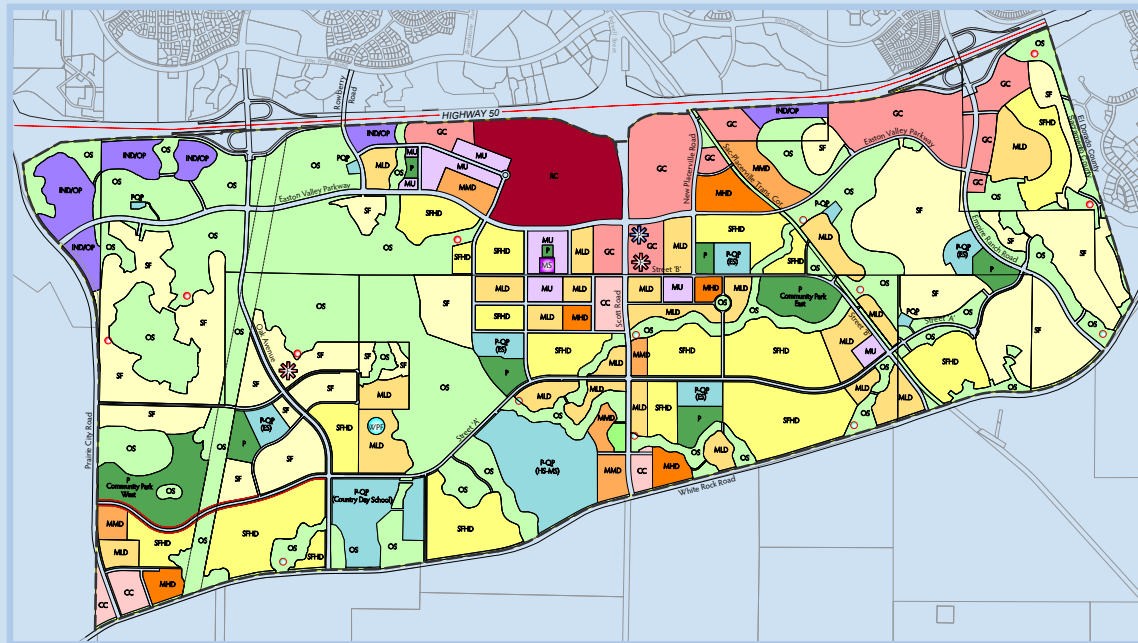




Folsom Plan Area Specific Plan Community Design Guidelines

Folsom Plan Area Specific Plan Community Design Guidelines



April 2015
Torrence Planning & Design Inc.

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Introduction

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1.1 OVERVIEW

In 2011, The City of Folsom adopted The Folsom Plan Area Specific Plan (FPASP or Specific Plan) to guide development of approximately 3,500 acres of property (Plan Area or Site) south of U.S. Highway 50 that was successfully annexed to the City of Folsom in 2012 (refer to Figure 1.1 – Project Location).

1.2 SETTING

The Plan Area is located in the southern portion of the City of Folsom and includes all the area bounded by U.S. Highway 50 to the north, the Sacramento/El Dorado County line to the east, White Rock Road to the south and Prairie City Road to the west (refer to Figure 1.2 – The Plan Area). The Plan Area consists of approximately 3,500 acres of undeveloped gently rolling terrain and areas of steeper hillsides covered in either grasslands or oak woodlands. Historically, the majority of the Plan Area was used for cattle grazing and the Site currently retains its rural character. As undeveloped property, the Plan Area has no distinctive architectural character; rather the natural environment of oak woodlands and grasslands dominates the visual environment.

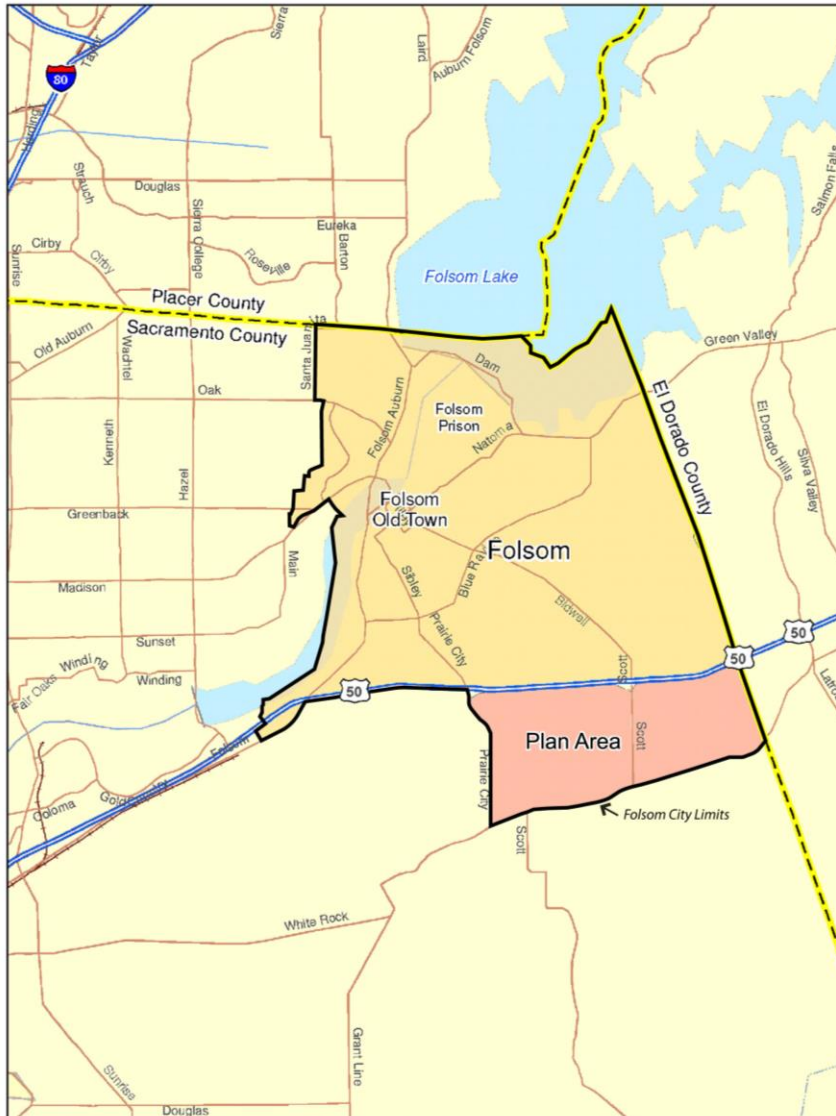


Figure 1.1 – Project Location



Figure 1.2 - The Plan Area (Looking Southwest from U.S. Highway 50 & East Bidwell Street)

1.3 THE SPECIFIC PLAN VISION

Section 3.2 of The Specific Plan describes the Plan Area as a self-sufficient, pedestrian/transit-oriented community with a range of shopping, employment, housing and schooling options, transportation choices and recreational alternative that respect both the character of the site as well as adjacent city neighborhoods. As more fully described in the Specific Plan, the Plan Area will feature a mix of residential neighborhoods of diversified densities, a centrally located regional commercial center, a mixed-use town center, an entertainment district, mixed-use neighborhood centers, schools, parks and other neighborhood services distributed throughout the community linked together by a transit corridor and a system of complete streets.

1.3.1 Plan Area Design Principles (refer to FPASP Section 3.3)

- Planning Principle 1 - *Comprehensively Planned Community*: Create a well-integrated, comprehensively planned community.
- Planning Principle 2 - *Enhancing the Natural Environment*: Preserve and protect the natural habitat within open space areas that also provides

opportunities for recreation and enjoyment.

- Planning Principle 3 - *Mix of Compatible Land Uses*: Provide a variety of residential and commercial land uses, public facilities, parks and open spaces.
- Planning Principle 4 - *Transportation Options*: Provide a public transportation system; a network of “Complete Streets” with bike lanes, sidewalks, planting and transit stops and comprehensive system of Class I bike paths, sidewalks and pedestrian paths.
- Planning Principle 5 - *Compact Development*: Provide compact walkable neighborhood development form, with vibrant, pedestrian oriented centers and gathering places that are consistent with “Smart Growth” principles.
- Planning Principle 6 - *Sustainable Design*: Make use of sustainable design practices intended to reduce greenhouse gas emissions, reduce water consumption, and energy use and preserve valuable natural resources.

1.4 THE PUBLIC REALM

The Public Realm is a broad term used to describe the physical elements that knit a community together: the streets, parks, public places, schools, and open spaces that will make the community memorable.

For the Plan Area, “The Public Realm” includes all public street rights-of-way, landscape corridors and easements, open space and natural parkways and public infrastructure (refer to Figure 1.3 – The Public Realm). The Plan Area components that are included in the definition of the Public Realm are described with more specificity in Section 3 of these Community Design Guidelines.

1.4.1 The Public Realm Vision

The Specific Plan describes the Plan Area as a self-sufficient, pedestrian/transit-oriented community with a range of shopping, employment, housing, and schooling options, transportation choices and recreational alternatives. To implement the Specific Plan vision, the Community Design Guidelines establish the required level of quality for the design elements and components of the Public Realm. The Community Design Guidelines are not prescriptive; however they do set the standard by which all subsequent

development projects will be judged during the City’s Design Review process.

Pursuant to development agreements in place on most properties within the Plan Area, the Community Design Guidelines (referenced in the development agreements as “Design Guidelines”) cannot be amended without the consent of all “Participating Landowners,” which is generally defined as those owners with approved, executed and recorded development agreements.

1.5 PURPOSE OF THE COMMUNITY DESIGN GUIDELINES

Section 13.2.1 of the adopted Specific Plan stipulates that *“Community Design Guidelines shall be prepared by the Plan Area landowners and approved by the City prior to the submittal of the first tentative map”*.

The Community Design Guidelines are intended to provide the City of Folsom, property owners, planning, design and engineering professionals and Folsom residents with a vision of the level of design quality expected for “Public Realm” improvements.

The Community Design Guidelines are written as a series of performance based objectives and policies. Performance based objectives use the terms “should” or “encouraged” to indicate a desired design expectation. Policies use the term “shall” to indicate required results based on the Folsom Municipal Code (FMC), FPASP Policies, EIR Mitigation Measures and the Community Design Guidelines.

In any instance where the FPASP provisions conflict with the requirements of the FMC, the FPASP provisions will take precedence. Where the FPASP does not

address a specific provision, the Folsom Municipal Code will remain in force.

The Community Design Guidelines do not address the placement of buildings, architectural details, colors, grading, landscaping and lighting for specific development parcels, the details of which are subject to the provisions of Project Level Design Guidelines to be included as part of a tentative subdivision map submittal as more fully described in FPASP Section 13.2.4.

Although Project Level Design Guidelines cannot amend the Community Design Guidelines without the written consent of all “Participating Landowners”, Project Level Design Guidelines may include greater specificity on design detail for components of projects included with the Public Realm. The Community Development Director shall determine that the project level design detail of components included within the Public Realm is consistent with, and does not purport to amend, the requirements set forth in these Community Design Guidelines.

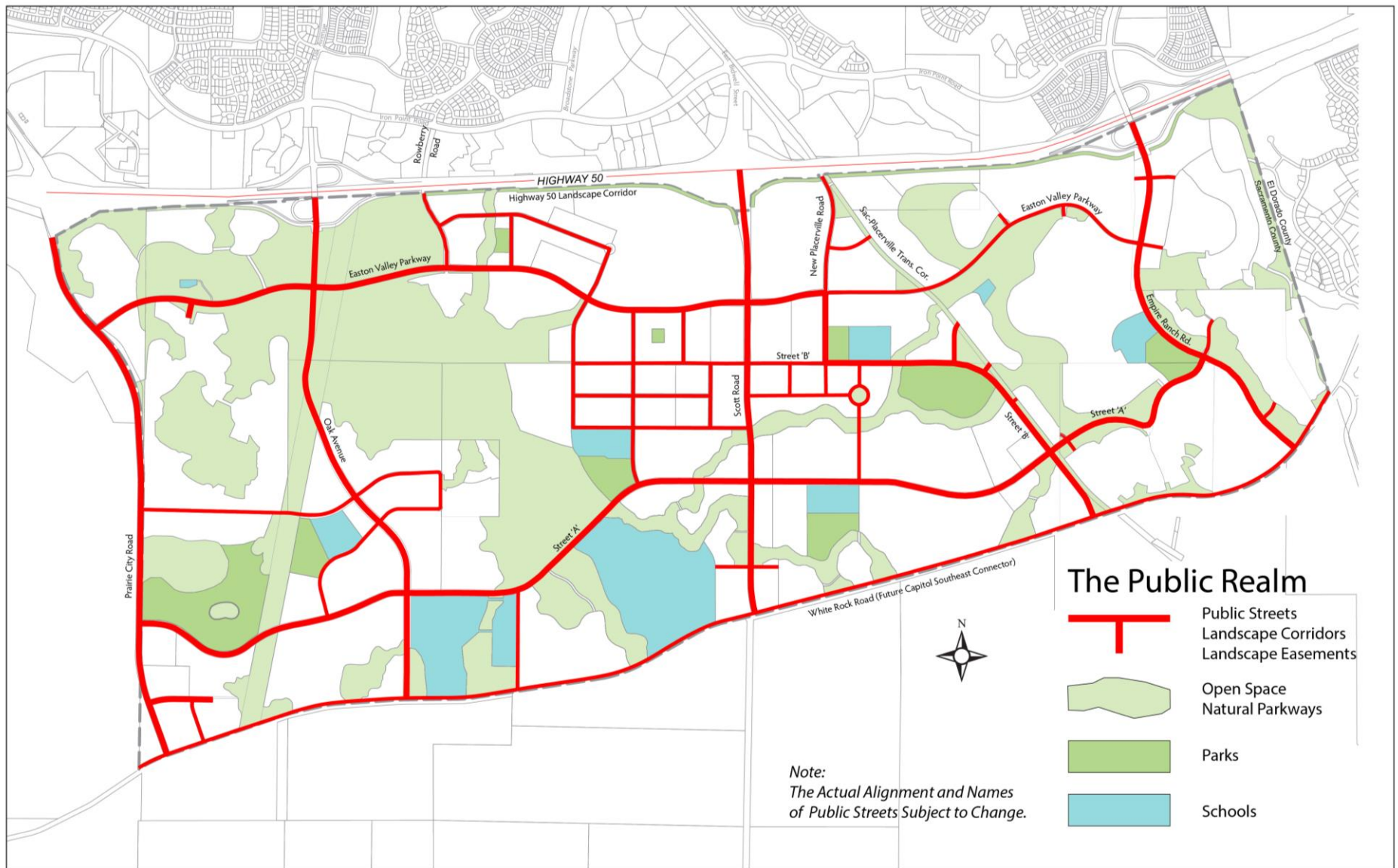


Figure 1.3 – The Public Realm

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1.6 RELATED PLANNING DOCUMENTS

The Community Design Guidelines work in conjunction with a number of City and Specific Plan documents. The following list provides a summary of the significant policy documents that should be referred to in addition to the Community Design Guidelines:

1.6.1 The City of Folsom General Plan

The City of Folsom General Plan was adopted in 1998 and subsequently amended in 1992, 2002, and 2009. With the adoption of the FPASP in 2011, the General Plan was amended to ensure consistency between the General Plan and the FPASP. The General Plan sets forth the general guidelines for orderly growth and development within the City.

1.6.2 The Folsom Municipal Code

The City of Folsom Municipal Code (FMC) includes all of the regulatory and penal ordinances and certain administrative ordinances that establish standards for parks, streets and sidewalks, and building construction. Where Specific Plan and Guideline policies and standards are silent on a subject, the FMC will govern. In any instance where the FPASP provisions conflict with the requirements of the FMC, the FPASP provisions will take precedence. Where the

FPASP does not address a specific provision, the Folsom Municipal Code requirements will remain in force.

