

HAYMEADOW LANDSCAPE GUIDELINES FOR STREETSCAPES

April 18, 2019

Introduction:

This document is intended to be utilized as the Streetscape Design Guidelines for the initial phases of development of the Haymeadow PUD that will include the following roadways: Sylvan Lake Road from the Brush Creek Road Roundabout to the intersection of Ouzel Lane, Ouzel Lane to Brush Creek Road and all interior roadways within Neighborhoods A1 and A2.

Prior to any subdivision approval that extends Sylvan Lake Road beyond the Ouzel Lane intersection and/or includes roadways within Neighborhoods B, C or D this document must be amended to address those additional areas and such amendment approved by the Town of Eagle.

The intent of this document is to provide a guideline for the Town of Eagle review of streetscape landscape plans that will be submitted as a part of any subdivision or development plan applications.

PURPOSE STATEMENT: This section is intended to ensure that new landscaping and the retention of identified existing vegetation are integral parts of the Haymeadow development. The area of designed landscaping shall be established along all streets within the public right-of-way, and in areas adjacent to natural open space - blending into these natural areas. Landscaping shall conserve water, and provide an environmental and aesthetic character consistent with the overall Haymeadow development. It is also the intent of these guidelines to provide flexible requirements that encourage and allow for creativity in landscape design.

TREE CITY USA: The Town of Eagle has been certified as a Tree City USA. These guidelines may be amended at the Town of Eagle request to incorporate Tree City USA requirements.

A) GENERAL REQUIREMENTS: This section establishes minimum standards for landscaping. A landscape area shall be established along all streets within the public right-of-way.

- 1) Landscape Plan: A landscape plan, at a standard and legible scale, shall be submitted to the Town of Eagle with the any subdivision application that creates any road right-of-way, which shall meet the plan standards outlined in the Town of Eagle Municipal Code as amended from time to time.
- 2) Minimum Plant Specifications: All plant materials installed shall meet the following minimum size requirements:
 - a) Deciduous Trees: minimum caliper of 3 inches.
 - (i) In certain instances, native species along the streetscape would be more appropriate. These native species may be installed at a smaller caliper of 2" or containers of 15 gal.
 - b) Evergreen Trees: minimum of 6' Height Balled and Burlapped
 - c) Ornamental Trees: minimum caliper of 2 inches.
 - d) Shrubs: minimum of five gallons.
- 3) Landscape Materials:

- a) Low-water, drought-tolerant, adaptive plants shall be used for all new landscaping in recognition to the Town of Eagle commitment to water wise landscapes.
 - b) Materials shall be suitable for local soil conditions and climate.
- 4) Plant Layout:
- a) Location, arrangement and species shall conform to or complement any existing or proposed adjacent landscaping or retained natural features.
 - b) Landscaping plans shall be coordinated with the placement of utilities to avoid conflicts with above- and below-ground utilities and overhead light fixtures.
 - c) Special consideration shall be given to the management of drainage and snow removal. Snow removed from private parking areas and walkways shall not be stored within the road right of way.
 - d) Clumping or grouping of plantings permitted in areas described in section B.
- 5) Sight Triangle:
- a) To maintain visibility of moving vehicles at intersected roads, No walls, buildings, trees, shrubs, or other obstructions to view in excess of 24 inches in height shall be placed on any corner lot within a triangular area formed by the curb lines and a line connecting them at points 30 feet from the intersection of the edge of pavement. Plantings in this area should be selected for natural growth patterns that would not require maintenance to meet this requirement. The town's engineer will review and approve any proposed sight distance triangle landscape improvements and may, at town's engineer discretion, send plans out for review to the town traffic engineer.
- 6) Irrigation:
- a) Landscaping improvements shall include a suitable method for irrigation. Underground drip irrigation systems are encouraged for all shrub and groundcover areas.
 - b) Irrigation system operation shall be in compliance with the Brush Creek Watershed Management Plan and the Town of Eagle water use restrictions.
- 7) Maintenance:
- a) Landscaped areas shall be maintained in a safe, clean, and attractive condition at all times. Landscape maintenance shall be subject to all terms and conditions of any Haymeadow Maintenance Agreement that will be adopted between the Haymeadow Metropolitan District and the Town of Eagle. Such maintenance shall include, but is not limited to, the following:
 - (i) Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscape.
 - (ii) All plant material shall be maintained in a healthy and growing condition, and shall be replaced with plant material of similar variety (size to comply with the minimum sizes required by these guidelines) if diseased, damaged, destroyed, or removed, within 30 days of installation, or as soon as seasonal conditions allow.
 - (iii) Proper pruning. Pruning shall be maintained in a manner to ensure that vehicles, including maintenance vehicles, may operate unencumbered and with adequate sight conditions.

