT ALL EXISTING CURBS AND SIDEWALKS UNLESS OTHERWISE DIRECTED IN WRITING BY THE CITY OF ASHLAND.
6. PROTECT EXTERIOR WALLS, DOORS, AND WINDOWS OF THE EXISTING BUILDING.
7. THE PORTIONS OF EXISTING SIDEWALK AND OTHER HARDSCAPE SURFACES TO BE REMOVED SHALL BE SAW-CUT CLEANLY AT THE LOCATION(S) INDICATED ON THE PLAN.
8. EXISTING CURB TO REMAIN SHALL BE PROTECTED IN PLACE.

## SHEET KEY

- L 1.0 TREE REMOVAL AND DEMOLITION PLAN
- L 2.0 HARDSCAPE LAYOUT PLAN
- L 2.1 GRADING PLAN
- L 2.2 HARDSCAPE DETAILS
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION NOTES
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS



## TREE REMOVAL AND DEMOLITION PLAN

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**PIONEER AT LITHIA**  
 ASHLAND, OREGON

JULY 27, 2015

**L 1.0**



**SHEET KEY**

- L 1.0 TREE REMOVAL AND DEMOLITION PLAN
- L 2.0 HARDSCAPE LAYOUT PLAN
- L 2.1 GRADING PLAN
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- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION NOTES
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

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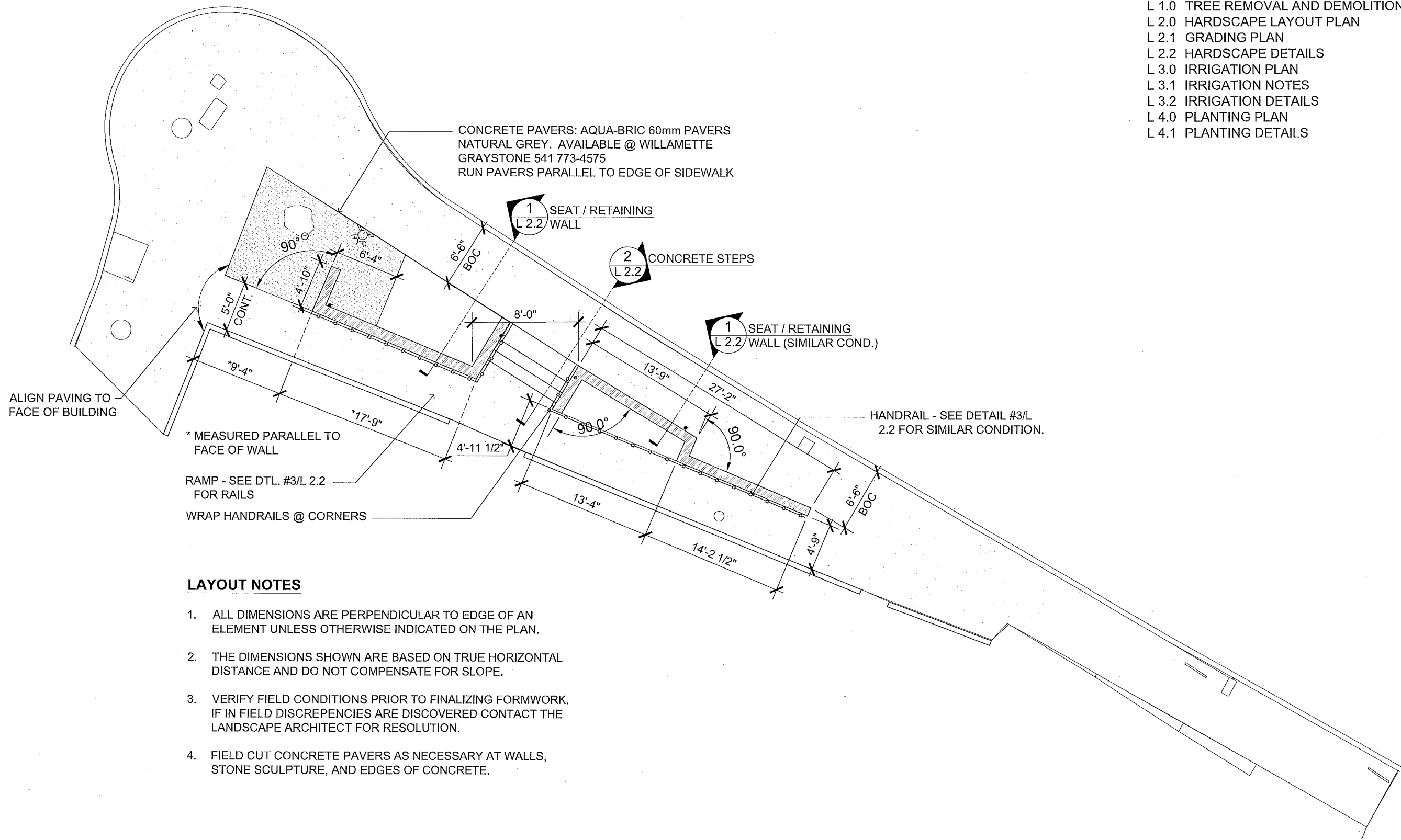
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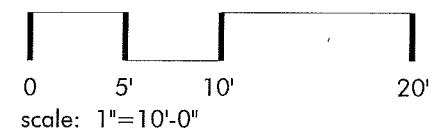
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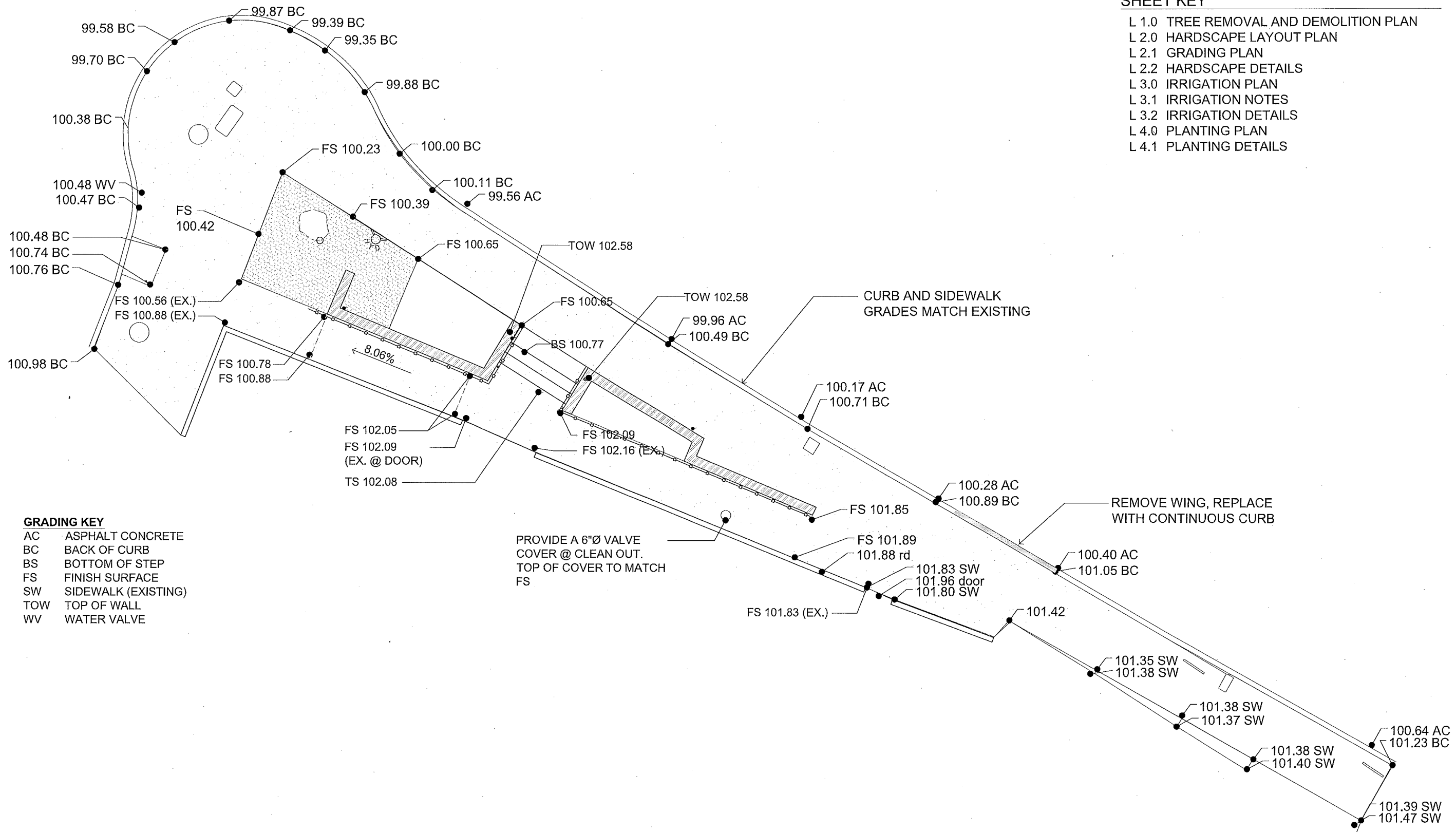


