

Appendix C: Fort Collins Streetscape Design Standards

(Text changes are in red)

Mike Brunkhardt – Should we consider a safety section within the Streetscape Standards? This would help to front load these issues to developers and others that use these standards to design streets.

1. 4.1.8 Tree separation from utilities

Distance specified is measured as the horizontal separation from the center of proposed tree to the edge of existing/proposed utility

- a. Utility separations shall meet the minimum standards of the Fort Collins Land Use Code
 - i. (50 feet between trees and stop signs (Needs to be approved with Forestry and Traffic if closer than 50')) **NOTE:** This is what we shoot for in current development review and tree placement for CIP and streetscape projects, but if this is not the where this needs to go or if this has an undesirable ripple effect then lets discuss if this should be removed or placed somewhere else
- b. 10' between trees and public water, sanitary, and storm sewer main lines
- c. 6' between trees and water or sewer service lines
- d. 4' between trees and gas lines
- e. 10' between trees and electric vaults
- f. 40' between canopy shade trees and streetlights
- g. 15' between ornamental trees and streetlights
- h. 10' between Connexions and other utility obstructions (i.e. flower pots, irrigation valve boxes etc.)

2. 4.4 Sight Distance Triangles at Intersections

- a. 4.4.1 Requirements: Show Sight Distance Triangles on plans. Confirm plant and boulder heights meet sight distance triangle requirements by adding sight distance triangles to plans and reviewing planting plan. Include the following note on applicable sheets: **"SIGHT DISTANCE TRIANGLE: PLANTS AND BOULDERS SHALL NOT BE TALLER THAN 24" ABOVE FLOWLINE WITHIN SIGHT DISTANCE TRIANGLE."** Refer to Section 4.4 of the Fort Collins Streetscape Standards and Figure 7.16 of the Larimer County Urban Area Street Standards (Larimer County Urban Area Street Standards: [LUCASS - Figures](#), [Fort Collins Street Scape Standards](#))
- b. Trees must be limbed up per LUC 3.2.1 - Landscaping and Tree Protection (L) Visual Clearance or Sight Distance Triangle

3. 5.2.5 Median tree groupings:

- a. Tree species diversity must meet the current Fort Collins municipal code requirements, See section 3.2.1 Fort Collins Land Use Code

4. 5.2.6 Tree separation from median edges.

Commented [AW1]: @Mike Brunkhardt Jill and I wanted to see if this is something that should be considered as an added section

Commented [ML2]: Clarify specification to state something like "Distance specified is measured as the horizontal separation from the center of proposed tree to the edge of existing/proposed utility"

Commented [RZ3R2]: I like this idea Mark.

Commented [MR4]: This has not been codified yet, but is something we aim for on new development projects. Depending on the site constraints, we do allow 40 ft separation, too. The point that traffic wants to make is that the current standard of 20 ft is just too tight and causes lots of blockage issues.

Commented [AW5R4]: @Molly T. Roche I think it makes sense to include here since traffic is pretty much requiring it. Having it here will help begin to codify it for CIP and other street projects...

Commented [RZ6R4]: I hope that we do not codify these utility/tree separations unless we really think of how we allow exceptions. We should talk about this more Molly.

Commented [AW7R4]: @Molly T. Roche FYI

Commented [MR8R4]: Thanks @Aaron Wagner! @Ralph Zentz are you referring to just the stop sign/tree separations or all tree-utility separations?

Commented [KL9]: Consider adding ultimate plant height shall be no taller than...

Commented [AW10]: @Molly T. Roche @Ralph Zentz Review

Commented [RZ11R10]: as stated below I do not think that 2. b. should be included, but we can talk about it Kyle.

Commented [RZ12R10]: @Kyle Lambrecht

Commented [MR13R10]: @Kyle Lambrecht @Ralph Zentz is 2b is reference to trees within sight distance triangles (which we try to avoid in the planning stages)? What is the vertical height preferred? 14'?

