

Council Communication

October 4, 2016, Business Meeting

Downtown Beautification Project Update

FROM:

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

SUMMARY

At the October 20, 2015, Council meeting, Council requested a peer review/second opinion of Kerry KenCairn's design with respect to the beautification project at the corner of Pioneer St. and Lithia Way. The project design called for the removal of mature trees. Staff contacted two local professional landscape architects to perform a peer review of the design work/conditions. One turned down the request and the second, Sager & Associates Landscape Architects, performed the design review. Sager and Associates agrees with the tree removal recommendation as necessary to implement the design developed by KenCairn

BACKGROUND AND POLICY IMPLICATIONS:

In 2015, landscape architect Kerry KenCairn presented plans for a beautification project at the southeast corner of Lithia Way and Pioneer Street. The project, which had been identified in the Downtown Beautification Plan created by ad hoc Downtown Beautification Committee in 2014, called for the removal of three trees due to poor health and the replacement of two of the trees, along with construction of concrete retaining walls, pavers around the public art, handrail for the walkway and stairs along with ground based plantings in the beds.

KenCairn, at the request of Council, subsequently provided a conceptual alternate design and narrative that kept two of the three trees in place while still providing for pavers around the public art, a new tree grate for the maple planted in the sidewalk area, a small curb/concrete seat wall to retain soil and handrail for the walkway and stairs. Council after discussion requested a second opinion peer review of the design and tree health by a different landscape architect.

Following this request, staff contacted two local professional landscape architects to perform a peer review of KenCairn's original proposed design. Staff first contacted John Galbraith and Associates, who declined to perform a review. Staff then contacted Laurie Sager and Associates. Laurie Sager performed the peer review of the original design for the corner project. The review concurs that the removal and replacement of trees is necessary to support the original design parameters.

The primary design and alternative designs developed by KenCairn are attached for reference. In addition to the primary design, public works staff recommends removal of the adjacent driveway and replacement with accessible sidewalk. There have been numerous trip/fall complaints due to the grade changes along this section of sidewalk.



Downtown Beautification Project Status:

Plaza:

The free standing planters have been installed and additional plants were added as per the approved design. As requested by Council the perimeter fence was not installed.

Parking lot at Lithia Way and Pioneer Street:

Landscape Architect Kerry KenCairn presented a comprehensive design for the parking lot landscaping. The original design was not approved by Council as it required removal of a majority of trees throughout the parking lot boundary. Council did recommend implementing the plan with focusing on ground based plantings without tree removal. Without the tree removal, the replacement of the irrigation system to support new ground based planting is problematic. The Parks Department has trimmed tree limbs and vegetation as part of the general maintenance for the parking lot.

Corner of Winburn Way and North Main:

The seat wall, concrete and landscape improvements have been completed per KenCairn's original design.

FISCAL IMPLICATIONS:

KenCairn Landscape Architects estimated the Lithia Way and Pioneer project will cost \$50,490.75, including a 15% construction contingency. Money budgeted and available from transient occupancy tax funds that are set aside for downtown beautification projects can be used to fund the construction phase of the Lithia Way and Pioneer corner project.

STAFF RECOMMENDATION AND REQUESTED ACTION:

Move to approve original Lithia Way/Pioneer corner design by KenCairn Landscape Architects.

SUGGESTED MOTIONS:

I move approval of the original Lithia Way/Pioneer corner design created by KenCairn Landscape Architects.

ATTACHMENTS:

- Laurie Sager and Associates Landscape Architects Review Memo
- Tree Commission Letter Dated 8-4-2016
- Lithia Way/Pioneer Corner Triangle Design
- Alternative Design Lithia Way/Pioneer Corner Triangle Design
- Lithia Way/Pioneer Corner Triangle Alternative Narrative
- Canopy Arborists Report





Laurie Sager and Associates Landscape Architects Inc.
700 Mistletoe Road, Suite 201 Ashland, Oregon 97520

JULY 11, 2016

JULIE,

PER OUR MEETING AND QUICK REVIEW OF THE PIONEER AT LITHIA DESIGN BY KENCairn, I WOULD RECOMMEND APPROVAL OF THE ORIGINAL DESIGN, PER PLAN, FOR THE FOLLOWING REASONS:

1. PER THE TREE INVENTORY, KENCairn STATES THAT THE EXISTING RED MAPLES HAVE POOR TOLERANCE TO CONSTRUCTION AND THAT THE WESTERLY MOST MAPLE IS IN POOR HEALTH. WITH THIS INFORMATION AND REVIEW OF THE PROPOSED DESIGN, I AGREE THAT ALL 3 MAPLES SHOULD BE REMOVED AND REPLACED PER PROPOSED PLAN.
2. THE EXISTING GRADE CHANGES IN THIS AREA AND THE GOALS OF THE REDESIGN, MAKE THE PROPOSED WALLS IMPORTANT TO THE FUTURE OVERALL USE OF THIS SPACE. REMOVAL OF THE MAPLES TO ALLOW FOR THE CONSTRUCTION OF THESE WALLS AND REQUIRED EXCAVATION AND FOOTINGS APPEARS TO BE MANDATORY DUE TO THE PROXIMITY OF THE TREES TO THE CONSTRUCTION.
3. WARRENS RED MAPLES AS REPLACEMENT TREES WILL PROVIDE QUICK GROWTH AND ARE READILY AVAILABLE IN LARGE SIZES, UP TO 4" CALIPER FROM NORTHWEST SHADE TREES.

LET ME KNOW IF YOU NEED ANY ADDITIONAL INFORMATION. THANKS.

Laurie Thornton

August 4, 2016

Dear Council Members,

On Thursday, August 4th, 2016 the City of Ashland Tree Commission met and discussed the reiteration of the Pioneer and Lithia Way project which Laurie Thorton (Laurie Sager and Associates Landscape Architects Inc.) has written a recommendation, drafted July 11th. We would like to formally address the council with an updated recommendation. After hosting the world's foremost expert in urban trees Mr. James Urban, and participating in his workshop it was clear to all us that alternatives to the design of this project exist and need to be further explored.

The Tree Commission carefully considered public comment provided by Kathryn Thalden, a retired landscape architect. Her recommendation is a tree-centric design with preservation of trees as one of the main objectives of the project. Another aspect of her recommendation would be to use this project as a showcase for alternatives such as rubber or pervious sidewalks as a way to get more natural water to these existing trees in order to improve their environment.