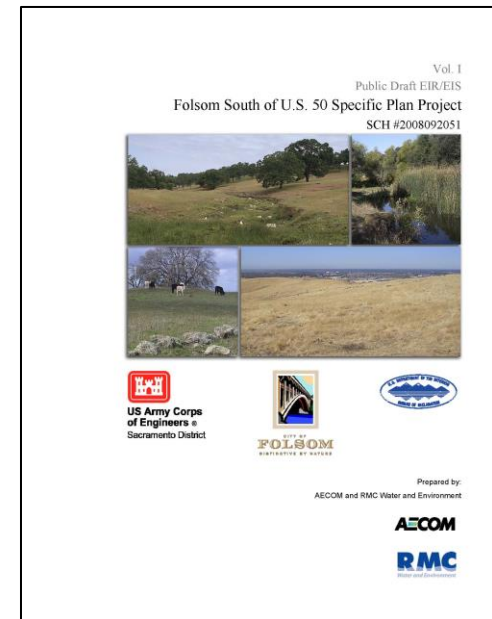
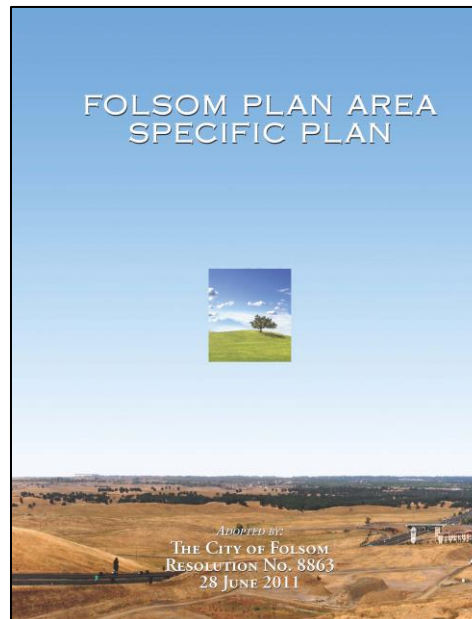
1.6.3 The Folsom Plan Area Specific Plan

The Specific Plan was approved by the City of Folsom in 2011 and it is the policy guide for the physical, and economic, growth of the Plan Area and goes beyond the goals, objective and policies of the General Plan and introduces new objectives, policies, standards and guidelines reflective of the current trends in community and transportation planning. Where conflicts exist between the Specific

Plan policies and standards and the Community Design Guidelines, the Specific Plan policies and standards shall govern.

1.6.4 The FPASP Environmental Impact Report & Environmental Impact Statement

The joint FPASP EIR/EIS was certified by the City of Folsom in 2011 along with various Mitigation Measures to reduce or eliminate potentially adverse environmental impacts. Where conflicts exist between the Mitigation Measures and the Community Design Guidelines, the Mitigation Measures shall govern.



1.6.5 The FPASP Transit Master Plan

The City of Folsom approved a Transit Master Plan for the Plan Area in 2011 and the Community Design Guidelines will offer additional guidance on the design of the transit corridor right-of-way paving, landscaping, and signs as well as transit shelters. Where conflicts exist between the Community Design Guidelines and the Transit Master Plan, the Transit Master Plan standards and policies shall govern.



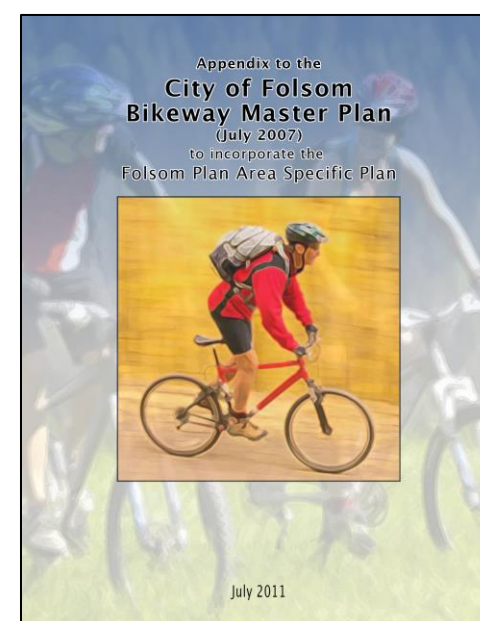
1.6.6 The FPASP Open Space Management Plan

An Open Space Management Plan (OSMP) has been completed for the Plan Area that includes chapters on open space landscaping, fencing, trails, and fire access roads. The Community Design Guidelines offers additional guidance on the design of these improvements and where conflicts exist between the Guidelines and the OSMP, the Open Space Management standards and policies shall govern.



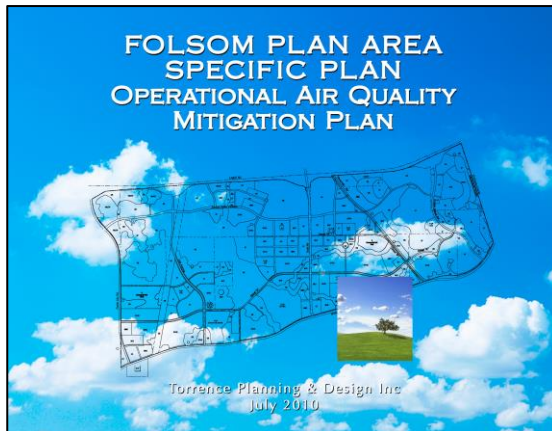
1.6.7 Addendum to the City of Folsom Bikeway Master Plan

An addendum, including the Plan Area, to the City of Folsom Bikeway Master Plan was approved by the City in 2011 and the Community Design Guidelines offer additional guidance on the design of Plan Area bikeway facilities. Where conflicts exist between the Community Design Guidelines and the Bikeway Master Plan, the Bikeway Master Plan standards and policies shall govern.



1.6.8 The FPASP Operational Air Quality Mitigation Plan

An Operational Air Quality Mitigation Plan (OAQMP) for the Plan Area was approved by the Sacramento Metropolitan Air Quality Management Control District in 2010 and the City of Folsom in 2011. The OAQMP contains mitigation measures that address bicycle parking, bike paths, pedestrian paths, traffic calming devices, parking requirements, and the design of the transit corridor. The Community Design Guidelines offer additional guidance on the design of these improvements and where conflicts exist between the Guidelines and the OAQMP, the Operational Air Quality Mitigation Plan standards and policies shall govern.



1.7 HOW TO USE THE GUIDELINES

The Community Design Guidelines shall be used in conjunction with the related documents described in Section 1.6 in order to fulfill the Plan Area design principles and goals described in both the Specific Plan and the Community Design Guidelines. In the event of conflicts between the Community Design Guidelines and the Specific Plan documents described in Section 1.6, the Specific Plan documents, standards and policies shall govern.

1.8 THE DESIGN REVIEW PROCESS

All Plan Area projects in the “Public Realm” are subject to the Community Design Guidelines and the Design Review process outlined in FMC Chapter 17.06. Public Realm projects shall be reviewed according to the following FPASP and CDG criteria:

- Compliance with the intent and purpose of the FPASP and the Community Design Guidelines including all policies and development standards.
- Implementation of applicable Mitigation Measures set forth in the FPASP EIR/EIS.

1.9 ORGANIZATION

The Community Design Guidelines are organized into the following sections:

- Section 1: Introduction
- Section 2: Public Realm Design Elements
- Section 3: Public Realm Components
- Appendix A: Folsom Master Tree List

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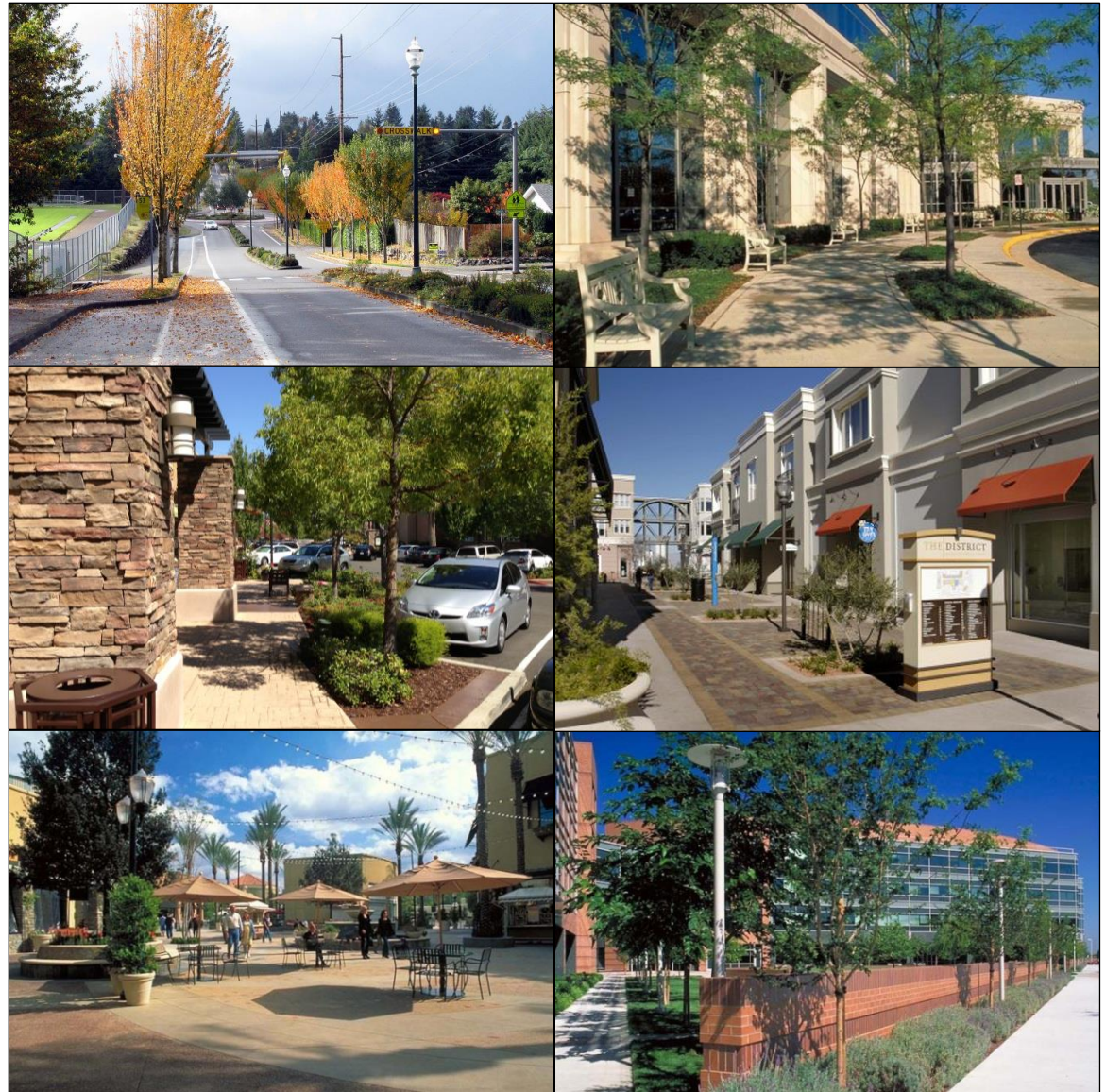


Public Realm Design Elements

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2.1 OVERVIEW

This section of the Community Design Guidelines describes the design elements that define each of the Public Realm components including such items as gateways, enhanced intersections, neighborhood entries, traffic calming features, lighting, signs, public art, street furniture, walls, fences, landscaping bikeways, sidewalks and trails.



2.2 GATEWAYS

Gateways are the symbolic entry points to the Plan Area. Both Primary and Secondary Gateways are recommended (refer to Figure 2.1 for a Conceptual Gateway Plan and Figure 2.2 for Potential Gateway Locations).

2.2.1 Primary Gateways

Primary gateways are recommended for major entry points to the Plan Area and may include significant features such as monuments, overhead structures, enhanced paving, lighting, water features, and ornamental plantings. Potential locations for Primary gateways include:

- Easton Valley Parkway (*east of Prairie City Road*)
- Street 'A' (*east of Prairie City Road*)
- Oak Avenue (*one north of White Rock Road and one south of Highway 50*)
- Scott Road (*one north of White Rock Road and one immediately south of Highway 50*).
- Empire Ranch Road (*one north of White Rock Road and one immediately south of Highway 50*).

2.2.2 Secondary Gateways

Secondary gateways are recommended for minor entry points to the Plan Area and may feature less significant architectural features than primary gateways. Potential locations for Secondary Gateways include:

- Rowberry Road (*immediately south of Highway 50*).
- Unnamed Collector Street (*immediately east of Prairie City Road*).
- Street 'B' (*North of White Rock Road*).

