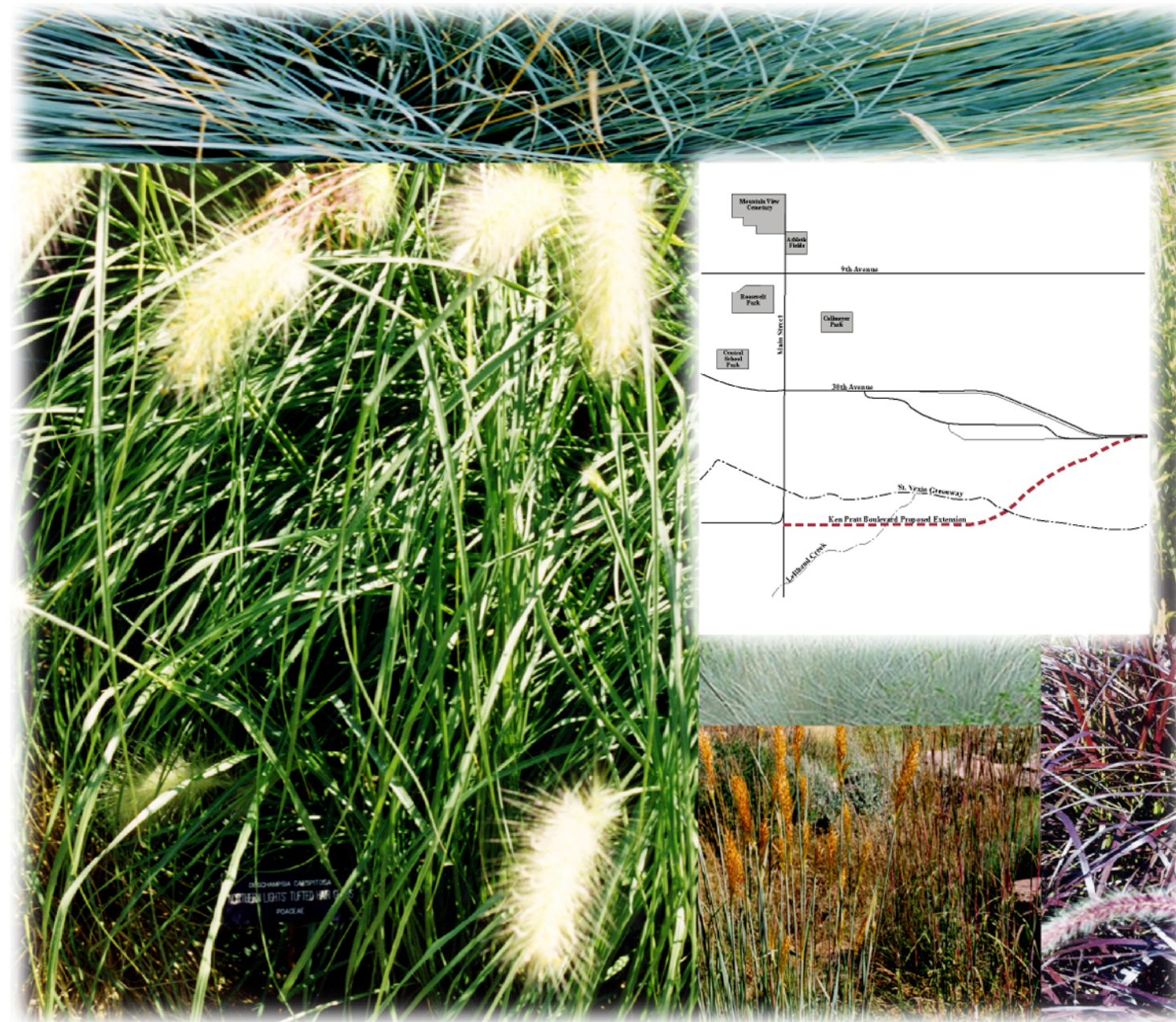


KEN PRATT BOULEVARD LANDSCAPING GUIDELINES

ARTERIAL RIGHT OF WAY AND SCENIC ENTRY CORRIDOR



CREATED BY LONGMONT DEPARTMENTS OF:
Parks and Recreation
Public Works
Planning
Forestry

MAY, 2002

AND:
Carter Burgess

KEN PRATT BOULEVARD LANDSCAPING CONCEPTUAL ZONES

****Landscaping along the Ken Pratt corridor is intended to set the precedent for formal streetscapes that respond to the natural surrounding landscape by limiting irrigation and using native and well-adapted plant species. From West to East the streetscape treatment will move from a formal, to a more indigenous landscape. The corridor has been divided into three zones, responding to land-use, density and natural characteristics. Each zone's plant quantities, species and maintenance result in an equitable cost. Continuity among zones will appear in the use of ornamental grasses and hawthornes which will punctuate median noses. The walk will meander and take full advantage of the Right-of-Way. All treatments should meet the Longmont Landscape requirements including the area from flow line to Right of Way (medians are not to be used to calculate landscape requirements).****