The City of Ashland Street Tree Guide recommends these species of Maple trees as drought resistant and good urban street trees. These existing trees are valuable for numerous reasons including their current size, location, shading, air filtration, canopy coverage, and tolerance to the urban environment. New trees in this location will struggle to establish due to the stressful urban environment of this location. The existing trees have already survived the hardest part of an urban trees life, the establishment period. The Zelkova trees on the north side of Lithia Way near the intersection of 1st and Lithia are a great example of hardy, urban tolerant, fast growing trees and their lack of ability to establish in this same microclimate environment (many of these trees have either died or are currently unhealthy).

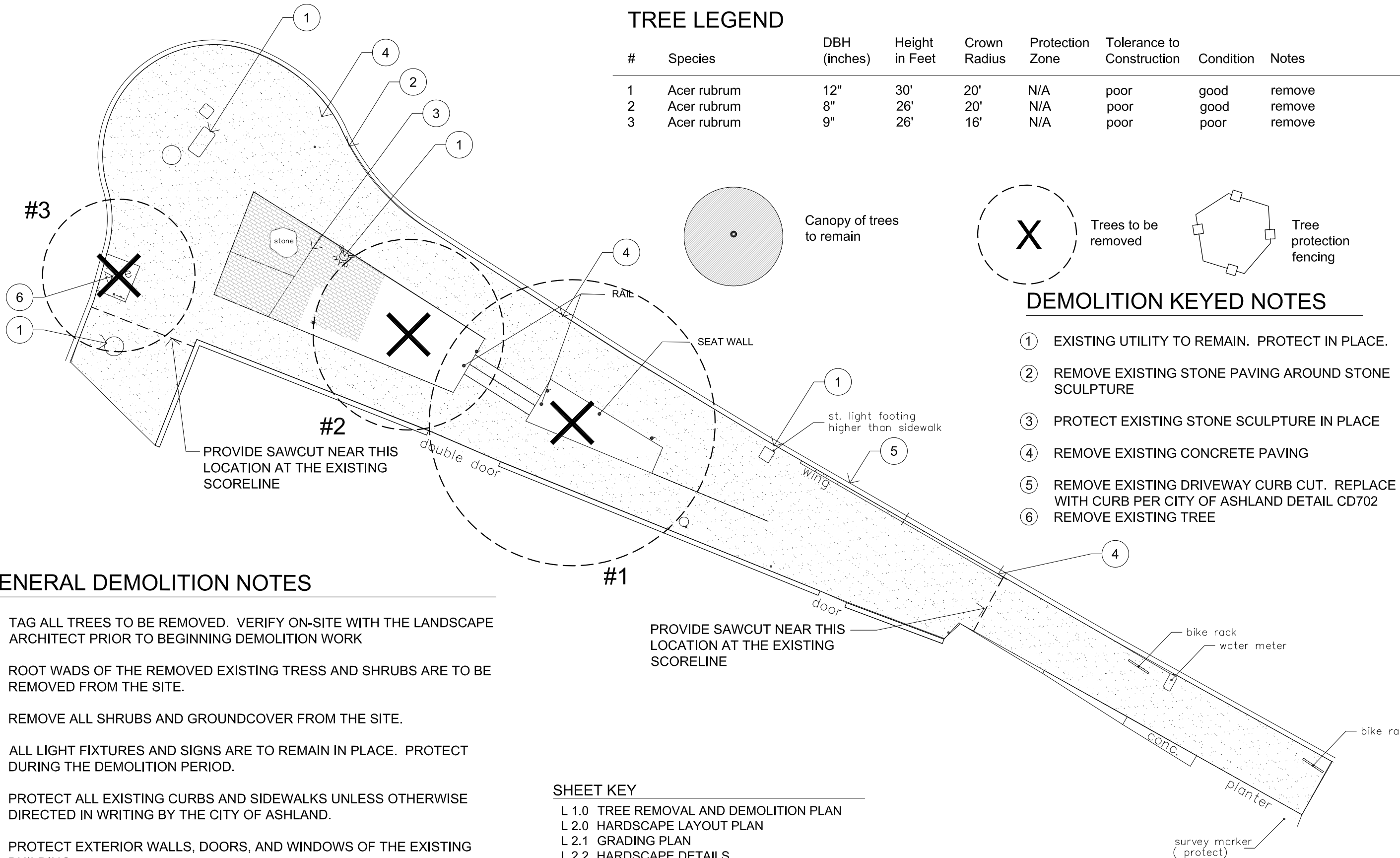
We are requesting that the City Council works to preserve these valuable trees. The Tree Commission would appreciate your consideration of contracting a landscape designer to redesign this landscape. We understand the desire to redesign the current landscape and believe that the goals of the current project can still be met with the preservation of the trees.

Thank you for your consideration,

The City of Ashland Tree Commission

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

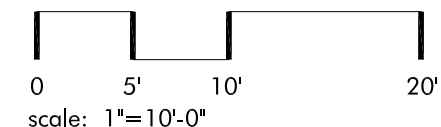
- ① EXISTING UTILITY TO REMAIN. PROTECT IN PLACE.
- ② REMOVE EXISTING STONE PAVING AROUND STONE SCULPTURE
- ③ PROTECT EXISTING STONE SCULPTURE IN PLACE
- ④ REMOVE EXISTING CONCRETE PAVING
- ⑤ REMOVE EXISTING DRIVEWAY CURB CUT. REPLACE WITH CURB PER CITY OF ASHLAND DETAIL CD702
- ⑥ REMOVE EXISTING TREE

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



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 1.0

SHEET KEY

- L 1.0 TREE REMOVAL AND DEMOLITION PLAN
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 /li>
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

Tel: 541.488.3194 545 A Street
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Revision Date:

