

Treasure Landscape and Irrigation Updated Summary Narrative April 12, 2017, Presentation

Landscape Planting and Irrigation Guidelines

Goal: In concert with all other application materials, meet the CUP requirement of condition (7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses found in the 2003 Land Management Code, revised July 10, 2003 “Code.”

Existing Vegetation Protection:

Existing vegetation that is intended to be preserved which is located within construction areas and existing vegetation located outside the limits of disturbance boundaries (to be established at time of building permit review), will be protected from construction activities by fencing or barriers as required by Code. Where appropriate, temporary irrigation may be provided to assure the health of existing vegetation within active construction areas. Protective fencing or barriers should be located to prevent compaction from construction traffic to soils within the drip line of existing significant trees that are to be protected.

Landscape Guidelines:

The plant materials noted below are anticipated to be planted within the Treasure project. Final selection of individual plants will be determined by plant location, solar exposure, soil type, adjacent uses, and commercial availability. The plants listed include many native species as well as non-natives that are known to flourish in Park City. Landscape planting will be used for a variety of functions including buffering the project from neighboring areas, screening and softening building architecture, providing shade and visual variety in outdoor use areas, and revegetating ski runs, cliffscapes, and excavated material placement zones. Tree and shrub plantings shall typically be placed in *informal groupings rather than in a formal arrangement* and shall be spaced to allow room for eventual size at maturity. Trees immediately adjacent to neighboring residences will be planted in a larger caliper size (minimum 2” diameter) to provide for more rapid screening and buffering for those neighbors. Tree canopies will be maintained to provide adequate clearances for emergency and service vehicles, and to allow adequate sight lines where they are located adjacent to roads and driveways. Shrub and ground cover plantings will typically be “layered” with lower shrubs, grasses, and ground covers arranged in front of taller ones. Seasonal plantings of perennials and annuals will be used in locations adjacent to building entrances, primary pedestrian walks, and outdoor use areas. These plantings may include hanging baskets and landscape pots and planters. Plantings at the project perimeters next to open space areas will be designed and maintained to provide “defensible space” per the requirements of the Fire Protection Plan and City Fire Marshall. The plants that are listed below generally have low water requirements, and in addition irrigated turf areas will be limited in accordance with the Code. Where boulders or stone are used for landscaping purposes they will be from local sources and be arranged and set in a natural appearing manner. Low landscape retaining walls will also be constructed of or faced in local stone, or built from materials that match the base of adjacent buildings such as board formed concrete. See the Treasure Hill

Landscape Plan dated August 11, 2004; submittal sheets V-1, V-2, V-3, V-4, V-5, and V-12 dated June 12, 2008; and Section V of the Written & Pictorial Explanation for more detailed information on the locations of proposed trees, shrub and ground cover areas, ski run revegetation areas as well as additional information on plant material selection and use.

Irrigation and Water Use Guidelines:

All new planting within project areas shall be irrigated using low water use irrigation (xeriscaping) techniques wherever they are feasible. Irrigation water will be distributed using low flow spray heads or drip emitters. The irrigation systems will be operated by “smart” weather based irrigation controllers. Irrigation for the limited turf areas shall use low flow heads with integral check valves to limit water waste and irrigation run-off onto adjacent paved areas. All irrigation systems will be designed to allow for convenient drainage and shut down of the system during the winter season. Cliffscape areas, excavated material placement zones, and new ski runs will generally be planted without permanent irrigation and will rely on water from rainfall and on-site runoff. Some temporary supplemental irrigation may be installed in cliffscape areas to allow for the initial establishment of larger tree and shrub species. Most plantings located in the project frontage areas, outdoor use areas, and adjacent to buildings will be irrigated using low flow or drip irrigation equipment.

Landscape Plant Material Lists

Landscape Categories

The Treasure landscape planting falls into three different categories based on specific site conditions, requirements and uses:

- 1) Transitional and generally more formal areas at the project frontage (Lowell Ave. access) and outdoor use areas including the central amenity space, and areas immediately adjacent to buildings;
- 2) Ski trails and lift terminus areas; and
- 3) Cliffscapes and excavated material placement zones generally located at the perimeters of the building area or in upslope areas of the project.

Plant materials and planting techniques will vary between these areas. Additionally, plant species may vary based on commercial availability at the time of planting provided they have similar horticultural characteristics meet the general goals of low water use and using native plants.

Plant materials will include:

1) Project frontage, outdoor use, and building areas plant materials to include:

- Coniferous Trees:
 - Alpine Fir-Abies lasiocarpa
 - White Fir-Abies concolor
 - Mugo Pine-Pinus mugo

Blue Spruce-*Picea pungens*

Broadleaf Deciduous Trees:

Amur Maple-*Acer ginnala*

Western Red Birch – *Betula occidentalis fontinalis*

Eastern Redbud-*Cercis canadensis*

Red Chokecherry-*Prunus* spp.