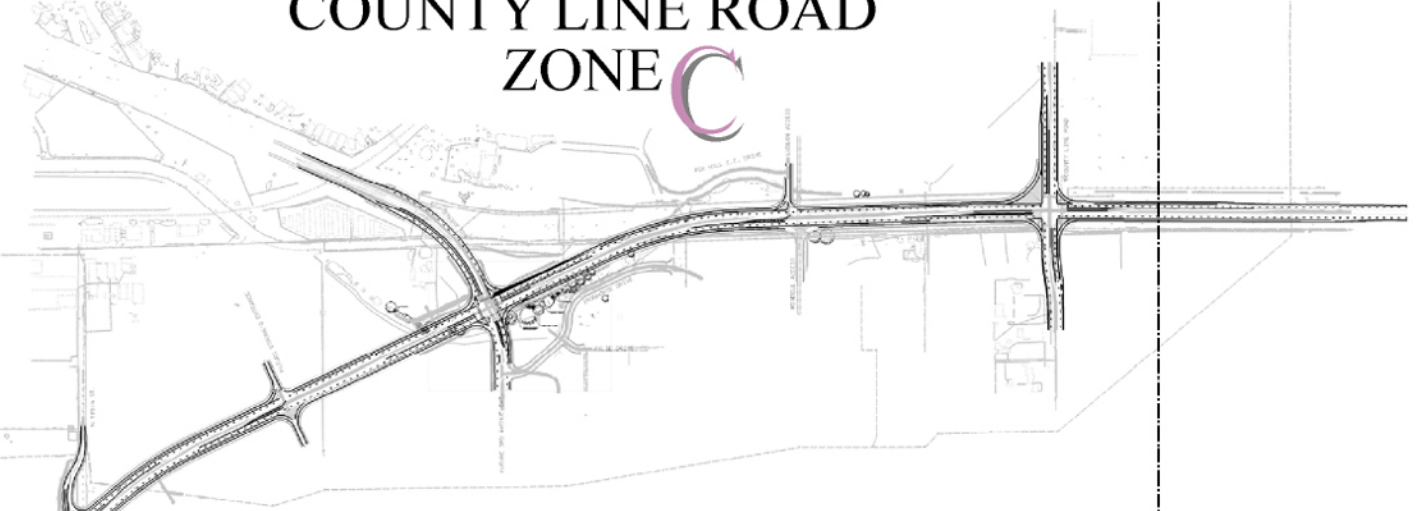
MAIN STREET TO LEFTHAND CREEK ZONE A



LEFTHAND CREEK TO ST. VRAIN ZONE B



ST. VRAIN TO COUNTY LINE ROAD ZONE C



ZONE C:

CONCEPT: Preserve fundamental aesthetic of wide, open, prairie-like landscape with tall grasses and occasional tree massings.

TOOLS:

- Cluster evergreen and native tree species
- Berming within tree lawn to highlight adjacent groundplane
- Automatic, clock-activated irrigation system (per Longmont Design Standards) to irrigate all plant material within medians and between back of curb and Right-of-Way. Irrigate less frequently as plantings are established.
- Large swaths of Colorado wildflowers
- Native and ornamental grasses



ZONE A:

CONCEPT: Expand on Longmont Streetscape Standards by employing native and well adapted plant species and exceeding required quantities.

TOOLS:

- Large canopy shade trees spaced in a formal, double row
- Plant massings used to mitigate parking views
- Even grading within tree lawn
- Automatic, clock-activated irrigation system (per Longmont Design Standards) to irrigate all plant material within medians and between back of curb and Right-of-Way.

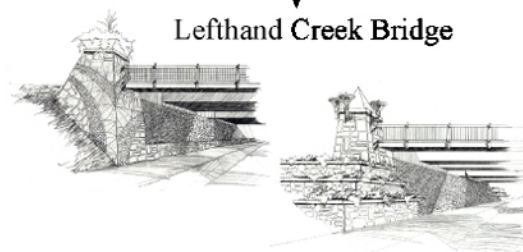
ZONE B:

CONCEPT: Establish a juxtaposition between the traditional streetscape and western, prairie landscape.

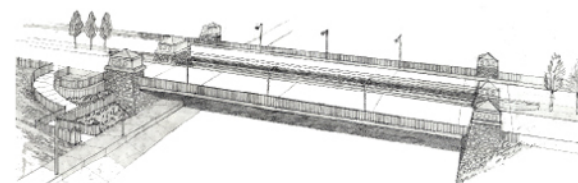
TOOLS:

- Large canopy, shade trees used in intervals according to adjacent land use
- Occasional berming within tree lawn
- Automatic, clock-activated irrigation system (per Longmont Design Standards) to irrigate all plant material within medians and between back of curb and Right-of-Way.
- Native tree clusters to mimic adjacent natural features
- Native and ornamental grasses

