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Master Landscaping Plan.

Third edition, 10/16/01

by Kay Argyle, based on committee discussions.

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Landscape Committee Mission Statement March 23, 2001

The landscape committee's mission is to landscape the common areas of Wasatch Commons, in a manner consonant with the principles & goals of Wasatch Commons. These include sharing, sustainability, diversity, inclusiveness, comfort, & aesthetics.

Job description

The committee plans plants & hardscape, solicits feedback from the Wasatch Commons community on the plans, & implements the plans. This can include the committee doing the work ourselves, hiring the work done, issuing job signups, or arranging work parties. The committee educates & advises residents on landscape issues for public common areas, for sponsored areas, & for yards. Projects may be turned over to ad hoc committees whose members may or may not be members of the landscape committee.

Goals

Short-term goals

- * decompact & amend soil in common areas.
- * suppress weeds in areas not yet planted.
- * plant plants already purchased, once appropriate areas have been amended & had irrigation installed.

Medium-term goals

- * install sprinkler systems in remaining common areas.
- * landscape areas required by city.
- * set up composting system.

Long-term goals

- * get bond back.
- * encourage residents to take active role in care & use of landscape.
- * turn over to a Grounds Maintenance Committee.
- * grow food for community use.

Members

* Myste * Kay * Mary * Paul

Designated facilitator

* Donna

SUGGESTED AGREEMENT

- No bike, skate, scooter, or other wheeled vehicle riding off the central path.

BOND [from minutes, May 22, 1999.]

The city will permit us to post a bond for about \$9,000 (actually an escrow account) & will give us a temporary occupancy permit for the common house. Hugh said the

bond is for landscaping the west side of the Utah [St parking lot], along the parking to the Noordas, around the common house, the island across from the common house [between #13 & 15], east of the east carports, & the frontage along Cheyenne -- basically, the entrance & border areas. This will buy us more time. We will get the [common house] permanent occupancy permit after the city sees & approves what we have done. ... To get the final occupancy permit we may need to do more landscaping than the bond calls for, because the amount of landscaping for the bond was minimized to hold down the bond amount. The city is not requiring a plan. The areas on the bond were designated as grass but Hugh didn't seem concerned that the city would object if they ended up being something else (equally acceptable). ... The group consensed posting the bond.

WATER/DRAINAGE

Our building permit requires us to retain all drainage water on site. No water can go into city storm drains. Permit for 50-ft well expired.

Catch Basins (Drainage Swales) in north meadow, by common house, in garden.

Purpose: to retain storm run-off.

Features: - Water storage.

- Terrace w concrete chunks & plant groundcover to control erosion.
- Steps on side for safety exit.
- Line catch basin to store water. (Scott's idea).
- Stock with goldfish or gambusi (mosquito fish) to eat mosquito larvae.

Automatic Sprinklers

Purpose: Ensure survival of community plantings while reducing work load.

- Installed eventually in all common areas, with possible exception of central path & raised beds in garden.

THROUGHOUT COMMON AREAS

Repeating Themes

Main Purpose: Tie community together visually.

Features: yellow flowers echoing yellow roses of Utah Street, progressing through seasons.

- daffodils, forsythia, oregon grape, yellow daylilies, yellow chrysanthemums, etc.

NORTHWEST

Northwest "meadow":

Main Purpose: Possible quiet area. Xeriscape, natural. Water storage.

Features: Catch basin. Plant willows near bathtub spring -- peachleaf, weeping, pussy, globe.

- Boulders, winding path.
- Shrubs, ornamental grasses.
- Wildflowers -- poppies, blue flax, bachelor buttons.
- Sponsor(s): dry woodland, Naomi.

Utah Street, from north edge of property to clump of trees before turn into driveway:

Main Purpose: semiwild country lane feeling.

- Xeriscapic (drought-tolerant) & low maintenance.

Features:

- Tall, vase-shaped trees arching over street, including six planted by City forester.

- Berms between Utah Street & parking lot.

- Bushes on parking lot side.

- Perennials.

- Ground cover or mulch under trees.

COMMON HOUSE/SOUTHWEST QUADRANT.

Utah Street, at turn into driveway:

Main Purpose: Preserve visibility at turn into parking lot for pedestrian/cyclist safety.

Features:

- Berm.

- Xeriscapic (drought-tolerant) perennials.

- Low-growing plants at turn into parking lot &/or tree that allows view under branches.

Utah Street, south of driveway to property line with Noorda's, west of drainage swale:

Main Purpose:

- Sense of arrival

- Delineate edge of road.

- Recycling center

- Drainage away from road into swale.

Features:

- Entrance marker with welcome/address sign

- Fruit trees (planted by Jewel), yellow delicious apple, montmorency cherry (died).