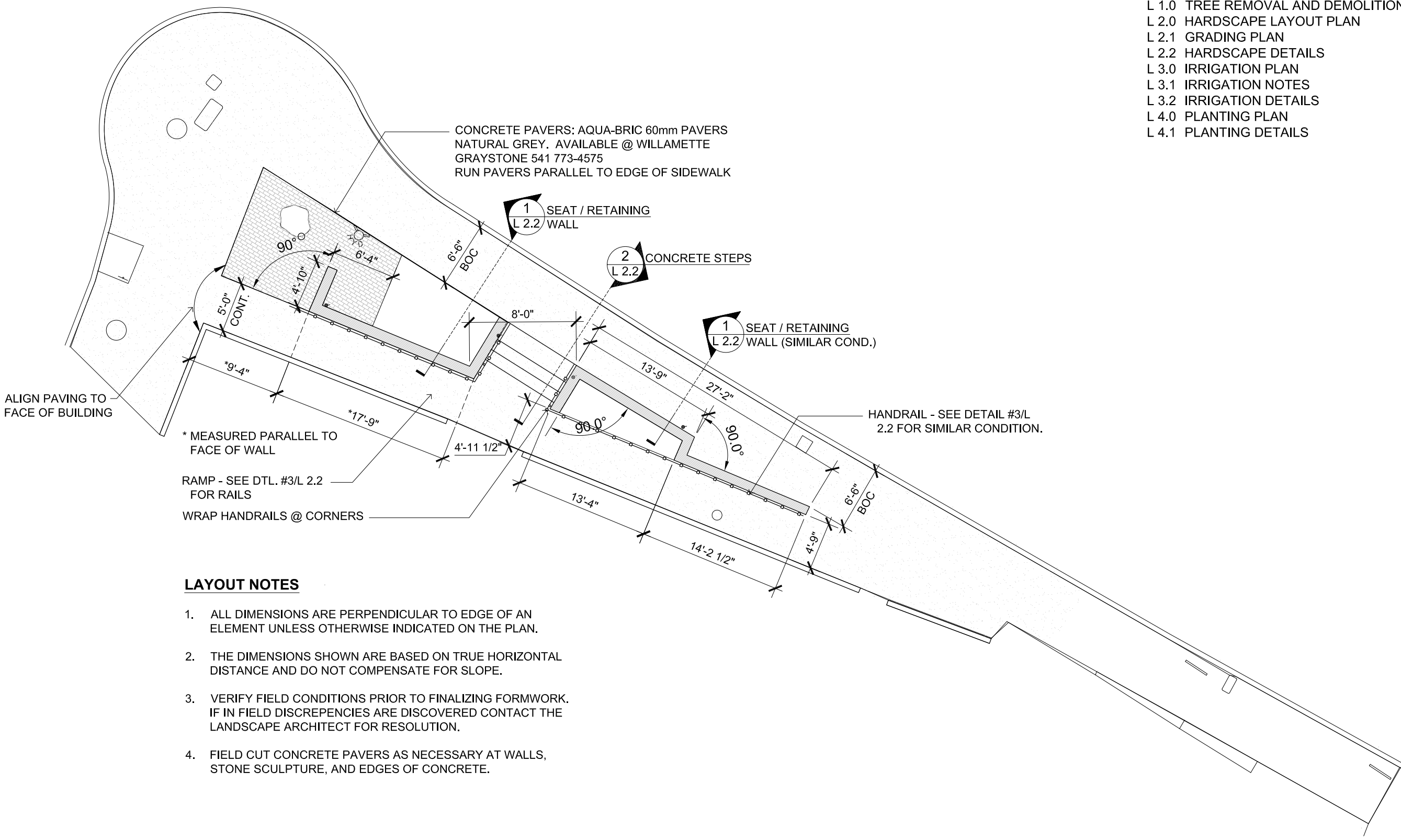
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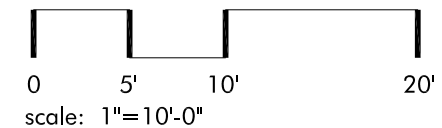
JULY 27, 2015

