



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
April 14, 2015 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Muñoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

City Council Liaison

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): 03-04-15 WS, 03-10-15 PH, 03-31-15 PH, 04-01-15 WS
2. Approval of Findings of Fact and Conclusions of Law:
 - Hoggarth Auto Sales (SUP 03-31-15)

III. ITEMS OF CONSIDERATION:

1. Consideration of an [Alternative Landscape Plan](#) for the new South Hills Middle School c/o Casey Huse, AIA/LCA Architects, P.A. on behalf of the Twin Falls School District. (app 2708)

IV. PUBLIC HEARINGS: NONE

V. GENERAL PUBLIC INPUT:

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing- **April 28, 2015**
2. Work Session- **May 6, 2015**

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following:**
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.



DATE: Tuesday, **APRIL 14, 2015**

To: Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

ITEM III-1

Request: Consideration of an **Alternative Landscape Plan** for the new South Hills Middle School c/o Casey Huse, AIA/LCA Architects, P.A. on behalf of the Twin Falls School District. (app 2708)

Background:

On February 24, 2015 the Commission held a public hearing to consider requests for a special use permit for three (3) new public schools. Those schools are Pillar Falls Elementary located east of the intersection of Stadium Blvd and Hankins Road North, Rock Creek Elementary located at the north east corner of Federation Road, extended, and Grandview Drive North and South Hills Middle School located on the west side of the 1500 block of Harrison Street South. The Twin Falls School District included a request for consideration of an alternative landscape plan for each of the new schools. Upon conclusion of the public hearing and discussion the Commission voted to approve the special use permits for the new schools however they placed the following condition on all three (3) schools:

- 3. Subject to an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.*

The schools are being developed in residential zoned districts. The code states for development of nonresidential uses within a residential district the site requires a minimum of 10% of the total site be landscaped. The development standards (10-11-2) states the minimum ratios for required trees and bushes of 1 tree per 500 sf and 1 bush per 100 sf of required landscaped area with 50% of them being evergreen. The city currently does not have guidelines established for standards or materials of ground cover.

Section 10-11-2(A)3 states "The commission may approve alternative plans or designs to allow innovative landscaping." The Commission is tasked with a decision on this presentation. There is no definition in the code for alternative or innovative landscaping.

On March 10, 2015 a presentation of an alternative landscape plan was presented to the commission for the two (2) new elementary schools. The plans were approved as presented.

Conclusion:

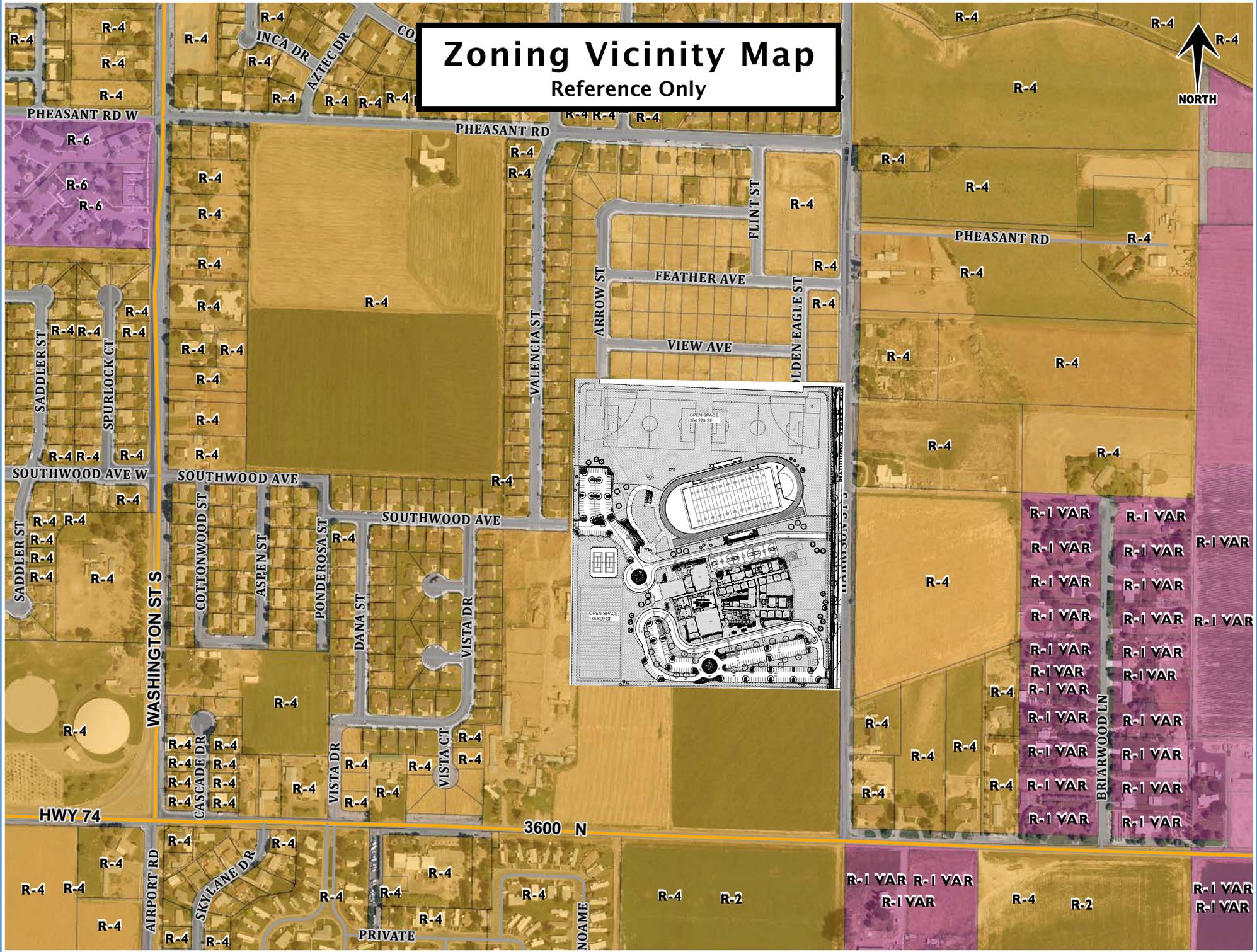
If the Commission feels the presentation meets the code as an **"innovative alternative landscape plan"** they are asked to approve the plan for the new South Hills Middle School, as presented.

