

COUNCIL ACTION FORM

SUBJECT: MAJOR SITE DEVELOPMENT PLAN ALTERNATIVE LANDSCAPE PLAN FOR 2105 AND 2205 EAST LINCOLN WAY

BACKGROUND:

LDY, LLC, the owner of 2105 and 2205 East Lincoln Way, has requested approval of an Alternative Landscape Plan for the property. The property is located in the General Industrial (GI) zone and contains one industrial building on each property. A Minor Site Development Plan was approved in September 2017 for a small addition to the building at 2205 East Lincoln Way and a new building at 2105 East Lincoln Way.

At the time of the original approval, the developer proposed a landscaping plan that complied with current landscape standards of Article IV of the Zoning Ordinance (Attachment A). The landscaping standards address a combination of front yard, parking lot, and screening requirements that include mix of shrubs, ornamental grasses, and trees. None of approved landscaping has been installed as the developer awaits final building occupancy.

The developer now seeks approval of an alternative plan in relation to the required front yard landscaping along East Lincoln Way. The property owner believes the shrub and grass plantings proposed on the original plan will be difficult to maintain on the steep terrain in front of both buildings and that the visual appeal of the shrubs and grasses is reduced or blocked due to the difficulty of seeing the shrubs and grasses from Lincoln Way due to the terrain and distance from the road (Site Photos-Attachment B).

The property owner proposes an alternative design that relies upon trees to substitute for shrubs and grasses in the front yard. **An alternative design approval is required because the base landscaping standards require a mix of landscape materials and do not directly allow for the proposed tree substitution for shrubs and grasses.**

The alternative proposal includes replacing 199 grasses and shrubs with one over-story tree and six ornamental trees in addition to the other required front yard trees. The proposal places all of the substitute landscaping near the Lincoln Way frontage (Attachments C and D). The proposed plan shifts the remaining 90 shrubs and grasses at 2205 East Lincoln Way to the south and east foundations and maintains 10 shrubs at 2105 East Lincoln Way near the southwest corner of the detention pond.

The standards for an Alternative Landscape Plan in Section 29.403(3)(J) state that an alternative landscape plan must provide for a unique or high quality landscape environment that exceeds the quality of the base standards and provide for an alternative plan to be considered based upon site constraints such as topography. The developer

believes substituting trees in place of shrubs and grasses throughout the front yard provides better visual aesthetics in conjunction with the topography of the yard and storm water treatment as well as guarantees easier maintenance and long term survival.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the June 19th Planning & Zoning Commission meeting the Planning & Zoning Commission voted 7-0 to recommend that the City Council approve the Major Site Plan Alternative Landscape Plan at 2105 and 2205 East Lincoln Way.

ALTERNATIVES:

1. Approve the Major Site Development Plan Alternative Landscape plan for 2105 & 2205 East Lincoln Way.
2. Deny the Major Site Development Plan Alternative Landscape plan and require conformance to base landscape standards.
3. Defer action on this item and request more information from staff.