L 2.0

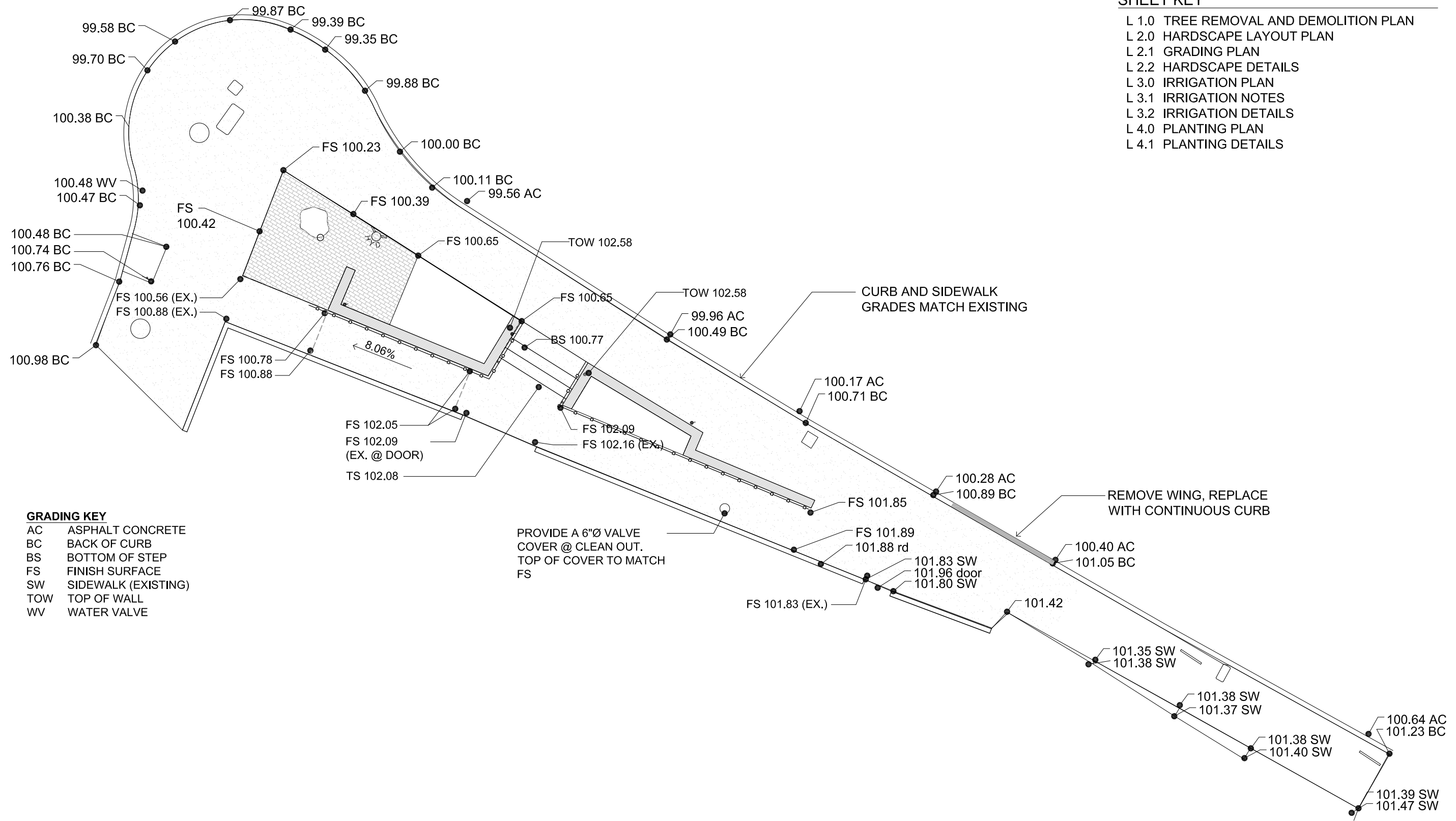


LAYOUT NOTES

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



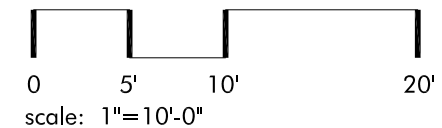
SHEET KEY

- L 1.0 TREE REMOVAL AND DEMOLITION PLAN
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- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS

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

PROVIDE A 6"Ø VALVE COVER @ CLEAN OUT. TOP OF COVER TO MATCH FS



LANDSCAPE GRADING PLAN

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KenCairn
 Landscape Architecture
 www.KenCairnLandscape.com



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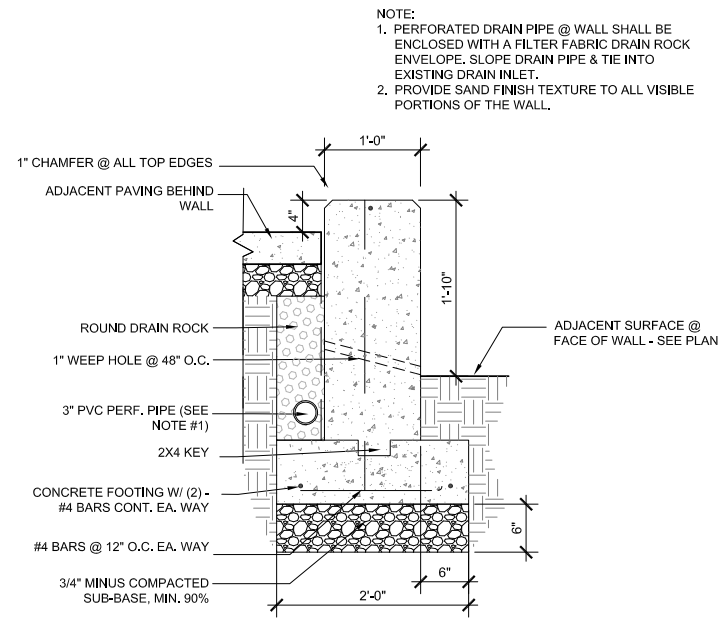
Drawn By: _____
STAFF

SCALE 1" = 10'-0"
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PIONEER AT LITHIA
 ASHLAND, OREGON

JULY 27, 2015

L 2.1

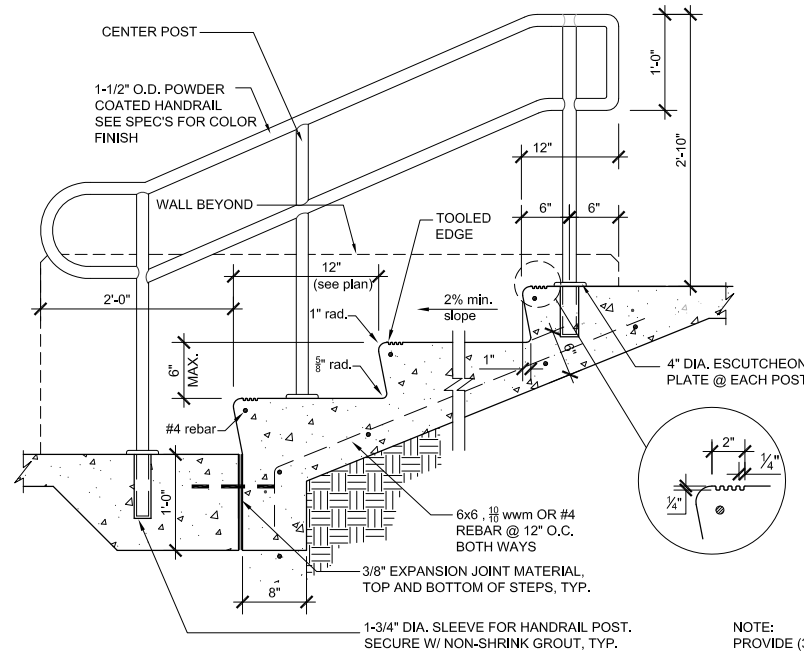


1 SECTION - SEAT / RETAINING WALL

Scale: 1" = 1'-0"

X-wall-12.dwg

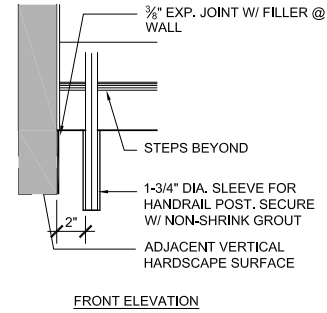
- NOTE:
1. PERFORATED DRAIN PIPE @ WALL SHALL BE ENCLOSED WITH A FILTER FABRIC DRAIN ROCK ENVELOPE. SLOPE DRAIN PIPE & TIE INTO EXISTING DRAIN INLET.
 2. PROVIDE SAND FINISH TEXTURE TO ALL VISIBLE PORTIONS OF THE WALL.