Attachments:

1. Aerial of the Project Site
2. Portion of the Feb 24, 2015 Draft P&Z minutes.
3. Alternative Landscape Plan packet

Zoning Vicinity Map

Reference Only





MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
FEBRUARY 24, 2015 6:00PM
 City Council Chambers
 305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo “Tato” Muñoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS

<u>Present</u>	<u>Absent</u>
Boyd	Derricott
Frank	Tatum
Grey	
Muñoz	
Reid	

AREA OF IMPACT MEMBERS

<u>Present</u>	<u>Absent</u>
Higley	
Woods	

CITY COUNCIL LIAISON(S): Mills Sojka

CITY STAFF: Carraway-Johnson, Nope, Spendlove, Strickland, Vitek, Wonderlich

1. Request for a **Special Use Permit** to construct a new middle school with an alternative landscape plan on 37.5 +/- acres of undeveloped land located west of the 1400, 1500 & 1600 Blocks of Harrison Street South (1550 Harrison Street South) c/o **Bradford J. Wills on behalf of the Twin Falls School District** (app 2708)

Applicant Presentation:

Brad Will, representing the applicant, stated this a request for the South Hills Middle School to be constructed on property located west of the 1400, 1500 & 1600 Blocks of Harrison Street South. He reviewed on the overhead the site design for the school with a larger drop off area and a bus only loop. A sports field was added along with an additional parking area that will be gated off so that use only occurs when necessary. The kids will be coming from different directions and the plan is to have parents use the approach along Harrison Street to access the school. The landscaping will be another item to consider for this request as well but he asked that the Special Use Permit be approved.

PZ Questions/Comments:

- Commissioner Higley asked why the school was placed further north instead of further south on the property.
- Mr. Will explained originally there was an agreement that the School District owed the City 11 acres of parkland. They purchased 40 acres and planned to give the City the 11 acres along 3600 North, building the school along that road would require extensive construction of the road. The City didn’t want I so another land exchange took place at another location. The school district decided to retain the property in the event another elementary school is needed in the future.

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Staff Analysis:

Planner I Spendlove reviewed the request and stated this property is part of the Golden Eagle Subdivision #4, which was a Conveyance Plat. A new plat has been submitted in order finish the process which would then allow the School to begin construction. This new plat will be Golden Eagle Subdivision #5. Currently staff is reviewing this plat, working with the developer and school district to find solutions to multiple issues that have arisen. It is anticipated that this plat will be scheduled in the near future. No further pertinent zoning history is known at this time.