Commented [RZ14R10]: @Aaron Wagner @Molly T. Roche @Kyle Lambrecht I think the height listed in this part of code is 6ft. to look under, but we try for 8ft if possible. But that is for trees that are large enough to handle that kind of pruning (probably existing trees that are being preserved). I agree with you Molly and think that not planting new trees in the 30 foot sight distance triangle mostly eliminates the problem..

Commented [KL15]: This is really vague. Can you use similar language for the trees that is used for plantings? For instance, Trees shall be limbed up per LUC 3.2.1 to ensure canopies do not impact sight distance at intersections. Canopies shall start a minimum of 6' above the flowline (or whatever that number is)

Commented [AW16R15]: @Molly T. Roche @Ralph Zentz Do you guys want to clarify this?

Commented [RZ17R15]: Kyle we can list out the diversity requirements, but we would not want to put the pruning part in because newly planted trees cannot take that kind of pruning... [1]

Commented [MR18R15]: @Ralph Zentz agreed

- a. Ornamental trees – 2.5 feet, measured from the back of curb (includes double curb or splash block if present)

5. **5.2.8 Staggered median tree groupings if space permits.**

- a. Tree groupings shall be staggered rather than aligned in straight rows, where median width permits a stagger of at least 2 feet. **In narrower medians with inadequate space for staggered groupings trees may be required to be planted in straight rows.**
- b. Caption to illustration: Example plan view of a median showing **staggered** tree groupings.

6. **5.2.9 Mixed plantings.** (Pg. 25)

Problem: Experience has demonstrated that this approach is generally excessive for purposes of aesthetics, maintenance access, initial cost, and maintenance and replacement cost. This warrants updating to a less specific standard or a lower %.

Solution: Edit standard 5.2.9 to state that “mixed plantings shall include groupings of at least three plants of each species, with exceptions for single specimens to be used as accents. Plantings shall be achieved 50% coverage within 5 years.”

- a. **Mixed plantings of perennials, ornamental grasses, shrubs, and shrubby trees shall include groupings of at least three plants of each species, with exceptions for single specimens to be used as accents. Plantings shall be of perennials, ornamental grasses, shrubs, and shrubby trees and shall be planted and maintained to achieve 50% coverage within 5 years, based on assumptions for growth and maintenance of plants by the designer.**
- b. Mixed plantings shall be composed of groups of a minimum of 3 plants per group, with each group composed of a single species.
- c. **Plants shall be no closer than 12” from the back of curb or splash block.**
- d. **Ornamental grasses shall be limited to large massings proportion of ornamental grasses to other plant material;**
- e. **There shall be no understory plantings within a 5 ft. diameter of existing or proposed tree trunks.**
- f. **Plantings and plant massings shall be spaced to allow walking space for maintenance workers through medians;**
- g. **Plant symbols shall represent full growth habit of plants. Height and width of plants at full maturity shall be included in the plant table.**
- h. **Every plant must be identified with a unique symbol and identified with the first two letters of the genus and species, i.e. Quercus macrocarpa (QU MA).**

7. **5.2.10 Mixed plantings – two options for intensity.** (Pg. 27)

5.2.10 Mixed plantings – two options for intensity.

Commented [KL19]: Measured from flowline?

Commented [AW20R19]: @Kyle Lambrecht

Commented [RZ21R19]: I agree with back of curb. If there is a splash-block just a few inches from the trunk or anything like that we might have to adjust something.

Commented [AW22R19]: @Kyle Lambrecht @Ralph Zentz To clarify, the back of curb would be from the second curb/splash block if present.

Commented [KL23]: @Aaron Wagner our enhanced median team has identified the Harmony and JFK median as the standard for future medians based on its aesthetics, plant spacing, plant variety and sizing, visibility, and ease of maintenance. Is there a way to mention this or reference details from this project in these standards?

Commented [AW24R23]: @Jill Wuertz

Commented [JW25R23]: @Aaron Wagner Can we include the project landscape drawings in the appendix of the standards as a "template project" or some type of wording like that and just reference the appendix here?