- (iv) Watering on a regular basis as appropriate and in accordance with the Town of Eagle water use restrictions.
- (v) Maintenance of landscape lighting in working order.
- (vi) Maintenance of irrigation systems in working order.

- b) Failure to maintain landscaping that is required at the time of approval of any plan or permit shall be a violation of these guidelines and in accordance with any executed maintenance agreement, and following appropriate notification by the Town of Eagle, the Town of Eagle may institute pruning and/or maintenance as appropriate. The Maintenance and Operations agreement executed between the Town of Eagle and the Haymeadow Metropolitan District will detail and determine the specific maintenance responsibility for streetscape landscape areas.
- c) The maintenance of landscaping in the public and private right-of-way and at the storm drain ponds shall be the responsibility of the Haymeadow Metropolitan District.

- 8) Lighting:
 - a) All lighting to conform to Town of Eagle lighting standards or as approved by the Town of Eagle.

- 9) Signage:
 - a) All signage to conform to Town of Eagle signage standards or as a comprehensive sign plan approved by the Town of Eagle.

- 10) Beyond the minimum requirements of this section, the following additional landscaping is encouraged to further enhance development projects:
 - a) Special landscape treatments at street intersections.
 - b) Additional trees, beyond minimum Code requirements, to provide additional shade for parking areas, pedestrian walkways, and public gathering spaces.

B) SPECIFIC STREETSCAPE LANDSCAPE REQUIREMENTS: Various types of roads and streets require distinct design and landscape treatments. Types of roads and corresponding design requirements listed below:

- 1) Interior Streetscape Character
 - (i) Definition: Interior streets include all public roads, excluding alleys, within the neighborhoods.
 - (ii) Landscape area shall include area from pavement edge, road shoulder or back of curb and gutter to R.O.W. line.
 - (iii) Character of streetscape shall conform to adjacent use.
 - (a) As example, the intersection of Red Peak Road and Whitney Peak Road is adjacent to a park. Landscaping along the roads in this location would use similar plant species and massing as the park. Tree locations would be adjusted to preserve and create view corridors.
 - (b) Streetscapes along residential lots and parcels shall include street trees planted in tree lawns. Street tree spacing to be adjusted for driveway locations and utility locations.

(iv) Planting Design Intent:

- (a) Trees: street trees are to be spaced evenly at a maximum of 50'-0" on center, as much as practical given adjustments for driveways, intersections and utility locations.
 - (1) Trees shall be selected to provide shade.
 - (2) Location and arrangement shall provide for pedestrian and vehicular access.
- (b) Shrubs and Perennials: species shall be suitable for local soil conditions and climate.
- (c) Acceptable Groundcovers:
 - (1) Drought tolerant Turfgrass
 - (2) Rock and wood mulch in selected areas where maintenance is not desirable like the roundabout and in shrub and perennial beds.
 - (3) Selective drought tolerant groundcovers
 - (4) Specific groundcovers to be noted on the drawings
- (d) Entries and nodes may be emphasized and planted with ornamental trees, shrubs and perennials.