Lefthand Creek Bridge



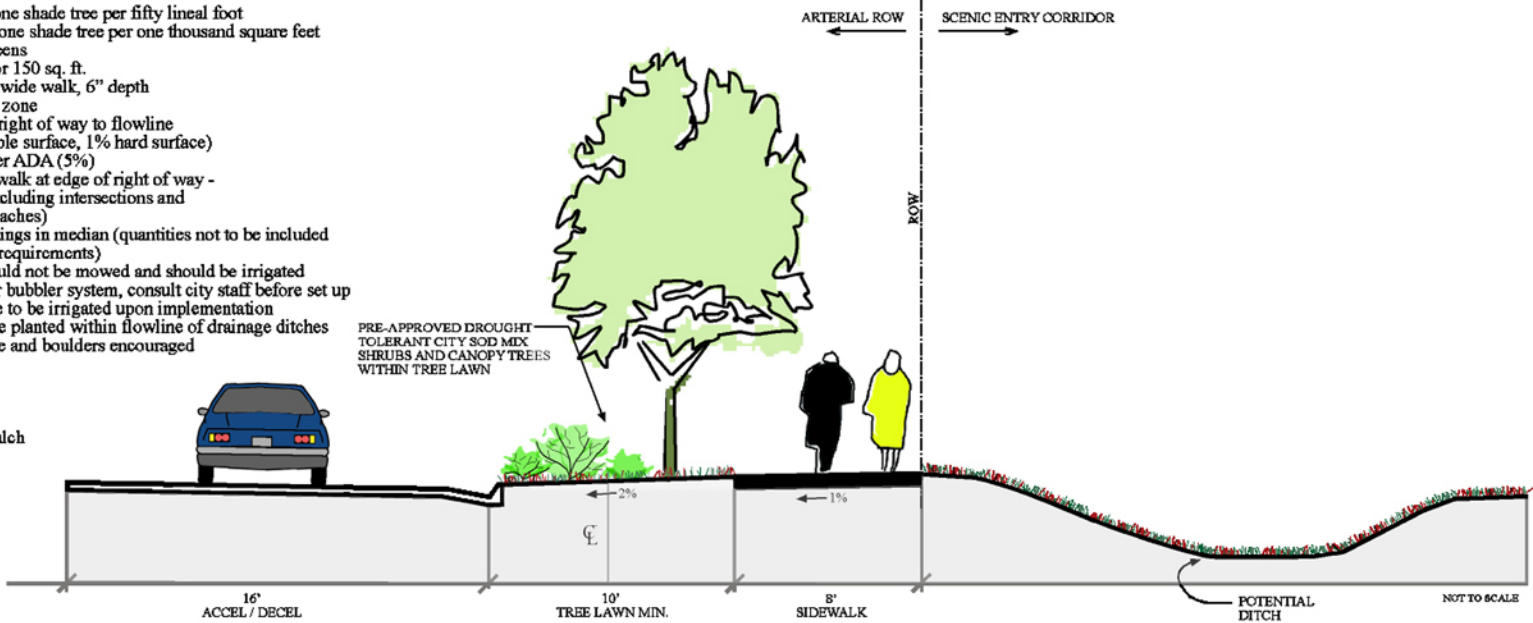
St. Vrain Bridge



KEN PRATT BOULEVARD TYPICAL SECTIONS

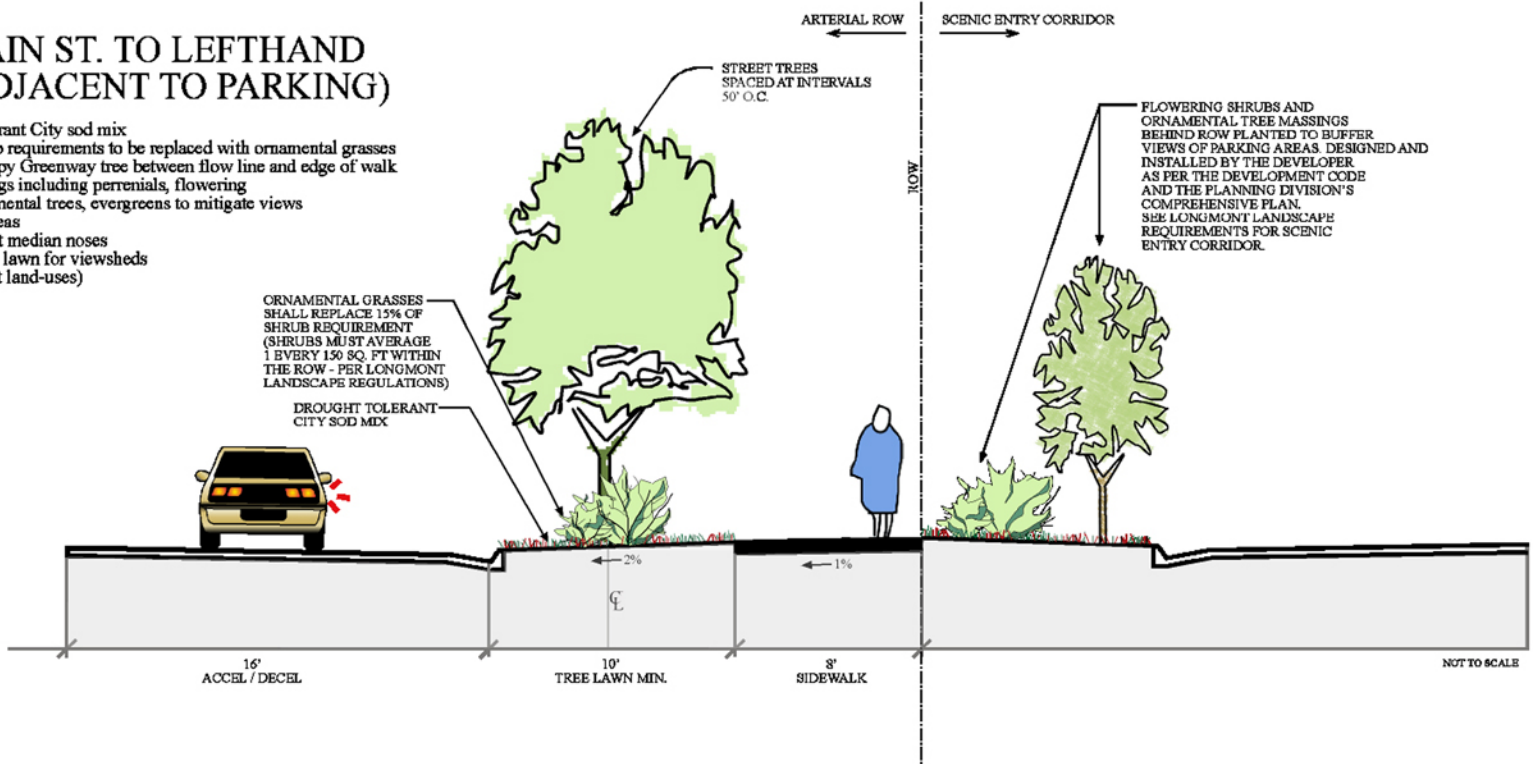
STANDARD ARTERIAL STREETSCAPE

- Minimum - one shade tree per fifty lineal foot
- Maximum - one shade tree per one thousand square feet
- 25% Evergreens
- One shrub per 150 sq. ft.
- Minimum 8' wide walk, 6" depth with 2' clear zone
- Slopes from right of way to flowline (2% permeable surface, 1% hard surface)
- 1:20 grade per ADA (5%)
- Back of sidewalk at edge of right of way - detached (excluding intersections and bridge approaches)
- Include plantings in median (quantities not to be included in landscape requirements)