**LAYOUT NOTES**

1. ALL DIMENSIONS ARE PERPENDICULAR TO EDGE OF AN ELEMENT UNLESS OTHERWISE INDICATED ON THE PLAN.
2. THE DIMENSIONS SHOWN ARE BASED ON TRUE HORIZONTAL DISTANCE AND DO NOT COMPENSATE FOR SLOPE.
3. VERIFY FIELD CONDITIONS PRIOR TO FINALIZING FORMWORK. IF IN FIELD DISCREPANCIES ARE DISCOVERED CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION.
4. FIELD CUT CONCRETE PAVERS AS NECESSARY AT WALLS, STONE SCULPTURE, AND EDGES OF CONCRETE.



**HARDSCAPE LAYOUT PLAN**

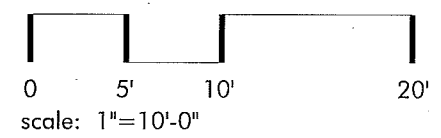


**GRADING KEY**

AC	ASPHALT CONCRETE
BC	BACK OF CURB
BS	BOTTOM OF STEP
FS	FINISH SURFACE
SW	SIDEWALK (EXISTING)
TOW	TOP OF WALL
WV	WATER VALVE

**SHEET KEY**

- L 1.0 TREE REMOVAL AND DEMOLITION PLAN
- L 2.0 HARDSCAPE LAYOUT PLAN
- L 2.1 GRADING PLAN
- L 2.2 HARDSCAPE DETAILS
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION NOTES
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS



**LANDSCAPE GRADING PLAN**

Tel: 541.488.3194  
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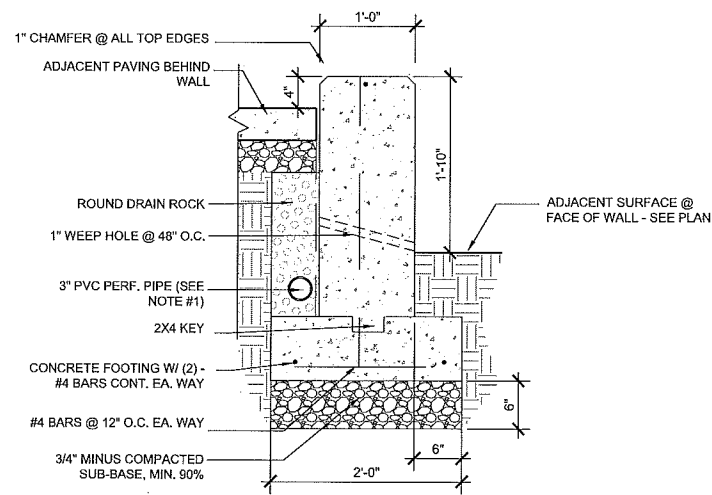
SCALE 1" = 10'-0"  
WHEN PRINTED ON  
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**PIONEER AT LITHIA**  
ASHLAND, OREGON

JULY 27, 2015

**L 2.1**

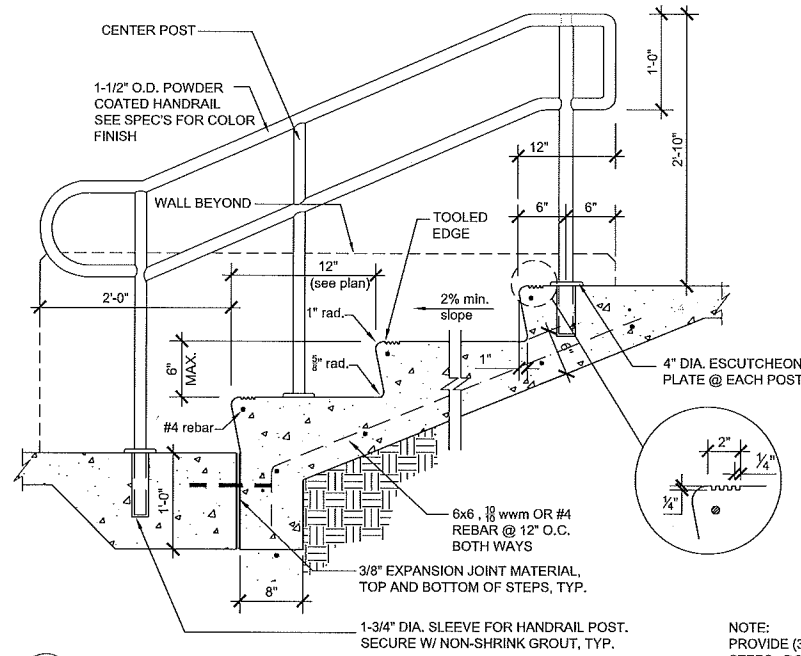
NOTE:  
 1. PERFORATED DRAIN PIPE @ WALL SHALL BE ENCLOSED WITH A FILTER FABRIC DRAIN ROCK ENVELOPE. SLOPE DRAIN PIPE & TIE INTO EXISTING DRAIN INLET.  
 2. PROVIDE SAND FINISH TEXTURE TO ALL VISIBLE PORTIONS OF THE WALL.



1 SECTION - SEAT / RETAINING WALL

Scale: 1" = 1'-0"

X=tab-12.DWG

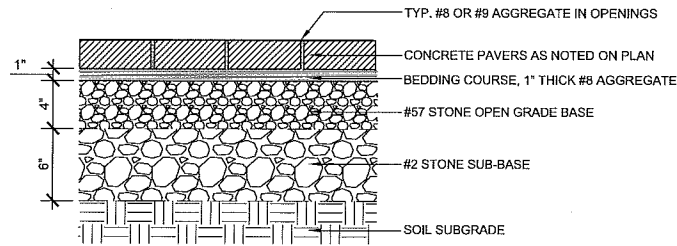


2 CONCRETE STEPS w/ HANDRAIL

Scale: 1" = 1'-0"

NOTE:  
 PROVIDE (3) EQUAL RISER HEIGHTS @ STEPS. DO NOT EXCEED 6" PER RISER

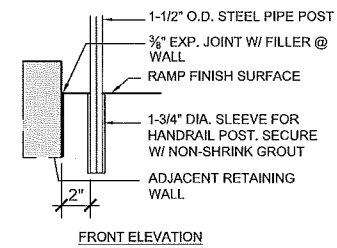
NOTES:  
 1. SEE LAYOUT PLAN FOR PAVER AREAS.  
 2. #3 STONE MAY BE SUBSTITUTED WITH #3 OR #4 STONE. VERIFY WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.  
 3. INSTALL PER MANUFACTURER'S REQUIREMENTS.