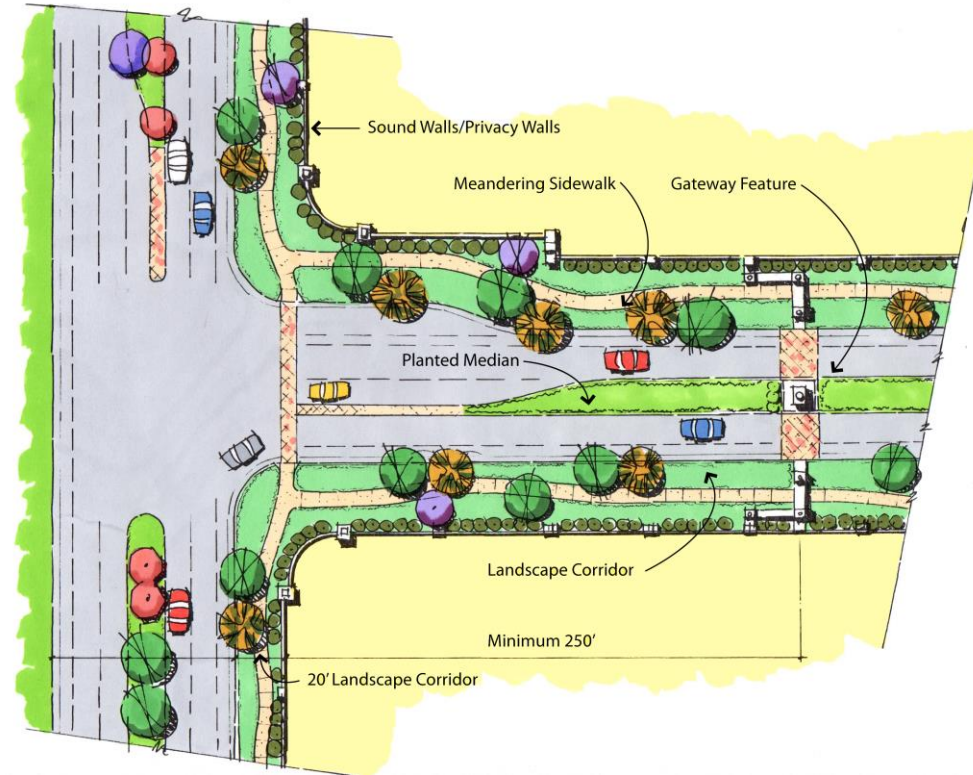


Figure 2.1 – Conceptual Gateway Plan



Gateway Examples

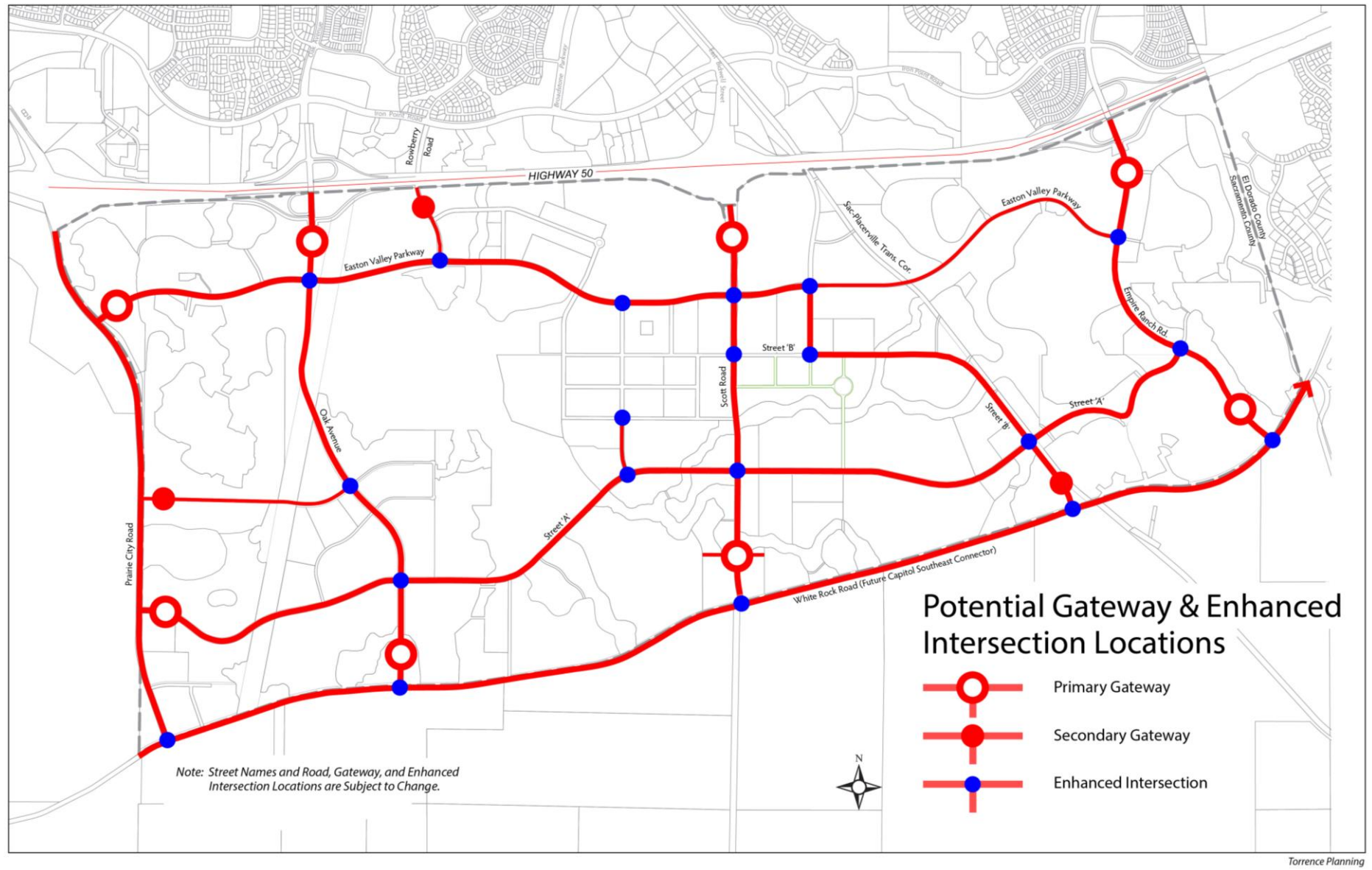


Figure 2.2 – Potential Gateway & Enhanced Intersection Locations

2.3 ENHANCED INTERSECTIONS

Enhanced intersections highlight the location where two major streets intersect and may feature increased landscape corridor width, enhanced paving, ornamental walls, water features, and lush landscaping (refer to Figure 2.2 for potential Enhanced Intersection Locations and Figure 2.3 for a Conceptual Enhanced Intersection Plan).

Special attention should be given to the intersections of Prairie City Road, Oak Avenue, Scott Road, Street 'B' and Empire Ranch Road with White Rock Road (the future Capital Southeast Connector).

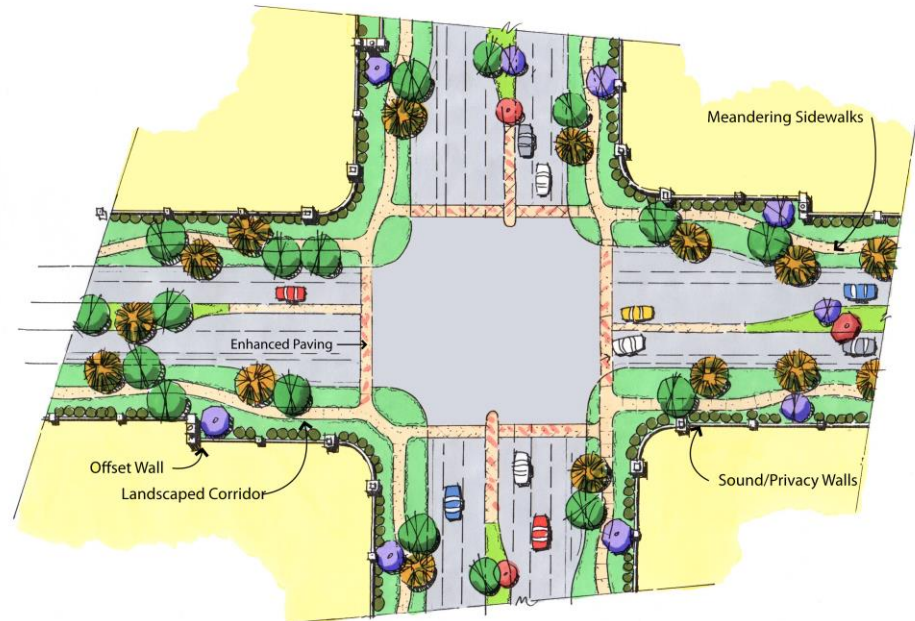


Figure 2.3 – Conceptual Enhanced Intersection Plan



Enhanced Intersection Examples

2.4 NEIGHBORHOOD ENTRIES

Neighborhood entries mark the arrival to individual residential neighborhoods and may be either gated or non-gated. Gated entries will require the approval of the Planning Commission and/or the City Council. Neighborhood entries typically feature ornamental fencing and walls, planted medians, signs, landscape lighting, enhanced paving, and lush landscaping.



Example of a Neighborhood Entry (Non-Gated)



Example of a Neighborhood Entry (Non-Gated)

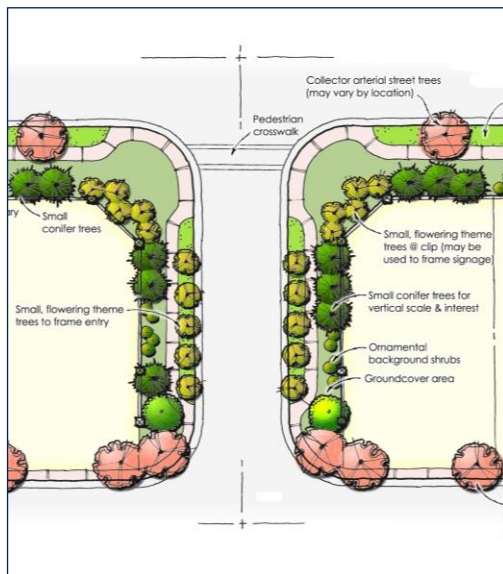


Figure 2.4 – Conceptual Plan of a Non Gated Neighborhood Entry

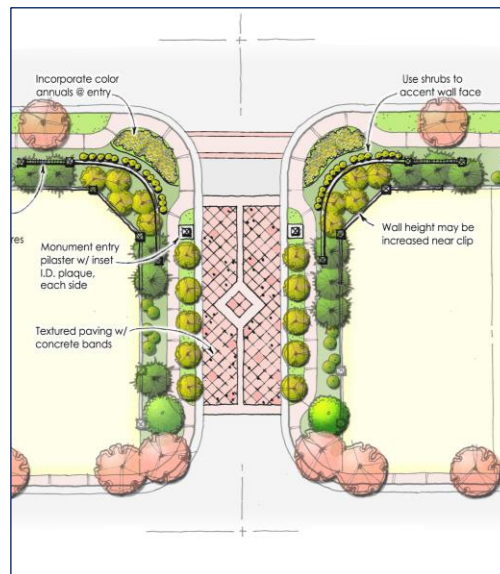


Figure 2.5 – Conceptual Plan of a Non-Gated Neighborhood Entry - Enhanced

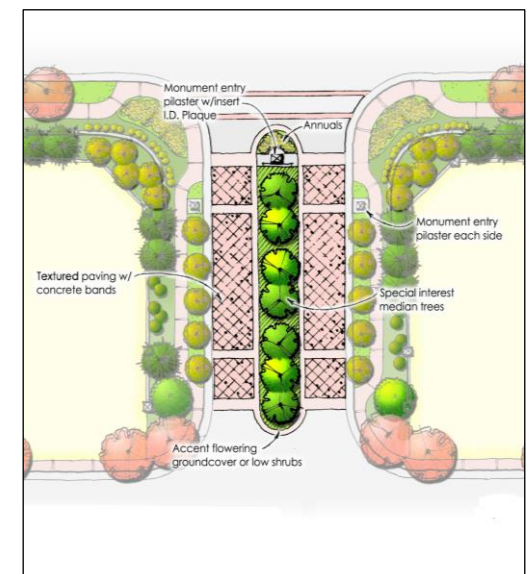


Figure 2.6 – Conceptual Plan of a Non-Gated Entry – Enhanced with a Median



Example of a Folsom Neighborhood Entry (Gated)



Example of a Neighborhood Entry (Gated)

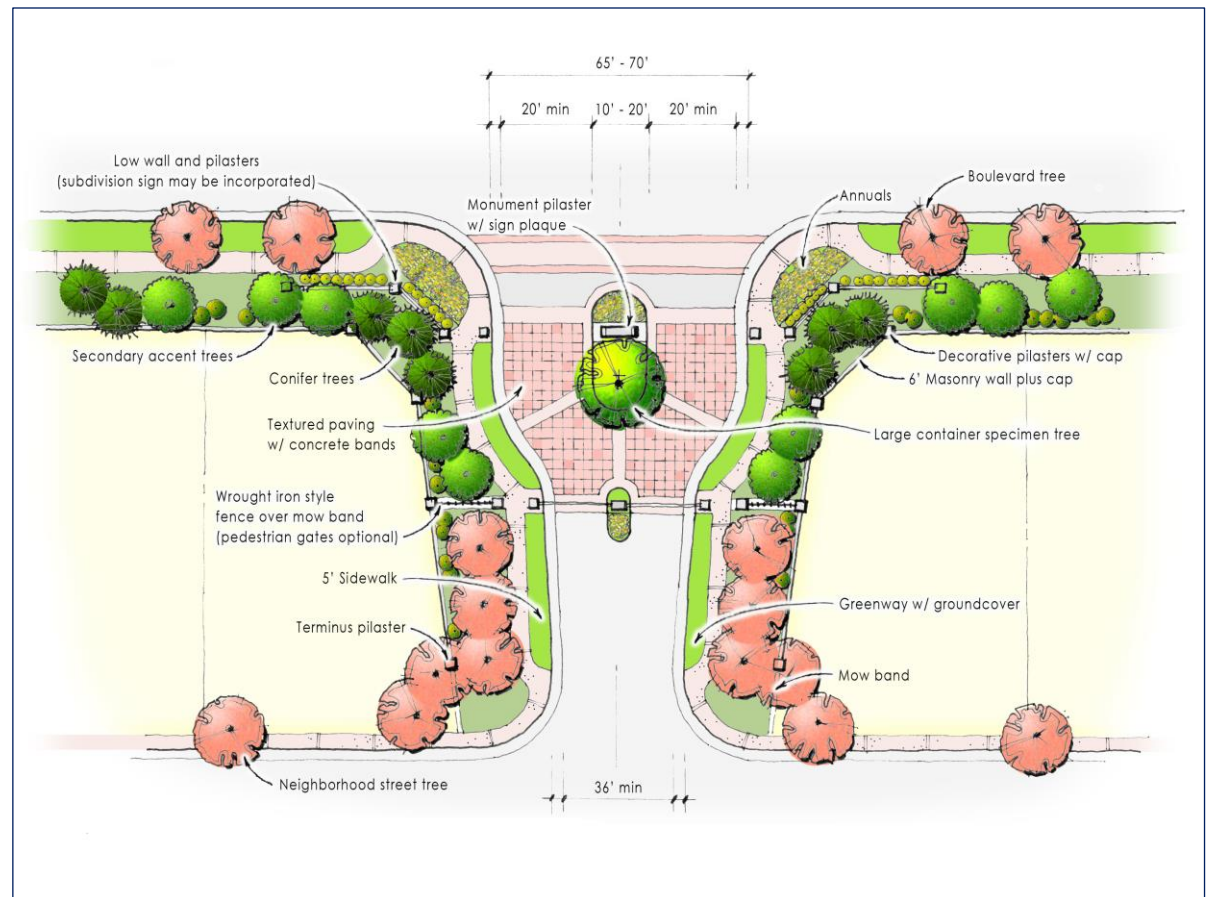


Figure 2.7 – Conceptual Plan of an Enhanced Gated Neighborhood Entry

2.5 TRAFFIC CALMING FEATURES

The Specific Plan proposes various traffic calming features that may be incorporated in the Plan Area circulation system including roundabouts and traffic circles; intersection and mid-block neck-downs; enhanced paving and other features. All traffic calming features must be approved by the City of Folsom Police and Fire Departments.

2.5.1 Traffic Circles

Traffic circles are encouraged to slow traffic and to introduce visual diversity to the streetscape. A planted center island with low water use landscaping should be incorporated into the design. Special attention should be given to:

- ✓ Edge treatment
- ✓ Landscaping
- ✓ Lighting
- ✓ Directional signs
- ✓ Paving design



Example of a Residential Traffic Circle



Example of a Residential Traffic Circle



Example of a Folsom Residential Traffic Circle (The Parkway)

2.5.2 Raised Intersections

Raised intersections are encouraged to slow traffic and to add another design element to the streetscape. Special attention should be given to:

- ✓ Edge treatment
- ✓ Paving design
- ✓ ADA compliance
- ✓ Lighting
- ✓ Directional Signs



Example of a Raised Intersection

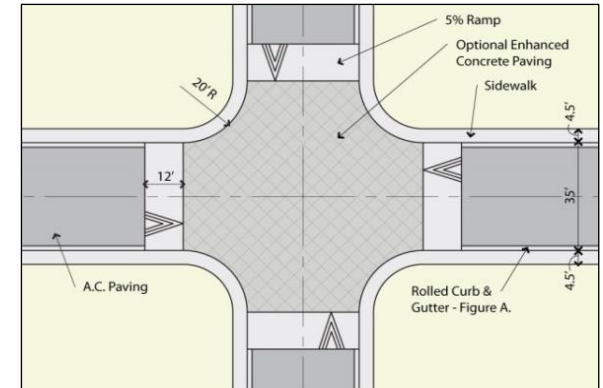


Figure 2.8 – Plan View of a Raised Intersection

2.5.3 Intersection & Mid-Block Neck-Downs

Intersection and mid-block neck-downs may occur at street intersections or strategic mid-block locations to enhance the walking and cycling experience. Special attention should be given to:

- ✓ Width
- ✓ Paving design
- ✓ ADA compliance
- ✓ Lighting
- ✓ Landscaping
- ✓ Drainage



Example of an Intersection Neckdown

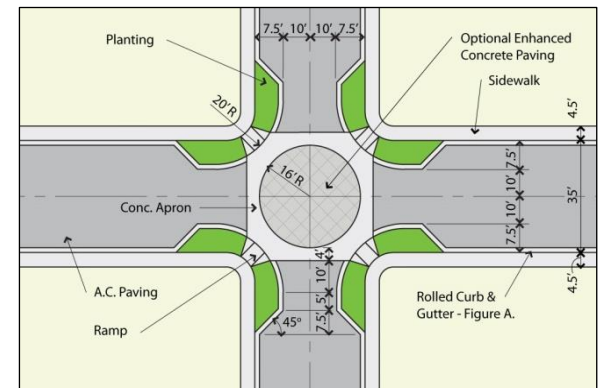


Figure 2.9 – Plan View of an Intersection Neck-Down

2.5.4 Enhanced Paving

Enhanced paving is encouraged for sidewalks, parking areas and traffic calming features such as traffic circles, raised intersections, corner and mid-block bulb outs and at other traffic calming features. Enhanced paving may include: patterned or stamped concrete, patterned and colored asphalt, interlocking concrete pavers and permeable pavement.