The applicant has supplied a detailed description of the proposed Public Elementary School. The school will house students 6th – 8th Grade. The school will be built for a capacity of one thousand (1,000) students, and will have seventy (70) to eighty (80) employees. The normal operation hours of the school will be 7:30 AM - 4:00 PM, similar to other middle schools in the district, and will generate an approximate four to five hundred (400-500) vehicle trips per day. As with other facilities in the district, extra activities will occasionally take place outside the normal hours. The athletic fields will have public sporting events but will not have nighttime lighting.

The design of the area shows Harrison Street South being built to collector street standards along the frontage of the school property. The site design includes extensive and separate drop off locations for buses and parents. The applicant is also asking to be allowed an “alternative landscape” plan.

Per City Code 10-4: Residential Medium Density District: Public Schools require a special use permit to be legally established.

The requirement for a special use permit for a public school is due to the large impact it has on surrounding properties. Some of those impacts are positive, and some are negative. There are many impacts in both of those categories that cannot be enumerated. For our purposes we will attempt to address the impacts that generally cause complaints from neighboring land owners. The most common complaint involves traffic, with light and noise as smaller contributors.

Traffic: This impact involves multiple types of issues, including but not limited to vehicle traffic, bike safety, and walking safety.

An increase in vehicle traffic is going to occur in the area due to the change in school boundaries and the desire of parents to drop their children off at the school. Although the school site plan shows a generous parent drop off area that can accommodate large volumes of parent vehicles, the applicant anticipates the daily vehicle count to be around four to five hundred (400 - 500).

As shown on the site plan, the school will be building Harrison Street South to collector street standards on their half of the roadway. The main entrances for the bus and parent drop offs will be located on Harrison Street South, which is a collector and is in close proximity to 3600 North aka Hwy 74. Although 3600 North Road is an arterial, it has not been constructed to those standards and has not seen the traffic volume that will be associated with this new use.

Another concern is the back entry located on Southwood Avenue. Staff concern is this area is designated as the “employee and event parking lot” which potentially will be used as an informal/impromptu pick-up/drop off area for parents. It is located on the West side of the school and within a quiet neighborhood. Typically, traffic volumes in this neighborhood would be relatively low without the school being established. It has been witnessed in other locations throughout the city that these types of situations have led to an

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increase in traffic throughout these neighborhoods. Some parents may be unwilling to drive to the main entrance of the school and instead choose the “path of least resistance” to drop off or pick-up their children at a convenient location away from the heavy trafficked areas. The Commission may wish to consider placing a condition on this permit to require traffic calming measure to be established along the possible back entrance route to this location in order to address the impacts on those neighborhoods.

No traffic light is anticipated at the intersection of Harrison Street South and 3600 North at this time. A light may be warranted in the future.

Pedestrians: The area immediately surrounding this school is somewhat established towards the north and the west. Pedestrians within these areas will have reasonable options for walking to the school. Those areas to the East and South have limited options. Middle Schools have a larger service area and that greater area is not well served with suitable pedestrian pathways to the school. Some of the significant barriers include large roadways such as Washington Street South and 3600 North aka Hwy 74. These deficiencies speak to a more systematic issue that the School District, the City and future developers will need to work collaboratively at solving.

Addition Information: We do not currently have a final plat for this property. A condition should be in place requiring final plat approval, and any associated conditions to be met prior to issuing any building permit.

Planner I Spendlove stated should the Commission approve this request as presented; staff recommends approval with the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to traffic calming measures being installed along the route to the back entry, by the School District no later than July 1, 2019; such measures to be determined, if any, by the Twin Falls City Traffic Safety Commission.
3. Subject to an “Alternative Landscape Plan” containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.
4. Subject to recordation of the Golden Eagle Subdivision #5 Final Plat and any associated conditions placed upon the plat approval and the special use permit approval being met, prior issuance of a building permit.

Additional Information:

Planner I Spendlove explained the date of July 1, 2019 for condition was chosen to give the school and city staff some time to determine traffic flow and if there are any issues that require calming measures.

PZ Questions/Comments:

- Commissioner Grey asked if there are any traffic studies planned along Washington Street South.
- Assistant City Engineer Vitek explained that is state highway and staff is not aware of any plans for a light or changes to the area.
- Commissioner Munoz asked if there would be a PA System installed for the sports area.
- Brady Dickerson explained yes there will be a PA System for the sports area. There are not any lights on the field so it would be speakers attached to the press box building.
- Zoning & Development Manager Carraway-Johnson explained a Special Use Permit is currently required by code for any outside PA System.
- Commissioner Reid asked if there is a one way in and one way out access to the parking area.