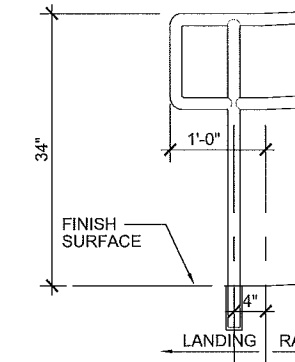
4 SECTION - CONCRETE PAVERS (PERMEABLE)

Scale: 1 1/2" = 1'-0"

X=sectra-01.DWG



FRONT ELEVATION

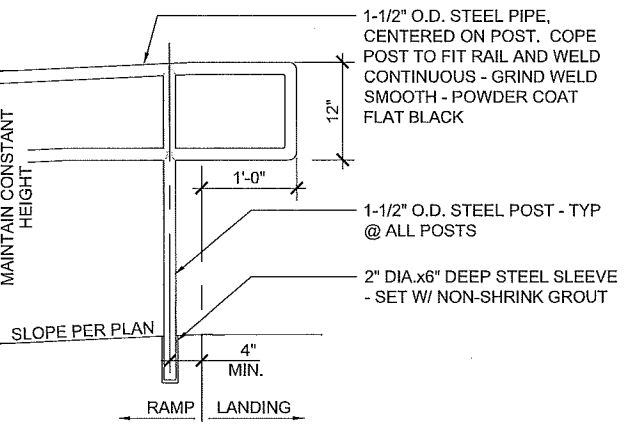


FRONT ELEVATION

3 SECTION - HANDRAIL @ RAMP

Scale: 1" = 1'-0"

X=HANDRAIL@RAMP-2.dwg



FRONT ELEVATION

FRONT ELEVATION

FRONT ELEVATION

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SHEET KEY

- L 1.0 LANDSCAPE SITE PLAN
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- L 1.2 TREE DEMOLITION NOTES
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- L 2.1 LANDSCAPE GRADING PLAN
- L 2.2 HARDSCAPE DETAILS
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- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS



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PIONEER AT LITHIA  
 ASHLAND, OREGON

JULY 27, 2015

HARDSCAPE DETAILS

L 2.2






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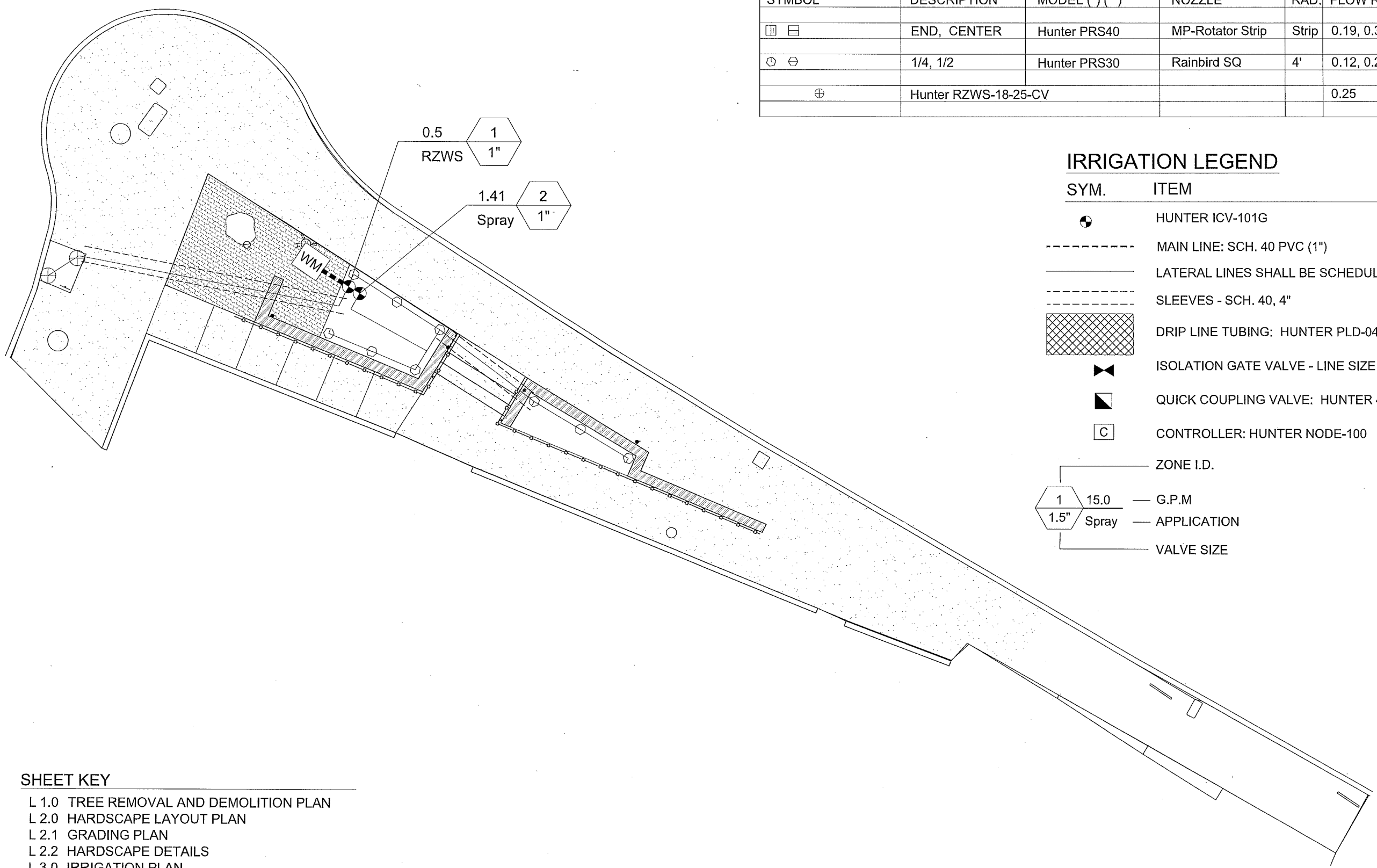
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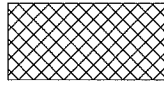





545 A Street  
 Ashland, OR 97520  
 kerry@kencaimlandscape.com

### IRRIGATION HEAD LEGEND

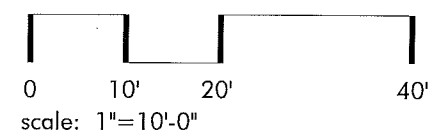
SYMBOL	DESCRIPTION	MODEL (*) (**)	NOZZLE	RAD.	FLOW RATE (GPM)
 	END, CENTER	Hunter PRS40	MP-Rotator Strip	Strip	0.19, 0.38
 	1/4, 1/2	Hunter PRS30	Rainbird SQ	4'	0.12, 0.23
	Hunter RZWS-18-25-CV				0.25