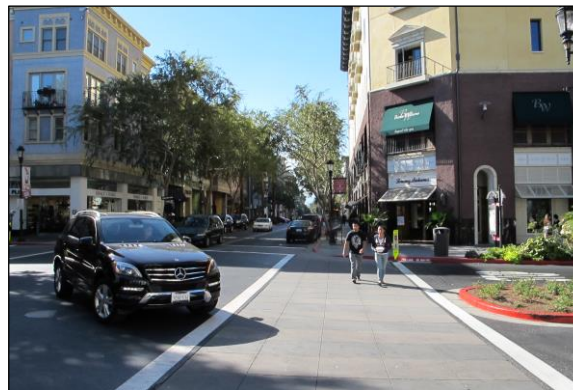
Example of Enhanced Parking Lot Paving



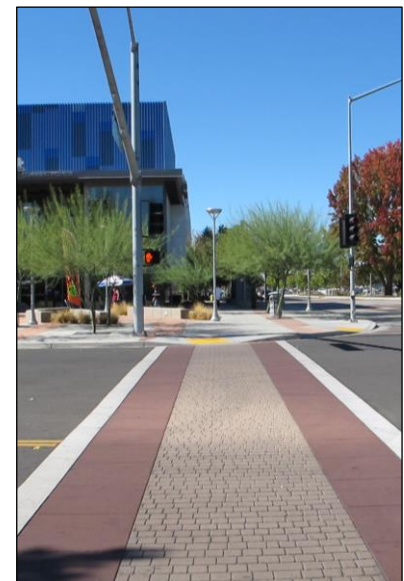
Example of Enhanced Sidewalk Paving



Example of Enhanced Asphalt Paving



Example of Enhanced Paving at a Street Intersection



Example of Enhanced Crosswalk Paving

2.6 BRIDGES

The Plan Area circulation system requires the construction of several bridges spanning Highway 50 and a number of road crossings of Alder Creek and its intermittent tributaries. Numerous bikeway and trail crossing of wetlands and intermittent drainages are also required.

2.6.1 Highway 50 Bridges

Currently, the Specific Plan proposes bridge crossings of Highway 50 at Oak Avenue, Rowberry Road and Empire Ranch Road. The design of guardrails, paving, sidewalks, bike lanes, lighting and signs shall meet Cal Trans standards with special attention given to:

- ✓ Sidewalk Width
- ✓ Paving Design
- ✓ Special Lighting Fixtures that incorporate fixtures for flags and banners
- ✓ Directional and Informational Signs
- ✓ Fencing

2.6.2 Arterial & Collector Street Bridges

A number of arterial and collector street bridge crossings of Alder Creek and its intermittent tributaries will be required. The Specific Plan anticipates that these bridges will be either pre-cast modular bridges (Con-Span type) or cast-in-place concrete bridges featuring distinctively designed guardrails, fencing, sidewalks and lighting consistent with City of Folsom standards.



Example of an Arterial Street Pre-Cast Modular Bridge

2.6.3 Bikeway Bridges

The Folsom Bikeway Master Plan proposes no fewer than twelve crossings of Alder Creek and its intermittent tributaries. These bridges may be constructed of steel or wood similar to the prefabricated bridge crossing East Bidwell Street or the prefabricated wooden bridges crossing Humbug and Willow Creeks.



Example of a Prefabricated Multi-Use Trail Bridge



Example of a Folsom Bikeway Bridge

2.6.4 Trail Bridges

The Plan Area includes paved and unpaved trails offering increased pedestrian mobility throughout the entire Plan Area. Some of these trails require the crossing of intermittent

tributaries of Alder Creek. Wooden bridges are the recommended choice to blend-in with the natural setting of the Plan Area open space network.



Example of a Folsom Trail Bridge



Example of a Trail Bridge

2.7 LIGHTING

Lighting accents and enlivens the night time streetscape and the thoughtful placement and creative use of lighting will enhance the Public Realm.

2.7.1 Street Lighting

Arterial and collector street lighting must conform to the City of Folsom fixture, pole and illumination standards; however, it is recommended that the design of the fixtures and poles be distinctive and contribute to the



Examples of Street Light

overall design character of the Plan Area. Dark sky friendly, full cut-off luminaires with round poles are the preferred choice. The preferred Illumination source is LED (Light Emitting Diodes); however, other illumination alternatives are acceptable if approved by the City.

2.7.2 Building, Parking & Landscape Lighting

Buildings and parking lots should be illuminated for safety and aesthetics. Pole mounted luminaires, wall mounted fixtures and landscape lighting are acceptable alternatives to illuminate buildings, parking areas, sidewalks, signs and landscaping. Pole mounted, fully shielded luminaires are the preferred choice for and LED is the preferred illumination source; however, other illumination alternatives are acceptable if approved by the City.

2.7.3 Bikeway & Trail Lighting

Pole mounted luminaires and bollard lights may be used to maintain safety along designated Class I bikeways and paved trails. Pole mounted luminaires should be full cut-off with a distinctive Plan Area design. LED is the preferred illumination source; however, other illumination alternatives are acceptable if approved by the City. Unpaved trails in open space areas shall remain unilluminated.



Example of Bollard Lighting at a Pedestrian Crossing



Example of Parking Lighting



Example of Building Lighting



Example of Entry Wall Lighting

2.8 SIGNS

Signs perform several functions including neighborhood identity and way-finding. An overall sign theme should be developed and sign types and locations should be consistent throughout the Plan Area.

Freestanding signs may be located in landscape corridors, street right-of-ways and planted medians with the approval of a sign permit pursuant to Section 17.59.050(A) of the Folsom Municipal Code. All signs constructed or erected in the public realm require City of Folsom permits and payment of fees in compliance with FMC Section 17.59.050.

Free-standing signs shall be externally lit or internally illuminated with opaque (non-translucent) background.

2.8.1 Identity & Directional Signs

Identity signs convey information regarding names of businesses, community facilities, neighborhoods, and streets; directional signs assist residents and visitors in navigating through the Plan Area and the remainder of the city. A complete Public Realm sign program will be developed as part of the approval process for Project Level Design Guidelines.



Example of a Folsom Directional Sign



Example of an Identity Sign



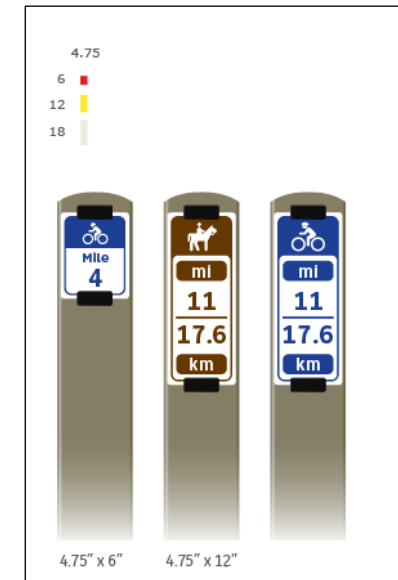
Example of a Directional Sign

2.8.2 Bikeway and Trail Signs

Bikeway and trail signs should give simple unambiguous locations and direction to cyclists, walkers and joggers. Distinctive bikeway and trail sign designs should be established for the entire Plan Area. Materials should be weather and vandal resistant. Bikeway and trail signs should not be illuminated.



Examples of Identity Signs



Examples of Trail Directional & Mileage Signs

2.9 PUBLIC ART

Art adds richness and meaning to life and its inclusion in the Public Realm is encouraged. Public art, including sculpture and murals is encouraged in landscape corridors, municipal facilities, parks, and open space. All proposals for art in public places shall be reviewed and approved by the Folsom Arts and Cultural Commission and be consistent with its Master Plan.



Example of Public Art (Sculpture in a Park)



Example of Public Art (Wall Sculpture)



Example of Public Art (Historical Artifact)



Example of Public Art (Street Sculpture)



Example of Public Art (Street Sculpture)

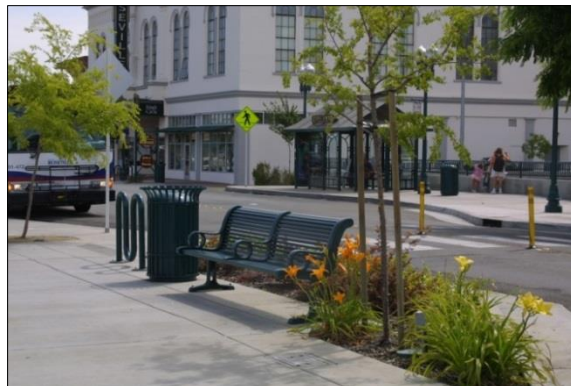
2.10 STREET FURNITURE

Street furniture makes the Public Realm more useable for pedestrians and cyclists. Well-designed street furniture provides for the physical needs of people and encourages them to stroll, gather in groups and interact with other people.

Street furniture should be distinctive in design and reflect the character of the Plan Area. All street furniture elements should complement one another in terms of scale, materials, and color and comply with the requirements of the Americans with Disabilities Act (ADA). Public Realm street furniture may include, but is not limited to:

2.10.1 Benches

Benches should be comfortable as well as durable to encourage people to sit and rest. Metal benches are the preferred choice and the use of wood benches should be avoided.



Examples of Benches

2.10.2 Bollards

Bollards add another dimension to the streetscape and are encouraged to separate pedestrians from automobiles. A distinctive bollard design is encouraged for use in the Town Center.



Examples of Bollards

2.10.3 Shelters

Shelters to protect people from winter rains and summer sun are recommended at transit stops, parks, the Town Center and other public places where people gather for outdoor activities.

2.10.4 Drinking Fountains

Drinking fountains satisfy a basic human need and should be included in the Public Realm, particularly in the Town Center and other public gathering places.



Example of a Shelter (Park)



Examples of a Shelter (Park)



Example of a Drinking Fountain



Example of a Shelter
(Folsom LR Station)



Example of a Shelter (Transit Stop)

2.10.5 Trash & Recycling Receptacles

Trash and recycling receptacles are often overlooked in the planning process; however, they are essential elements that should be included in the Public Realm. Coordinate the design trash and recycling receptacles with other Public Realm street furniture.



Example of a Combination Trash/Recycling Receptacle



Example of a Trash Receptacle



Example of Planters on an Urban Street

2.10.6 Planters

Planters add variety to the streetscape and other public outdoor areas and their use is encouraged in the Public Realm. Planters should be constructed of durable materials such as concrete, metal or terra cotta clay. The use of wood planters is discouraged.



Example of Planters in an Urban Plaza



Example of Planters on an Urban Street

2.10.7 Trellises

Trellises can articulate special walkways, provide solid support for vines, relief from the sun, and enhance and visually soften structures. Trellises should be constructed of durable, low maintenance materials and be appropriately scaled to their setting.



Example of a Trellis at a Public Walk



Example of a Trellis between Building & Parking



Example of a Trellis in a Parking Lot



Example of a Fountain as a Focal Point

2.10.8 Fountains & Water Features

Fountains and water features are magnets for people and their use in the Public Realm is encouraged. Fountains and water features can serve as landmarks, neighborhood entries, play areas for children and a welcome respite from the summer heat for adults. The design of fountains and water features shall be consistent with urban water conservation Best Management Practices and all public health code requirements for public interaction with water



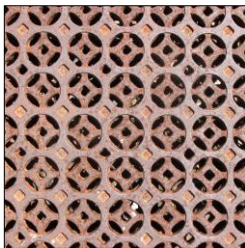
Example of an Interactive Water Feature

2.10.9 Tree Grates & Guards

Tree grates and guards are both decorative and practical. Tree grates and guards add another design element to the streetscape and protect tree trunks from injury, minimize root compaction and provide a protected area for watering and fertilizing. Tree grates should be expandable to allow for tree trunk growth.



Example of a Tree Grate & Guard



Example of a Tree Grate

2.10.10 Kiosks

Kiosks are small temporary or permanent free standing structures that can be used seasonally for the sale of food and specialty items and permanently for message boards, ATMs and other public services. Kiosks are recommended for the Town Center and other public places where people gather.



Example of a Permanent Kiosk

2.10.11 Bike Racks & Shelters

Both long and short term bike parking should be provided in the Public Realm. Safe and secure bike parking encourages people to commute to work and complete daily errands using bikes rather than cars.

Bike racks and shelters should be well designed and blend-in with the design of other Plan Area street furniture and allow a cyclist to

use a padlock and chain, cable or U-shaped lock to secure a bicycle to the rack. The use of bike shelters is encouraged.



Example of a Bike Rack



Example of a Bike Rack & Shelter

2.11 WALLS & FENCES

Walls and fences provide security and privacy, define ownership boundaries and in some cases, deflect noise.

2.11.1 Sound Walls

When sound walls are required to protect residential neighborhoods from excessive traffic noise, they shall be located at the outside edge of landscape corridors and be no taller than 6 feet unless noise studies require a taller height. Sound walls should be constructed from integrally colored pre-finished split-face concrete masonry units (CMU) or conventional concrete masonry units faced in painted stucco. Distinctive wall cap treatments, pilasters, horizontal offsets and varying heights are recommended.



Example of a Sound/Privacy Wall with Decorative Cap

2.11.2 Visual Privacy Walls

Privacy walls provide total visual privacy and security between varying land uses or different property owners. The materials and construction of privacy walls should be similar to the construction of sound walls.



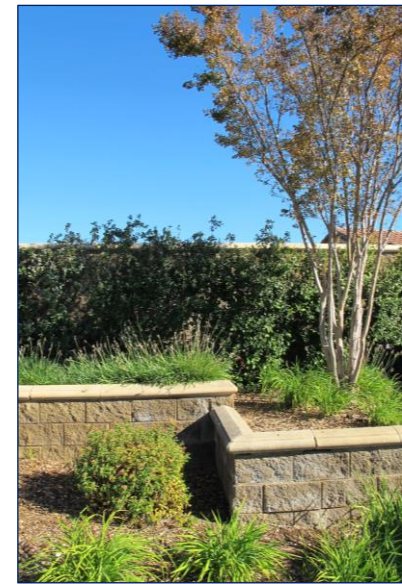
Example of a Sound/Privacy Wall with Decorative Cap



Example of a Stucco Faced Privacy Wall



Example of a Decorative Wall Cap



Example Multiple Privacy Walls

2.11.3 Fences

Fences provide varying degrees of privacy and security depending on their design. Fences may be constructed with ornamental metal or wood and may be solid or open. All wood fences shall be stained or painted.

Fences separating residential uses from open space areas shall be open and constructed of non-combustible ornamental metal and be no higher than 6 feet. Access gates shall be provided where fences abut open space.

Fences separating passive open space from preserve open space may be post and rail type wood fences with a recommended height of 4 feet.



Example of an Open Ornamental Metal Fence with Distinctive Top



Example of an Open Ornamental Metal Fence



Example of a Wooden Post and Rail Fence



Example of a Reinforced Segmental Gravity Walls (Manufactured Modular Concrete Units)

2.12 RETAINING WALLS

Retaining walls are designed to provide changes in grade and resist lateral earth pressure. Acceptable retaining wall types include cantilever walls (reinforced concrete or reinforced concrete masonry units), segmental gravity walls (manufactured modular concrete units), and gravity rock walls (large natural rock units).

Where practical, the Community Design Guidelines recommend a maximum exposed height of 8 feet for retaining walls. However, it is recognized that this recommendation may impose undue development constraints on some Plan Area

development parcels, particularly those east of the Sacramento/Placerville Transportation Corridor. Therefore, retaining walls in excess of 8 feet are allowed with the approval of the City of Folsom Community Development Department.

Additionally, tiered retaining walls, two or more retaining walls offset from one another by a minimum horizontal distance of 6 feet, are allowed in the Plan Area. The offset area may be graded at a maximum slope of 2 horizontal to 1 vertical and the area should be landscaped with low water use plantings. Distinctive wall cap treatments, pilasters and horizontal offsets are also recommended.



Example of a Low Gravity Rock Retaining Wall



Example of Reinforced Segmental Gravity Walls (Manufactured Modular Concrete Units)



Example of a Gravity Rock Retaining Wall

2.13 PLANTING & IRRIGATION

Plants connect us to the natural world and help shape the identity of a community. The planting of trees and shrubs in the Public Realm will be crucial to the health and vitality of the Plan Area.

2.13.1 Low Water Use Plantings

Water is a valuable resource in California and plantings in the Public Realm shall feature low water use California native and Mediterranean species consistent with the requirements of the City of Folsom and the “River-Friendly Landscaping Coalition” guidelines¹.