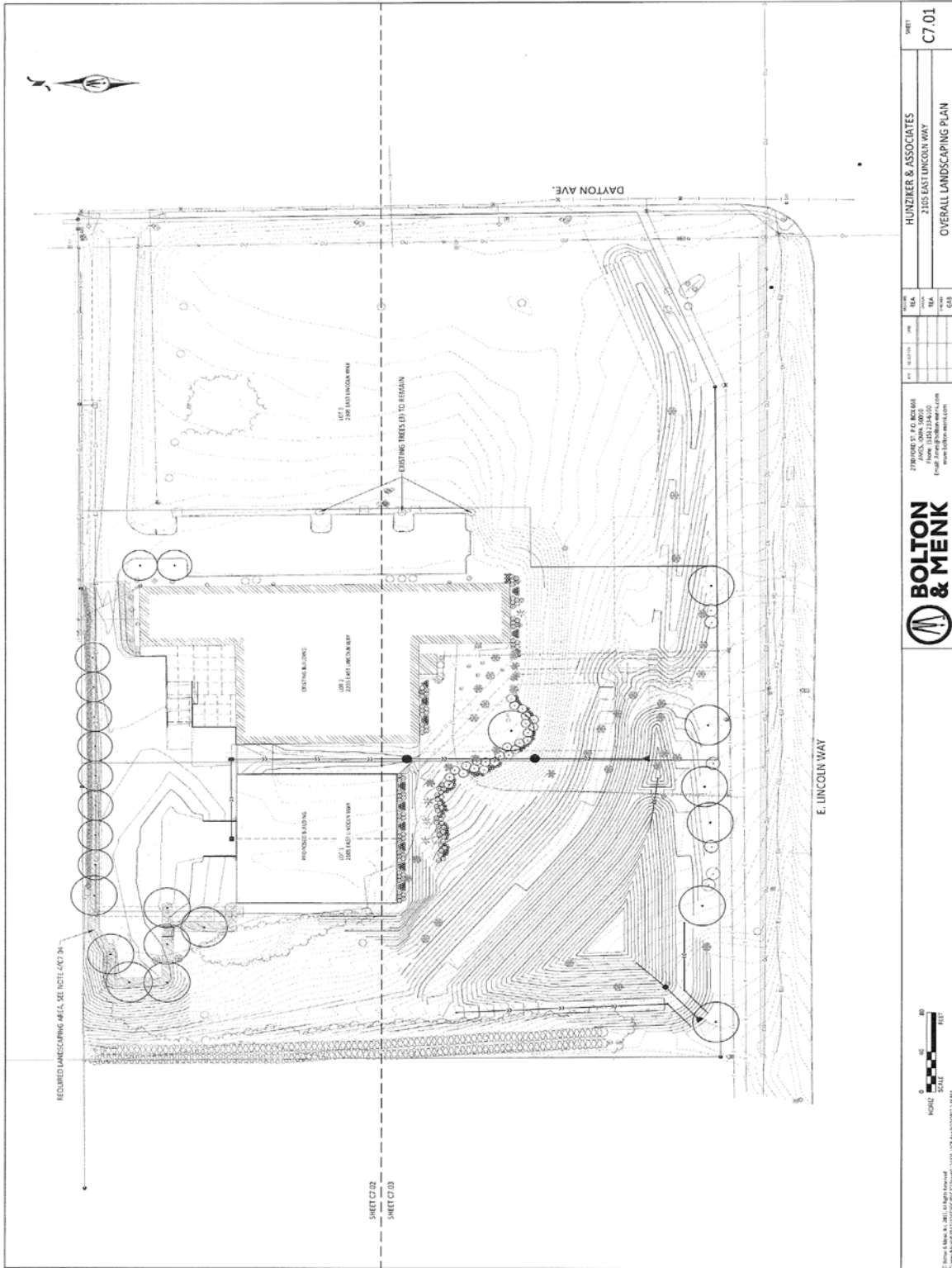
CITY MANAGER'S RECOMMENDED ACTION

The substitution of trees in place of grasses and shrubs in the front yard is seen as adequate for this site by creating some visual interest with larger vegetation that is visible in an otherwise large expansive area. Although the shrubs and grasses could be planted in the front yard in a variety of locations, the distance from the road to the front of the buildings at this location make shrubs less effective in the screening and softening of the buildings and creating visual interest.

The placement and design of the trees complements the topography and provides visual appeal of the site between the street and buildings. **Staff finds that the proposed alternative landscape plan can be seen as meeting the standards of the alternative landscape design standards in Section 29.403(3)(J).**

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 approving the alternative landscape plan at 2105 & 2205 East Lincoln Way.