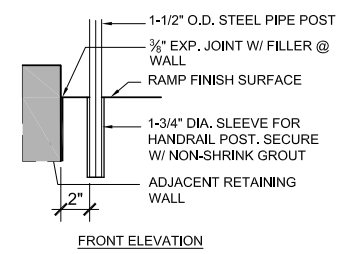
2 CONCRETE STEPS w/ HANDRAIL

Scale: 1" = 1'-0"

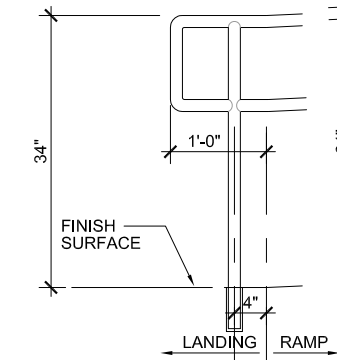
- NOTE:
1. PROVIDE (3) EQUAL RISER HEIGHTS @ STEPS. DO NOT EXCEED 6" PER RISER



FRONT ELEVATION



FRONT ELEVATION



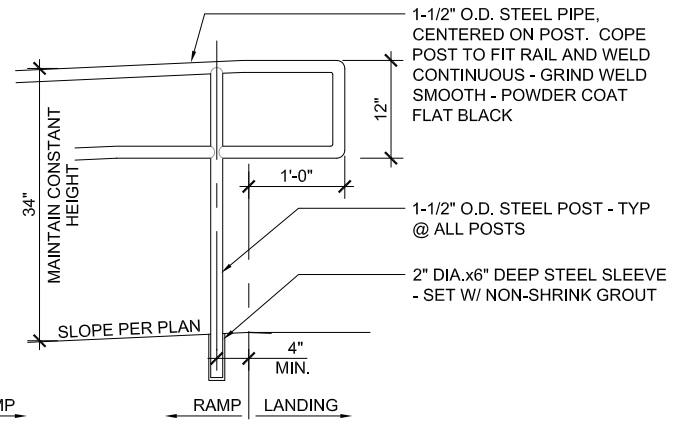
FINISH SURFACE

LANDING RAMP

3 SECTION - HANDRAIL @ RAMP

Scale: 1" = 1'-0"

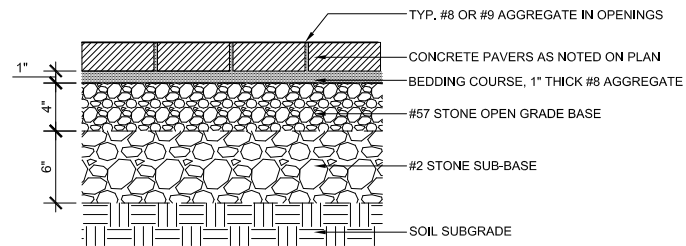
X-HANDRAIL@RAMP-2.dwg



RAMP

LANDING

- 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-concrete01.dwg

SHEET KEY

- L 1.0 LANDSCAPE SITE PLAN
- L 1.1 TREE PROTECTION AND DEMOLITION PLAN
- L 1.2 TREE DEMOLITION NOTES
- L 2.0 LANDSCAPE LAYOUT PLAN
- L 2.1 LANDSCAPE 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

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 Landscape Architecture

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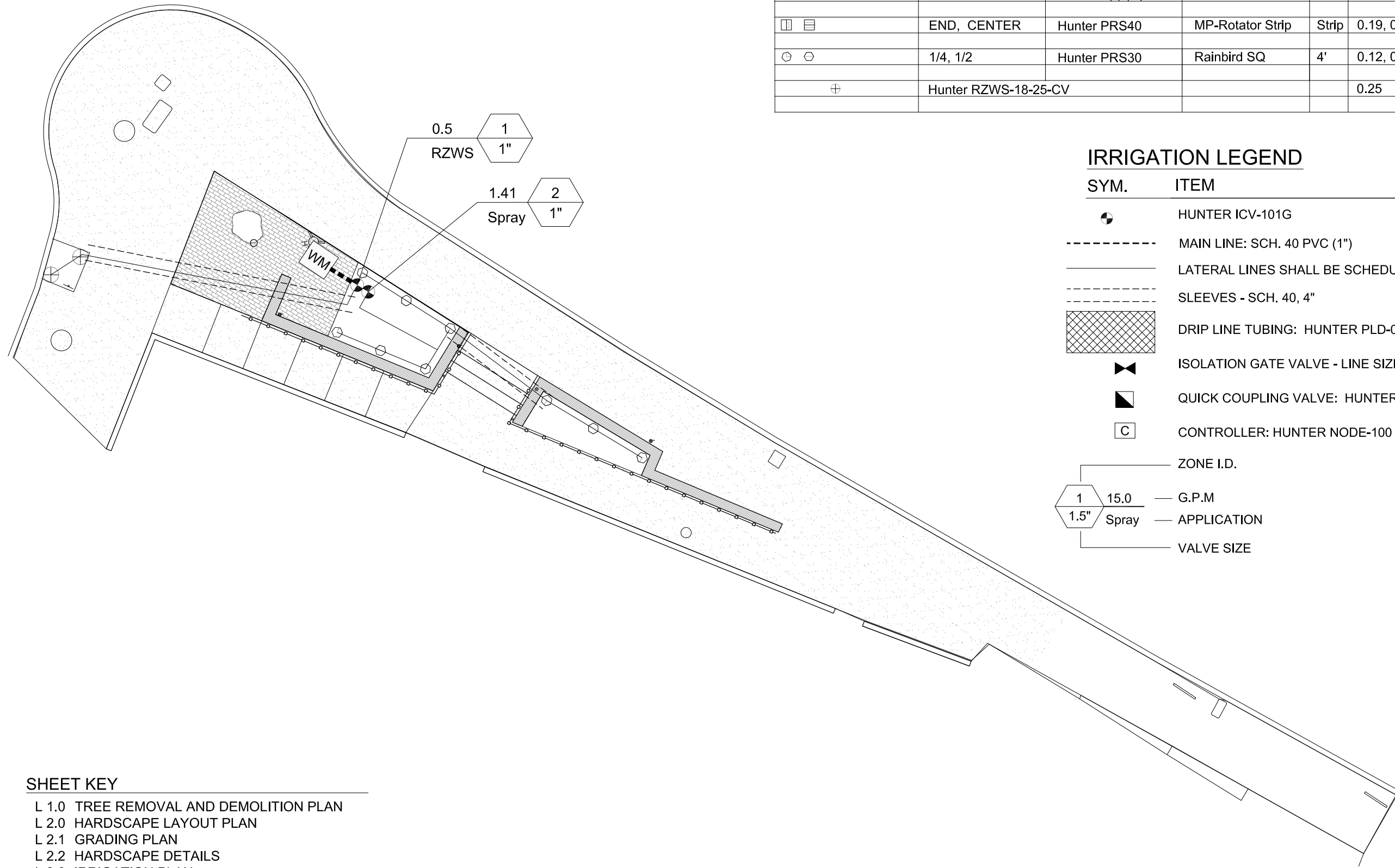
JULY 27, 2015