Low Water Use Planting Installation on Oak Avenue North of Highway 50

¹The River-Friendly Landscaping Coalition is collaboration between public agencies, non-profit organizations, designers, private landscape architects and contractors in the Greater Sacramento Region. The vision of the coalition is to improve the health of communities and ecosystems through sustainable landscaping in the Sacramento Valley and surrounding foothills. <http://www.riverfriendly.org>

2.13.2 Street Trees

Street trees provide needed shade, help to reduce air pollution and energy use and foster neighborhood identity. It is recommended that each major signature circulation corridor in the Plan Area feature its own distinctive street tree (refer to Table 2.1 for recommendations). Only street trees specified in the City of Folsom Master Tree List, or those approved by the City Arborist, may be planted in the Public Realm (refer to Appendix A). Tree spacing shall be based on mature growth characteristics.



Example of a Flowering Pear (Capital Pear)



Example of a Chinese Pistache



Example of a Red Maple



Example of a Red Oak



Example of a Ginkgo Tree



Example of a Tupelo/Sour Gum



Example of a Tulip Tree



Example of an Accent Tree (Crape Myrtle)

Table 2.1 - Recommended Street Trees (Arterial, Collector & Urban Streets)

Botanical Name	Common Name	Size	Notes
Acer rubrum	Red Sunset Maple	2 1/2" - 3"	Open space sections
Carpinus caroliniana	American Hornbeam	2 1/2" - 3"	
Ginkgo biloba	Ginkgo	2 1/2" - 3"	
Liriodendron tulipifera	Tulip Tree	2 1/2" - 3"	
Nyssa sylvatica	Tupelo/Sour Gum	2 1/2" - 3"	
Pistacia chinensis	Red Push Pistache	2 1/2" - 3"	
Platanus acerifolia	Columbia London Plane	2 1/2" - 3"	
Pyrus calleryana	Capital Pear	2 1/2" - 3"	
Quercus rubra	Red Oak	2 1/2" - 3"	
Quercus coccinea	Scarlet Oak	2 1/2" - 3"	
Quercus wislizenii	Interior Live Oak	#15 Container	
Sophora japonica	Japanes Pagoda Tree	2 1/2" - 3"	
Styrax japonicus	Japanese Snowbell	2 1/2" - 3"	
Tilia americana	American Linden	2 1/2" - 3"	
Tilia cordata	Little Leaf Linden	2 1/2" - 3"	
Ulmus americana	Princeton American Elm	2 1/2" - 3"	Accent Tree
Zelkova serrata	Japanese Zelkova	2 1/2" - 3"	

Table 2.2 - Examples of Recommended Shrubs & Ground Cover (Public Realm)

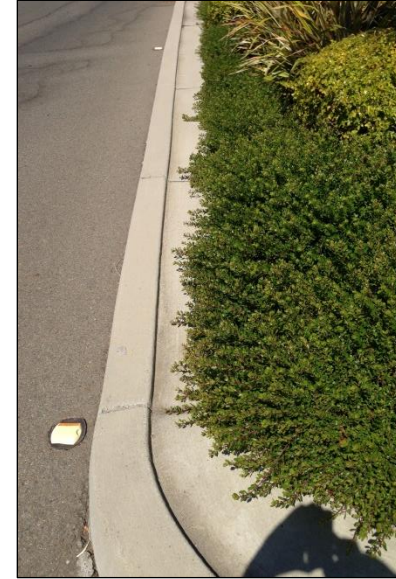
Botanical Name	Common Name	Notes
SHRUBS		
Arbutus unedo	Strawberry Tree	
Arctostaphylos densiflora 'Howard McMinn'	Vine Hill Manzanita	
Artemisia californica	California Sagebrush	
Ceanothus sp.	Wild Lilac	
Cephalanthus occidentalis	Buttonbrush	
Cistus purpurea	Orchid Rockrose	
Cistus salviifolius	Sageleaf Rockrose	
Elaeagnus pungens	Silverberry	
Escallonia exoniensis 'fradesii'	Escallonia	
Fremontodendron californicum	Common Flannel Bush	
Heteromeles arbutifolia	Toyon	
Carpenteria californica	Bush Anemone	
Iris sp.	Iris	
Mahonia aquifolium	Oregon Grape	
Mimulus aurantiacus	Monkey Flower	
Muhlenbergia rigens	Deer Grass	
Penstemon sp.	Beard Tongue	
Raphiolepis indica	Indian Hawthorn	
Ribes aureum	Golden Current	
Xylosma congestum	Xylosma	
GROUND COVER		
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	
Ceanothus gloriosus	Point Reyes Creeper	
Hypericum calycinum	St. John's Wort	
Lantana sp.	Lantana	
Lavandula sp.	Lavender	
Mahonia repens	Creeping Mahonia	
Rosmarinus officinalis	Rosemary	
Santolina chamaecyparissus	Lavender Cotton	
Verbena peruviana	Verbena	
Vinca minor	Dwarf Periwinkle	
Zauschneria californica	California Fuchsia	

2.13.3 Shrubs, Ground Cover & Lawn

Low water use shrubs and ground cover are the preferred choice for Plan Area plantings. Small areas of lawn will be allowed in the Public Realm; however, its use shall be limited to project entry locations. Consistent with FPASP Policy 10.54, lawn areas should be limited to 25% of the total landscaped area.



Examples of Low Water Use Shrubs & Ground Cover



2.13.4 Irrigation

Water efficient irrigation systems, consistent with the requirements of the latest edition of the California Model Water Efficient Landscape Ordinance, shall be mandatory for all projects in the Public Realm.

A backbone “purple pipe,” non-potable irrigation system shall be installed for all Public Realm landscape improvement projects west of the Sacramento/Placerville Transportation Corridor. Initially, the system may use potable water for irrigation; however, the ultimate source will be non-potable water when a source is identified and provided by the City.



An Example of Low-Volume Drip Irrigation

Low-volume irrigation systems (drip and micro-spray) are the recommended alternative to conventional rotor and spray irrigation systems for trees, shrubs and ground cover

areas. Conventional rotor and spray irrigation systems are the most feasible alternative for lawn areas. All irrigation systems and controllers must be compatible with the City’s existing municipal system and shall include flow measuring capability.



An Example of Low Volume Micro-Spray Irrigation



An Example of Spray Irrigation for Lawns

2.14 BIKEWAYS, SIDEWALKS & TRAILS

The Specific Plan includes a comprehensive system of bikeways, sidewalks and trails that connect the various residential neighborhoods to commercial centers, schools, parks and open space. The majority of Plan Area bikeways, sidewalks and trails are located in the Public Realm and therefore are subject to the requirements of the Community Design Guidelines as well as the requirements of the City of Folsom Bicycle Master Plan.

2.14.1 Bikeways

The updated City of Folsom Bikeway Master Plan illustrates a number of bikeway types including Class I paths, Class II bicycle lanes and Class III bicycle routes that will be used in the Plan Area:

- *Class I Bikeways:* 12’ wide asphalt paving with 2’ and 4’ decomposed granite shoulders for walkers and joggers (refer to Figure 2.10). In open space areas, a 10’ planting zone on each side of the bikeway should be planted with low water use California native or Mediterranean plants consistent with the requirements of the City of Folsom and the “River Friendly Landscaping Coalition” guidelines. Class I bikeways that serve as open space maintenance access roads shall have

thickened pavement edges to accommodate the additional weight of maintenance vehicles.

- *Class II Bike Lanes:* 5' wide exclusive lanes on all arterial and collector roads.
- *Class III Bike Routes:* Signed bike routes on selected local residential streets

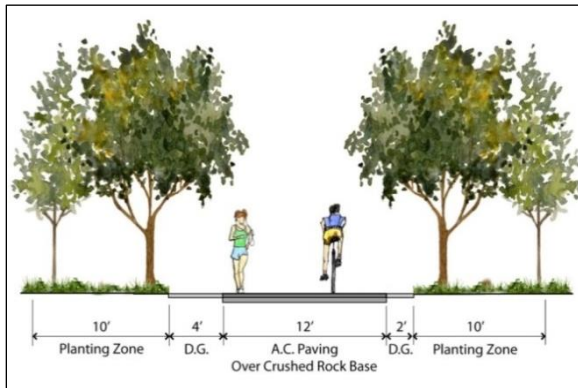


Figure 2.10 – Plan Area Class I Bikeway



Example of a Folsom Class I Bikeway (Open Space)



Example of a Class I Bikeway (Open Space)



Example of a Class I Bikeway (Residential Neighborhood)

2.14.2 Sidewalks

Sidewalks are proposed for arterial, collector, urban and local streets. All sidewalks in the Public Realm must meet ADA standards.

- *Arterial Streets:* 6' wide in most cases and 8' on urban sections of Easton Valley Parkway. The sidewalk may meander in open space sections. Sidewalks on arterial streets are separated from the street by a landscape strip except for the Town Center/Urban sections of Easton Valley Parkway and Scott Road.



Example of an Arterial Street Sidewalk (Urban)



Example of an Arterial Street Sidewalk (Open Space)

- **Collector Streets:** 6' wide in most cases. The sidewalk may meander in open space and natural parkway sections. Sidewalks on collector streets are always separated from the street by a landscape strip.



Example of a Collector Street Sidewalk

- **Urban Streets:** 15' wide in most cases, punctuated at regular intervals with planting strips and cut-outs for street tree planting. The use of enhanced paving, including integrally colored concrete, exposed aggregate concrete, concrete pavers, and brick and stone pavers is encouraged for all urban street sidewalks.



Example of an Urban Street Sidewalk



Example of an Urban Street Sidewalk

2.14.3 Trails

The Specific Plan provides for two types of trails: paved and unpaved.

- **Open Space Paved Trails:** 6' wide with 2' wide decomposed granite paths on each side of the trail (refer to Figure 2.11)
- **Open Space Unpaved Trails:** 6' wide decomposed granite with 2' of vegetation clearing on each side of the trail (refer to Figure 2.12)

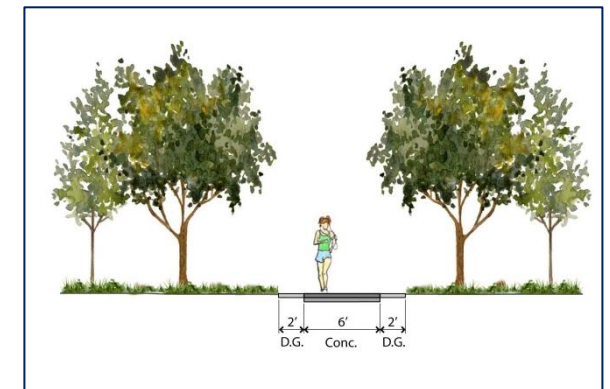


Figure 2.11 – Paved Trail



Example of a Paved Trail (Open Space)



Example of an Unpaved Trail Adjacent to Preserve Open

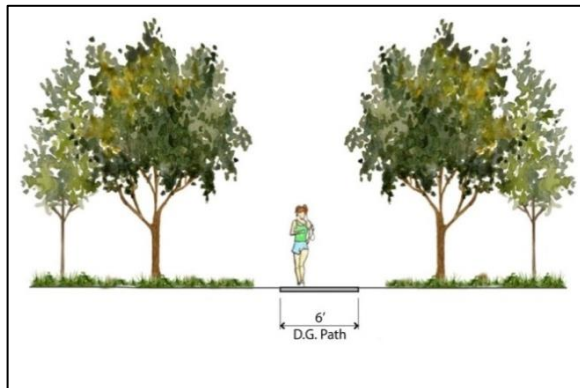


Figure 2.12 – Unpaved Trail



Example of an Unpaved Trail with an Interpretive Display

2.15 OPEN SPACE TRAIL HEAD PARKING

Limited off-street parking is permitted in open space areas. Parking surfacing may be permeable or non-permeable; however permeable paving is the preferred alternative. Use low impact development strategies (bio-swales, etc.) for surface drainage. Wheel stops are favored over conventional curb and gutter.



Example of Parking on Reinforced Grass



Example of Alternative Wheel Stops



Example of a Bio-Swale (Surface Drainage)

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Public Realm Components

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3.1 OVERVIEW

This section of the CDG describes the various components that make-up the Public Realm. Section 3.2 describes the Plan Area streets, Signature Corridors and Landscape Corridors. Sections 3.3 through 3.7 describe the Plan Area open space, parks, schools, municipal facilities and Infrastructure that are subject to the Community Design Guidelines.



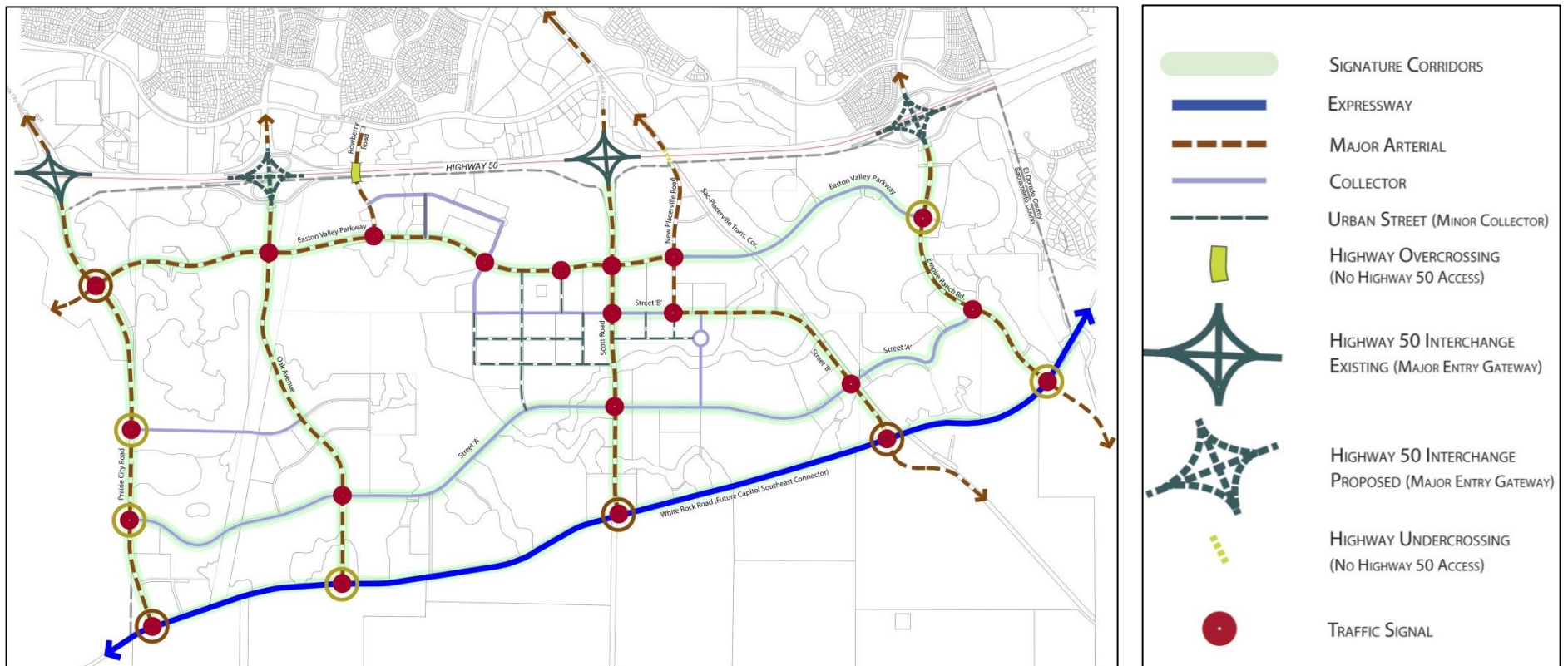
3.2 PUBLIC STREETS, SIGNATURE CORRIDORS & LANDSCAPE CORRIDORS

The section of the Community Design Guidelines establishes design guidelines for Plan Area streets, signature corridors and landscape corridors. Section 3.2.1 describes the recommended design of arterial, collector and local residential streets. Section 3.2.2 describes the concept of signature circulation corridors and illustrates their recommended locations. Section 3.2.3 describes and illustrates landscape corridors—the 18' to 20' wide landscaped areas outside the right-of-way of public streets.



3.2.1 STREETS

The FPASP circulation plan establishes a hierarchy of roads including, expressways, arterials, collectors, and urban streets (refer to Figure 3.1 – FPASP Circulation Plan).



Note:
Street Names and the Actual Alignment of Public Streets Subject to Change.