2) Arterial Roads

- a) Definition: Arterial roads are medium capacity roads that connect low capacity/interior streets. This includes Sylvan Lake Road and Ouzel Lane. Along a single arterial road multiple characters (both formalized and informal) may be present as adjacent conditions vary. Arterial roads with a formalized streetscape character will typically be leading or adjacent to residential or commercial developments. Arterial roads with an informal streetscape character will typically be leading or adjacent to open space, parks or schools.
- b) Formalized Streetscape Character along Sylvan Lake Road and Ouzel Lane with Curb and Gutter:
 - (i) Description: An example of this condition is found on the north side of Sylvan Lake Road fronting Haymeadow Neighborhood A1 and A2. Road edge in this location to be defined by curb and gutter. The landscape character of these areas follow a regular pattern with a more formal aesthetic.
 - (ii) Landscape area shall include area from pavement edge, road shoulder or back of curb and gutter to R.O.W. line.
 - (iii) Planting Design Intent:
 - (a) Trees: street trees are to be spaced evenly at a maximum of 50'-0" on center as much as practical given adjustments for driveways, intersections and utility locations.
 - (b) Shrubs and Perennials: species shall be suitable for local soil conditions and climate.
 - (c) Acceptable Groundcovers:
 - (1) Drought Tolerant Turfgrass
 - (2) Agricultural or Native Seed
 - (d) Entries to formal neighborhoods and nodes may be emphasized and planted with ornamental trees, shrubs and perennials.
- c) Informal Streetscape Character along Sylvan Lake Road or Ouzel Lane without Curb and Gutter
 - (i) Two conditions occur along this stretch of road: one where there is a hard surface recreation trail within the right-of-way and one where there is not a trail within the right-of-way.

- (a) The trail within the right-of-way is found along the north side of Sylvan Lake Road east of the Brush Creek Road roundabout. A less formal character of landscaping, which blends with the existing landscape typology of the site is appropriate for this area. The organizational layout of plant species along these sections of the arterial road function to improve the user experience and aesthetics.
 - (b) The south side of Sylvan Lake Road does not have a trail within the right-of-way and is adjacent to natural open space and/or park areas. Tree, shrub, and perennial species and massing shall reflect the ecology of adjacent open space, or the design of adjacent park lands as best possible.
 - (ii) Landscape area shall include area from pavement edge, road shoulder or back of curb and gutter to R.O.W. line.
 - (iii) Planting Design Intent:
 - (a) The design intent for the road section where there is a trail within the right-of-way or adjacent easement is to provide seasonal interest and safety to a pedestrian or cyclist along the recreational path. A meandering walk/bike path alignment allows for varying sizes of plant groupings on either side the path. This provides the user with a repetition of landscaping along either side of the path to create a comfortable sense of enclosure. To achieve this character and sense of space, there shall be a minimum of 10 individual trees and/or shrubs per 100 linear feet as averaged over the overall road length of this character section.
 - (b) The design intent for the road section where there is no trail within the right-of-way is to blend into the open space or park areas to eliminate the appearance of a right-of-way edge. There is no minimum quantity standard for tree and shrub materials in this character area. Groundcover to also match existing adjacent ecology, typically native seed.
- 3) Roundabout Landscape Character
 - a) Roundabout landscape shall be designed to include groundcover or mulch that provides for ease of maintenance and shrub plantings will be limited to species that will not create sight distance issues for vehicles and pedestrians at mature growth height.

4) Amendment Procedure

This document is intended to be dynamic and may be amended from time to time as updates and changes in landscape design styles or roadway character may be desired. The Haymeadow Metropolitan District will be responsible for the maintenance and enforcement of this document and may initiate amendments at any time. Any amendments to this document must be approved by the Town of Eagle and may be proposed and approved with any Final plat application or through the process identified in the Town of Eagle Land Use Regulations for a Major Development Permit. .

5) Enforcement

This document may be enforced by the Town of Eagle.

C) SUGGESTED PLANT LIST

Suggested plant list provides recommended species. Additions or substitutions are subject to Town review and approval.

Refer to local nurseries for information regarding perennials and annuals that will tolerate the short mountain growing season.

Drought Tolerant Turfgrass, and seed mix blends subject to Town review and approval.

BOTANICAL NAME	COMMON NAME	NOTES
Deciduous Shade Trees		
Aesculus glabra	Ohio Buckeye	
Acer freemanii `Autumn Blaze`	Autumn Blaze Maple	
Acer negundo	Box Elder Maple	N
Acer negundo `Sensation`	Sensation Box Elder Maple	N, L, X
Acer spp.	Silver Maple Hybrids	
Acer platanoides	Norway Maple	
Celtis occidentalis	Western Hackberry	L, M, X
Gleditsia triacanthos	Honeylocust	X
Populus acuminata	Lanceleaf Cottonwood	N
Populus balsamifera	Balsam Poplar	N
Tilia x flavescens `Glenleven`	Glenleven Linden	
Sorbus scopulina	Mountain Ash	N, M
Ornamental Trees		
Acer glabrum	Rocky Mountain Maple	N
Acer ginalla	Ginnala Maple	L, M
Acer ginalla `Compacta`	Dwarf Ginnala Maple	L, M
Acer ginalla `Flame`	Flame Ginnala Maple	M
Alnus tenuifolia	Thinleaf Alder	N
Amelanchier alnifolia	Saskatoon Serviceberry	N, L
Amelanchier canadensis	Shadblow Serviceberry	N, L, M
Amelanchier x grandiflora	`Autumn Brilliance` Serviceberry	L