- Medians should not be mowed and should be irrigated with a drip or bubbler system, consult city staff before set up
- All landscape to be irrigated upon implementation
- No trees to be planted within flowline of drainage ditches
- Use of cobble and boulders encouraged
- Mulch:
 - 3" 50%
 - 4-6" 30%
 - 6-9" 20%
- No wood mulch



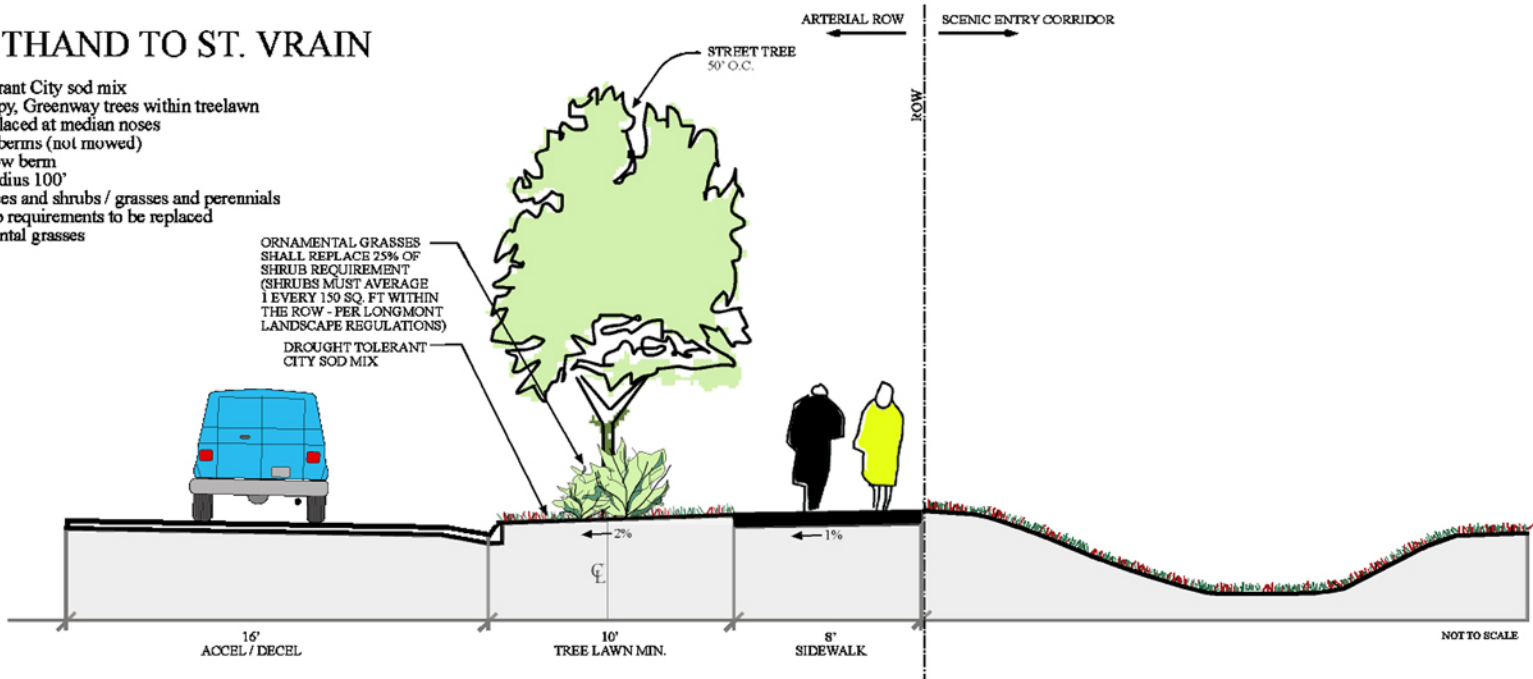
A. MAIN ST. TO LEFTHAND (ADJACENT TO PARKING)

- Drought tolerant City sod mix
- 15% of shrub requirements to be replaced with ornamental grasses
- Hardy, Canopy Greenway tree between flow line and edge of walk
- Plant massings including perennials, flowering shrubs, ornamental trees, evergreens to mitigate views to parking areas
- Hawthorns at median noses
- Break in tree lawn for viewsheds (per adjacent land-uses)