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- Mr. Wills explained yes it is for all students and staff. The buses will have their own entrance
- Assistant City Engineer Vitek explained there is also a dedicated right turn lane planned in the design. which will provide an area for deceleration to turn into the school.

Public Comment: [Opened & Closed Without Comments](#)

Discussion Followed:

- Commissioner Woods clarified that the decision regarding the landscaping is still to be determined.
- Commissioner Frank confirmed.
- Commissioner Higley stated he thinks perhaps the Commission could make a recommendation as to a percentage of landscaping they would like to see.

Motion:

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

[Approved, As Presented, With The Following Conditions](#)

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to traffic calming measures being installed along the route to the back entry, by the School District no later than July 1, 2019; such measures to be determined, if any, by the Twin Falls City Traffic Safety Commission.
3. ***Subject to an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.***
4. Subject to recordation of the Golden Eagle Subdivision #5 Final Plat and any associated conditions placed upon the plat approval and the special use permit approval being met, prior issuance of a building permit.

TFSD Alternative Landscape Approach

South Hills Middle School
April 14, 2015



Agenda

- Recap of previous hearing/approval (Elementary Schools)
- Schedule
- Background FYI
- Alternate Landscape Approach
 - Base Plan
 - Alternate Plan
 - Primary focus on safety
 - Cost/Maintenance secondary focus
 - Plant locations appropriate for school
 - Open area increase
 - Increase plant density at street
 - Decrease overall plant quantity from base plan



Base and Alternate Landscape Plans



New Middle School Building Design



South Hills Middle School



SOUTH HILLS MIDDLE SCHOOL



South Hills Middle School



SOUTH HILLS MIDDLE SCHOOL



South Hills Middle School



SOUTH HILLS MIDDLE SCHOOL



Plant Material Research



Plant Care Information
For the
South Hills Middle School



Prepared By:



Date 4.1.2015
Project Number 14090

Breckon Land Design, Inc.
P.O. Box 44465
Boise, Idaho 83711
ph: (208) 376-5153
fax: (208) 376-6528

Botanical Name: *Celtis occidentalis*

Common Name: Hackberry

Flowers: -

Foliage: Green

Fruit: -

Bloom Time: Spring

Fall Color: Yellow

Approximate mature Size (HxW): 45x35



Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Immobilize new trees by staking the root ball or bracing the trunk allowing the trunk to move slightly in the wind. Do not allow staked trees to remain staked for longer than one growing season. Prune to shape in winter.



Botanical Name: Ginkgo biloba
Common Name: Maidenhair Tree

Flowers: Insignificant

Foliage: Green, fan shaped

Bloom Time: Spring

Fall Color: Yellow

Approximate mature Size (HxW): 30x20



Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

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Botanical Name: Gleditsia tricanthos 'Shademaster'
Common Name: Shademaster Honeylocust