- Berm or plantings to delineate driveway so drivers don't miss it under snow cover.

- Logs to block people from pulling off pavement when turning around at end of dead-end.

- Poplar tree(?).

West of common house, east of drainage swale:

Main Purpose: Attractive; public face.

- Catch Basin.

- Xeriscape.

- Herb garden.

Features:

- Horse chestnut tree.

- Bushes around swale to shield future clothesline & hot-tub from view.

- Drought-tolerant perennials, such as silver garden.

Sponsor(s): silver garden, Kay. Herb garden, Mary.

Northwest of c.h. (north of mailroom sidewalk):

Main Purpose: - Attractive public face.

- Shade.

- Block sight of utility boxes on wall of common house but allow technician access.

Features:

- Honeylocust trees.

- Understory plantings, replace grass with perennials.

- Bushes (photinia) or trellis with climbing vines (clematis?) in front of wall utility boxes.

South of crown fourplex:

- Lawn

- Honeylocust trees

Front of common house, west of sidewalk to door:

Main Purpose: - Attractive.

- Shade.

- Utility boxes to be hidden but allow access.

Features:

- Honeylocust trees.

- Pergola with climbing vines over sitting room window.

- Pyramidal dwarf, permanent "holiday" tree, possibly "Fat Albert" Alberta spruce.

- Original plan was grass, replaced gradually by perennials; may revise to permanent grass & flowers by foundation.

Front of common house, east of sidewalk to door:

Main Purpose: - Active Area.

Features: - Grass.

East of common house:

Purpose: active area.

- View of mountains.

Features: - Lawn, species that will tolerate high usage.

- Play equipment.

- Fall-surface under play equipment.

- Sandbox with cover or screen enclosure to exclude cats, & boardwalk under eaves.

- Tables on patio

Behind common house:

Main Purpose: Utility area

- Greenhouse/storage building,

- Clotheslines,

- Bike shed.

- Hot-tub

Features:

- Lawn under clotheslines

CENTRAL PATH

North end of west parking lot, beginning of central path:

Main Purpose: - Attractive.

- Provide a sense of arrival.

- Discourage vehicle traffic entering central path.

Features:

- Tree north of carports.

- Flowering shrubs (snowball bush?) either side of beginning of central path.

- Grass east of path (continuation of Vivian's lawn)

Sponsor(s): west side, originally J.P., now Mary.

North of crown, south of central path:

Purpose: Utility boxes to be hidden but allow access.

Features: - Groundcover/perennials.

- Small group of "clean," small trees.
- Sponsor(s): originally Jewel.

Central path, northwest end:

- Brick laid in sand (no mortar) up to gathering node.
- Benches made from glue-lam beams.

North gathering node:

- Patio with tables.
- Low berm, bushes & trees between patio & path.

Central path, between crown fourplex & duplexes:

- Porous paving with traffic-tolerant groundcover.
- Watering is the responsibility of the nearby residents.

Central path, in front of c.h., east to gathering node:

- Brick.
- Benches made from glue-lam beams.

Opposite c.h., between duplex & stacked unit:

Purpose: originally, bring wild area forward into this area.

- Patio (middle gathering node).

Features: Shade

Water: For now, by nearby residents.

East gathering node, between stacked unit & detached house. TO BE DESIGNED

Central path, between east triplex & fourplex:

- Porous paving with grass or groundcover to eastern end according to residents' preferences.

Watering is the responsibility of the nearby residents.

Sides of central path in front of buildings, beside buildings, immediately behind buildings:

- Under custody/sponsorship of nearest resident. See yard house rule.

East of triplex & eastern fourplex, alongside parking lot, pensinsulas into parking lot.

Purpose: - Attractive entrance, sense of arrival.

- Utility boxes to be hidden but allow access.

Features:

- Shrubs or tall grasses around utility boxes.
- Flowers.

Sponsor(s): Vicky

NORTHEAST

"Playing field." Northeast area.

Purpose: Active area.

- Shade

Features: Buffalo grass.

- Play equipment.
- Cottonwoods.
- Plant slower-growing trees to replace cottonwoods.
- Plant a tree for eventual treehouse.

Behind Duplexes (#7/9, 11/13) & Triplex. "Wild area":

Purpose:

- Encourage wildlife.

- Meditation.

- Quiet area.

Features:

- Plant trees & shrubs to fill in disturbed area (but Mike & Lynne request their view of mountains to remain).

- Bird & bat houses.

- Big logs for sitting on.

- Path from northwest corner of garden to central path, between Mike/Lynne's & Franny's.

- Fence between wild area & triplex, requested by Bonnie.

- Dense bushes between wild area & duplexes.