Crabapple-*Malus* spp.

Aspen-*Populus tremuloides*

Lanceleaf Cottonwood – *Populus acuminata*

Gambel Oak- *Quercus gambelii*

Mountain Ash-*Sorbus* spp.

Shrubs/Groundcovers:

Barberry-*Berberis* spp.

Chokecherry – *Prunus virginiana*

Currants-*Ribes* spp.

Dogwood-*Cornus* spp

Elderberry-*Sambucus* spp.

Forsythia-*Forsythia* spp.

Honeysuckle-*Lonicera* spp.

Lilac-*Syringa* spp.

Bearberry Manzanita-*Manzanita* spp.

Mountain Mahogany-*Cercocarpus* spp.

Oregon Grape-*Mahonia* spp..

Serviceberry-*Amelchier* spp.

Spirea-*Spirea* spp.

Sumac-*Rhus* spp.

Viburnum-*Viburnum* spp.

Willows-*Salix* spp.

Ornamental Grasses

Other: Annuals and Perennials will be planted as seasonal accent plantings in limited quantities and in locations described in the “Landscape Guidelines” section above. Individual species will be selected based on seasonal availability and specific planting location. Lawns will be a drought resistant fescue blend sod. Lawn areas will be limited and typically located in areas adjacent to active outdoor use areas.

2) Ski Trails and Lift Terminus:

A seeded grass, shrub, and wildflower mix will be used to revegetate ski trails. This seed mix shall be similar to the mix used by PCM for ski run revegetation. Seeding activities will be coordinated with PCM prior to installation and typically take place in late summer or fall. Long term maintenance of ski trail areas will include the identification and removal of non-native invasive species such as thistles.

Plant materials will include:

Grasses:

Sheep Fescue-Festuca ovina
Annual Ryegrass-Lolium perenne
Mountain Brome grass-Bromus spp.
Wheatgrass-Elymus spp.
Sandberg Bluegrass-Poa secunda

Shrubs/Perennials:

Rubber Rabbitbrush- Ericameria nauseosa
Four Wing Saltbush-Atriplex canescens
Serviceberry-Amelchier alnifolia
Lewis Blue Flax-Linium lewisii

Annuals and Perennials:

Rocky Mountain Wildflower Mix from Granite Seed Co. or similar.

Other: Lawn will be used at areas adjacent to lift terminals much like the use of lawn adjacent to current Town Lift Base. Lawn areas will be drought resistant fescue blend sod.

3) Cliffscapes and excavated material placement zones:

These areas will be planted in response to localized terrain and slope steepness. Larger plant materials including trees and shrubs will be located on planting terraces and pockets where additional soil depth can be created. Plant selection and location will be determined by slope exposure, slope steepness, soil type and depths, and wildfire “defensible space” requirements as part of the Fire Protection Plan. Long term maintenance of these areas will require the identification and removal of non-native invasive species such as thistles. Cliffscape and excavated material placement zones will be revegetated as soon as possible following excavation/placement in order to manage erosion and to encourage early plant establishment and growth. In conjunction with the planting, these areas may receive additional surface erosion control measures such as jute mesh or straw wattles as shall be specified in the Storm Water Pollution Prevention Plan (SWPPP) at time of building permit review. These areas will be revegetated using a combination of hand-broadcasted grass and shrub seed mixes like the ski run mix noted above and in-situ planting of individual trees and shrubs. It is expected that in time many other native species will “pioneer” into these areas as well and become established. As noted above in the “Irrigation Guidelines” section, temporary supplemental irrigation may be installed in cliffscape areas to provide for initial plant establishment.

Plant materials will include:

Coniferous Trees:

Alpine Fir-Abies lasiocarpa

White Fir-*Abies concolor*
Engleman Spruce-*Picea engelmannii*
Blue Spruce-*Picea pungens*
White Pine-*Pinus flexilis*

Broadleaf Deciduous Trees:
Rocky Mountain Maple-*Acer ginnala*
Aspen-*Populus tremuloides*
Gambel Oak-*Quercus gambelii*

Shrubs:
Sagebrush-*Artemisia* spp.
Chokecherry- *Prunus virginiana*
Currant-*Ribes* spp.
Rubber Rabbitbrush- *Ericameria nauseosa*
Four Wing Saltbush-*Atriplex canescens*
Mountain Mahogany-*Cercocarpus* spp.
Serviceberry-*Amelchier alnifolia*
Snowberry-*Symphoricarpus oreophillus*
Sumac-*Rhus* spp.
Willows-*Salix* spp.

Grasses, Shrubs, Perennials, and Wildflowers: See Ski Trails lists above for seeded species.