Flowers: -

Foliage: Green

Fruit: -

Bloom Time: Spring

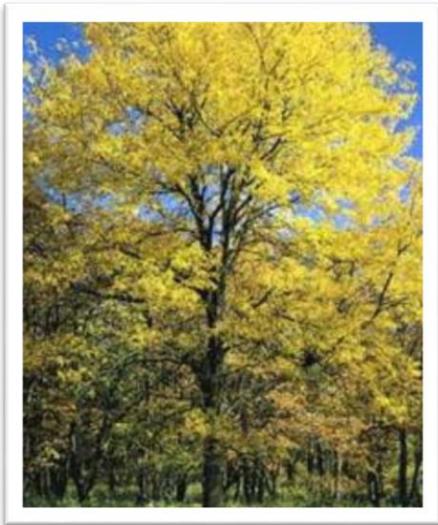
Fall Color: Yellow

Approximate mature Size (HxW): 45x35



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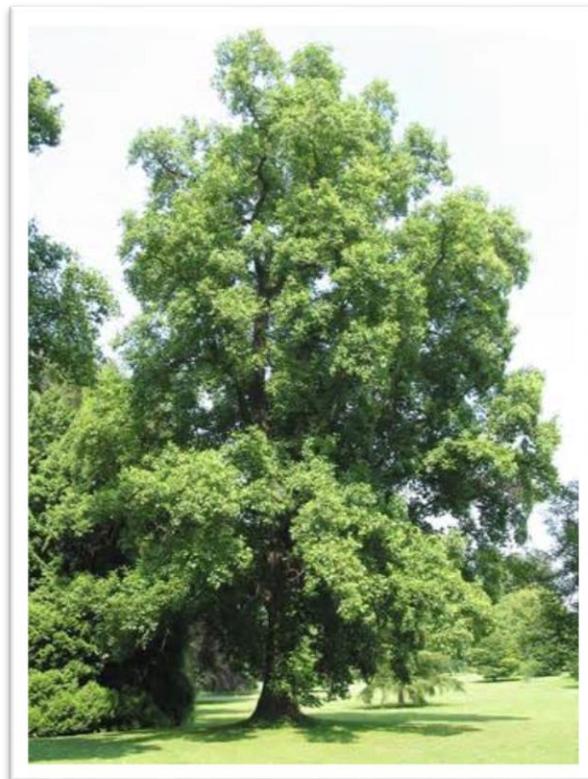
Botanical Name: Liriodendron tulipifera
Common Name: Tulip Tree



Flowers: Greenish yellow and orange
Foliage: Green
Bloom Time: Late spring
Fall Color: Golden yellow
Approximate mature Size (HxW): 60' x 40'

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Immobilize new trees by staking the root ball or bracing the trunk allowing the trunk to move slightly in the wind. Do not allow staked trees to remain staked for longer than one growing season.



Botanical Name: Tilia Americana
Common Name: American Linden

Flowers: Creamy white

Foliage: Leathery, heart shaped

Bloom Time: June

Fall Color: Yellow

Approximate mature Size (HxW): 60x40



Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

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Botanical Name: Acer tartaricum

Common Name: Tatarian Maple

Flowers:

Foliage: Green

Fruit: Red samaras

Bloom Time: Spring

Fall Color: Yellow to orange-red

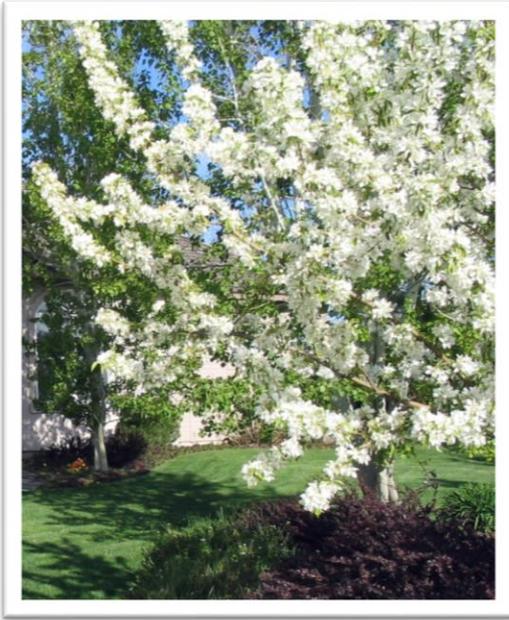
Approximate mature Size (HxW): 20x15



Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

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Botanical Name: Malus 'Spring Snow'
Common Name: Spring Snow Crabapple

Flowers: White
Foliage: green
Bloom Time: spring
Fall Color: yellow tint
Approximate mature Size (HxW): 20x20

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

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Botanical Name: Prunus sargentii 'Columnaris'
Common Name: Columnar Sargen Cherry

Flowers: pink

Foliage: oval

Bloom Time: spring

Fall Color: red/yellow

Approximate mature Size (HxW): 25x15



Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

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Botanical Name: *Picea glauca* 'densata'

Common Name: Black Hills Spruce

Flowers:

Foliage: Blue-green

Bloom Time:

Fall Color: Evergreen

Approximate mature Size (HxW): 40x15



Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines. Fertilize if desired with a high phosphorus, water-soluble plant food to promote fast rooting.

Care Instructions: Water new trees deeply at planting time, and continue to water regularly during the first growing season. Feed at planting time only, with either a soil drench of high-phosphorus, water-soluble plant food, or dust the planting area and root ball with bone meal before backfilling the excavation. Always water all evergreens prior to freeze-up in late fall. Mulch plants and prune out any dead, diseased or damaged branches.