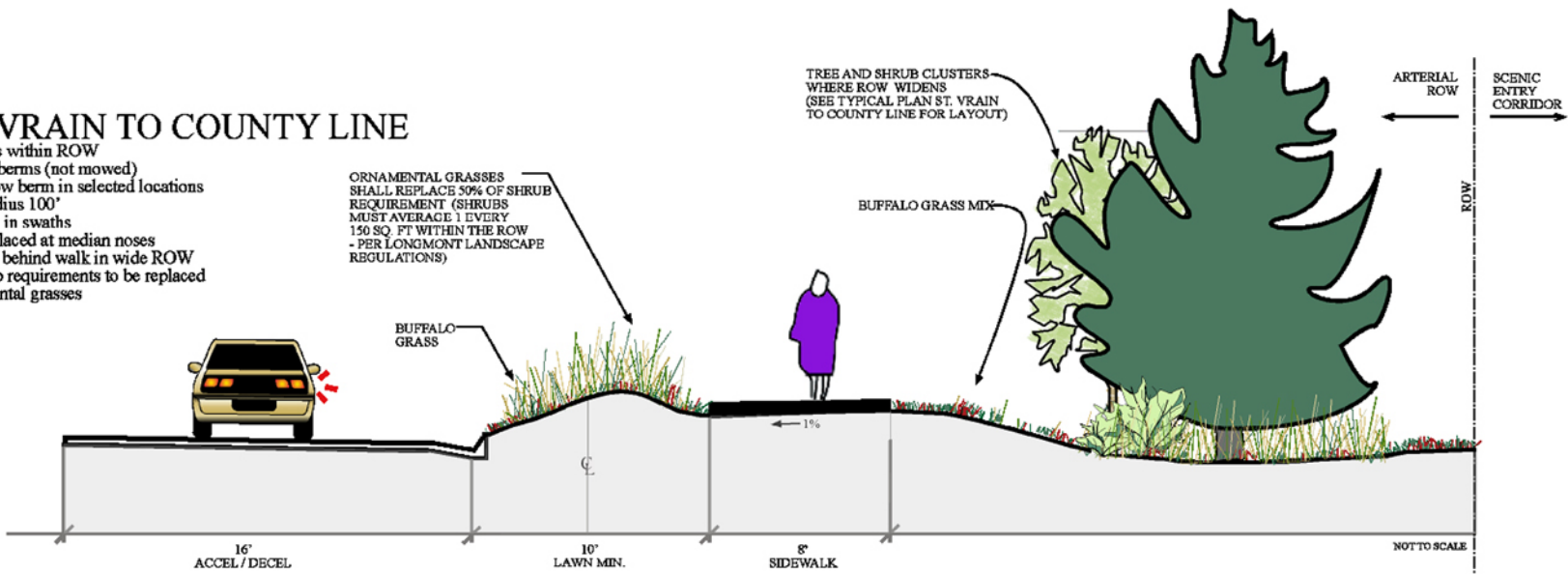
B. LEFTHAND TO ST. VRAIN

- Drought tolerant City sod mix
- Hardy, Canopy, Greenway trees within treelawn
- Hawthorns placed at median noses
- 3:1 periodic berms (not mowed)
- Walk to follow berm
- Min. walk radius 100'
- Swaths of trees and shrubs / grasses and perennials
- 25% of shrub requirements to be replaced with ornamental grasses



C. ST. VRAIN TO COUNTY LINE

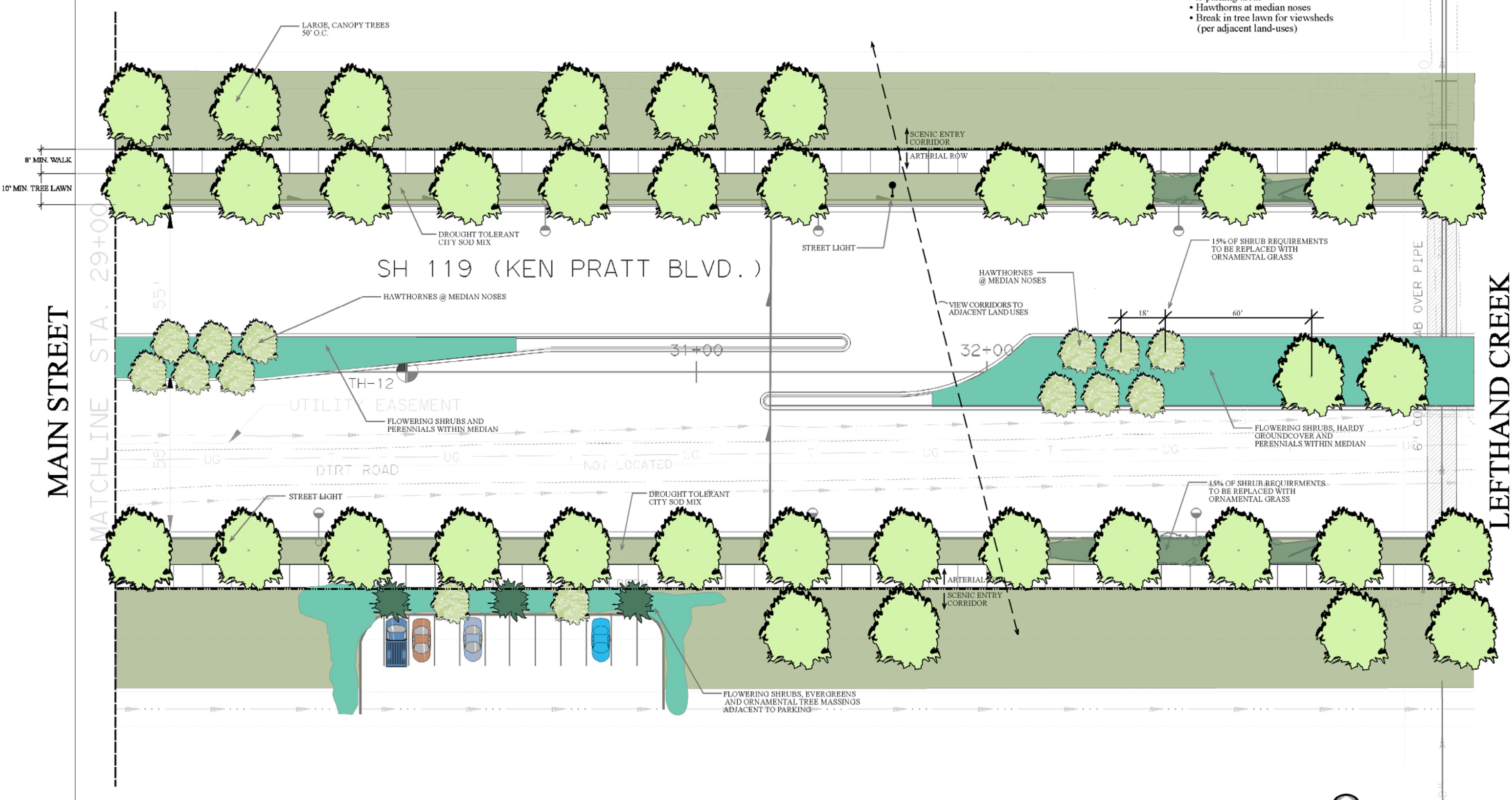
- Buffalo grass within ROW
- 3:1 periodic berms (not mowed)
- Walk to follow berm in selected locations
- Min walk radius 100'
- Wild flowers in swaths
- Hawthorns placed at median noses
- Tree clusters behind walk in wide ROW
- 50% of shrub requirements to be replaced with ornamental grasses