Figure 3.1 –FPASP Circulation Plan

❖ Expressways

Expressways allow for moderate to high-speed travel within the city. Expressways carry cross-town traffic from other communities or between neighborhoods within the city. Intersection spacing is typically located at one-half mile intervals. White Rock Road (future Capital Southeast Connector expressway) demarcates the southern boundary of the Plan Area and a 50' wide natural parkway separates Plan Area development from the northern edge of White Rock Road (refer to Figure 3.2).

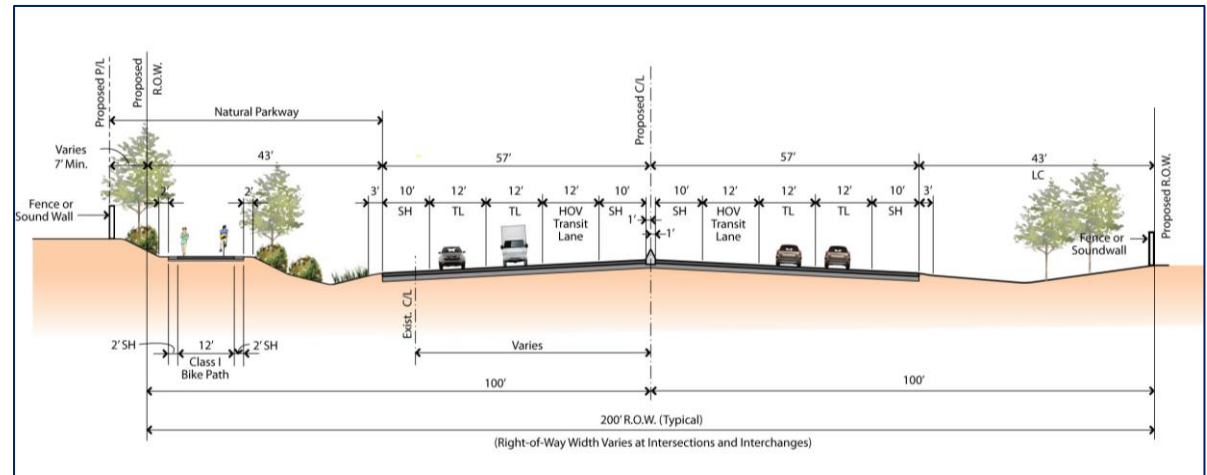


Figure 3.2 – White Rock Road (Future Capital Southeast Connector Expressway)



Example of an Expressway

❖ Arterial Streets

Arterial streets connect and define neighborhoods within the Plan Area. The typical arterial road section consists of two or three travel lanes in each direction separated by a planted median with either landscape corridors or open space on either side of the road right-of-way (refer to Figures 3.3 & 3.4). The urban arterial and the urban/open space arterial sections of Easton Valley Parkway incorporate a 38' median reserved for as a future transit corridor.



Example of an Urban Arterial

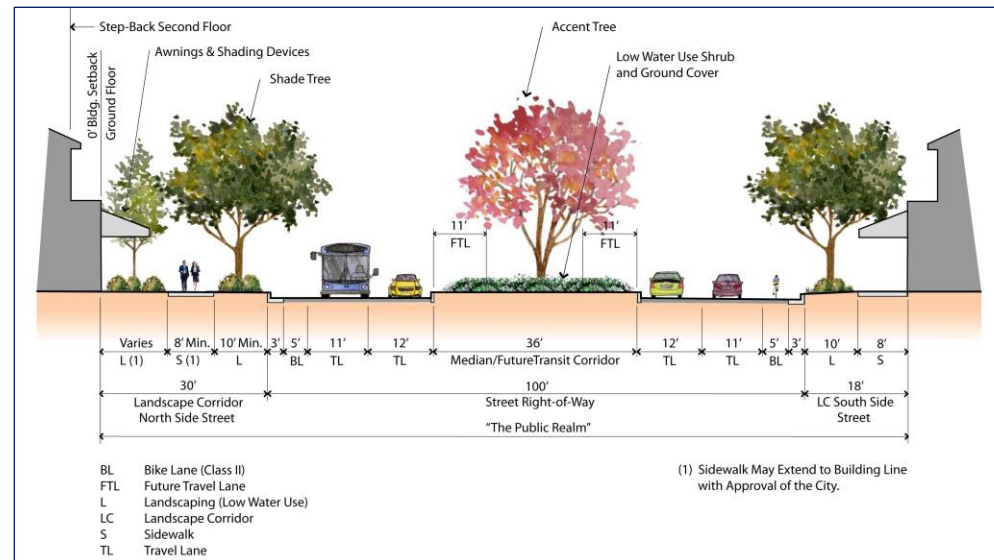


Figure 3.3 – Typical Urban Arterial

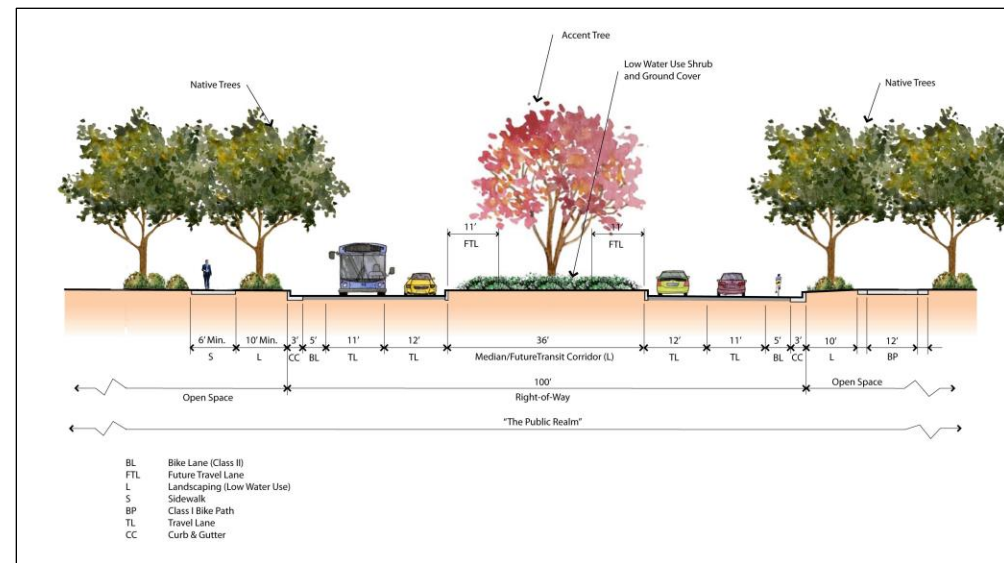


Figure 3.4 – Typical Open Space Arterial

❖ Collector Streets

Collector streets route traffic from residential neighborhoods to arterial streets and consist of divided or undivided two-lane streets with either a planted median or a paved center turn lane. Plan Area collector streets are bordered by landscape corridors, open space or natural parkways (refer to Figures 3.5).



Example of a Collector Street (Natural Parkway)

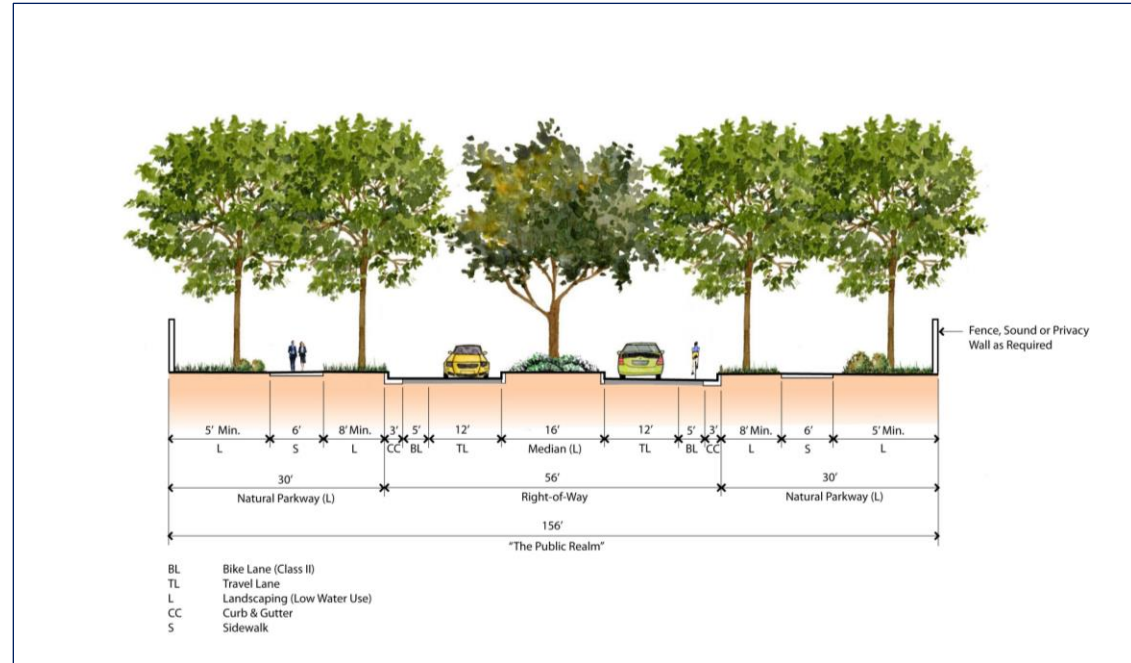


Figure 3.5 –Typical Collector Street (Natural Parkway)

❖ Urban Streets

Urban streets (minor collector roads) with parallel parking are the primary roads in the Town Center and Entertainment District areas (refer to Figure 3.6). The street section consists of two travel lanes with parallel parking on both sides of the street to provide convenient access to retail establishments or multi-family residential developments (refer to Figure 3.7). Traffic calming features such as corner and mid-block neck-downs are recommended for urban streets to reduce the apparent street width, provide distinct parking bays and slow traffic.

Angle parking is encouraged on some Town Center and Entertainment District urban streets with low traffic volumes. Streets surrounding the proposed Municipal Services Center are ideal locations for angle parking. The angle parking street section consists of two travel lanes with parking on both sides of the street to provide access to retail establishments or multi-family residential developments (refer to Figure 3.8). Angle parking provides convenient access to shops and outdoor cafés while providing a buffer between these uses and automobile traffic.



Example of an Urban Street with Parallel Parking



Example of an Urban Street with Angle Parking

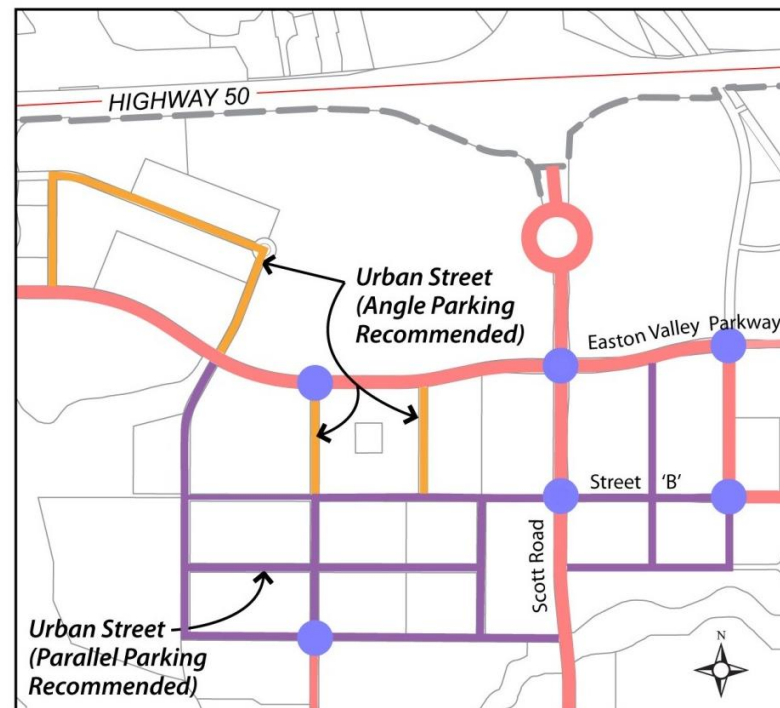


Figure 3.6 – Town Center Area

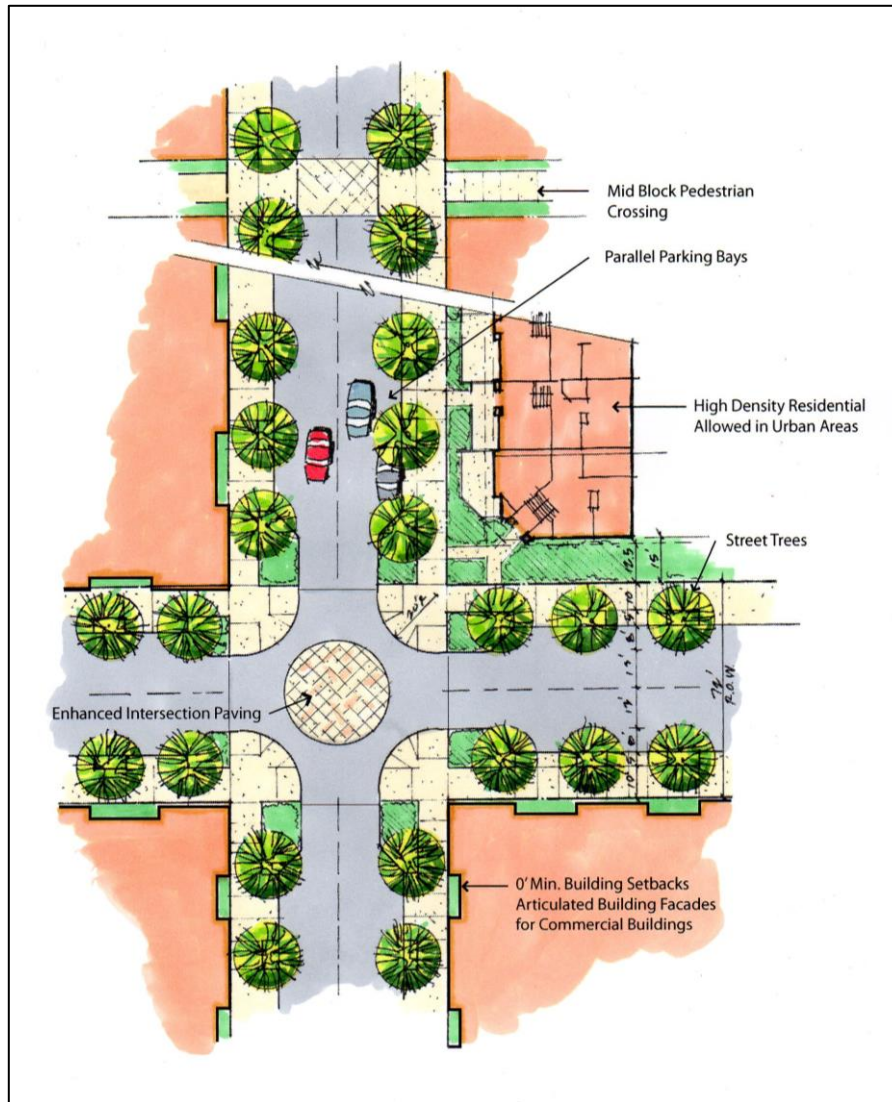


Figure 3.7 –Typical Urban Street (Parallel Parking)

