

10-90-070: Landscaping: The department administers provisions for landscaping per the requirements contained in Section 18.64 of the KMC. Section 18.64 indicates the applicability and extent that a development will incur landscaping requirements for various situations. Unless extraordinary circumstances dictate otherwise, the required landscaped area for parking stalls is calculated at 350 square feet per stall (9 X 19 plus a 9 X 24 foot backup area). This square footage is then multiplied by the applicable percentage depending on the number of parking stalls to indicate the total area of required parking area landscaping. Often properties develop in phases. The City's policy is to require landscaping for the phase currently undergoing development unless extraordinary conditions dictate immediate installation of required landscaping.

The following table is the City's recommended planting list. Substitutions are allowed subject to Department Director approval and provisions of 18.64.070 KMC:

RECOMMENDED PLANT LIST – LANDSCAPING

STREET TREES:

Marshalls' Seedless Ash (Fraxinum Pennsylvania Lanceolata)

Height: 50 to 60 feet – compact, oval crown – fast growth

Attributes: Resistant to drought and wind damage

Drawbacks: May be susceptible to insects

Foliage: Thick, glossy, oval shaped leaves, pungent white flowers in spring, bright red fruit in autumn, red foliage in autumn

Ginkgo (Ginkgo Biloba)

Height: 50 to 80 feet – Pyramidal, becoming wide spreading – slow growth

Attributes: Withstands insects and drought conditions

Drawbacks: Will not tolerate extreme levels of air pollution (CO, SO2) plant only male tree to avoid strong odor and messy fruiting

Foliage: Fan shaped leaves, yellow autumn color

Thornless Honeylocust (Cleditsia Triacanthos Inermis)

Height: 30 to 70 feet – open, spreading – fast growth

Attributes: Resists drought, disease, and most insects; provides filtered shade; autumn leave drop disintegrates quickly

Drawbacks: Does not tolerate shallow soils

Foliage: Fine textured, yellow color in autumn

American Sweetgum (Liquidambar Styraciflua)

Height: 60 to 75 feet – pyramidal, becoming rounded – moderate growth

Attributes: Withstands most insects and disease, deep taproots when not over watered

Drawbacks: May drop seedpods and will release winged seeds; needs room to grow and may cause pavement heave

Foliage: 5-point star shaped, brilliant yellow to purple autumn colors

Littleleaf Linden (Tilia Cordata)

Height: 60 to 70 feet – pyramidal, becoming upright oval, moderate growth

Attributes: Little or no pruning, drought tolerant, wind resistant

Drawbacks: Yellow flowers in spring particularly attractive to bees;

Foliage: Oval shape leaves, yellow flowers in June; roots may interfere with water, sewer or utility pipes / lines

SHADE TREES:

Paper Birch (Betula Papyrifera)

Height: 50 to 70 feet – pyramidal, becoming irregular, moderate growth

Attributes: Withstands cold, dry winters; tolerant of drought conditions; this species is least susceptible to birch borers

Drawbacks: May be short lived, leave drop in autumn may produce problem

Foliage: Clusters of oval shaped, small leaves; small, oblong seed tufts that will drop and breakup yellow-orange autumn color

Red Oak (Quercus Rubra Maxima)

Height: 60 to 75 feet – rounded – moderate growth

Attributes: Able to grow in many different soils as long as well drained; withstands most insects and diseases

Drawbacks: Needs moisture but tolerates dry conditions; leaves and nuts may be a maintenance problem

Foliage: Dense leaf structure, effective screening as a street tree or ornamental tree; pointy well shaped leaves that turn red in autumn

European Mountain Ash (Sorbus Aucuparia)

Height: 20 to 40 feet – oval – moderate growth

Attributes: Withstands most diseases

Drawbacks: May be weak wooded; may be susceptible to insects

Foliage: Bright green foliage, white flowers in May, orange-red berries in September, red foliage in autumn

SCREENING TREES

Austrian Pine (Pinus Nigra)