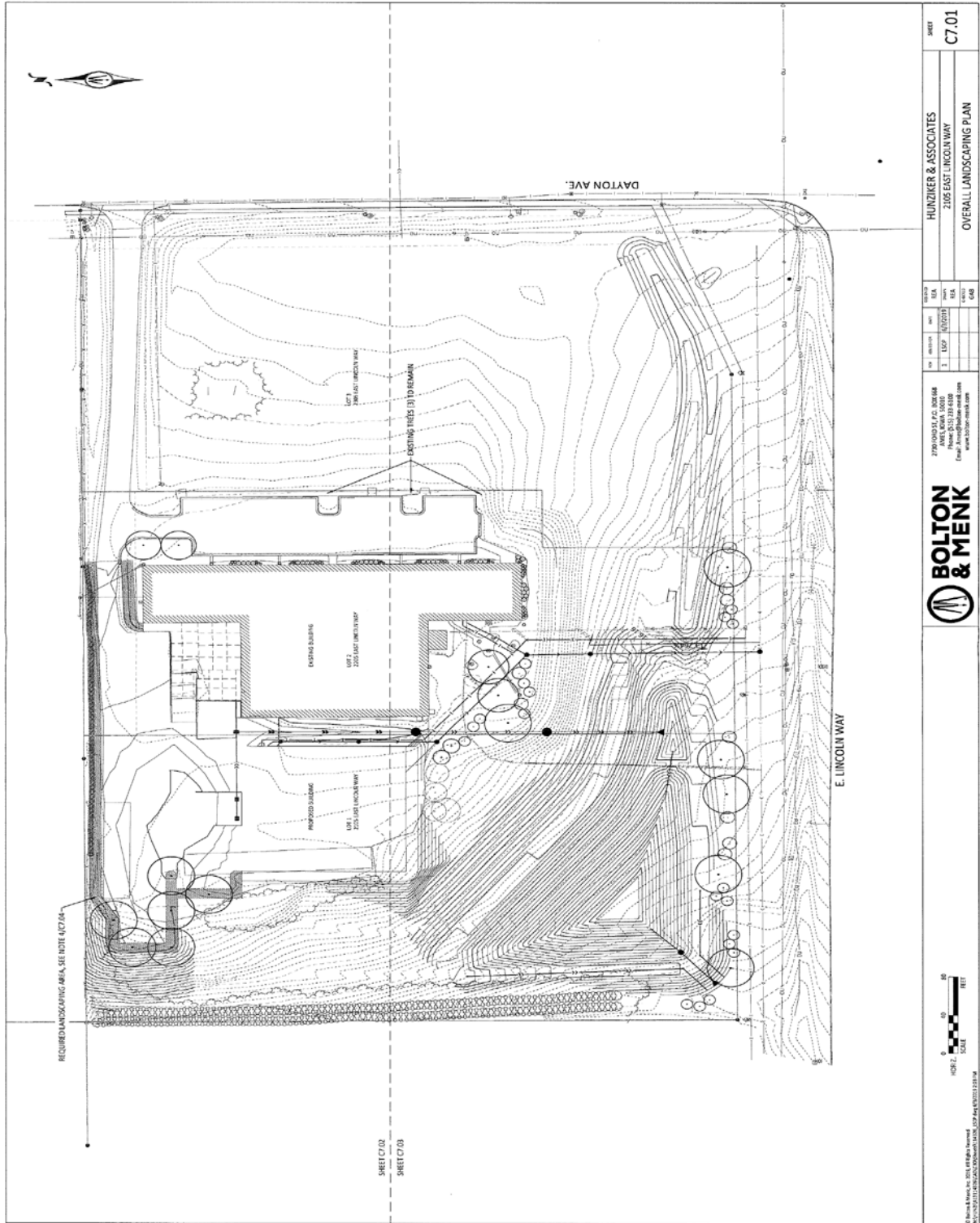
Attachment A- Currently Approved Landscape Plan