### IRRIGATION LEGEND

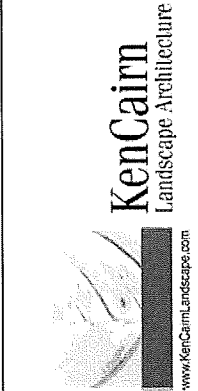
SYM.	ITEM
	HUNTER ICV-101G
---	MAIN LINE: SCH. 40 PVC (1")
---	LATERAL LINES SHALL BE SCHEDULE 40 PVC (1")
---	SLEEVES - SCH. 40, 4"
	DRIP LINE TUBING: HUNTER PLD-04-18 (SPACE @ 18" O.C.)
	ISOLATION GATE VALVE - LINE SIZE
	QUICK COUPLING VALVE: HUNTER 44RC
	CONTROLLER: HUNTER NODE-100
---	ZONE I.D.
	15.0 — G.P.M
	1.5" — APPLICATION
---	VALVE SIZE

- SHEET KEY**
- L 1.0 TREE REMOVAL AND DEMOLITION PLAN
  - L 2.0 HARDSCAPE LAYOUT PLAN
  - L 2.1 GRADING PLAN
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  - L 3.0 IRRIGATION PLAN
  - L 3.1 IRRIGATION NOTES
  - L 3.2 IRRIGATION DETAILS
  - L 4.0 PLANTING PLAN
  - L 4.1 PLANTING DETAILS



### IRRIGATION PLAN

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 ASHLAND, OREGON  
 JULY 27, 2015  
**L 3.0**

## IRRIGATION NOTES

- THE INSTALLING CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE IRRIGATION SPECIFICATIONS (32 84 00) FOR ALL ASPECTS OF IRRIGATION MATERIALS, INSTALLATION, AND ADMINISTRATIVE PROCEDURES.
- MAINTAIN AT JOB SITE ONE (1) COPY OF DRAWINGS, SPECIFICATIONS, ADDENDA, AND APPROVED SHOP DRAWINGS, CHANGE ORDERS, AND OTHER PROJECT DOCUMENTS.
- RECORD ACTUAL LOCATION OF ALL CONCEALED COMPONENTS, PIPING SYSTEM, CONDUIT AND SLEEVE LOCATIONS. KEEP THIS DOCUMENT CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION HAS BEEN RECORDED. FURNISH TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER. REDUCE ONE COPY OF RECORD DRAWING TO FIT INSIDE CONTROLLER LID. LAMINATE REDUCED COPY.
- ALL WORK SHALL BE INSTALLED BY COMPETENT WORKMEN EXPERIENCED IN TRADE IN A NEAT AND ORDERLY MANNER ACCEPTABLE TO THE OWNER AND LANDSCAPE ARCHITECT.
- CONFORM TO ALL PERTINENT CODES AND REGULATIONS. COMPLY WITH THE LATEST RULES OF THE NATIONAL ELECTRICAL CODE AND THE AMERICAN MASTER PLUMBERS CODE.
- VERIFY FIELD MEASUREMENTS ARE AS INDICATED ON DRAWINGS.
- NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE OF ALL SITE OBSERVATION VISITS REQUIRED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE PRESENT AT EACH SITE OBSERVATION VISIT. REFER TO THE SPECIFICATIONS FOR REQUIRED SITE OBSERVATIONS.
- IRRIGATION PIPE, HEADS, VALVES, BACKFLOW DEVICE AS NOTED ON LEGEND AND SPECIFICATIONS.
- VERIFY LOCATION OF EXISTING UTILITIES.
- INSTALL PRESSURE REDUCING VALVE TO REDUCE PRESSURE TO NO MORE THAN 40 PSI AT THE FURTHEST HEAD ON ANY ZONE ON THE SYSTEM. VERIFY PRESSURE AT P.O.C. BEFORE INSTALLATION. MAXIMUM ZONE - 19.15 GPM.
- PIPING LAYOUT IS DIAGRAMMATIC ONLY. ROUTE PIPING IN PLANTING AREAS AND AVOID PLANTS, UTILITIES, AND STRUCTURES. LAYOUT SHALL FOLLOW AS CLOSELY AS PRACTICAL THE SCHEMATIC DESIGN ON THE DRAWINGS. MAKE NO SUBSTANTIAL CHANGES WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- ALL LATERAL PIPE SIZES ARE SPECIFIED BY LINE TYPE. REFER TO PLAN FOR PIPE SIZING. REFER TO IRRIGATION LEGEND FOR PIPE TYPE.
- COORDINATE ALL IRRIGATION EQUIPMENT LOCATIONS WITH OTHER CONTRACTORS.
- LAYOUT SPRINKLER HEADS AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COST TO THE OWNER. LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL SPRINKLER HEADS ALONG SIDEWALKS SHALL BE TWO INCHES FROM SIDEWALKS.
- PIPE DEPTH - LATERAL LINES - 12 INCH MINIMUM; MAINLINE - 18 INCH MINIMUM.
- BOTTOM OF TRENCHES AND BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP OBJECTS. SNAKE PIPE FROM SIDE TO SIDE AT TRENCH BOTTOM TO ALLOW EXPANSION.
- DO NOT INSTALL HEADS UNTIL LINES HAVE BEEN THOROUGHLY TESTED AND FLUSHED CLEAN.
- SHUT OFF VALVES ARE REQUIRED AT EACH POINT OF CONNECTION, VALVE BOX, AND AT EVERY LOCATION WHERE THE MAINLINE PASSES UNDER 20 FEET OF PAVEMENT.
- A MANUAL DRAIN MUST BE INSTALLED AT THE LOW SPOT OF EACH ZONE. THE DRAIN SHOULD BE A BRASS MANUAL ANGLE VALVE WITH "T" STEM. DRAINS LOCATED ON LATERAL LINES SHALL BE 1" SIZE.
- INSTALLER MUST VERIFY EACH ZONE'S SPECIFIED PSI AT THE FURTHEST HEAD ON EACH ZONE.
- COORDINATE WIRE AND CONDUIT LOCATIONS BETWEEN ELECTRIC CONTROL VALVES AND THE ELECTRIC CONTROLLER.
- UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST TO DETERMINE THAT WATER IS BEING APPLIED CORRECTLY AND ADEQUATELY TO ALL PLANTINGS. CHANGE ANY HEADS, NOZZLES, OR ORIFICES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INDICATED ON THE DRAWINGS. PROMPTLY ADJUST HEADS TO KEEP WATER OFF BUILDINGS AND STRUCTURES WITH MINIMAL SPRAY ON PAVED SURFACES.

### SLEEVING:

- CONTRACTOR SHALL VERIFY SLEEVING LOCATIONS AND COORDINATE WITH THE GENERAL CONTRACTOR. SLEEVES ARE TO BE PROVIDED BY GENERAL CONTRACTOR. THE INSTALLING CONTRACTOR SHALL COORDINATE SLEEVE DEPTHS WITH THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR (IF DIFFERENT).