Height: 50 to 60 feet – densely pyramidal, becoming flat topped

Attributes: Drought tolerant, resists most diseases, wind firm

Drawbacks: Susceptible to some insects

Foliage: Stiff, dark needles, 3” cones – evergreen

Scotch Pine (Pinus Sylvestris)

Height: 30 to 60 feet – irregular pyramid, becoming open, wide spreaded, moderate growth

Attributes: Withstands almost any urban condition, sun loving and easily transplanted, needs well drained soil

Drawbacks: May drop pitch or gum

Foliage: Bluish-green needles, small cones – evergreen

White Fir (Abies Concolor)

Height: 30 to 50 feet – conical, branched to base, moderate growth

Attributes: Drought-tolerant; resists most diseases

Drawbacks: May have lateral roots

Foliage: Blue-gray to green needles; small cones - evergreen

White Pine (Pinus Strobus)

Height: 50 to 80 feet – symmetrical, pyramid – moderate growth, wind firm

Drawbacks: May be susceptible to certain insects; root system is easily influenced by soil environment (too much water lateral root system)

Foliage: Bluish-green needles, cones – evergreen

Bolleana Poplar (Populus Alba – Pyramidalis)

Height: 40 to 60 feet – columnar – fast growth

Attributes: Drought tolerant, wind firm

Drawbacks: May require pruning, may be susceptible to certain insects; old trees may become irregular – tops may flatten out

Foliage: Broad oval leaves; yellow color in autumn; drops fluffy seeds in spring

Pyramidal Arborvitae (Thuja Occidentalis Pyramidalis)

Height: 10 to 50 feet – pyramidal – rapid growth

Attributes: Resists most insects and diseases, wind firm

Drawbacks: Needs moisture and well drained soils to establish deep taproots, may turn brown during winter; may require pruning

Foliage: Flat, scaly, blunt evergreen leaves; small, egg-shaped cones

SCREENING SHRUBS:

Japanese Barberry (Berberis Thudbergii)

Height: 3 to 6 feet – tense, rounded, shrub – fast growth

Attributes: Drought tolerant

Drawbacks: Thorns are present on branches – but a variety is available without thorns

Foliage: Yellow flowers in spring, red berries, orange foliage in autumn

Privet (Ligustrum Vulgare)

Height: 5 – 8 feet – tall pyramidal – moderate growth

Attributes: Withstands poor soils and extremes of temperature

Drawbacks: Must be regularly irrigated

Foliage: White flowers in spring and early summer and black berries

White Clematis (Clematis Ligusticifolia)

Height: Vigorous climbing vine – may reach 40 feet in length

Attributes: Drought tolerant, withstands intense sun

Drawbacks: Must be pruned to maintain attractive appearance

Foliage: Clusters of white flowers that bloom from June until August, slender vines with 3-inch leaves

Siberian Pea Tree (Caragana Arborescens)

Height: 10 to 20 feet – oval – moderate growth

Attributes: Extremely hardy, drought tolerant and wind firm

Drawbacks: None identified

Foliage: Yellow flowers in spring; yellow-green foliage in autumn

DECORATIVE SHRUBS:

Smooth Simac (Rhus Glabra)

Height: 10 to 15 feet

Attributes: Withstands drought and extremes of temperature

Drawbacks: May send shooters off underground roots

Foliage: Shoots carry long-toothed leaflets, plants have mass of seeds on top that turn bright red in autumn – stems and leaflets turn bright red-orange in autumn

Flowering Quince (Chaenomeles Speciosa)

Height: 3 to 10 feet – dense, twiggy mass – moderate growth

Attributes: Tolerant of almost any soil

Drawbacks: Needs regular irrigation

Foliage: Red to white flowers in spring, glossy leaves, yellow-green foliage during autumn

Spreading Cotoneaster (Cotoneaster Divaricata)

Height: 5 to 6 feet – spreading, rounded – moderate growth

Attributes: Drought tolerant

Drawbacks: None identified

Foliage: Dark red fruit and yellow-red foliage during autumn

Oregon Grape (Mahonia Aquifolium)