Commented [ML26]: Does this include 18" behind the double curb? If so, any median that is less than 6' wide (flowline to flowline) won't accommodate any plants per specification

Commented [AW27R26]: @Mark Laken @Jill Wuertz Thanks Mark. See 5.2.18 Median Hardscape edges and paving. You are correct, I changed this to 12" to allow some staggering of plant material in single curb scenario which makes the planting area 3 ft wide.

Two options for mixed plantings shall be permitted:

- a. Perennial Garden Style.
- b. Shrub Garden Style.
- c. Perennial Garden Style: This option emphasizes the maximum degree of planting intensity, color, and variety, with perennials used for the full length of a median. This results in a higher number of different plant groupings and a higher total number of plants to achieve the required 50% plant coverage.
- d. Shrub Garden Style: This option allows the use of larger shrubs and shrubby trees to achieve the required 50% coverage with a lower number of different plant groupings and lower total number of plants.

8. **5.2.11 Perennial Garden Style requirements.**

- a. An average of at least 4 groupings of perennial or ornamental grasses, and 3 groupings of shrubs per 250 square feet shall be planted and maintained. Groupings shall be composed of single species with at least 7-9 plants.

9. **5.2.8 Staggered median tree groupings if space permits**

- a. Page 24, planting concept caption
 - i. **Problem:** Shows full width medians with room for staggered tree and other plantings.
 - ii. **Solution:** Edit caption to note that “narrower medians with inadequate space for staggered groupings may require trees to be planted in straight rows.”

10. **5.2.9 Mixed Plantings**

- a. P. 29, 75% plant coverage standard
 - i. **Problem:** This density is problematic from a number of perspectives, traffic sight lines, field crew safety, and sustainability
 - ii. **Solution:** Mixed plantings of perennials, ornamental grasses, shrubs, and shrubby trees shall be planted and maintained to cover at least 50% of the median area within 5 years, based on assumptions for growth and maintenance of plants by the designer.
 - 1. Mixed plantings shall be composed of groups of a minimum of 3 plants per group, with each group composed of a single species.

1. **SECTION 7.3 ACCEPTANCE OF NEW ARTERIAL STREETSCAPE PROJECTS FOR CITY MAINTENANCE**

- a. (Add new subsection) **7.3.2 Inspections:**
 - i. Inspections shall be completed at bench mark intervals during the installation process.
 - ii. Plants will be inspected by Parks twice per year during the growing season(s) of the warranty period to address plant mortality and replacement.
 - iii. Inspections shall be completed in the spring and late summer of the warranty period. Replacements shall be completed to allow for time for plants to have

Commented [RZ28]: Do we need to define what a shrubby tree is? I am not quite sure what this is after.....something like Gambel's oak?

Commented [ML29R28]: We've also used some multi-stem trees like multi-stem tartarian maple, serviceberry, etc..

Commented [KL30]: FYI, Engineering plans to partner with Parks and Forestry to hand off the landscaping/irrigation at final acceptance. Maybe we are piloting this approach as opposed to making it a standard, though.

Also, should language be included in this section regarding inspection during installation?

Commented [AW31R30]: @Jill Wuertz FYI.

Commented [RZ32R30]: Good points Kyle. Is final acceptance at the end of 2 full growing seasons?

Commented [AW33R30]: @Kyle Lambrecht @Ralph Zentz Kyle, Please see Ralph's comment

Commented [JW34R30]: @Aaron Wagner @Kyle Lambrecht We need to keep the 2 year maintenance/warranty reference in for privately developed arterials (like Suniga at Northfield) and maybe we specify that internal Capital Project may use a different process

Commented [RZ35R30]: @Jill Wuertz @Aaron Wagner @Kyle Lambrecht So on Capital projects Parks and Forestry take over maintenance as soon as the landscaping is installed to spec? If so, I am assuming there is still a warranty on plant material of at least 1 year?

Commented [MR36R30]: @Ralph Zentz @Jill Wuertz @Aaron Wagner @Kyle Lambrecht Is there any way we can ask for at least 2 year warranty? From experience (Lincoln Corridor) there were three rounds of replacements that needed to be done. Most of those were done under warranty but some were replaced outside of the warranty period (thanks to Mill Bros). Tree establishment is around 3-5 years so a longer warranty period would support that.