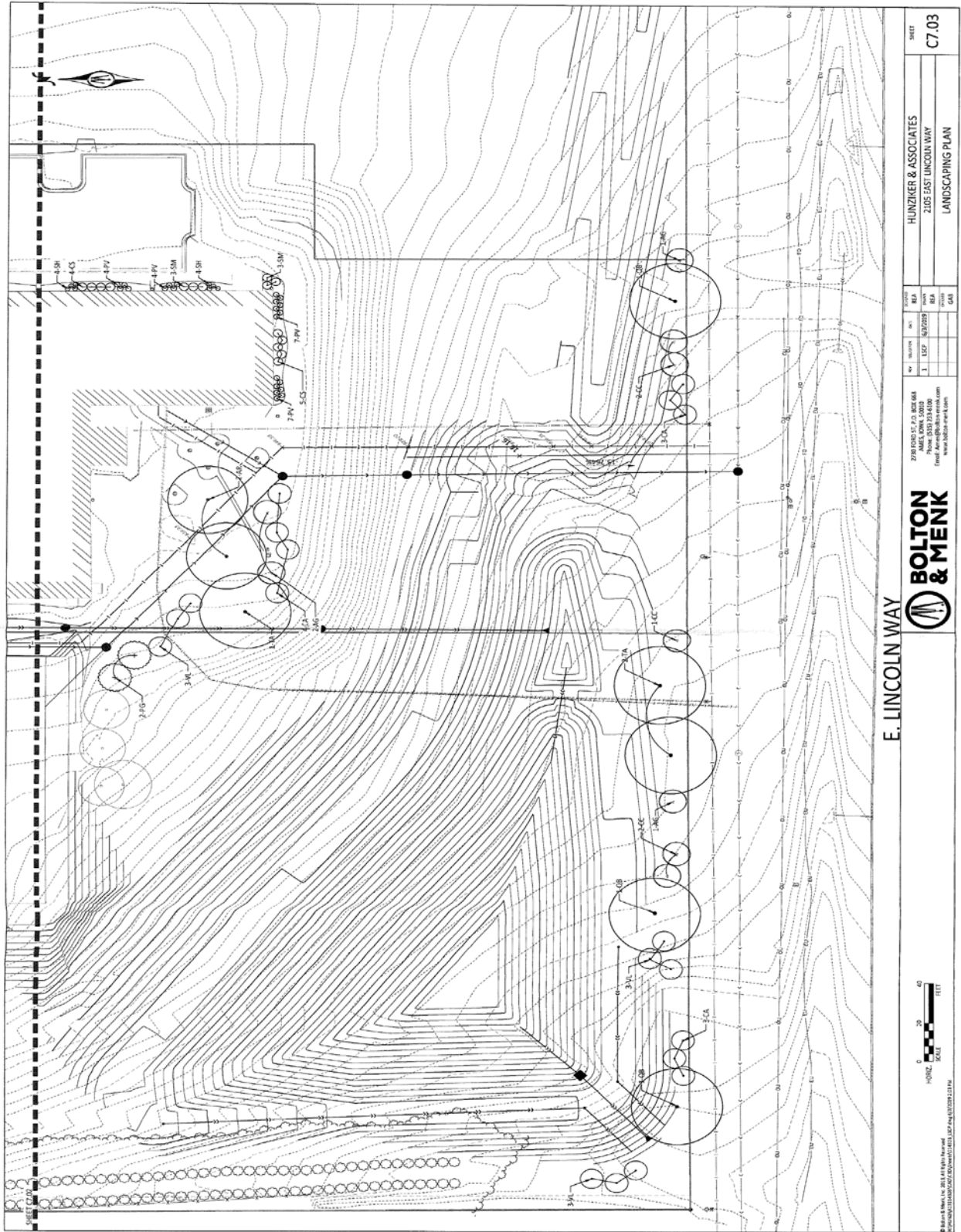
Attachment B - Site Photos



Attachment C- Proposed Landscape Plan Overview



Attachment D- Front Yard View



Attachment D- Proposed Landscape Schedule

MASTER PLANT SCHEDULE - TREES & SHRUBS

Qty	Symbol	Scientific Name	Common Name	Unit	Site	Spacing	Characteristics
3	18B	<i>Quercus bicolor</i>	Swamp White Oak	EA	1" Cal.	see plan	50-60' mature ht.
4	18A	<i>Thuja occidentalis</i>	American Shady Upright	EA	1" Cal.	see plan	30-40' mature ht.
4	18C	<i>Thuja occidentalis</i>	American Shady Upright	EA	1" Cal.	see plan	30-40' mature ht.
4	18D	<i>Cedrus deodora</i>	Common Cedar	EA	1" Cal.	see plan	30-40' mature ht.
2	18E	<i>Gleditsia triacanthos</i> L. var. <i>inermis</i>	Skyliner Skyliner	EA	1" Cal.	see plan	30-40' mature ht.
4	19A	<i>Amelanchier alnifolia</i>	Coles Select Shrubbery	EA	1.5" Cal.	see plan	Multi-Stem
5	19C	<i>Crataegus mollis</i>	Downy Hawthorn	EA	1.5" Cal.	see plan	
30	19A	<i>Cornus americana</i>	American Honeysuckle	EA	1/2" Cont.	see plan	
15	19C	<i>Cornus stolonifera</i> Tuckerm. P.F. #163,513	Jacobs Fire Red Honeysuckle	EA	1/2" Cont.	see plan	
8	19B	<i>Hamamelis virginiana</i>	Witch Ham	EA	1/2" Cont.	see plan	
8	19D	<i>Fraxinus pennsylvanica</i>	White Ash	EA	1/2" Cont.	see plan	
