

Streetscape

Intent:

To increase vitality of the street environment and integrate businesses with the street. To reduce the impact of heavy traffic and offer safe vehicular and pedestrian environment for businesses.

Standards:

Mandatory for All Streets

1. Plant material shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping ground cover and street trees. Selection of trees and plant materials shall be chosen from the City's recommended planting list or approved by the Planning Director.
2. Street trees must meet standards contained in KMC 18.21 and must be allowed to mature and be maintained without obstructing the visual access to the storefront at a height of at least 30 ft, or taller, except when overhead utility lines are present, that best reflects the building design and business and storefront character.
3. Street trees shall be planted at least every 40 linear feet or be planted in groups in the planting strip. Street tree locations must be coordinated with the street lighting and utility plans to minimize interference. A detailed landscape plan designed and signed by a licensed Landscape Architect or a similar qualified professional must be submitted for approval by the Planning Director.
4. All landscaping elements, plant materials and street trees shall be planted or installed by the developer and maintained by the property owners or business owners. A maintenance agreement among adjoining property owners shall be required; the agreement shall run with the land.
5. A separate irrigation system designed for the health of the street trees on arterial streets (e.g. bubbler system) maintained by the owner shall be required.

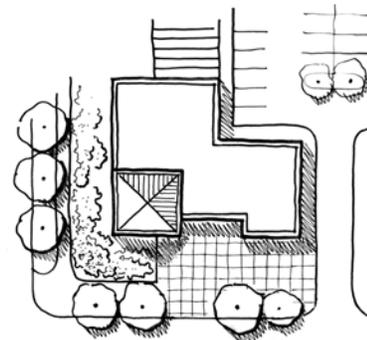
DO



Large street trees.



Special pavement, sitting, and trellises on wider sidewalk.



Streetscape coordinated with the business frontage.

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Streetscape (contd.)

Mandatory Option A

6. Minimum 7 ft wide planting strip between the road and the sidewalk
7. Sidewalk width shall be 7 ft minimum.

Mandatory Option B

8. Sidewalk must abut the road.
9. Sidewalk width shall be 10 ft minimum with at least 5 ft clear for thorough traffic (i.e. maximum 5 ft wide planting wells, and locations for street lights, benches and other street furnishings within this 5 ft, leaving the rest 5 ft clear for pedestrian).

Recommended

10. For Option-A, landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting maximum 50% of the total planting strip area.
11. Planting strips are encouraged to be incorporated with the overall storm water drainage plan.
12. Incorporation of artwork with the hardscape is encouraged.

DO NOT



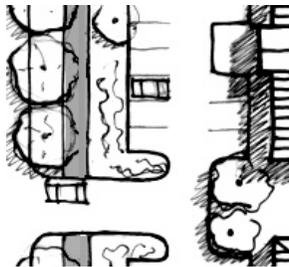
Narrow sidewalk and no landscaping.



No street tree.

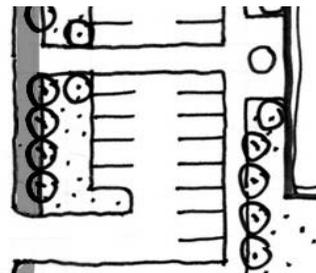
DO

OPTION A



*7 7
Option A - Planting strip between sidewalk and the street.*

OPTION B



*10
Option B - Wider sidewalk with streetscape.*