Commented [JW37R30]: @Molly T. Roche I think Engineering will have to answer that question. I'm assuming things would still have some kind of warranty, but maintenance would be take on by Parks. Is that correct, @Kyle Lambrecht ? We'd have to figure out how to coordinate all of that as well @Mike Brunkhardt,

adequate irrigation (late summer replacements shall be completed in the month of September, or well before irrigation is turned off.) Perennials and ornamental grasses replacements shall be completed when plants are still readily available and there is enough time in the season for irrigation.

2. **7.4 GENERAL MAINTENANCE STANDARDS**

a. **7.4.6 Mulch.**

- i. Mulch shall be replenished as needed to maintain complete coverage of the soil surface with a depth of 2-4 inches. ~~Mulch shall be dishd away from the base of plant material in addition to~~ careful placement and reduced depth as needed underneath plants to avoid burying leaves or tender stems.

3. **SECTION 8.1 IRRIGATION SYSTEM DESIGN** p. 52

- a. 8.1 (remove all text and include this wording:) ~~Please Contact City of Fort Collins Parks Department for current irrigation standards, materials, installation preparation and installation specifications, testing and general notes.~~ and the "Fort Collins Irrigation System Planning Toolbox - Irrigation Standards, Design Guidelines" for current irrigation standards
- b. Water Conservation Standards for Commercial Development:
<https://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/water-conservation-standards-for-commercial-development>

Section L - Design considerations shall include:

- i. (Add) 5) ~~All trees shall be located on separate zones from other plant material and utilize either the most current Parks tree irrigation standard or a design that is approved by both Parks and Forestry.~~
- b. Remove O & R from list.
 - i. ~~O. The contractor shall install the saddle for the PVC or AC pipe.~~
 - ii. ~~R. A blowout tube no larger than 1/4" shall be placed between the meter pit curb stop and the back flow prevention device. The injection port on the blow out tube shall be sweated on, attaching a female adapter with a threaded brass plug.~~

2. **SECTION 8.2 MATERIALS STANDARDS** p. 52-59

- b. 8.2; 8.3; 8.4 & 8.5 - remove all text and include this wording: "Contact City of Fort Collins Parks Department for current irrigation standards, materials, installation preparation and installation specifications, testing and general notes."

4. **SECTION 8.6 COMPLETION SERVICES** p. 60

- a. A. Add: 'Learned flows' shall be recorded by substantial completion
- b. D: add electronic format (AutoCAD and PDF).
- c. Remove section F calling for mylars;
- d. Sub section 8.6.2 Warranty and Maintenance

Commented [JW38]: @Aaron Wagner Compare this section to Parks new Irrigation standards and add necessary text (pages 2-5 of the Irrigation standards)

Commented [AW39R38]: @Jill Wuertz I feel like we should reference the "FORT COLLINS IRRIGATION SYSTEM PLANNING TOOLBOX Irrigation Standards" 2019 for this section.

Commented [RZ40]: this may give us some flex room?

- i. Irrigation breaks and deficiencies shall be addressed as soon as possible to maintain a high level of water efficiency.

SECTION 10 GRASS SEEDING STANDARDS

ADD: **SECTION 10.1.20 Native Grass Turf Maintenance**

- a. Turf Height: Native grasses shall be allowed to grow to natural plant height.
- b. Mowing frequency: Mowing in native grass areas shall only be utilized as it relates to weed management and the IPM plan. Typically, spot mowing may need to occur 2-3 times per year to manage weeds. Excessive leaves that collect in native turf areas shall be removed by contractor through the use of hand blowers.
- c. Mowing equipment: Contractor shall utilize any equipment necessary to meet IPM plan. If mowing is selected, mow height shall be 6" and above.
- d. Weeds: Follow pre-approved IPM plan to maintain turf that is mainly weed free using preventative, cultural, chemical and mechanical control. Per City Code, weeds shall not be permitted to grow to a height of more than six (6) inches. Weeds shall be removed prior to flowering and/or before they reach the height restriction.
- e. Care of irrigation system associated with native grass area shall be part of maintenance of native turf.