KEN PRATT BOULEVARD
TYPICAL PLAN
MAIN STREET TO LEFTHAND CREEK

A. MAIN ST. TO LEFTHAND

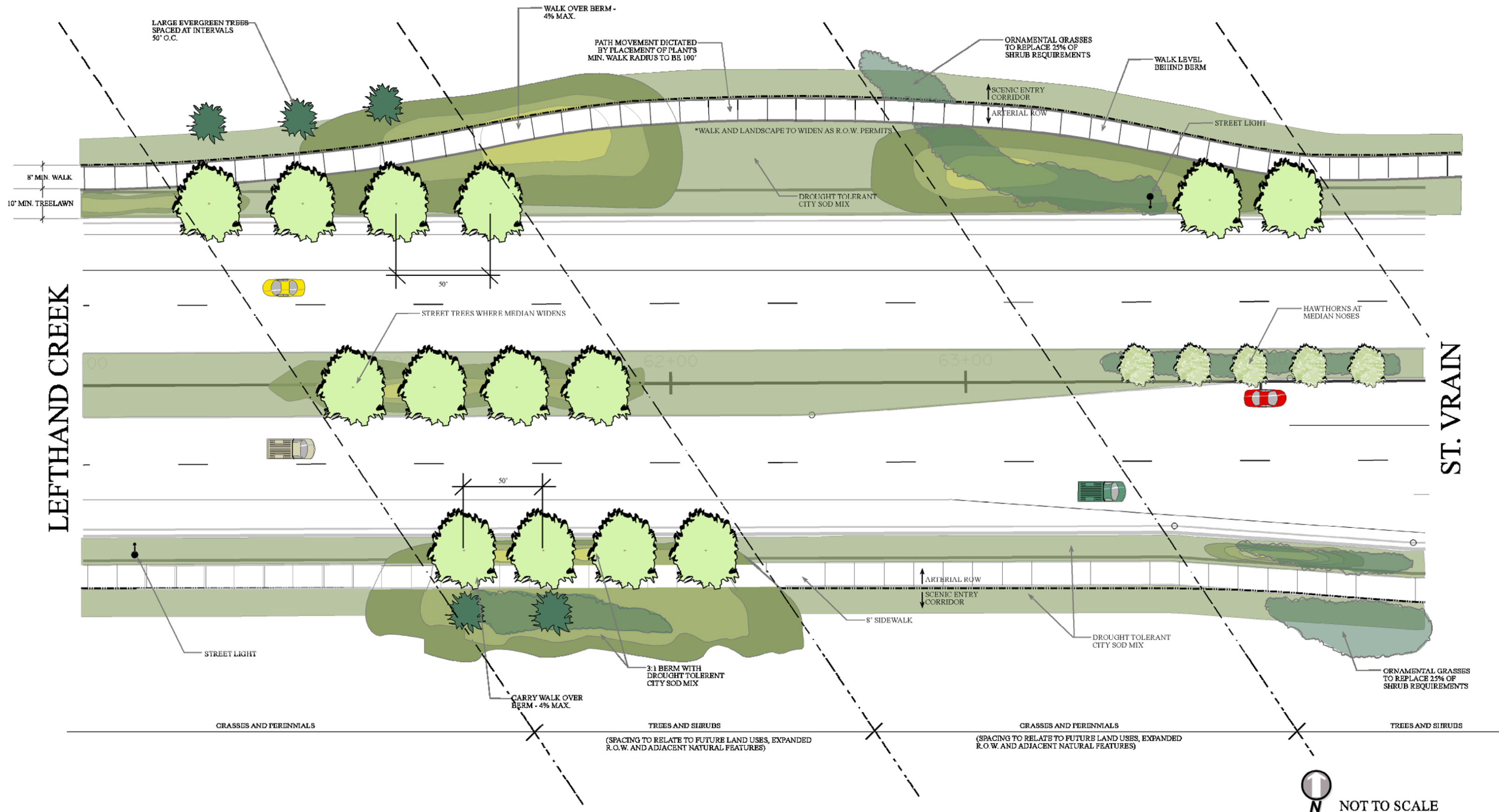
- Drought tolerant City sod mix
- 15% of shrub requirements to be replaced with ornamental grasses
- Hardy, Canopy Greenway tree between flow line and edge of walk
- Plant massings including perennials, flowering shrubs, ornamental trees, evergreens to mitigate views to parking areas
- Hawthorns at median noses
- Break in tree lawn for viewsheds (per adjacent land-uses)