20	19M	<i>Springer cypress 'Paladin'</i>	Paladin	EA	1/2" Cont.	see plan	
20	19H	<i>Ornamental Grasses</i>	Paladin	EA	1/2" Cont.	see plan	2' x 3' mature ht.
34	19V	<i>Sporobolus heterostachys</i>	Paladin	EA	1/2" Cont.	see plan	2' x 3' mature ht.
34	19W	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah	EA	1/2" Cont.	see plan	2' x 3' mature ht.

LANDSCAPE REQUIREMENTS

LOT 1
 LANDSCAPED AREA AT PARKING/LOADING LOT (21,500 SF):
 REQUIRED: LANDSCAPED AREA: (21,500 SF * .10) = 2,150 SF
 PROVIDED: 4281 SF

PARKING OVERTORY TREES (1 PER 200 SF OF 10% LANDSCAPED AREA):
 REQUIRED: TREES: (2,150 SF / 200) = 10.8, RND TO (11)
 PROVIDED: 9 OVERTORY TREES; SEE C7.02 FOR NOTE

FRONT YARD LANDSCAPE (300 LF):
 REQUIRED: TREES: (300 LF / 50) = (6)
 PROVIDED: 4 OVERTORY TREES AND 6 ORNAMENTAL/EVERGREEN TREES

REQUIRED: SHRUBS: (300 LF * 30 FT DEPTH) = 9,000 / 1000 = 9 * 8 = (72)
 PROVIDED: 10 SHRUBS

REQUIRED: ORNAMENTAL GRASSES: (300 LF * 30 FT DEPTH) = 9,000 / 1000 = 9 * 12 = (108)
 PROVIDED: 0 ORNAMENTAL GRASSES

LOT 2
 LANDSCAPED AREA AT PARKING/LOADING LOT (11,650 SF):
 REQUIRED: LANDSCAPED AREA: (11,650 SF * .10) = 1,165 SF
 PROVIDED: 2665 SF

PARKING OVERTORY TREES (1 PER 200 SF OF 10% LANDSCAPED AREA):
 REQUIRED: TREES: (1,165 SF / 200) = 5.8, RND TO (6)
 PROVIDED: 2 OVERTORY TREES; SEE C7.02 FOR NOTE