ADD: **10.1.21 Native Grasses Establishment Water Management & Irrigation Maintenance**

- a. Utilize the following chart as a guideline for irrigating native areas. Work with City Project Manager to customize for specific sites.
- b. Sample irrigation schedule for establishing native areas from UDFCD Manual Chapter 13 Revegetation

Time Of Year	Frequency	Time of Day	Soil Moisture Depth – Utilize cycle & soak
Mid-April (Cool Season) Mid-May (Warm Season)	1-2 times per day until temperatures reach 80 degrees	Once in early morning once in late evening	Maintain soil moisture to 2-inch depth
Early June to July	Every other day or more if temperatures are above 90 degrees	Early morning or late evening	Maintain to 4 inch-depth
July to Mid-August	One application per week	Early morning or late evening	Maintain soil moisture to 6-inch depth
Mid-August to Mid-September	One application every other week	Early morning or late evening	Maintain soil moisture to 6-inch depth
Mid-September and on	Withhold watering to allow plants to harden for winter		

4. Exhibit 'A' LIST OF RECOMMENDED PLANTS

Commented [AW41]: @Jill Wuertz Is this what your thinking? Or can we reference these through the contract doc?

Commented [JW42R41]: @Aaron Wagner yes

Commented [JW43R41]: @Aaron Wagner I think we should probably mention "Irrigation of Native Grass Turf is required where possible to assist with establishment and maintenance of native grasses in streetscape environments." or something to that wording

e. Add Trees:

- i. 'Red Baron' (to Malus sp.)
- ii. In limited quantities, check with Forestry for acceptable quantities (To comments in Pyrus calleryana')

f. Add Shrubs:

- i. *Buddleia alternifolia* 'Argentea' – Silver Fountain Butterfly Bush; Comment 'Used on Suniga Rd.'
- ii. *Ephedra minima* – Dwarf Joint Fir; Comment 'Can be difficult to find sufficient quantities'
- iii. *Physocarpus opulifolius* – Ninebark; Comment 'Most cultivars acceptable'
- iv. *Potentilla fruticosa davurica* 'Prairie Snow' - Prairie Snow Potentilla; Comment 'McKays White Potentilla is an acceptable substitute'

g. Add Evergreen Shrubs:

- i. *Pinus nigra* 'Helga' – Dwarf Austrian Pine; Comment 'Can be difficult to find in sufficient quantities'

h. Add Ornamental Grasses:

- i. *Muhlenbergia reverchonii* 'Ruby Muhly' – Undaunted Ruby Muhly Grass; Comment 'Used on Suniga Rd.'

i. Add Perennials:

- i. Add Comment to all Agastache sp. 'Short life span, can get 3-4 ft. Tall'
- ii. *Ceratostigma plumbaginoides* – Plumbago
- iii. *Zauschneria garrettii* 'PWWG01S' – Orange Carpet Hummingbird Mint; Comment 'Can spread aggressively'

j.

Add details

- on truck pullout on median (Horsetooth and Lemay)

Commented [MR44]: We are also reaching our max percentage of Chanticleer Pear, Bur Oak, Honeylocust in our inventory system. I'll take a look at this recommended plant list to see if there are any new trees we should add.

Commented [AW45R44]: Sounds Good!

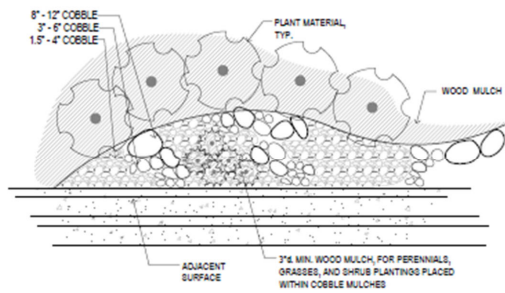
Commented [AW46R44]: I am fine if you guys outright banned Chanticleer Pear forever :)

Commented [RZ47R44]: Aaron and Molly, a new crab is on the market that is more upright than Red Baron. They are called Ivory Spear and Raspberry Spear crabapples. Ft Collins Wholesale say good things about them.