HARDSCAPE DETAILS

L 2.2

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

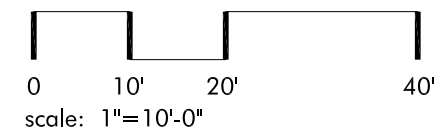


IRRIGATION LEGEND

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
	Spray — APPLICATION
	1.5" — VALVE SIZE

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
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- L 4.1 PLANTING DETAILS



IRRIGATION PLAN

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L 3.0




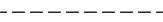
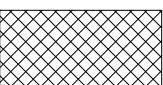







IRRIGATION NOTES

- 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

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	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

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	Hunter RZWS-18-25-CV				0.25

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

IRRIGATION NOTES

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 Fax: 541.552.9512
 Cell: 541.601.5559
 kerry@kencairnlandscape.com
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 Landscape Architecture
 www.KenCairnLandscape.com



Revision Date:

Drawn By:
STAFF

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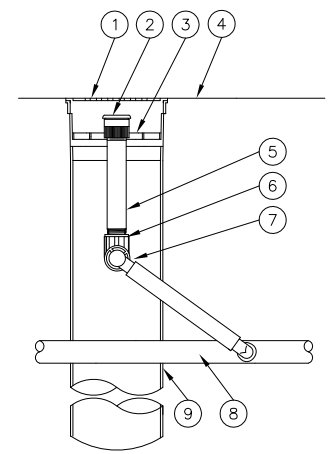
PIONEER AT LITHIA
 ASHLAND, OREGON

JULY 27, 2015

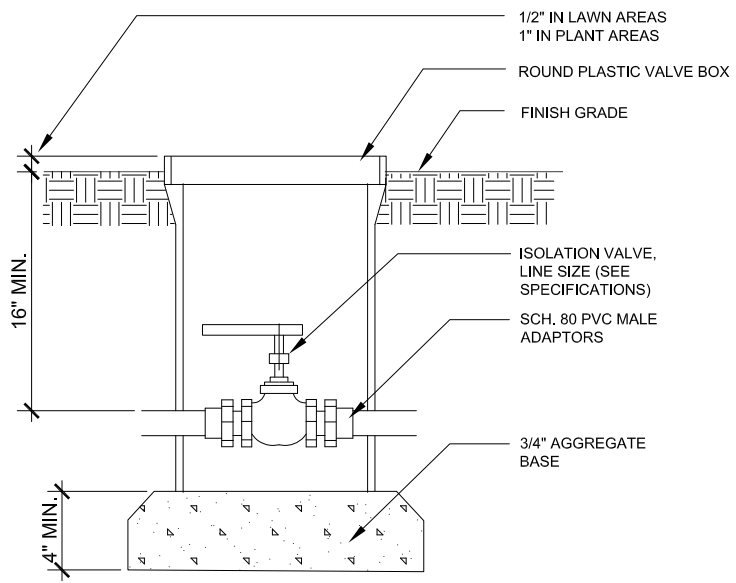
L 3.1

SHEET KEY

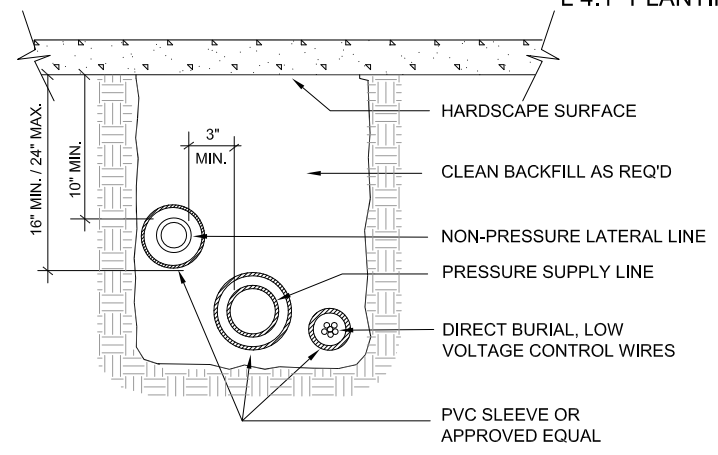
- L 1.0 LANDSCAPE SITE PLAN
- L 1.1 TREE PROTECTION AND DEMOLITION PLAN
- L 1.2 TREE DEMOLITION NOTES
- L 2.0 LANDSCAPE LAYOUT PLAN
- L 2.1 LANDSCAPE GRADING PLAN
- L 3.0 IRRIGATION PLAN
- L 3.1 IRRIGATION NOTES
- L 3.2 IRRIGATION DETAILS
- L 4.0 PLANTING PLAN
- L 4.1 PLANTING DETAILS



- 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



- 1/2" IN LAWN AREAS
1" IN PLANT AREAS
- ROUND PLASTIC VALVE BOX
- FINISH GRADE
- ISOLATION VALVE, LINE SIZE (SEE SPECIFICATIONS)
- SCH. 80 PVC MALE ADAPTORS
- 3/4" AGGREGATE BASE
- 16" MIN.
- 4" MIN.

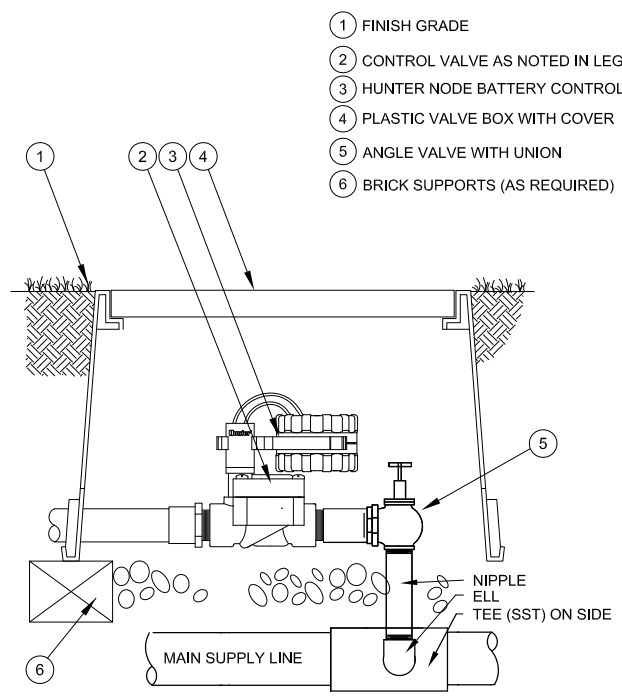


- NOTES**
1. COORDINATE INSTALLATION OF PIPING AND WIRES UNDER VEHICULAR PAVEMENT AREAS WITH OTHER TRADES
 2. ALL SLEEVES TO BE 4" SCH 40 PVC Z E
 3. ALL SLEEVES TO BE RUN 12" MIN. PAST HARDSCAPE