FRONT YARD LANDSCAPE FOR LOT 2 (197 LF):
 REQUIRED: TREES: (197 LF / 50) = 3.9, RND TO (4)
 PROVIDED: 4 OVERTORY TREES AND 6 ORNAMENTAL TREES

REQUIRED: SHRUBS: (197 LF * 30 FT DEPTH) = 5,916 / 1000 = 5.9 * 8 = 47.2, RND TO (48)
 PROVIDED: 35 SHRUBS

REQUIRED: ORNAMENTAL GRASSES: (197 LF * 30 FT DEPTH) = 5,916 / 1000 = 5.9 * 12 = 70.8, RND TO (71)
 PROVIDED: 35 ORNAMENTAL GRASSES

EXISTING PARKING LOT ON LOT 2 (17,500 SF)
 REQUIRED: TREES: (17,500 SF / 200) = 8.8, RND TO (9)
 PROVIDED: 8 EXISTING TREES WITH TRUNKS OVER 12" DIA., COUNTING TOWARDS 9 OVERTORY TREES

GENERAL NOTES: LANDSCAPE PLANTING

- MASTER PLANT SCHEDULE: ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLANT QUANTITIES SHALL PREVAIL.
- PLANTING LAYOUT: STAKE ALL TREE LOCATIONS AND A TYPICAL SHRUB/ORNAMENTAL GRASS BED LAYOUT AND OBTAIN APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- SHRUB/ORNAMENTAL GRASS BEDS SHALL BE 8" PLANTED AND MULCHED IN ONE (1) CONTAINER PER BED. ALL OVERTORY TREES SHALL BE MULCHED TO 36" INCHES FROM TRUNK (BY DIA. RING) IN ALL DIRECTIONS AND TO A DEPTH TO 3". ALL OVERTORY TREES SHALL BE MULCHED TO 24" INCHES FROM TRUNK (BY DIA. RING) IN ALL DIRECTIONS AND TO A DEPTH OF 3".
- CONTRACTOR TO PROVIDE 1" MIN. TOPSOIL CONTAINING AT LEAST 5% ORGANIC MATTER OVER ALL AREAS TO RECEIVE TULIP SEEDING REQUIRED AS PART OF FINISHING LOT LANDSCAPING. CONTRACTOR TO PROVIDE CERTIFICATION OF ORGANIC MATTER QUANTITY PRIOR TO INCORPORATION AND INSTALLATION.
- CONTRACTOR TO PROVIDE AMENDED SOIL FOR INCORPORATION INTO BACKFILL OF ALL ORNAMENTAL GRASS, SHRUB AND TREE AREAS. THIS AMENDED SOIL MUST CONSIST OF 5% ORGANIC MATTER INCORPORATED INTO EXISTING SOIL. CONTRACTOR TO PROVIDE AMENDED SOIL TO ALL AREAS WHERE AMENDED SOIL IS REQUIRED. CONTRACTOR TO PROVIDE CERTIFICATION OF ORGANIC MATTER CONTENT OF EXISTING SOIL PRIOR TO INCORPORATING MATERIAL AROUND ORNAMENTAL GRASSES, SHRUBS AND TREES.
- PREPARING SPADE-CUT EDGE AND PACKING AMENDED SOIL AND SHREDED HARDWOOD MULCH SHALL BE INCIDENTAL TO THE PLANTING BED TENDS AND SHALL BE INSTALLED AS PER SPECIFICATIONS.
- PLANT MATERIAL PACKAGING SCREENING FOR THE MECHANICAL UNITS SHALL BE AT LEAST 75% OF THE HEIGHT OF THE MECHANICAL EQUIPMENT AT THE TIME OF PLANTING. CONTRACTOR TO VERIFY SIZE PRIOR TO ORDERING AND INSTALLING PLANTS.
- ALL AREAS NOT CALLED OUT AS PLANTING BEDS TO RECEIVE SOILS TYPE 1 PERMANENT LAWN MIX, UNLESS OTHERWISE SPECIFIED.

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 LANDSCAPING DETAILS

7