<i>Betula occidentalis</i>	Rocky Mountain Birch	N
<i>Betula</i> spp.	Birch	
<i>Crataegus ambigua</i>	Russian Hawthorn (thornless variety only)	L, M, X
<i>Crataegus crus-galli</i> 'Inermis'	Thornless Cockspur	M, X
<i>Crataegus erythropoda</i>	Cerro Hawthorn	N
<i>Crataegus</i> spp.	Hawthorn	L
<i>Crataegus succulenta</i>	Western Hawthorn	N, L
<i>Malus</i> 'Dolgo'	Dolgo Crabapple	M
<i>Malus</i> 'Radiant'	Radiant Crabapple	M
<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	M
<i>Malus</i> spp.	Flowering Crabapple	
<i>Populus tremuloides</i>	Quaking Aspen	N
<i>Prunus x cistena</i>	Purple Leaf Plum	M
<i>Prunus maackii</i>	Amur Chokecherry	
<i>Prunus padus</i>	Mayday Tree	
<i>Prunus pennsylvanica</i>	Pin Cherry	N, L
<i>Prunus virginiana</i>	Chokecherry	N, L
<i>Prunus virginiana</i> 'Canada Red'	Canada Red Chokecherry	L
<i>Salix amygdaloides</i>	Peach Leaf Willow	N
<i>Salix bebbiana</i>	Beaked Willow	
<i>Salix geyeriana</i>	Geyer Willow	
<i>Salix lucida</i>	Pacific Willow	
<i>Salix monticola</i>	Yellow Mountain Willow	N
<i>Syringa reticulata</i>	Japanese Tree Lilac	L, M
Evergreen: Pine, Spruce, Fir		
<i>Abies concolor</i>	White Fir	N
<i>Abies lasiocarpa</i>	Subalpine Fir	N
<i>Picea pungens</i>	Colorado Blue Spruce	N
<i>Picea engelmannii</i>	Engelmann's Spruce	N

<i>Pinus aristata</i>	Bristlecone Pine	N, L, X
<i>Pinus contorta latifolia</i>	Lodgepole Pine	N, L
<i>Pinus edulis</i>	Pinyon Pine	N, L, X
<i>Pinus flexilis</i>	Limber Pine	N, L
<i>Pinus ponderosa</i>	Ponderosa Pine	N, L, X
<i>Pinus strobiformis</i>	Southwestern White Pine	N, L
<i>Pseudotsuga menziesii</i>	Colorado Douglas Fir	N

Upright Junipers

<i>Juniperus communis</i>	Common Juniper	N, L
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	N, L, X
<i>Juniperus monosperma</i>	One Seed Juniper	N, L

Spreading Junipers

<i>Juniperus horizontalis</i> 'Blue Ring'	Blue Ring Creeping Juniper	L, M
<i>Juniperus horizontalis</i> 'Prince of Wales'	Prince of Wales Creeping Juniper	L, M
<i>Juniperus sabina</i> 'Arcadia'	Arcadia Savin Juniper	L, M
<i>Juniperus sabina</i> 'Broadmoor'	Broadmoor Savin Juniper	L, M
<i>Juniperus sabina</i> 'Scandia'	Scandia Savin Juniper	L, M
<i>Juniperus sabina tamariscifolia</i>	Tamarix (Tam) Juniper	L
<i>Juniperus scopulorum</i> 'Table Top'	Table Top Rocky Mountain Juniper	L

Broadleaf Evergreens

<i>Arctostaphylos uva-ursii</i>	Kinnikinnick	N, L
<i>Cercocarpus ledifolius</i>	Curl-Leaf Mountain Mahogany	N, L
<i>Cercocarpus montanus</i>	Alderleaf Mountain Mahogany	N, L
<i>Mahonia repens</i>	Creeping Oregon Grape	N, L
<i>Yucca glauca</i>	Soapweed Yucca	N, L