## IRRIGATION LEGEND

SYM.	ITEM
	HUNTER ICV-101G
	MAIN LINE: SCH. 40 PVC (1")
	LATERAL LINES SHALL BE SCHEDULE 40 PVC (1")
	SLEEVES - SCH. 40, 4"
	DRIP LINE TUBING: HUNTER PLD-04-18 (SPACE @ 18" O.C.)
	ISOLATION GATE VALVE - LINE SIZE
	QUICK COUPLING VALVE: HUNTER 44RC
	CONTROLLER: HUNTER NODE-100
	ZONE I.D.
	15.0 — G.P.M
	1.5" Spray — APPLICATION
	1.5" — VALVE SIZE

## IRRIGATION HEAD LEGEND

SYMBOL	DESCRIPTION	MODEL (*) (**)	NOZZLE	RAD.	FLOW RATE (GPM)
	END, CENTER	Hunter PRS40	MP-Rotator Strip	Strip	0.19, 0.38
	1/4, 1/2	Hunter PRS30	Rainbird SQ	4'	0.12, 0.23
	Hunter RZWS-18-25-CV				0.25

### SHEET KEY

- L 1.0 TREE REMOVAL AND DEMOLITION PLAN
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- L 2.1 GRADING PLAN
- L 2.2 HARDSCAPE DETAILS
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION NOTES
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

## IRRIGATION NOTES

**PIONEER AT LITHIA**  
ASHLAND, OREGON

JULY 27, 2015

**L 3.1**



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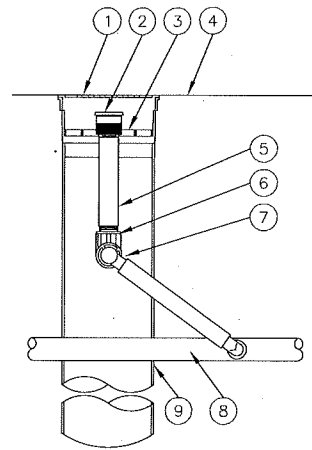
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kerry@kencairnlandscape.com

**Ken Cairn**  
Landscape Architecture

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**SHEET KEY**

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- L 1.1 TREE PROTECTION AND DEMOLITION PLAN
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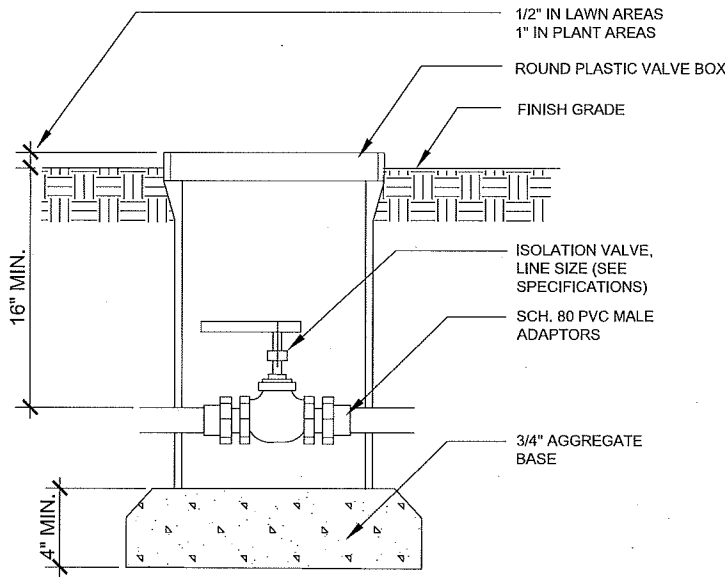


- 1 4-INCH GRATE (INCLUDED)
- 2 BUBBLER (INCLUDED)
- 3 ROOT WATERING SYSTEM:  
HUNTER RZWS-18-25  
(INCLUDES (0.25 GPM) BUBBLER)  
WITH RISER, GRATE, SWING ASSEMBLY,  
1/2" MALE NPT INLET, AND BASKET  
CANISTER)
- 4 SOIL FINISH GRADE
- 5 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED)
- 6 1/2-INCH 90-DEGREE ELBOW (INCLUDED)
- 7 12-INCH SWING ASSEMBLY  
(INCLUDED)
- 8 IRRIGATION PVC LATERAL LINE
- 9 RZWS CANISTER

**1 SECTION - ROOT WATERING SYSTEM**

Scale: N.T.S.

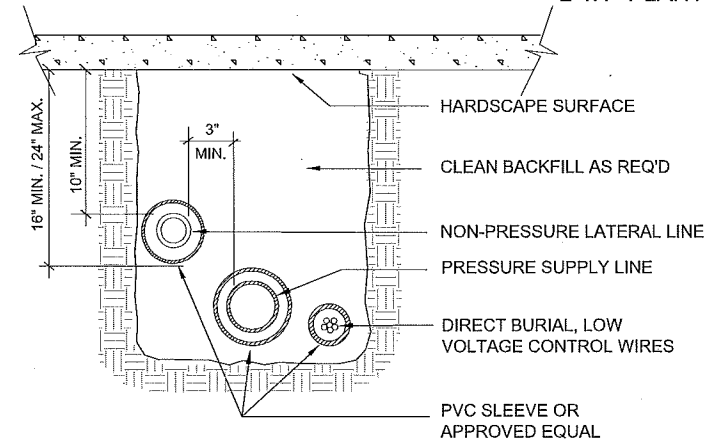
x-RWS-01.DWG



**2 SECTION - ISOLATION VALVE**

Scale: N.T.S.

x-ISO-VL.DWG



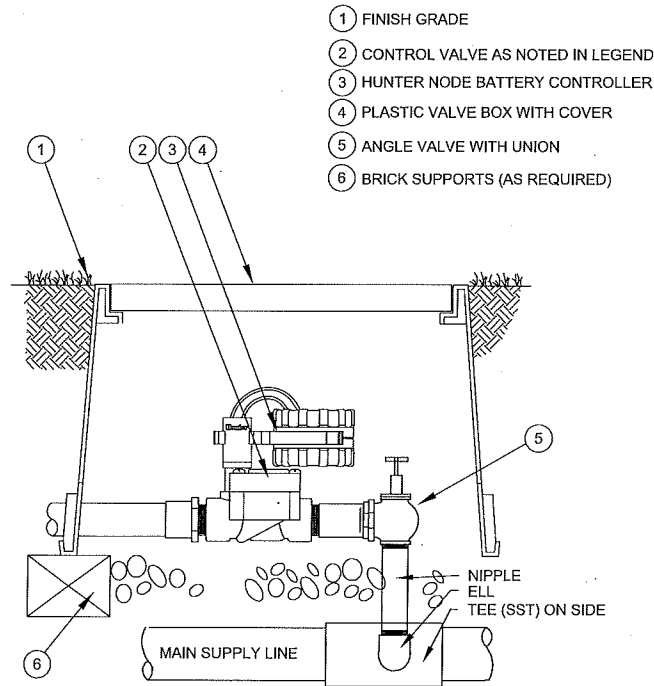
**NOTES**

1. COORDINATE INSTALLATION OF PIPING AND WIRES UNDER VEHICULAR PAVEMENT AREAS WITH OTHER TRADES
2. ALL SLEEVES TO BE 4" SCH 40 PVC Z E
3. ALL SLEEVES TO BE RUN 12" MIN. PAST HARDSCAPE

**3 SECTION - SLEEVING @ PAVING**

Scale: N.T.S.

x-sleeve.dwg

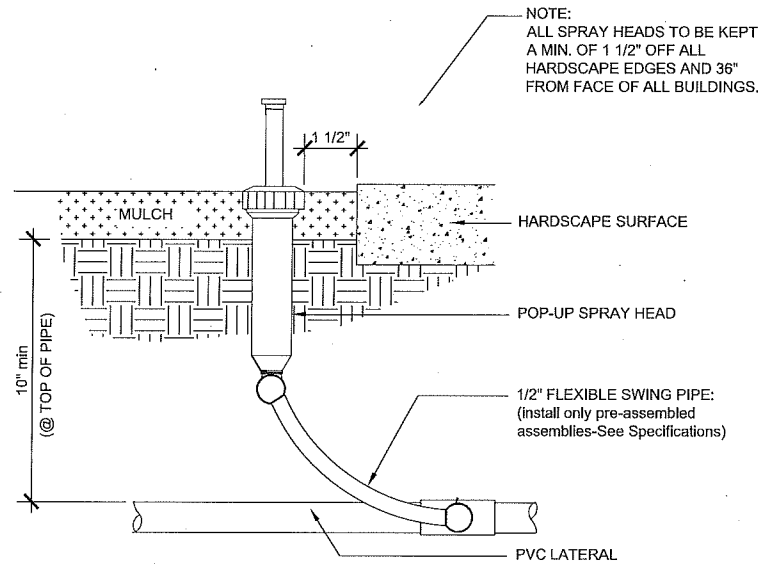


- 1 FINISH GRADE
- 2 CONTROL VALVE AS NOTED IN LEGEND
- 3 HUNTER NODE BATTERY CONTROLLER
- 4 PLASTIC VALVE BOX WITH COVER
- 5 ANGLE VALVE WITH UNION
- 6 BRICK SUPPORTS (AS REQUIRED)