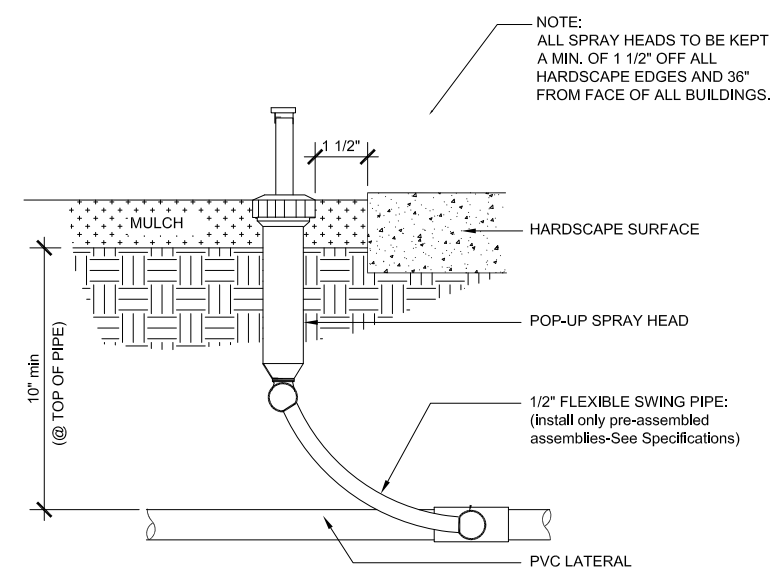
1 SECTION - ROOT WATERING SYSTEM
Scale: N.T.S. x-RWS-01.dwg

2 SECTION - ISOLATION VALVE
Scale: N.T.S. x-ISO-VLV.DWG

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)



- NOTE:
ALL SPRAY HEADS TO BE KEPT A MIN. OF 1/2" OFF ALL HARDSCAPE EDGES AND 36" FROM FACE OF ALL BUILDINGS.
- MULCH
 - HARDSCAPE SURFACE
 - POP-UP SPRAY HEAD
 - 1/2" FLEXIBLE SWING PIPE: (install only pre-assembled assemblies-See Specifications)
 - PVC LATERAL
 - 10" min (@ TOP OF PIPE)
 - 1 1/2"

4 SECTION - IRRIGATION CONTROLLER
Scale: N.T.S. x-IRCON-1

5 SECTION - POP-UP SPRAY HEAD
Scale: N.T.S. x-SPRKL-1.DWG

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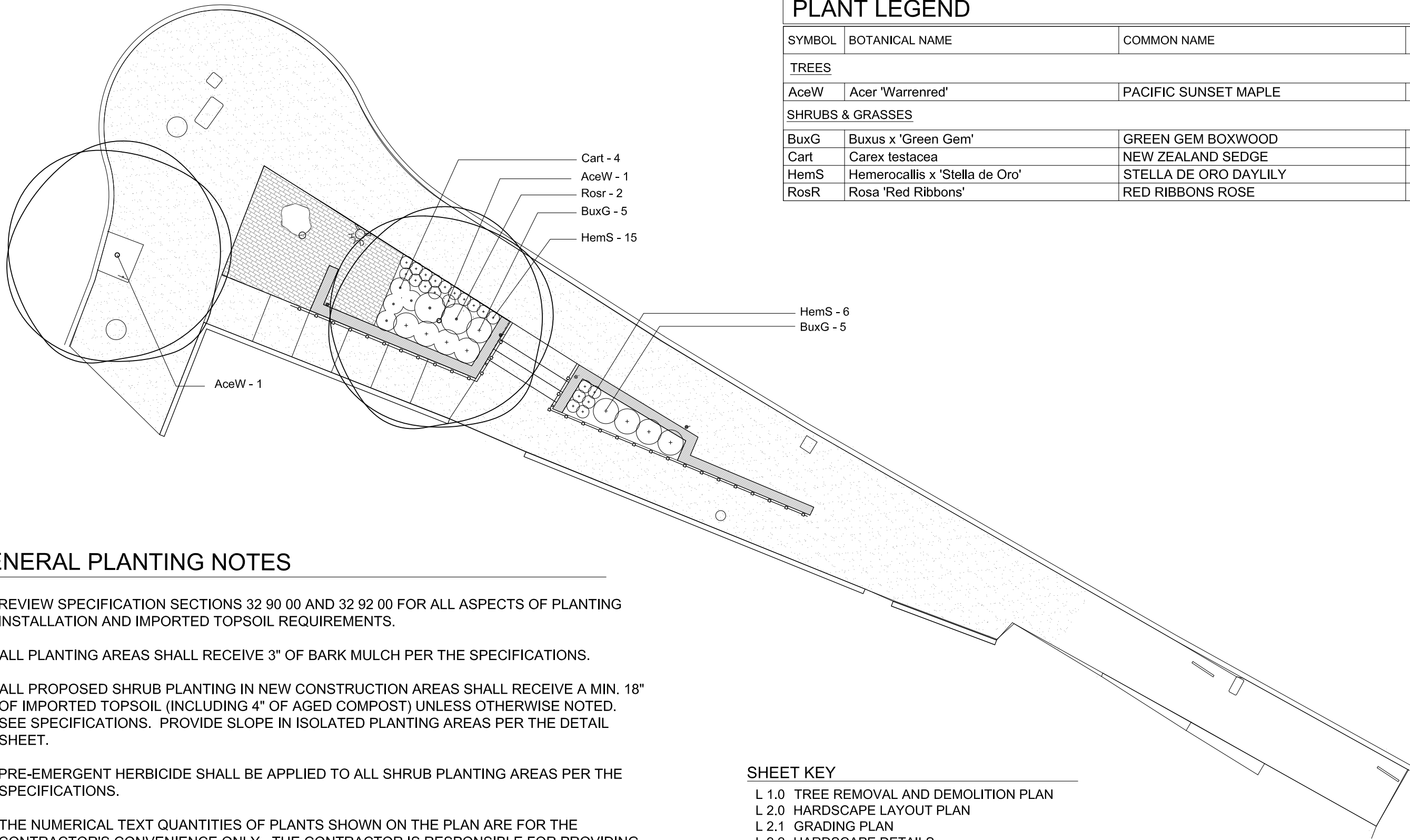
PIONEER AT LITHIA
ASHLAND, OREGON