Botanical Name: Pinus ponderosa

Common Name: Ponderosa Pine

Flowers:

Foliage: Green

Bloom Time:

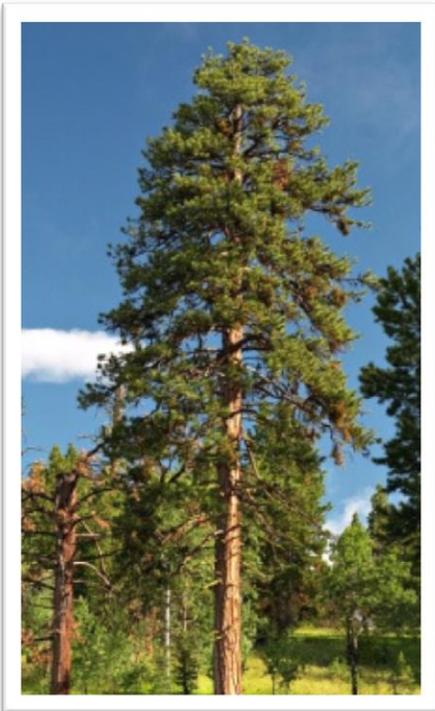
Fall Color:

Approximate mature Size (HxW): 60x25



Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines. Fertilize if desired with a high phosphorus, water-soluble plant food to promote fast rooting.

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Botanical Name: Picea pungens
Common Name: Blue Spruce



Flowers:--

Foliage: Green

Bloom Time: --

Fall Color: Evergreen

Approximate mature Size (HxW): 40x15

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines. Fertilize if desired with a high phosphorus, water-soluble plant food to promote fast rooting.

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Botanical Name: Sequoiadendron giganteum
Common Name: Giant Sequoia



Flowers:

Foliage: Gray- Green

Bloom Time:

Fall Color:

Approximate mature Size (HxW): 40-80 x 30

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines. Fertilize if desired with a high phosphorus, water-soluble plant food to promote fast rooting.

Care Instructions: Water new trees deeply at planting time, and continue to water regularly during the first growing season. Feed at planting time only, with either a soil drench of high-phosphorus, water-soluble plant food, or dust the planting area and root ball with bone meal before backfilling the excavation. Always water all evergreens prior to freeze-up in late fall. Mulch plants and prune out any dead, diseased or damaged branches.





Botanical Name: *Athyrium niponicum* 'Pictum'

Common Name: Japanese painted Fern

Flowers: ---

Foliage: silver, blue green

Bloom Time: ---

Fall Color: ---

Approximate mature Size (HxW): 2x2

Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed frequently during growing season with a general purpose fertilizer. Cut back old fronds after new growth begins in spring.



Botanical Name: Adiantum pedatum
Common Name: Maidenhair Fern



Flowers: ---
Foliage: Green
Bloom Time: ---
Fall Color: ---
Approximate mature Size (HxW): 2x2

Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed frequently during growing season with a general purpose fertilizer. Cut back old fronds after new growth begins in spring.





Botanical Name: Blechnum spicant

Common Name: Deer Fern

Flowers: ---

Foliage: Green

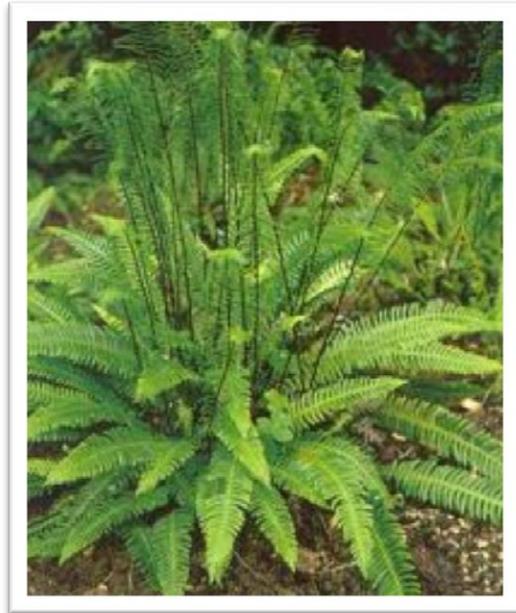
Bloom Time: ---

Fall Color: evergreen

Approximate mature Size (HxW): 1x2

Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed frequently during growing season with a general purpose fertilizer. Cut back old fronds after new growth begins in spring.