**4 SECTION - IRRIGATION CONTROLLER**

Scale: N.T.S.

x-IR-01.DWG



**5 SECTION - POP-UP SPRAY HEAD**

Scale: N.T.S.

x-SPRKL-1.DWG

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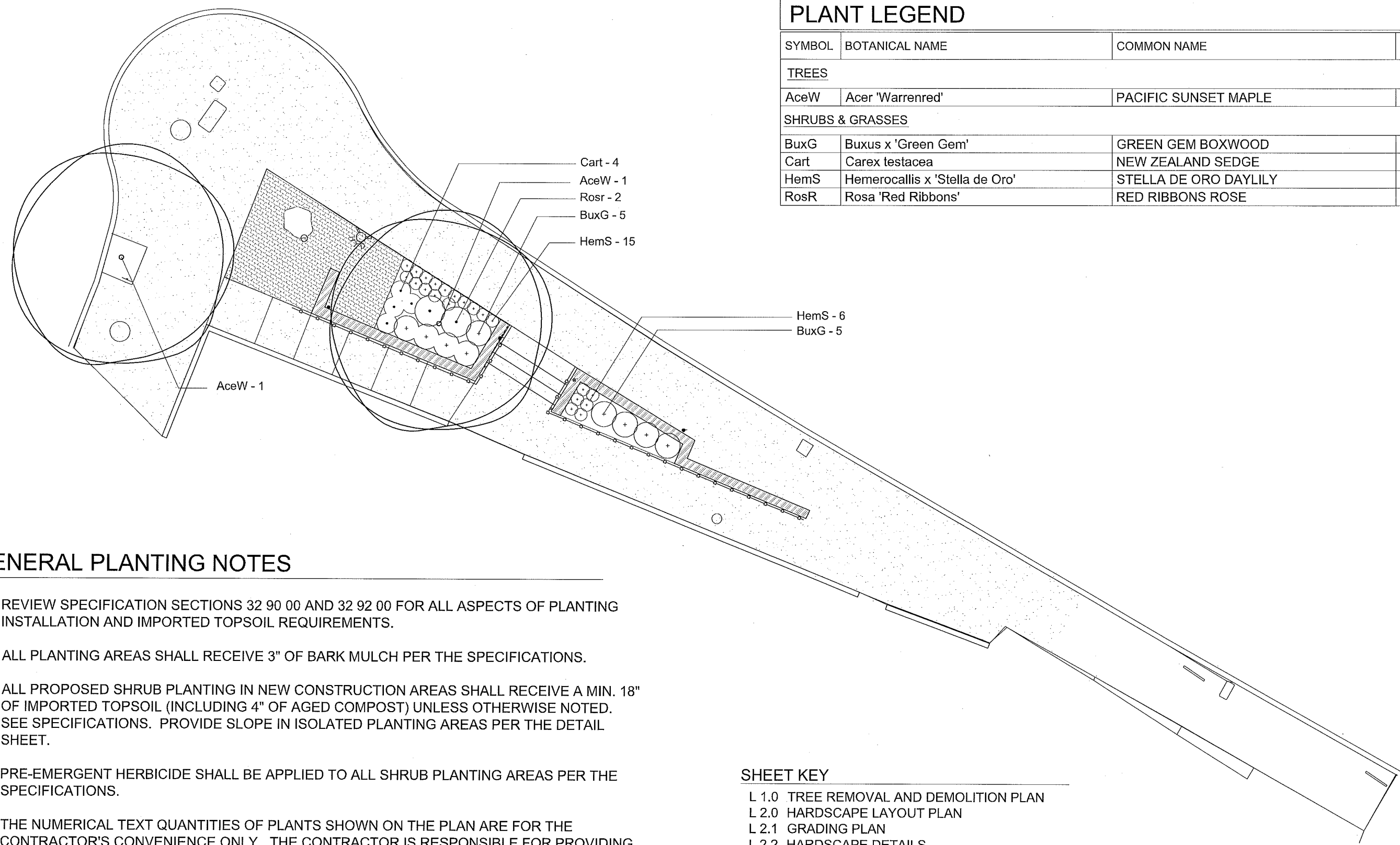
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ASHLAND, OREGON**

JULY 27, 2015

**L 3.2**



### PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>			
AceW	Acer 'Warrenred'	PACIFIC SUNSET MAPLE	2" cal.
<b>SHRUBS &amp; GRASSES</b>			
BuxG	Buxus x 'Green Gem'	GREEN GEM BOXWOOD	5 gal
Cart	Carex testacea	NEW ZEALAND SEDGE	5 gal
HemS	Hemerocallis x 'Stella de Oro'	STELLA DE ORO DAYLILY	1 gal
RosR	Rosa 'Red Ribbons'	RED RIBBONS ROSE	1 gal

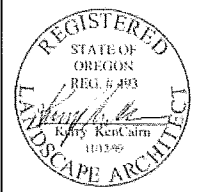
### GENERAL PLANTING NOTES

1. REVIEW SPECIFICATION SECTIONS 32 90 00 AND 32 92 00 FOR ALL ASPECTS OF PLANTING INSTALLATION AND IMPORTED TOPSOIL REQUIREMENTS.
2. ALL PLANTING AREAS SHALL RECEIVE 3" OF BARK MULCH PER THE SPECIFICATIONS.
3. ALL PROPOSED SHRUB PLANTING IN NEW CONSTRUCTION AREAS SHALL RECEIVE A MIN. 18" OF IMPORTED TOPSOIL (INCLUDING 4" OF AGED COMPOST) UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS. PROVIDE SLOPE IN ISOLATED PLANTING AREAS PER THE DETAIL SHEET.
4. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB PLANTING AREAS PER THE SPECIFICATIONS.
5. THE NUMERICAL TEXT QUANTITIES OF PLANTS SHOWN ON THE PLAN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANT MATERIAL SHOWN GRAPHICALLY ON THE PLAN. QUANTITIES AND SIZES OF PLANTS SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
6. ALL PROPOSED PLANT MATERIAL SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION.