KEN PRATT BOULEVARD TYPICAL PLAN LEFTHAND CREEK TO ST. VRAIN

B. LEFTHAND TO ST. VRAIN

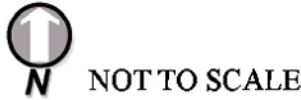
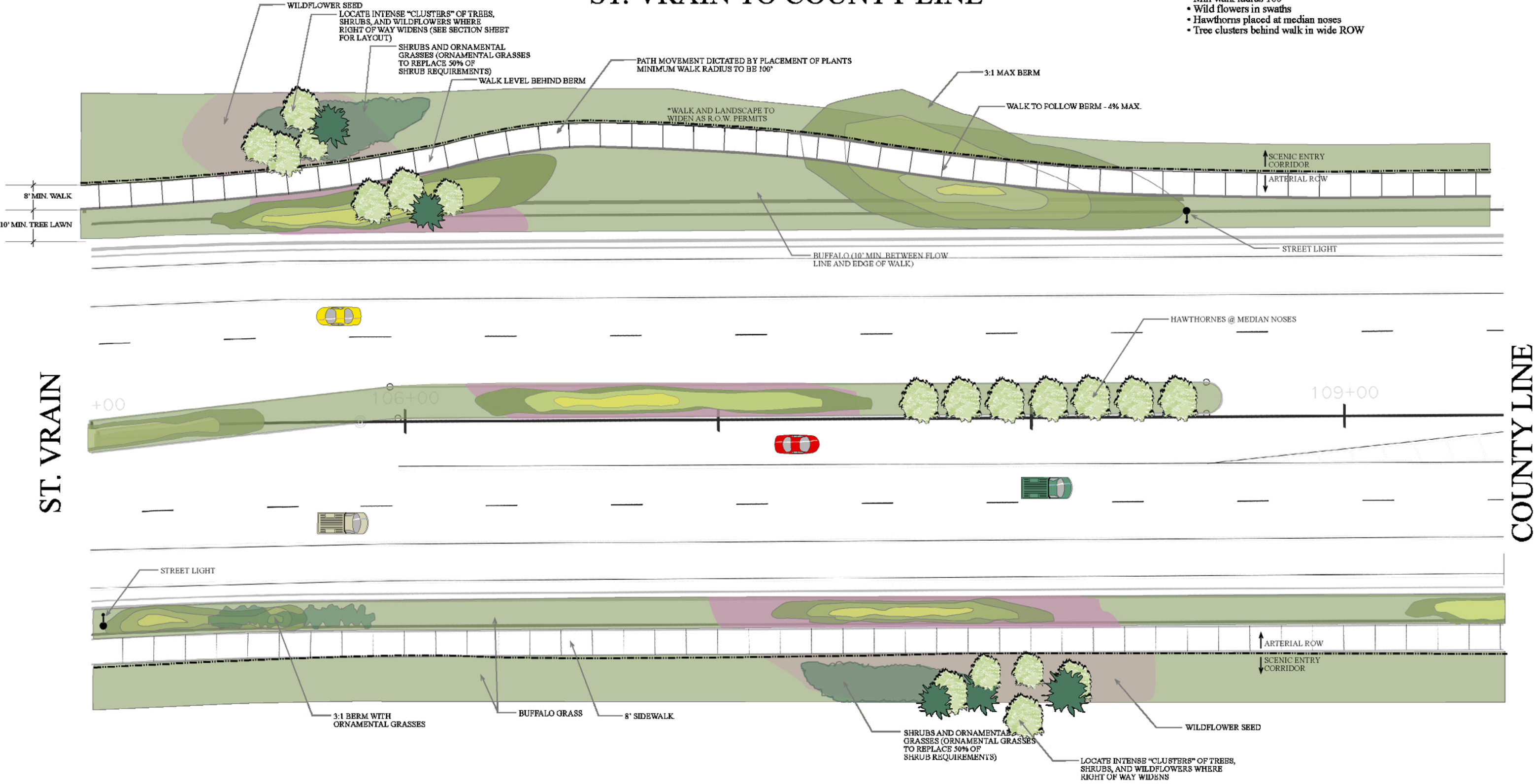
- Drought tolerant City sod mix
- Hardy, Canopy, Greenway trees within treelawn
- Hawthorns placed at median noses
- 3:1 berms (not mowed)
- Walk to follow berm
- Min. walk radius 100'
- Swaths of trees and shrubs / grasses and perennials
- 25% of shrub requirements to be replaced with ornamental grasses