Botanical Name: Calamagrostis x acutiflora 'Karl Foerster's'

Common Name: Karl Foerster's Feather Reed Grass

Flowers: buff

Foliage: Green

Bloom Time: Late spring to fall

Fall Color: Golden

Approximate mature Size (HxW): 6x3

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Leave flower plumes and interesting seed heads to over-winter. These trap snow and provide much needed winter interest. Cut back and remove last year's plant stubble and leaf residue in early spring before growth starts. When planting grasses into large areas, mulch to keep the weeds down. Divide clumps as the center portions of old plants grow weak and die. Divide in early spring. Grasses can be cut back in late fall (when plant changes from golden to straw color) or in early spring (when forsythia start to bloom). Karl Foerster's Feather Reed Grass is a sterile grass, so self-seeding is not an issue.





Botanical Name: Carex glauca

Common Name: Blue Sedge

Flowers: --

Foliage: blue

Bloom Time: --

Fall Color: evergreen

Approximate mature Size (HxW): 1x1

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced thereafter.



Botanical Name: *Cornus sericea* 'Kelseyi'

Common Name: Kelsey Dogwood



Flowers: White

Foliage: Green

Bloom Time: Spring

Fall Color: Red stems

Approximate mature Size (HxW): 2x2

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Prune as needed.





Botanical Name: *Carex testacea* 'Indian Summer'

Common Name: Prairie Fire Sedge

Flowers: inconspicuous

Foliage: olive, green

Bloom Time: --

Fall Color: bronze to orange

Approximate mature Size (HxW): 2x2

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced thereafter.





Botanical Name: *Deschampsia caespitosa* 'Northern Lights'

Common Name: Northern Lights Tufted Hair Grass

Flowers: Feather seed heads

Foliage: green, creamy

Bloom Time: Spring

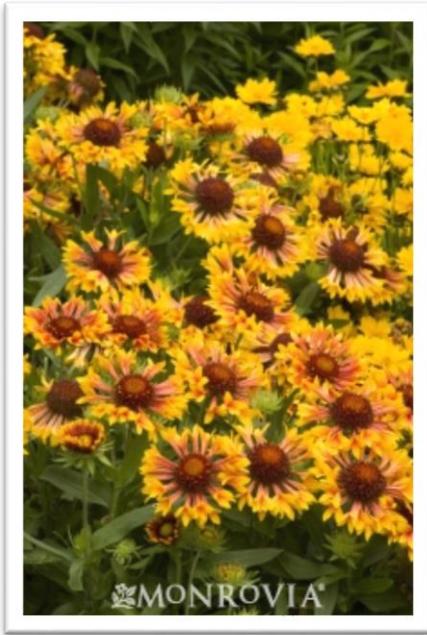
Fall Color: Pink in springtime

Approximate mature Size (HxW): 1x1

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced thereafter.





Botanical Name: Gaillardia aristata

Common Name: Blanket flower

Flowers: multi colored – red – orange - yellow

Foliage: green

Bloom Time: summer thru fall

Fall Color: ---

Approximate mature Size (HxW): 2x2

Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Thrives in lean, well drained soil. Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. For a neat appearance, remove old foliage before new leaves emerge.





Botanical Name: Hemerocallis x 'Stella de Oro'

Common Name: Stella de Oro Dwarf Daylily

Flowers: yellow

Foliage: green

Bloom Time: summer

Fall Color: ---

Approximate mature Size (HxW): 1.5x2

Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Remove blemished foliage as it occurs. Cut back spent flower stalks after they turn grey and remove spent foliage in late fall.





Botanical Name: Hamamelis Virginiana

Common Name: Witch Hazel

Flowers: yellow, ribbon-like

Foliage: rich green

Bloom Time: late fall

Fall Color: yellow/orange

Approximate mature Size (HxW): 15x15

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced thereafter.



Botanical Name: Juniperus horizontalis 'Blue Chip'

Common Name: Blue Chip Juniper

Flowers: -

Foliage: Silver blue

Bloom Time: -

Fall Color: Evergreen

Approximate mature Size (HxW): 1x8



Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines. Fertilize if desired with a high phosphorus, water-soluble plant food to promote fast rooting.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Prune to control size and shape when necessary.





Botanical Name: Ligustrum vulgara 'Lodense'

Common Name: Lodense Privet

Flowers: White

Foliage: Green

Bloom Time: Spring-summer

Fall Color: Pale yellow

Approximate mature Size (HxW): 4x4

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Fertilize in spring before new growth begins. Prune to shape and control size in late winter/early spring – ideally the shrub will look best (natural) if left alone and not sheared. Remove only unwanted branches. Prune in fall as needed.





Botanical Name: Ophiopogon japonicus

Common Name: Mondo Grass

Flowers: lilac

Foliage: dark green

Bloom Time: summer

Fall Color: evergreen

Approximate mature Size (HxW): 1.5x1.5

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced thereafter.