Garden:

Purpose: Food production.

- Rest/recreation area.

- Storage/greenhouse.

- Compost.

- Individual & group plots.

- Attractive edge at driveway.

Features

- Perennial flowers along curb (automatic sprinklers).

- Path from end of sidewalk winding east of catchbasin to entrance to garden.

- Pergola 12 ft wide, 10 ft long, with grapes growing on it & benches on either side underneath, pathway into garden underneath.

- Peach tree in western end of garden, apple & apricot at east end.

- Raised beds with boxes, wood chips on pathways.

- Cutting garden for flower arrangements.

- Purchased compost must be foodsafe (not from water treatment facility).

- Area by fire hydrant left open for compost deliveries.

- Perennial food plants: Raspberries, strawberry plants, horseradish, rhubarb, & asparagus.

- Shed/staging area: Compost bins. Eventual storage shed for garden equipment. Eventual greenhouse for starting plants.

Water: Drip irrigation in raised beds.

- Catch basin

- Permanent second pond (not catchbasin) with water lilies, cattails, fish.

Sponsor(s): Garden club.

North of Cheyenne driveway.

Main Purpose: Attractive, low maintenance, xeriscape.

Features: - Low shrubs, perennials.

SOUTHEAST

Behind east carports.

Purpose: Orchard.

Features: - Fruit trees.

- Shade-tolerant understory must tolerate foot traffic several times yearly. No vines.

- Following fruit trees already planted:

chinese mormon & blenheim apricots (sweetpit), fantasia & redgold nectarines, halehaven peach, & shiro,

greengage, & satsuma plums. Apricot, nectarine, peach, cherries, & plum died. Butternuts to be planted.
- Needed: walnut or hazelnut trees & a jonathan apple.

South of driveway from Cheyenne:

Purpose: Attractive, low-maintenance, xeriscape.

Features - Berm.

- Tall deciduous shade trees (London plane).
- Evergreen shrubs (Mahonia repens).
- Bulbs, ground cover.

Parking strips on Cheyenne.

Purpose: - Public face.

- Conventional but attractive,
- Low maintenance.
- Allow view of traffic.

Features:

- Flowering tree.
- Ground cover.

Landscaping Project Schedule:

DONE

I. The Path: Finished 1999

II. Plant:

1. - Trees:

north of west parking lot, west of central path (#1) 1999

2. Grass: Commonhouse lawns 1999

3. Shrubs & flowers: north gathering spot 2000

II. Irrigation

- Utah St. 2000
- Around common house 1999/2000
- North of crown. 2000
- Cheyenne driveway, both sides 2000
- Orchard (behind east car ports) 2000

IV. Misc. Projects:

Remove big tires. 2000

Make a recycling center. 2000

UNDERWAY

I. Plant:

1. Trees

- orchard behind east carports
- orchard west of common house
- shade commonhouse
- ornamental north of crown homes
- shade, arching vase-shape Utah Street berms
- shade, wild space
- shade, around playing field

2. Grass, North playing field (buffalo grass)

3. Shrubs & flowers

- wild space (wild, shade tolerant)
- utah street berms (wild, shade tolerant)
- commonhouse (scented, flowering shrubs)
- silver garden (Kay, by c.h.)
- dry woodland (Naomi, north end)
- east parking lot peninsulas (Vicky)

II. Irrigation

- Garden INDIVIDUAL RESPONSIBILITY

III. Build barriers (hedges, fences) & paths:

- Barrier along south
- Separate wildspace from backyards.
- Path, west parking lot to Utah St.

IV. Misc. Projects:

Hide utility boxes

Build raised beds in garden.

Finish chip/chopping the wood piles.

Make a composting center.

STILL TO DO

I. Till/Amend: - Behind common house

III. Plant:

1. Trees

- entrance to east end (ornamentals)
- berm south of Cheyenne drive (shade)

2. Lawn

- South of c.h., under clotheslines (chamomile)

3. Shrubs & flowers

- understory of east carport orchard (shade tolerant)
- along east drive (evergreens. conifers, mahonia)
- central & east gathering spots (scented, flowering shrubs)
- west of c.h. drainage swale
- herb garden by c.h.

IV. Automatic Sprinklers

- north west [meadow]
- gathering spots
- peninsulas into east parking lot
- northeast [playing field]
- wild space
- Edge of garden/driveway
- Cheyenne parking strip

V. Build barriers (hedges, fences) & paths:

- Barrier, south side Cheyenne driveway.
- Barrier, east side of alleyway ?
- Access from north end to northwest end of garden
- Access from garden to north central path
- Access from garden to east parking lot

VI. Misc. Projects:

Build safety steps & plant drainage swales.

Build ponds (not drainage swales).