Height: 3 to 6 feet – upright, heavy stems – slow growth

Attributes: Extremely hardy, resists drought

Drawbacks: Foliage is prickly

Foliage: Pointy, glossy leaves; yellow flowers in spring; dark blue berries until autumn; yellow-bronze foliage during autumn

Shrubby Cinque Foil (Potentilla Fructose)

Height: 1 to 4 feet – bushy, rounded – slow growth

Attributes: Withstands most soils and hot, sunny locations; easily grown but dryness will produce slower growth

Drawbacks: None identified

Foliage: Bright yellow flowers from July until August, dense foliage with long finger shaped leaves

GROUND COVER

Carpet Bugle (Ajuga Reptans)

Height: 2 to 12 inches – thick carpet of glossy leaves – fast growth

Attributes: Does well in sun or shade, perennial

Drawbacks: None identified

Foliage: Blue spikes in spring, shiny, thick leaves throughout the growing season

Japanese Garden Juniper (Juniperus Chinensis Procumbens)

Height: Up to 3 feet – feathery spreading – fast growth

Drawbacks: None identified

Foliage: Blue-green color, very dense; one plant can cover a large area – 12 to 20 feet

Creeping Juniper (Juniperus Horizontalis)

Height: 1 – 2 feet – low growing – fast growth

Attributes: Will cover a 4 to 8 foot square area; drought tolerant – evergreen

Drawbacks: None identified

Foliage: Various shades of blue, green or purple

Japanese Spurge (Pachysandra Terminalis)

Height: Up to 1-1/2 feet – fast growth

Attributes: Does well in shady areas

Drawbacks: Deciduous

Foliage: Shiny leaves, flowers in May and white berries in autumn

Potentilla (Potentilla Verna)

Height:

Attributes: Tolerates drought and most insects and diseases

Drawbacks: Deciduous

Foliage: Yellow flowers during the summer

Periwinkle (Vicia Minor)

Height: 3 to 6 inches – low growing mat – moderate growth

Attributes: Grows in sun or shade

Drawbacks: None identified

Foliage: Dark, shiny leaves; purple-blue flowers in April and May

Winter Creeper (Euonymus Fortunei)

Height: 4 to 6 inches – groundcover – fast growth

Attributes: Evergreen

Drawbacks: None identified

Foliage: Spreading

Baltic Ivy (Hedera Helix Baltica)

Height: 6 to 8 inches – low, ground-hugging – fast growth

Attributes: Evergreen

Drawbacks: None identified

Foliage: Spreading

Bearberry Cotoneaster (Cotoneaster Dammeri)

Height: 1 to 1-1/2 feet – very low shrub – fast growth

Attributes: Drought tolerant, semi-evergreen to evergreen

Drawbacks: May be susceptible to certain insects

Foliage: White flowers in spring, red berries late summer

RECOMMENDED GRASSES:

Cougar Bluegrass, Merion, Windsor, Flying, Nugget, and Baron

LANDSCAPING AND GREEN SPACE SHOULD INCORPORATE A SEQUENTIAL COLOR SCHEME TO MAXIMIZE BENEFITS THROUGHOUT EACH SEASON

A. Plants from the recommended plant list normally follow this coloring sequence:

1. Spring

Trees – Littleleaf Linden, European Mountain Ash

Shrubs – Japanese Barberry, Privet, Siberian Pea Tree

Decorative Shrubs – Flowering Quince

Groundcover – Carpet Bugle, Periwinkle

2. Summer

Decorative shrubs or vines – White Clematis, Shubby Cinque Foil, Potentilla

3. Fall

Trees – Birches, American Sweetgum, Ginkgo, Red Oak, Bolleana Poplar

Decorative Shrubs – Smooth Sumac

Groundcover – Japanese Spurge

4. Winter

Trees – Evergreens

Trees that produce attractive winter silhouettes –

Sweetgum, Red Oak, Paper Birch

Shrubs – Oregon Grape, Cotoneasters, Hollies

Groundcover – Evergreen groundcovers