Botanical Name: Physocarpus opulifolius 'Monlo' P.P. #11,211
Common Name: Diabolo Ninebark

Flowers: white, followed by red seed heads

Foliage: dark purple

Bloom Time: summer

Fall Color: --- peeling bark

Approximate mature Size (HxW): 8x8

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Fertilize in spring before new growth begins. Prune to shape and control size in early Spring.





Botanical Name: Philadelphus lewisii

Common Name: Wild Mock Orange

Flowers: white, very fragrant, late spring

Foliage: green

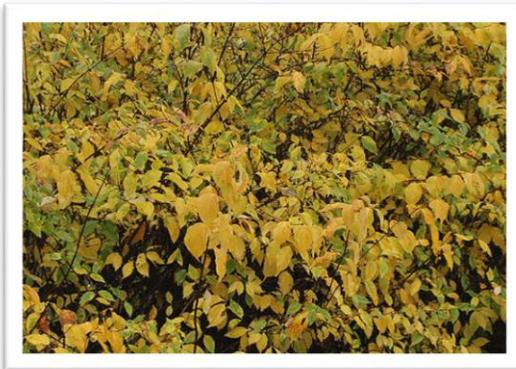
Bloom Time: -

Fall Color: yellow tint

Approximate mature Size (HxW): 5x5 +

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Prune to shape or control size, after flowering if needed.





Botanical Name: Pinus mugo pumilio

Common Name: Dwarf Mugo Pine

Flowers: -

Foliage: Dark green

Bloom Time: -

Fall Color: Evergreen

Approximate mature Size (HxW): 5x5

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE).

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced thereafter.



Botanical Name: Pinus strobus 'Blue Shag'
Common Name: Blue Shag Eastern White Pine



Flowers:

Foliage: Blue Green

Bloom Time:

Fall Color: Evergreen

Approximate mature Size (HxW): 2x4

Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Prune to control size and shape when necessary.



Botanical Name: Polystichum munitum

Common Name: Western Sword Fern

Flowers: ---

Foliage: Green, glossy

Bloom Time: ---

Fall Color: evergreen

Approximate mature Size (HxW): 4x4



Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Feed frequently during growing season with a general purpose fertilizer. Cut back old fronds after new growth begins in spring.





Botanical Name: Rhus aromatic 'Gro-Low'

Common Name: Gro-Low Fragrant Sumac

Flowers: --

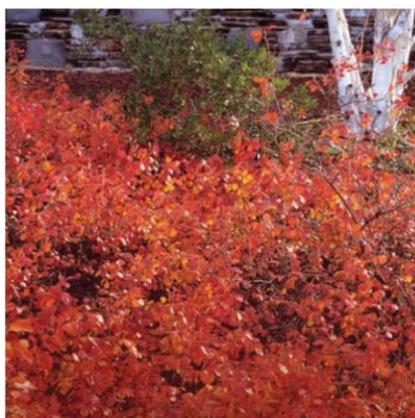
Foliage: green

Bloom Time: --

Fall Color: bright red

Approximate mature Size (HxW): 2x8

Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.



Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Remove blemished foliage as it occurs. Shear back spent foliage to keep compact / control size.





Botanical Name: Spiraea nipponica 'Snowmound'

Common Name: Snowmound Spirea

Flowers: White

Foliage: green

Bloom Time: Spring

Fall Color: burgundy

Approximate mature Size (HxW): 4x4

Planting Instructions: Amend the planting area well with organic matter as noted in planting detail. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). Watch out for curled roots during planting. See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Watering can be reduced after establishment. Feed with a general purpose fertilizer before new growth begins in spring. Prune back by ½ in early spring to keep compact.





Botanical Name: *Syringa pubescens* 'Miss Kim'

Common Name: Miss Kim Lilac

Flowers: Lavender blue

Foliage: Green

Bloom Time: Spring

Fall Color: Burgundy tinged

Approximate mature Size (HxW): 6x6

Planting Instructions: Dig the planting area well, incorporating organic material as noted on planting details. Dig the planting hole three times as wide as the root ball; ensure the planting hole is deep enough so that the crown of the new plant lines up with the existing grade or slightly higher (DO NOT PLANT LOWER THAN EXISTING GRADE). See planting detail for additional notes and guidelines.

Care Instructions: Follow a regular watering schedule during the first growing season to establish a deep, extensive root system. Remove blemished foliage as it occurs.