### SHEET KEY

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### PLANTING PLAN



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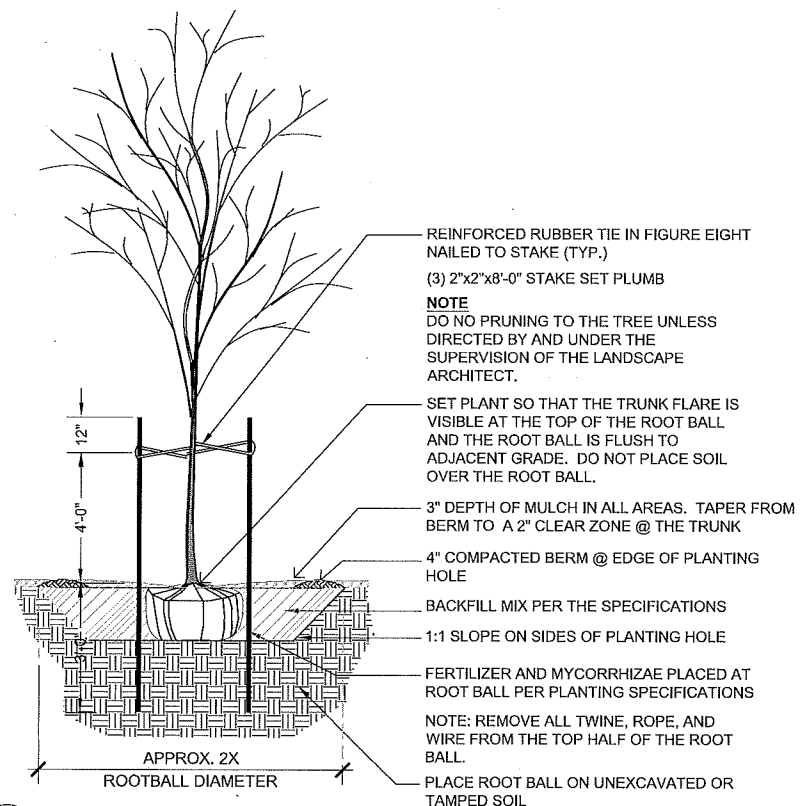
**PIONEER AT LITHIA**  
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**L 4.0**

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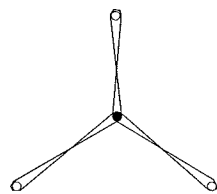
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Landscape Architecture



**1 SECTION - TREE PLANTING**

Scale: 1/2" = 1'-0"

X-TREE-08.DWG



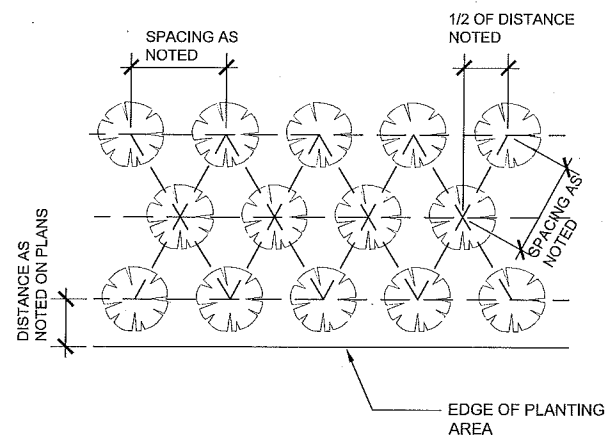
REINFORCED RUBBER TIE IN FIGURE EIGHT NAILED TO STAKE (TYP.)

(3) 2"x2"x8'-0" STAKE SET PLUMB

**NOTE:**

1. TREE SHALL BE SECURED WITH 3 COMMERCIAL TIES SPACED 120 DEGREES APART, TREE SHALL STAND PLUMB.

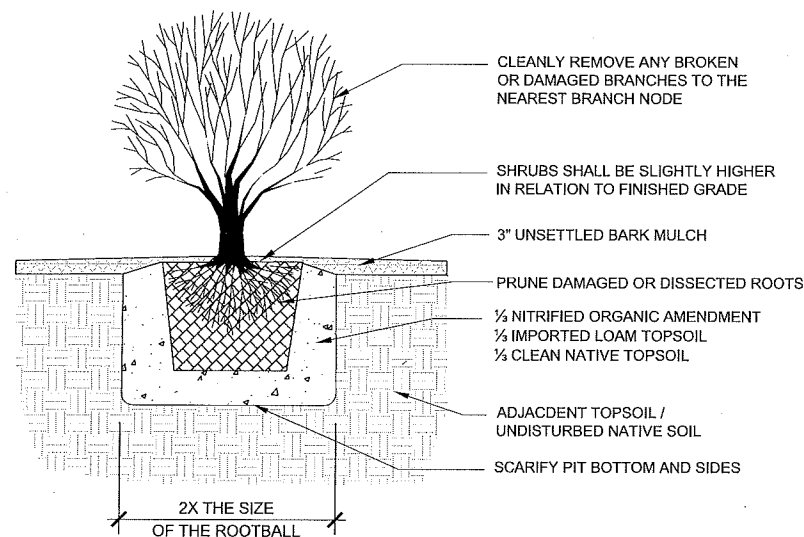
SPACING	X FACTOR
12" O.C.	1.156 (X AREA)
18" O.C.	0.513
24" O.C.	0.288
30" O.C.	0.184
36" O.C.	0.128
48" O.C.	0.072



**2 SECTION: GROUNDCOVER PLANTING LAYOUT**

Scale: N.T.S.

X-GRND-01.DWG



**NOTE:**

1. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
2. CLEANLY PRUNE ALL DAMAGED ROOT ENDS

**3 SECTION: SHRUB PLANTING**

Scale: N.T.S.

X-SHRUB-03.DWG



Revision Date:

Drawn By:  
 STAFF

SCALE 1" = 10'-0"  
 WHEN PRINTED ON  
 11 X 17 PAPER

**PIONEER AT LITHIA  
 ASHLAND, OREGON**

JULY 27, 2015

**L 4.1**

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**KenCaim**  
 Landscape Architecture

www.KenCaimLandscape.com





September 4, 2015

City of Ashland  
Planning Division  
51 Winburn Way  
Ashland, OR 97520

## Arborist Assessment

### **Project ID**

Pioneer Parking Lot  
Pioneer at Lithia

### **Overview**

The following is an assessment of the existing trees for the proposed projects at the parking lot on Pioneer Rd, and the corner of Pioneer and Lithia Way. The tree numbering designation used here coincides with the plan drawings labeled “Pioneer Parking Lot L 1.0” and “Pioneer at Lithia L 1.0.” We found the tree legend on these plans to be accurate and so have not here replicated the list of species, their sizes, etc. The assessment has been grouped into smaller sections by location within the project area.

### **Pioneer Parking Lot**

#### **Trees #1 - #4**

*Cupressus sempervirens* (Italian cypress) of good to moderate health growing in restricted root zone. Recommend removal and replacement by a more suitable shade-giving tree such as the Zelcovas proposed in the planting plan.

#### **Trees #5 - #8**

#5: *Acer platanoides* (Norway maple). Limited root zone may not allow for full growth potential, but otherwise healthy.

#6: Note that L 1.0 designates this to be a *Fraxinus oxycarpa* (Raywood ash), indeed there is a plaque at the base of the tree stating as much, but the tree is a Norway maple. Except for some girdling roots, the tree appears healthy. There is a small Raywood ash between Trees 5 and 6 which is of poor form and vigor for which removal is recommended.

#7 and #8: Raywood ash. Both trees of poor form and limited root zones. Recommend removal and replacement.

### **Trees #9 - #18**

#9, #10: Raywood ash. Poor form. #9 has limited root zone. #10 has a co-dominate leader growing over road. These leaders are at greater risk of failure. Recommend removal and replacement.

#11, #12, #13: Norway maples. Some minor human-related damage on bark (#13) and a girdling root (#11). Overall of good health.

#14, #15, #16: *Pistachia chinensis* (Chinese pistache). Beginning to interlock canopies with adjacent maples, but overall of good health. #16 appears to be of slightly less health and may be a candidate for removal if needed from a design perspective.

#17, #18: Raywood ash. Poor form. Limited growth potential and root zone. Slight lean of main trunk (#17). Recommend remove and replace.