Commented [MR48R44]: @Ralph Zentz @Aaron Wagner I think we planted a few Raspberry Spear last year at the SW corner of Harmony and Taft :)



- Add newest cobble mulch detail and newest boulder detail



NOTES:

1. OBTAIN COBBLE MATERIALS FROM SAME SOURCE AND MAINTAIN HIGH DEGREE OF CONSISTENCY IN WORKMANSHIP THROUGHOUT THE PROJECT.
2. REFER TO LANDSCAPE PLANS FOR GENERAL MULCH TYPE LAYOUTS AND PATTERN.
3. SUBMIT SAMPLES OF EACH TYPE, COLOR AND SIZE OF MULCH INDICATED AND WEED BARRIER FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLING ANY MATERIAL ON SITE.
4. MEANDER COBBLE EDGES THAT DEFINE THE TRANSITION BETWEEN COBBLE AND ORGANIC MULCH WITH BANDS OF LARGER COBBLE. MAINTAIN 8"-12" COBBLE TOWARDS CENTER OF MEDIAN AND AWAY FROM CURB.
5. CONTRACTOR TO LAYOUT A 100 SQ. FT. SECTION OF COBBLE/ORGANIC MULCH BED AND TAKE SMALL PHOTOGRAPH FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLACING REMAINING MULCHES. UPON APPROVAL, RETAIN SAMPLE/MOCK UP FOR COMPARISON WITH MATERIALS/LAYOUT USED IN REMAINING WORK. ACCEPTED FIELD SAMPLE MAY REMAIN AS PART OF WORK, HOWEVER, IT CAN BE REMOVED WHEN NO LONGER REQUIRED FOR COMPARISON WITH FINISHED WORK.
6. RIVER ROCK COBBLE TO BE TAN IN COLOR. CONTRACTOR TO SUBMIT SAMPLE(S) OF RIVER ROCK COBBLE IN EACH SIZE, PRIOR TO PLACING ROCK.
7. OVERALL MEDIAN COBBLE MIX SHALL CONSIST OF: (SEE SPEC) 50% - 1 1/2" DIA. RIVER ROCK WITH GROUPINGS OF 30% - 3" TO 8" RIVER COBBLE AND 20% - 8" TO 12" (OR SMALLER) COBBLE MULCHES.
8. LARGER STONE SHALL BE PLACED FIRST, TO BE EMBEDDED, MINDED AND SETTLED WITH THE SMALLER RATHER THAN LOOSELY DUMPED.

Commented [AW49]: @Jill Wuertz Is this the truck pull out you want to detail? I can't find it in the plans on the P: drive.

Commented [JW50R49]: @Aaron Wagner yes, thanks, dwgs are here: P:\Medians\ALL PROJECTS\PARKS_Horsetooth & Lemay

Commented [RZ51]: Aaron - I wonder if this would be a place to start requiring uniform symbols for trees? For example for a Bur Oak we could allow BO or Quma but no other symbol. I think that would make review much easier, at least for trees and shrubs....what do you think?

Commented [AW52R51]: @Ralph Zentz I see where you're coming from on this one and having a standard nomenclature would be great for planting plans, but I don't know if its practical. From a designer viewpoint, I know this will be difficult to enforce. Designers tend to follow their own symbology and do so to reduce mistakes at their end. Each design office tends to have their own standard for labeling, too (i.e. BHA vs. TB Group). I adopted BHA's standard when I went to work there, which wasn't too different from my own, but I have seen other offices that are very different. Requiring this would also create another layer of review on the reviewers part as well.

Commented [RZ53R51]: @Aaron Wagner I get that, but on large plans it takes a lot of time to have to look up the species while reviewing and it has been stated by my team s an area of frustration. I think enforcement would be an issue unless we gave the applicant a standard template to be used right up front. We can talk more about this offline and decide if it is worth pursuing

Commented [MR54R51]: @Aaron Wagner @Ralph Zentz From my perspective, as long as the tree symbol is labeled with an abbreviation that matches the plant list, that is okay with me.