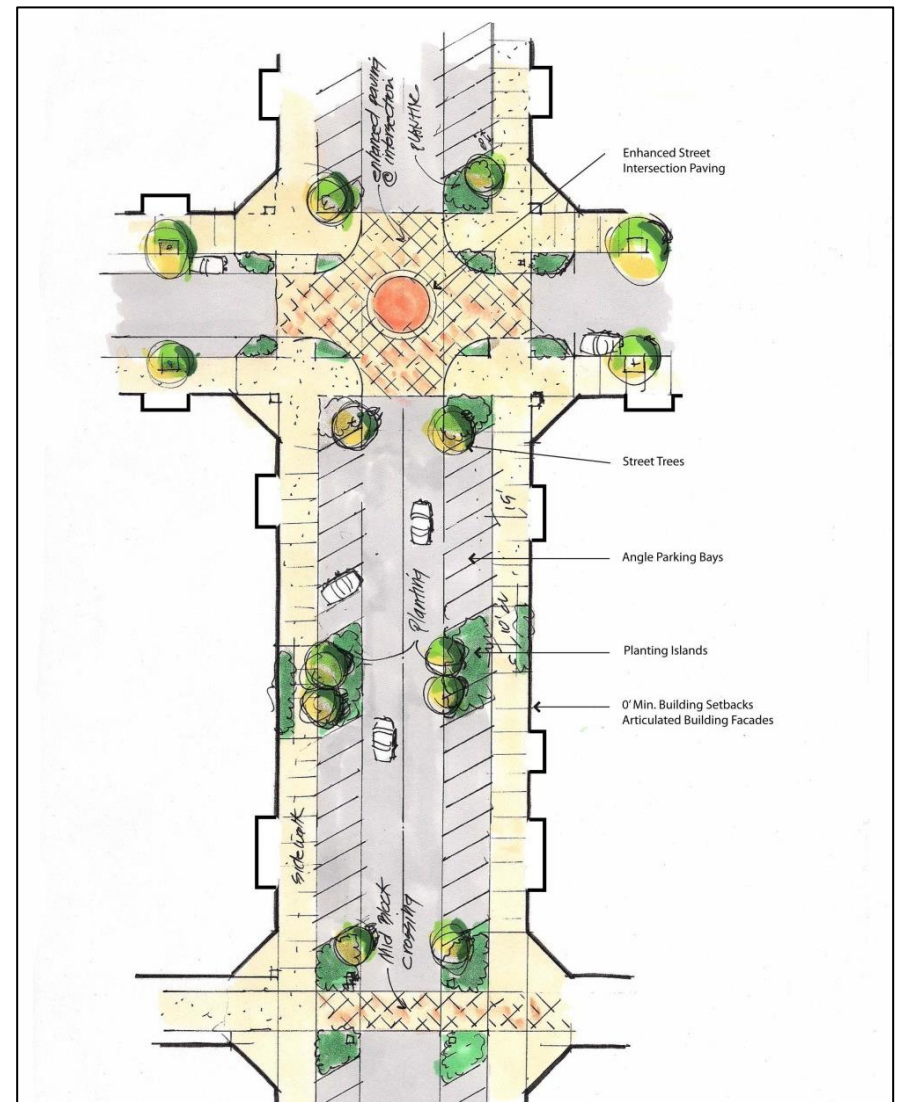


Figure 3.8 - Typical Urban Street (Angle Parking)

3.2.2 Signature Circulation Corridors

Signature circulation corridors (refer to Figure 3.9) combine roadway and transportation elements described in the Specific Plan with streetscape elements defined in the Community Design Guidelines to create a cohesive design vision along the entire length of a roadway segment regardless of land use or ownership.



Example of a Signature Circulation Corridor

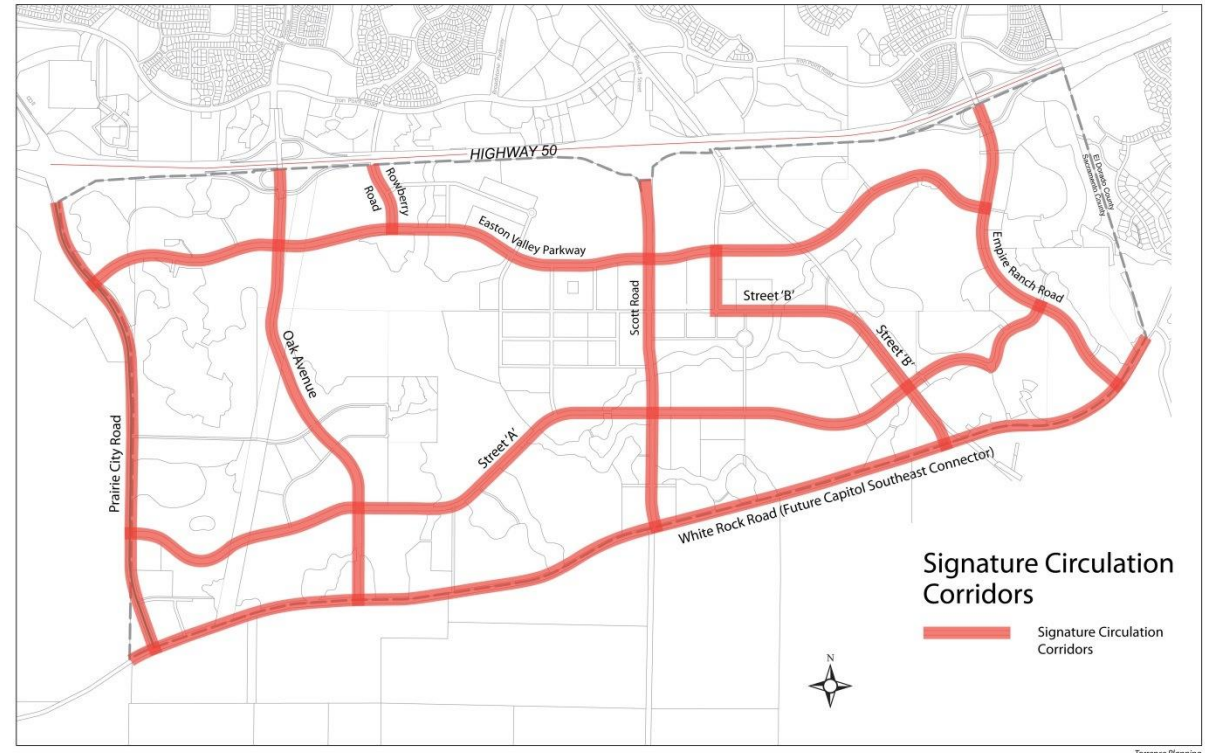


Figure 3.9 – Signature Circulation Corridors

❖ Easton Valley Parkway

Easton Valley Parkway is a significant signature circulation corridor that begins at Empire Ranch Road in the eastern uplands of the Plan Area and extends westward over three miles to its intersection with Prairie City Road at the western edge of the Plan Area.

As illustrated in Figure 3.10, Easton Valley Parkway consists of three distinct sections: an urban/hillside collector section, an urban arterial section and an open space arterial section. Each section of Easton Valley Parkway has its own distinct design character.

The urban/hillside collector section (similar to Figure 3.5) consists of single, one-way travel lanes and Class II bike lanes in each direction, separated by a 16' wide landscape median with

a meandering sidewalk on one side of the street and a Class I bike path on the other side of the street.

The urban arterial section of Easton Valley Parkway consists of dual one-way travel lanes and Class II bike lanes in each direction, separated by a 38' wide landscape median (reserved as a future transit corridor) with landscape corridors and 8' sidewalks on both sides of the street (refer to Figure 3.3).

The open space arterial section of Easton Valley Parkway passes through the extensive open space network and consists of dual one-way travel lanes and Class II bike lanes in each direction, separated by a 38' wide landscape median (reserved as a future transit corridor)

with a meandering sidewalk located on the south side of the street (refer to Figure 3.4).

A Primary Gateway feature (refer to Section 2.2.1) is recommended near the western end of Easton Valley Parkway to serve as a major entry point to the Plan Area. Special design features are also suggested at a number of proposed Enhanced Intersections (refer to Section 2.3) along the length of Easton Valley Parkway. Additionally, bus shelters and other transit facilities are proposed for the future transit corridor.

Note: Figure 3.10 – Easton Valley Parkway, illustrates recommended locations for Primary Gateways and Enhanced Intersections.

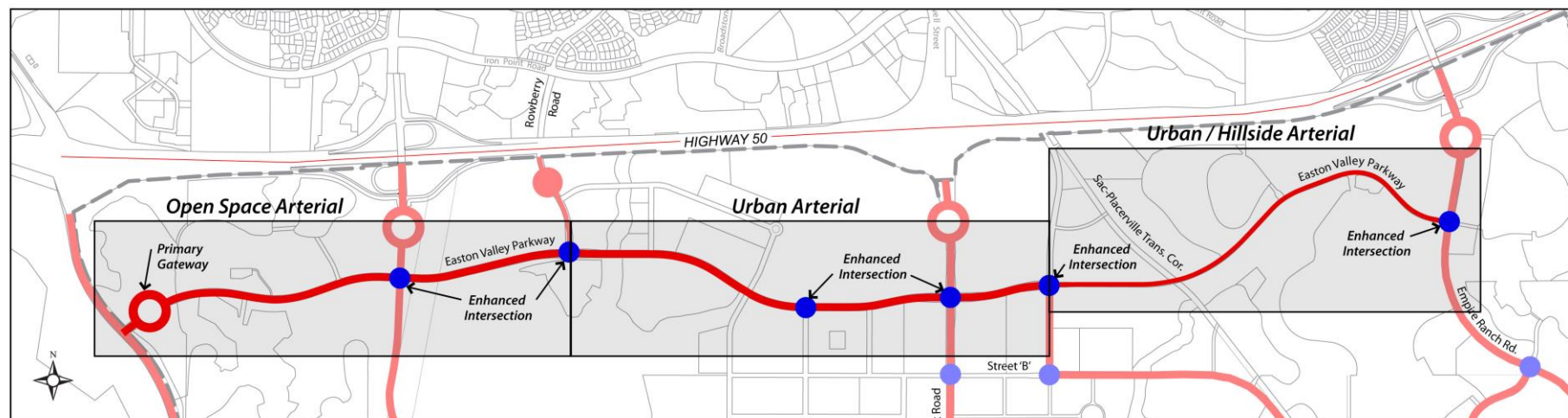


Figure 3.10 – Easton Valley Parkway

❖ Prairie City Road

Prairie City Road is another Plan Area signature circulation corridor and one of the four principle entry points to the Plan Area. As illustrated in Figure 3.11, Prairie City Road consists of two distinct sections: an open space arterial section and an urban arterial section. Each section of Prairie City Road has its own distinct design character.

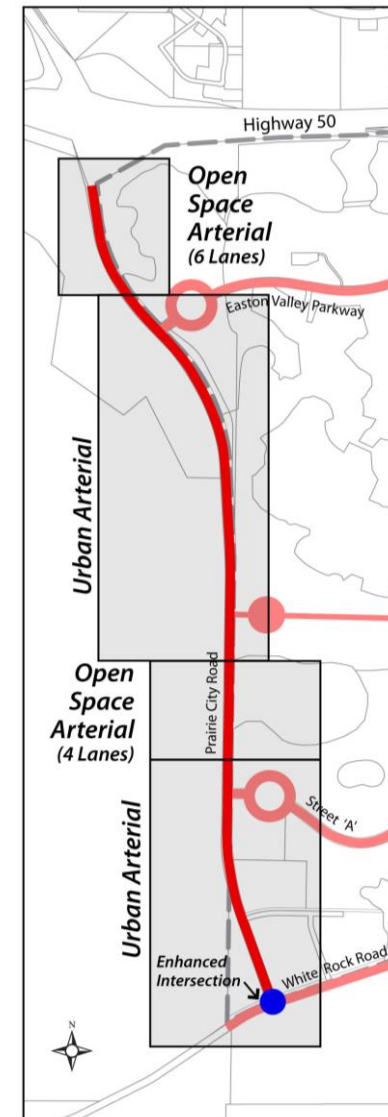
The open space arterial section (similar to Figure 3.4, but without the transit corridor) abuts the Plan Area open space network, located east of the road, and consists of triple one-way travel lanes and Class II bike lanes in each direction, separated by a 16' planted median (from Easton Valley Parkway to U.S. Highway 50) or dual one-way travel lanes in each direction, separated by a 16' planted median (a 1,600 foot section north of Street 'A'). The open space sections include a meandering sidewalk and California native plantings on the east side of the street.

The urban arterial section (similar to Figure 3.3, but without the transit corridor) of Prairie City Road consists of dual one-way travel lanes and Class II bike lanes in each direction, separated by a 16' planted median. The urban arterial section includes a meandering sidewalk and low water use ornamental plantings on the east side of the street.

In 2011, the County of Sacramento Board of Supervisors adopted a Quarry Truck

Management Plan funding mechanism program for quality of life improvements for Eastern Sacramento County. Contributions from this program shall only be used for the purpose of designing, approving, financing, constructing and maintaining quality of life roadway improvements to Prairie City Road related to quarry truck traffic from participating quarries.

As illustrated in Figure 3.12, alternative Prairie City Road sections may be constructed at some future date as provided for in the adopted Quarry Truck Management Plan. The Plan proposes an exclusive two lane quarry truck road with two distinct road sections: a depressed section from Easton Valley Parkway south to Street 'A' (refer to Figure 3.13); and an at-grade section from Street 'A' south to White Rock Road (refer to Figure 3.14).



Note: Figure 3.11 – Prairie City Road, illustrates recommended locations for Primary Gateways and Enhanced Intersections.

Figure 3.11 – Prairie City Road

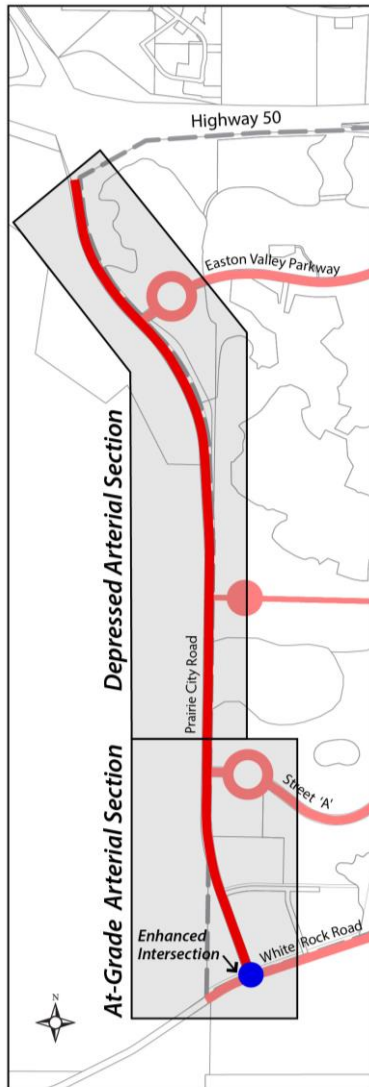


Figure 3.12 –Prairie City Road
(Alternative Design)

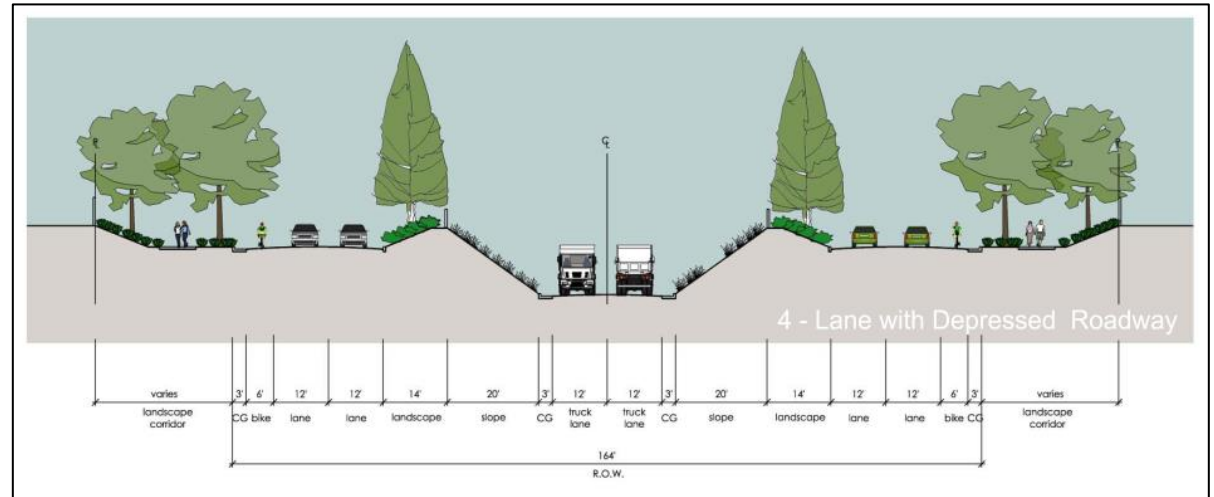


Figure 3.13 – Depressed Arterial

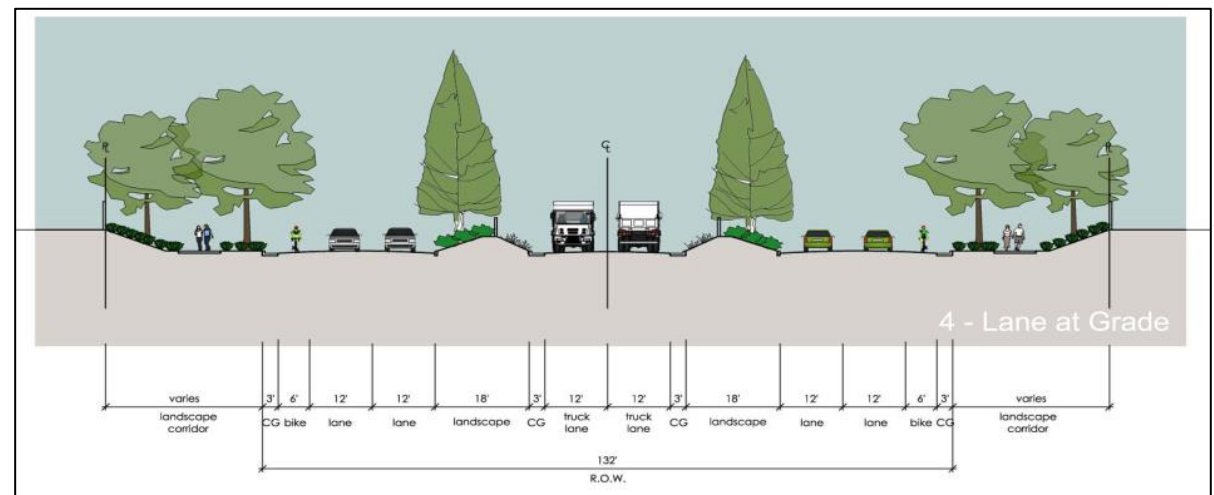


Figure 3.14 – At-Grade Arterial

❖ Oak Avenue

Upon completion of the Oak Avenue/ Highway 50 interchange, a major new entry point to the Plan Area, as well as the remainder of the City to the north, will be established.