KEN PRATT BOULEVARD TYPICAL PLAN ST. VRAIN TO COUNTY LINE

C. ST. VRAIN TO COUNTY LINE

- Buffalo Grass
- 3:1 berms (not mowed)
- 50% of shrub requirements to be replaced with ornamental grasses
- Walk to follow berm in selected locations
- Min walk radius 100'
- Wild flowers in swaths
- Hawthorns placed at median noses
- Tree clusters behind walk in wide ROW



KEN PRATT BOULEVARD PLANT LIST

	<div> <div>MAIN STREET TO LEFTHAND CREEK</div> <div>ZONE A</div> </div>	<div> <div>LEFTHAND CREEK TO ST. VRAIN</div> <div>ZONE B</div> </div>	<div> <div>ST. VRAIN TO COUNTY LINE ROAD</div> <div>ZONE C</div> </div>
<p>Plant species are recommendations, other species may be appropriate, consult City of Longmont Forester before using.</p>			
<div> <div>Median Plantings</div> <ul style="list-style-type: none"> Hawthorn - Cockspur <i>inermis</i>, toba (used at median noses) Canopy, Street trees - match tree used at treelawn (used in wide median areas) Curl-leaf Mountain Mahogany Gray Rabbitbrush Fembush Creeping Juniper Blue Woolly Speedwell in from Main St. to St. Vrain Pink Ice Plant from St. Vrain to County Line Rd. </div>	<ul style="list-style-type: none"> <ul style="list-style-type: none"> Hawthorns punctuate the medians and offer continuity. Their leaf and berry color provide interest throughout the majority of the corridor. 		<ul style="list-style-type: none">
<div> <div>Parking Mitigation Trees</div> <ul style="list-style-type: none"> Maple - tatarian Buckthorn Hawthorne - thornless Cockspur <i>inermis</i> Pinon Pine Bakeri Spruce Spring Snowcrab Linden - Redmond Bradford Pear </div>		<ul style="list-style-type: none"> The parking area plantings are meant to screen views into the parking lot by layering plant material from perennials and grasses (2 ft. and under), to shrubs (between 2' and 6'), and to trees (varying height and canopy). 	
<div> <div>Canopy Street Trees</div> <ul style="list-style-type: none"> Chinkapin Oak Shumard Oak Oak - White Swamp Oak Oak - burr Linden - Glenleven Pitmore Ash </div>		<ul style="list-style-type: none"> The majority of the streetscape trees, the canopy greenway trees, aim to provide shade and continuity along the bike path. Their scale and rhythmic planting provide an element of formality. 	
<div> <div>Flowering Shrub</div> <ul style="list-style-type: none"> Blue Mist Spirea Scotch Broom Rose Locust Common Lilac Compact Burning Bush Cistena Plum Creeping Juniper Fembush </div>	<ul style="list-style-type: none"> Shrubs will be used throughout the entire corridor in medians and between flow line and edge of walk. Shrubs will provide screening and interest at periodic intervals. A contrast between grasses and shrubs should be implied with the use of color, a variance in height and an assortment of soft and rough textures. 		
<div> <div>Perennials</div> <ul style="list-style-type: none"> Basket-of-Gold Blanketflower Daylily Red Valerian Orange Milkweed Bluebell Blue Flax Penstemon </div>	<ul style="list-style-type: none"> Medians, treelawns, and parking lot screening will contain perennials. Their use will provide color, and intricacies to largerswathes of plant material. 		
<div> <div>Ornamental Grasses</div> <ul style="list-style-type: none"> Sidecoats Grama Grass Karl Foerster Feather Reed Grass Blue Oat Grass Purple Fountain Grass Miscanthus Grass Blue Avena </div>		<ul style="list-style-type: none"> Ornamental grasses should be used as accents. Used en masse, these grasses should add a soft texture and movement to the corridor. Their modest hues of green should compliment the adjacent natural features. 	
<div> <div>Native Turf Grasses</div> <ul style="list-style-type: none"> Drought Tolerant City Sod Mix (see Longmont Streetscape Standards) - from Lefthand to St. Vrain Buffalograss - from St. Vrain to County Line </div>			<ul style="list-style-type: none"> Native turf grasses should provide texture and act as a backdrop for the other plants. They should be used as an example of ground cover which is durable, drought tolerant and attractive.
<div> <div>“Clusters”</div> <ul style="list-style-type: none"> Cottonwood (water source) - Plains and lanceleaf Hawthorne (water source) Serviceberry - Autumn Brilliant (water source) Cherry - Montmorency (water source) Willow - Prairie Cascade (water source) Bristlecone Pine (dryland) Burr Oak (dryland) Hackberry (dryland) Pinon Pine (dryland) Gamble Oak (dryland) Ponderosa Pine (dryland) Austrian Pine (water source) </div>			<ul style="list-style-type: none"> Areas where the ROW widens should incorporate planting areas to help reduce the feeling of vastness of an empty landscape. These areas will include both deciduous and evergreen trees and shrubs. When adjacent to existing water ways, plant groupings may mimic that aesthetic. Plants designated as dryland or water source should be planted accordingly.
<div> <div>Colorado Wildflowers</div> <ul style="list-style-type: none"> Showy Daisy Purple Dome Aster Lupine Fringed Gromwell Prince's Plume Phlox </div>			<ul style="list-style-type: none"> Swaths of wildflowers will accent the zone from St. Vrain to County Line Road. These areas will provide bursts of color and contrast the texture of the smooth grasses.