JULY 27, 2015

L 3.2

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AceW	Acer 'Warrenred'	PACIFIC SUNSET MAPLE	2" cal.
SHRUBS & GRASSES			
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

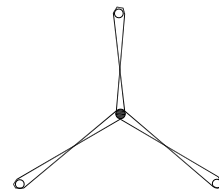
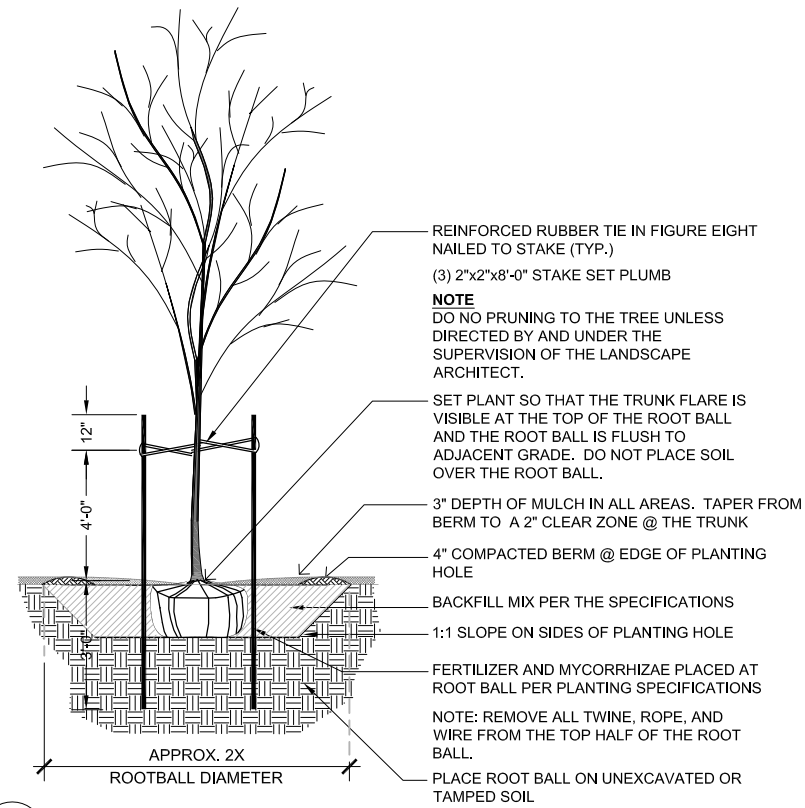
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REINFORCED RUBBER TIE IN FIGURE EIGHT NAILED TO STAKE (TYP.)

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

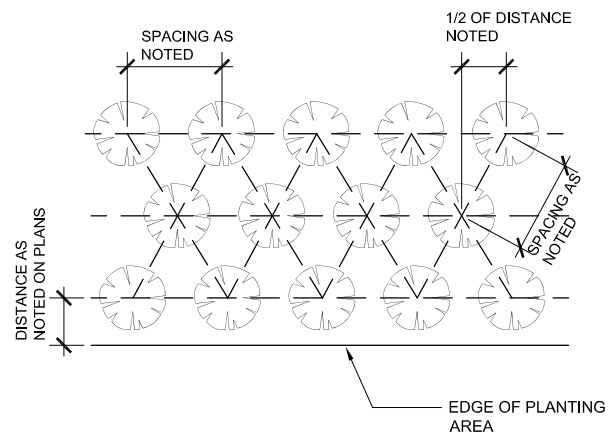
NOTE:
 1. TREE SHALL BE SECURED WITH 3 COMMERCIAL TIES SPACED 120 DEGREES APART, TREE SHALL STAND PLUMB.

1 SECTION - TREE PLANTING

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

X-TREE-08.DWG

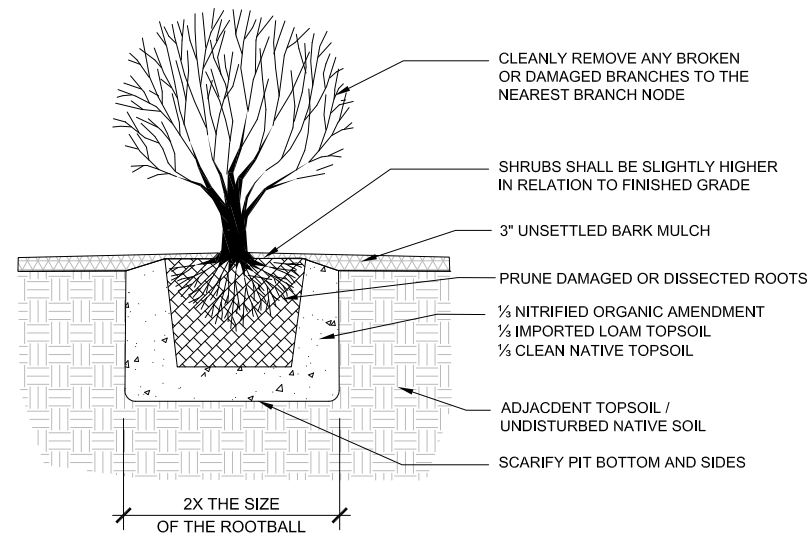
SPACING	X FACTOR
12" O.C.	1.156 (X AREA)
18" O.C.	0.513
24" O.C.	0.288
30" O.C.	0.184
36" O.C.	0.128
48" O.C.	0.072



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



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PIONEER AT LITHIA
 ASHLAND, OREGON

JULY 27, 2015

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

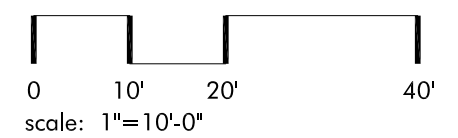
RETAIN EXISTING MAPLE AND SOIL GRADE AROUND TREE

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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JULY 27, 2015

L 1.0



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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.

CANOPY LLC
The Care of Trees

157 Max Loop
Talent, OR 97540
(541) 631-8000



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.

#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.

#1: *Acer rubra* (red maple). Overall of good health. Contains co-dominate stems characteristic of this species. This tree is growing in a very restricted root zone and has likely reached its growth potential.

#2: Red maple. Good health. Soil appears compacted and devoid of organic materials. Some minor damage to bark.

#3: Red maple. Moderate health. Severely restricted root zone. Very little growth exhibited over the last year (approximately 1").

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.