### **Trees #19-#22**

#19, #20, #21: *Cotinus coggygria* (Smoketree). All of good size and health. These are nice small tree specimens. A downside being they do not have as great of shade-giving potential as a full sized tree species. The small boxelder trees (not labeled on plans) of poor form and health existing between the smoketrees are unlikely to fill this role and for which removal is recommended.

#22: *Quercus ilex* (evergreen oak). Appears healthy. Perhaps a bit out of place from a design perspective.

### **Trees #23 - #27**

Recommend removing over-crowded Raywood ash (#26) in favor of retaining 4 *Carpinus betulus* (hornbeams).

### **Trees #28 - #30**

Recommend removing badly damaged red maple (#29) and retaining hornbeams (#28, #30)

### **Trees #31 - #33**

Recommend removing 2 Raywood ash (#31, #32) and replacing with a more suitable species.

## **Pioneer at Lithia**

### **Trees #1-3**

Overall these 3 trees are of good to moderate health. Their biggest limiting factor is lack of a good growing medium. They all are existing in very restrictive root zones and are most likely reaching, or have reached, the end of their growth potential, which may limit their long-term ecologic and aesthetic value. Replacement done in such a way as to allow for full tree growth potential (ie access to larger root zone) is worth considering. Ideally, the space could provide for 1-2 large, fully mature trees.

#1: *Acer rubra* (red maple). Overall of good health. Contains co-dominate stems characteristic of this species, which can increase the likelihood of failure. This tree is growing in a very restricted root zone and has likely reached its growth potential. Recommend root zone enhancement and/or removal.

#2: Red maple. Good health. Soil appears compacted and devoid of organic materials. Some minor damage to bark. Recommend root zone enhancement and/or removal.

#3: Red maple. Moderate health. Severely restricted root zone. Roots appear bound. Very little growth exhibited over the last year (approximately 1"). Recommend removal and replacement if the area can be designed in such a way as to allow for a larger root zone area, enabling a tree to achieve a greater growth potential.

### **Discussion on Raywood Ash**

*Fraxinus oxycarpa* are characterized by weak wood, poor structure, and relatively common occurrence of failure. Failure occurs from either co-dominate stems or by uprooting when constricted root zones cannot support the weight of the crowns. In operating a tree service in the area, this species is one of the most common trees we are called upon to remove after they have failed. The Raywood ash in this project area are likewise of poor structure and have reached the limit in size of what I would consider safe given their available viable root zones and that they are in a highly trafficked areas.

### **Recommendations**

Specific recommendations were provided above regarding the removal of the Raywood ash and Italian cypress trees. Few recommendations were given for healthy trees. Most notably the Norway maples and Chinese pistache (#11 - #16). Given that that the trees are healthy, the decision to remove or retain should ultimately be made on through the lens of a design perspective in keeping with the long-term goals the City has for the location.

We would suggest however, that options be explored to leave some healthy trees and/or phase-in some removals and replanting over time. Doing so would greatly soften the visual impact of the transition period as well as allowing the current benefits to continue.

The replacement trees proposed in the plan documents are excellent choices. They make good use of the available space, species selection is suitable for the area, and should provide a net benefit gain over time. Taken as a whole, or in part, they have the potential to provide very good canopy cover, aesthetic enjoyment, and long-term benefits.

## ASHLAND CITY TREE COMMISSION

### City of Ashland Tree Commission

51 Winburn Way.

Ashland, Oregon 97520

October 9, 2015

### Ashland City Council

20 East Main Street,

Ashland, Oregon 97520

Dear Council Members,

Thank you for affording the Ashland Tree Commission the opportunity to review and provide our recommendations for the Downtown Beautification Lithia Way and Pioneer Street Projects. We recognize all of the hard work that has gone into this project thus far, and we would like to express our general support for the City of Ashland Beautification Project.

We have thoroughly reviewed the Alternate Plan Design proposed by Ken Cairn Landscape Architecture, and have found the plan adverse to our goals as a commission. The alternate plan proposed, retains five out of twenty-eight (5/28) trees at the Lithia Way location and one (1) tree being retained at the Pioneer St. location.

The arborist report from Canopy LLC states that tree #10 has a co-dominant leader growing over the road, and thus is at a higher risk of failure. This is the only tree identified in the arborist report that mentions removal for any reason other than design perspective. Compacted root zones, interlocking canopies, limited growth potential, slight leans, bark damage, poor form, overcrowding, and restricted root zones are all very common in urban street trees and do not typically justify the trees removal.

There are many mitigation options frequently used to improve the aesthetic value and safety of urban trees. Neither Ken Cairn Landscape Architecture nor Canopy LLC identifies any corrective actions for any trees shown on the plan, other than removal and replacement. *(Tree corrective action and safety mitigation methods include; pruning for structure, branch end weight reduction, canopy thinning, fertilization, soil improvement, root crown excavations, mulching, cabling branches, and many other actions.)*

All of the common urban tree issues identified above are symptoms of the urban environment. The existing trees in the Lithia Way and Pioneer Street locations show adaptations and tolerance for these conditions. We recognize that these trees are not all thriving, however we would like to point out that all of the large tree species identified in this project for removal are on the City of Ashland Recommended Street Tree Guide and are recognized for their ability to tolerate urban and drought conditions.

*Note: There are four Italian Cypress (identified on the arborist report as "good to moderate health") and three smoketree (identified on the arborist report as "of good size and health" - "nice small tree specimen") that are not included in the City of Ashland Recommended Street Tree Guide.*

From our professional experience, we believe removing the trees identified in these two projects will not improve, but decrease the site conditions. Parking lots are not conducive to good tree growth, and removing the existing trees without adding significant soil volume will not improve future growing conditions. Removing the existing trees also eliminates any shade that may be needed to establish new trees. Frequently when trees are removed their stumps are ground down into the soil, an excess of wood chips and sawdust can leave the soil with a high carbon-to-nitrogen ratio that results in unfavorable growing conditions. In addition, as the remains of the stump or roots decompose, they can deplete nitrogen from the soil, which new trees require for proper growth.

The new 2" caliper trees proposed to be planted at these sites will struggle to establish, require more water during establishment periods, have a higher likelihood of failure/death, and will ultimately endure the same cultural and environmental restrictions that the trees growing there are currently restricted by. Urban trees grow at an estimated 0.8 - 1.0 cm of diameter at breast height (DBH) annually, depending on many factors. Using this estimate, newly planted 2" caliper trees in these proposed locations would take approximately 20 years (2035) to reach the current average DBH size tree present on these sites.

The Tree Commission recognizes the need to beautify the Lithia Way and Pioneer St. locations. It is our belief that the Lithia Way and Pioneer projects would be more aesthetically appealing if the trees remain and the lighting, shrubs, walkways, and hardscapes are improved. We recommend redesigning the project with the preservation of the existing trees as a priority; this would entail utilizing an arborist specializing in urban tree preservation techniques to provide the recommended assessments and corrective actions needed. With the removal and renovation of the sidewalks and other hardscapes, it may be possible to run any new utilities such as irrigation and lighting under or along the new sidewalks with minimal root disturbance. We recommend looking into alternative ways to redesign the shrub beds providing minimal disturbance to the existing trees.

Ultimately, it is our recommendation that the City of Ashland takes an ecologically conservative approach towards these two projects and we advocate for the preservation of the trees by mitigation methods. Any trees identified as a safety concern should have an International Society of Arboriculture (ISA) Tree Risk Assessment form filled out by a certified ISA arborist explaining the potential targets, site conditions, history of failures, tree defects, risk rating, and likelihood of failure. After reviewing the ISA Tree Risk Assessment form and determining if the trees are a true safety concern the Tree Commission will support removal and replacement of the hazardous trees.

Sincerely,



The Ashland Tree Commission