Forestry additions. (Go through and place into appropriate sections)

ITEMS TO INCLUDE ON THE LANDSCAPE PLAN:

- Provide existing trees surveyed, tree inventory and mitigation table provided by Forestry, tree protection notes, legend showing trees to be preserved and protected in place and those to be removed.
- Landscape plans should include a plant list: quantity, species (common and scientific names), species diversity percentage, caliper, and method of transplant (B&B). Unique symbols for each species, all species labeled with abbreviations to match landscape plan. Mitigation trees identified and labeled with a M.
- Ditch Easements, top of bank, access easements, other maintenance easements
- Existing Irrigation infrastructure including Point of Connection, Backflow, Controller, Valve Boxes, and approx. location of the mainline.

LICENSING REQUIREMENTS:

(Need an explanation paragraph here)

- 1. Reference certified landscape architects and licensed arborist professionals in this.
- 2. Include information about our street tree permitting process. Forestry marks locations, approves/tags trees at a nursery, inspects after planting and issues a permit for initial install.

STREET WIDENING OR OTHER PHYSICAL IMPROVEMENTS

- Wherever roads are widened – retain existing trees to the extent feasible. Land Use Code Tree Protection and Mitigation section should be applied.
- There should be tree protection or development guidelines that refer to parkway width (8’ minimum on all roads except for 10’ on arterials), installation of irrigation, and who maintains irrigation.
- ~~Private Property trees that are impacted by road widening should be mitigated back on private property to the extent feasible (or payment in lieu?).~~
- Irrigation shall be provided to new and existing trees if applicable. Irrigation to trees shall be on a separate zone.

TREE MAINTENANCE AND MANAGEMENT REQUIREMENTS (pg. 47)

Molly and Ralph – you might want to review this section of the Streetscape Standards for any changes.

- Something to think about - Add early season watering (April) and late season watering here too? Winter water? Irrigation is turned on for early maintenance in April and could potentially water trees at that time.

Items to follow up on

For Parks: define what **Street construction responsibility** (LCUASS 1.9.2) means to you? Would this match engineering escrow/warranty timeframe? **Question from Brad.**

(Double check Warranty notes for watering and establishment)

Commented [RZ55]: The idea of private tree mitigation can be tricky. Usually it is handled by the City Real Estate folks as they purchase right-of-way. Once we own the tree then they would be mitigated as normal. If we are just getting an easement that impacts trees the owner has a right to full compensation of either the real estate value (what do they lose in terms of property value) or the appraised landscape value based on size, location, species, condition and market values for the largest readily available tree of that species. So we may have to word things carefully around private trees.

Commented [KL56R55]: Ralph, good call. @Aaron Wagner, we follow the Uniform Act for any acquisition. That being said, we typically get a value for trees impacted in the acquisition area and assign a value to these included in the acquisition price. We leave it up to the original land owner on how they use the funds. Once the tree is owned, we then assign a mitigation value to it. I don't think we can include this statement.

Commented [AW57R55]: @Kyle Lambrecht @Ralph Zentz @Molly T. Roche Thanks Kyle, based on this reasoning I will remove it.

Commented [AW58]: @Molly T. Roche @Ralph Zentz This is covered in the Fort Collins Irrigation System Planning Toolbox Irrigation standards

Commented [AW59]: @Molly T. Roche and @Ralph Zentz – you might want to review this section of the Streetscape Standards for any changes.

Commented [RZ60R59]: @Aaron Wagner @Molly T. Roche where would we look at this?

Commented [AW61]: @Jill Wuertz These are some notes that I took down as we were in discussions for LCUASS changes. Do we want to flush this out and place in the Streetscape Standards?

Commented [JW62R61]: @Aaron Wagner ? let's discuss, I'm not remembering this discussion

Commented [JW63]: @Aaron Wagner can you click "resolve" when a comment has been resolved. I think that will help us understand which of these are still open and need to be discussed. Maybe we need a meeting early next week to wrap these up?

Kyle we can list out the diversity requirements, but we would not want to put the pruning part in because newly planted trees cannot take that kind of pruning. We really try and work with the design team so that sight distance and sign blockage does not occur.....does this make sense to you?