Shrubs

<i>Acer ginnala</i>	Amur Maple	L, M
<i>Acer glabrum</i>	Rocky Mountain Maple	N, L
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	N, L

<i>Artemisia filifolia</i>	Sand Sagebrush	N, L
<i>Artemisia tridentate</i>	Mountain Big Sage	N, L, X
<i>Artemisia</i> spp.	Sage	L
<i>Atriplex canescens</i>	Chamiso	N, L, X
<i>Betula glandulosa</i>	Bog Birch	N
<i>Chamaebatiaria latifolia</i>	Fernbush	X
<i>Caryopteris</i> X <i>Clandonensis</i> `Blue Mist`	Blue Mist Shrub	X
<i>Chrysothamnus nauseosus</i>	Yellow Twig Rabbit Brush	N, L, X
<i>Cornus alba</i>	‘Argenteomarginata’ Variegated Dogwood	N
<i>Cornus sericea</i>	Red Osier Dogwood	N
<i>Cornus stolonifera</i>	Redtwig Dogwood	
<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	L, M
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	L
<i>Eunoymus alatus</i>	Burning Bush	M
<i>Holodiscus dumosus</i>	Mountain Spray	N, L, X
<i>Lonicera involucrate</i>	Twinberry Honeysuckle	N
<i>Lonicera tatarica</i>	‘Arnold’s Red’ Arnold’s Red Honeysuckle	L
<i>Lonicera x xylosteoides</i>	‘Emerald Mound’ Honeysuckle	L
<i>Philadelphus coronarius</i>	Sweet Mockorange	L
<i>Potentilla</i> ‘fruticosa’ sp.	Cinquefoil	N, L, X
<i>Purshia tridentate</i>	Antelope Bitterbrush	N, L
<i>Prunus besseyi</i>	Western Sand Cherry	N, L
<i>Prunus besseyi</i> ‘Pawnee Buttes’	Creeping Western Sand Cherry	L
<i>Prunus cistena</i>	Purpleleaf Sand Cherry	L, M
<i>Prunus virginiana</i>	Chokecherry	N, L
<i>Physocarpus opulifolius</i>	Common Ninebark	N, L
<i>Quercus gambelii</i>	Gambel Oak	N, L, X
<i>Rhamnus smithii</i>	Smith Buckthorn	N, L
<i>Rhus glabra</i>	Smooth Sumac	N, L

<i>Rhus trilobata</i>	Three Leaf Sumac	N, L
<i>Ribes americanum</i>	American Black Currant	N
<i>Ribes alpinum</i>	Alpine Currant	L, M
<i>Ribes aureum</i>	Golden Currant	N, L
<i>Ribes cereum</i>	Wax Currant	N, L
<i>Ribes hirtellum</i> 'Pixwell'	Pixwell Gooseberry	L
<i>Ribes inerme</i>	Whitestem Gooseberry	N
<i>Ribes leptanthum</i>	Trumpet Gooseberry	N
<i>Rosa glauca</i>	Red-Leaved Rose	
<i>Rosa</i> spp.	Rose species	L, M
<i>Rosa woodsii</i>	Western Wild Rose	N, L, X
<i>Rubus deliciosus</i>	Rocky Mountain Raspberry	N, X
<i>Rubus ideaus</i>	Wild Red Raspberry	N
<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	
<i>Salix caprea</i>	Pussy Willow	
<i>Salix irrorata</i>	Bluestem Willow	N
<i>Salix purpurea nana</i>	Dwarf Arctic Willow	N
<i>Sambucus canadensis</i>	Golden Elder	M
<i>Sambucus pubens</i>	Northern Redberried Elder	N
<i>Shepherdia argentea</i>	Silver Buffaloberry	N
<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea	
<i>Spiraea</i> spp.	Spirea species	
<i>Spiraea japonica</i> 'Limemound'	Limemound Spirea	
<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	M
<i>Symphoricarpos albus</i>	Common Snowberry	N, L, X
<i>Symphoricarpos oreophilus</i>	Mountain Snowberry	N, L
<i>Syringa</i> spp.	Lilacs	L, X
<i>Syringa vulgaris</i>	Common Lilac	L, M, X

Viburnum trilobum	American Cranberrybush	M
Viburnum spp.	Viburnums	X

Notes

N - Species native to Colorado

L - Low water use plants (after establishment)

M – Mountains

X - Xeriscape