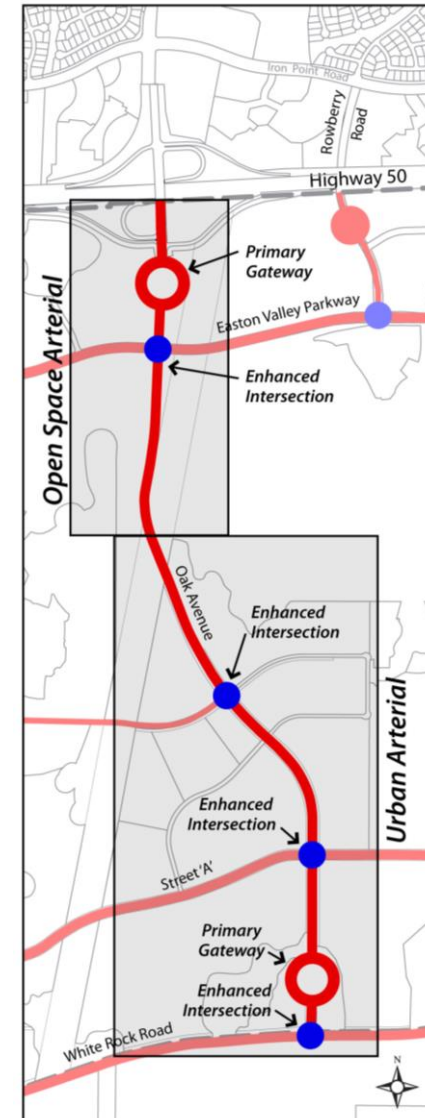
As illustrated in Figure 3.15, Oak Avenue consists of two sections: an open space arterial section and an urban arterial section. Each section of Oak Avenue will have its own distinct design character.

The open space arterial section (similar to Figure 3.4, but without the transit corridor) extends through the Plan Area open space network from U.S. Highway 50 to Easton Valley Parkway, then south approximately 2,000'. The street section consists of dual one-way travel lanes and Class II bike lanes in each direction, separated by a 16' planted median. The open space bordering the street will contain meandering sidewalks and California native plantings.

The urban arterial section (similar to Figure 3.3, but without the transit corridor) of Oak Avenue is similar in design to the open space section; however, landscape corridors are substituted for open space and the planting format will feature low water use ornamentals rather than California native plantings.

Primary Gateway features (refer to Section 2.2.1) are recommended for two locations: the first, directly north of Easton Valley Parkway; the second, several hundred feet north of

White Rock Road. Additionally, Enhanced Intersections (refer to Section 2.3) are proposed at Easton Valley Parkway, Street 'A' and White Rock Road.



Note: Figure 3.15 – Oak Avenue, illustrates recommended locations for Primary Gateways and Enhanced Intersections.

Figure 3.15 –Oak Road

❖ Scott Road

Scott Road is the most significant road corridor in the Plan Area, connecting the commercial core of the City north of Highway 50, with the Plan Area regional commercial center.

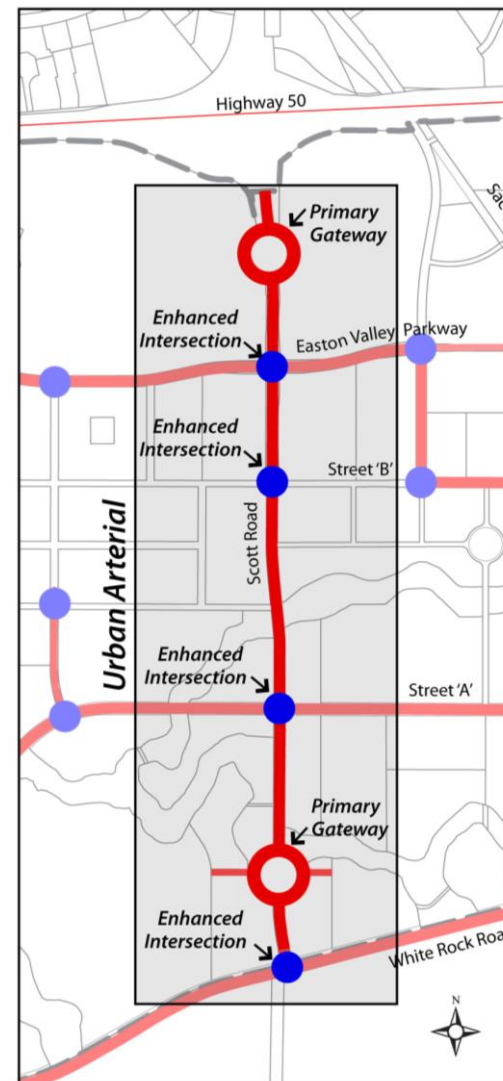
As illustrated in Figure 3.16, Scott Road, for its entire length, is an urban arterial and consists of two design sections: the first, a six lane section from Highway 50 to Street 'B'; the second, a four lane section from Street 'B' to White Rock Road (similar to Figure 3.3, but without the transit corridor).

The six lane section consists of triple one-way travel lanes with Class II bike lanes in each direction, separated by a 16' planted median. Landscape corridors with low water use plantings and sidewalks will border each side of the street.

The four lane section consists of dual one-way travel lanes with Class II bike lanes in each direction, separated by a 38' planted median (24' of the median is reserved for future street widening). Landscape corridors with low water use plantings and sidewalks will border each side of the street.

Primary Gateway features (refer to Section 2.2.1) are recommended for two locations: the first, north of Easton Valley Parkway immediately south of the Highway 50/Scott Road interchange; the second, several hundred feet north of White Rock Road. Additionally, Enhanced Intersections are proposed at Easton

Valley Parkway, Street 'B', Street 'A' and White Rock Road.



Note: Figure 3.16 – Scott Road, illustrates recommended locations for Primary Gateways and Signature Intersections.

Figure 3.16 –Scott Road

❖ Empire Ranch Road

Empire Ranch Road, an additional proposed Plan Area signature circulation corridor, will link the Plan Area to the remainder of the City north of Highway 50 once the Empire Ranch Road/Highway 50 interchange is constructed.

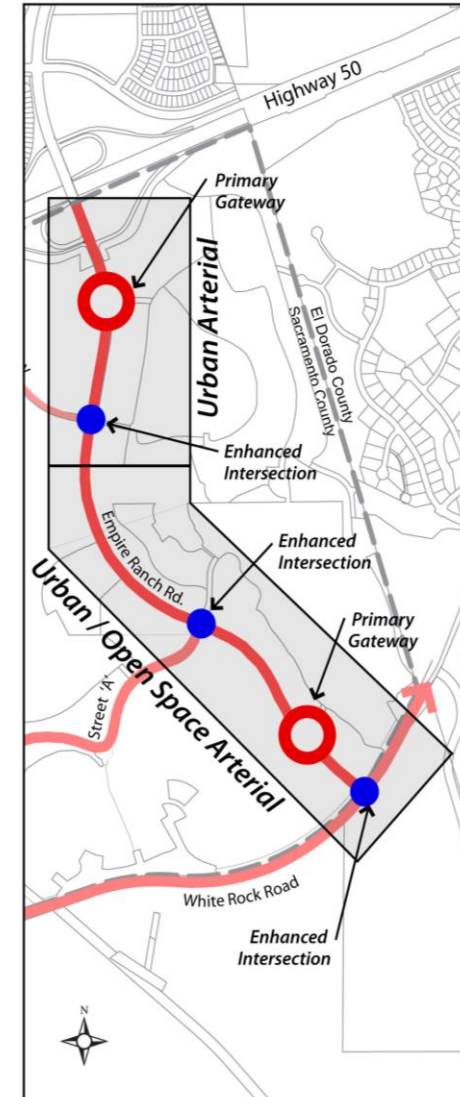
As illustrated in Figure 3.17, Empire Ranch Road consists of two sections: a six lane urban arterial section and a four lane urban/open space arterial section. Each of these road sections will have its own distinctive design character.

The six lane urban arterial section (similar to Figure 3.3, but without the transit corridor) extends from the proposed Empire Ranch Road interchange to just south of the intersection with Easton Valley Parkway. The street section consists of triple one-way travel lanes and Class II bike lanes in each direction separated by a 16' planted median. Landscape corridors and meandering sidewalks complete the street design.

The four lane urban/open space arterial section (similar to Figure 3.3, but without the transit corridor) extends from just south of the Easton Valley Parkway intersection to White Rock Road and the design consists of dual one-way travel lanes and Class II bike lanes in each direction separated by a 16' planted median. A Landscape corridor and meandering sidewalk completes the design of the west side of the street. The east side of the street abuts a

portion of the Plan Area open space and will feature a meandering sidewalk and California native plantings.

Primary Gateway features (refer to Section 2.2.1) are recommended for two locations: the first, immediately south of the proposed Empire Ranch/Highway 50 interchanges; the second, several hundred feet north of White Rock Road. Additionally, Enhanced Intersections are proposed (refer to Section 2.3) at Easton Valley Parkway, Street 'A' and White Rock Road.



Note: Figure 3.17 – Empire Ranch Road, illustrates recommended locations for Primary Gateways and Signature Intersections.

Figure 3.17 – Empire Ranch Road

❖ Street 'A' (To be Renamed)

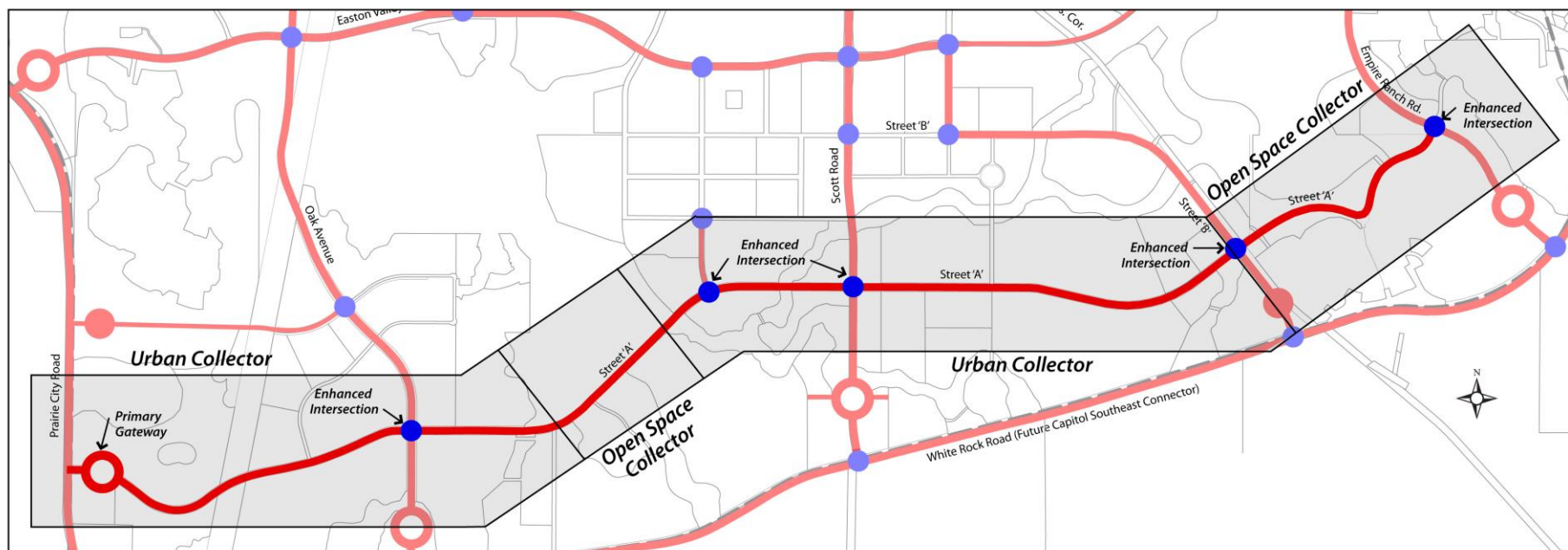
Street 'A' is the major east/west collector street in the Plan Area extending over three and one half mile from Prairie City Road at the western edge of the Plan Area to Empire Ranch Road in the eastern uplands.

As illustrated in Figure 3.18, Street 'A' consists of two sections: an urban collector section and an open space collector section. The urban collector (refer to Figure 3.5) includes sections from Prairie City

Road to the north/south open space feature located between Oak Avenue and Scott Road; the second section runs from Neighborhood Park 4 to Street 'B'. The street section consists of single one-way travel lanes and Class II bike lanes in each direction separated by a 16' planted median. Natural Parkways (refer to Section 3.3.1) with meandering sidewalks and California native plantings are planned for both sides of the street.

The open space collector section of Street 'A' is similar to the urban collector section except that open space replaces natural parkways.

A Primary Gateway feature (refer to Section 2.2.1) is recommended east of Prairie City Road. Additionally, Enhanced Intersections (refer to Section 2.3) are proposed at Oak Avenue, Scott Road, Street 'B' and Empire Ranch Road.



Note: Figure 3.18 – Street 'A,' illustrates recommended locations for Primary Gateways and Signature Intersections.

Figure 3.18 – Street 'A'

❖ Street 'B' (To be Renamed)

Street 'B' is a Plan Area urban collector street that runs east, from the eastern edge of Town Center, to the Sacramento-Placerville Transportation Corridor, then southeast to its terminus at White Rock Road (refer to Figure 3.19).

Street 'B' consists of two sections: the first section extends eastward from New Placerville Road to the Sacramento-Placerville Transportation Corridor; the second section extends southeast from the terminus of the first section to White Rock Road.

The first section of Street 'B' consists of single travel lanes in each direction, separated by a 38' planted median (future transit corridor). Class II bike lanes and 15' sidewalks are provided on both sides of the street as well as street furniture and street tree plantings. On-street parking will be prohibited on this section of Street 'B'.

The second section of Street 'B' consists of single travel lanes in each direction, separated by a 38' planted median (future transit corridor). Class II bike lanes will be provided on both sides of the street. A 6' sidewalk will be provided on the west side of the street and a Class I multi-use bike path will be provided on the east side of the street in the Sacramento-Placerville Transportation Corridor right-of-way.

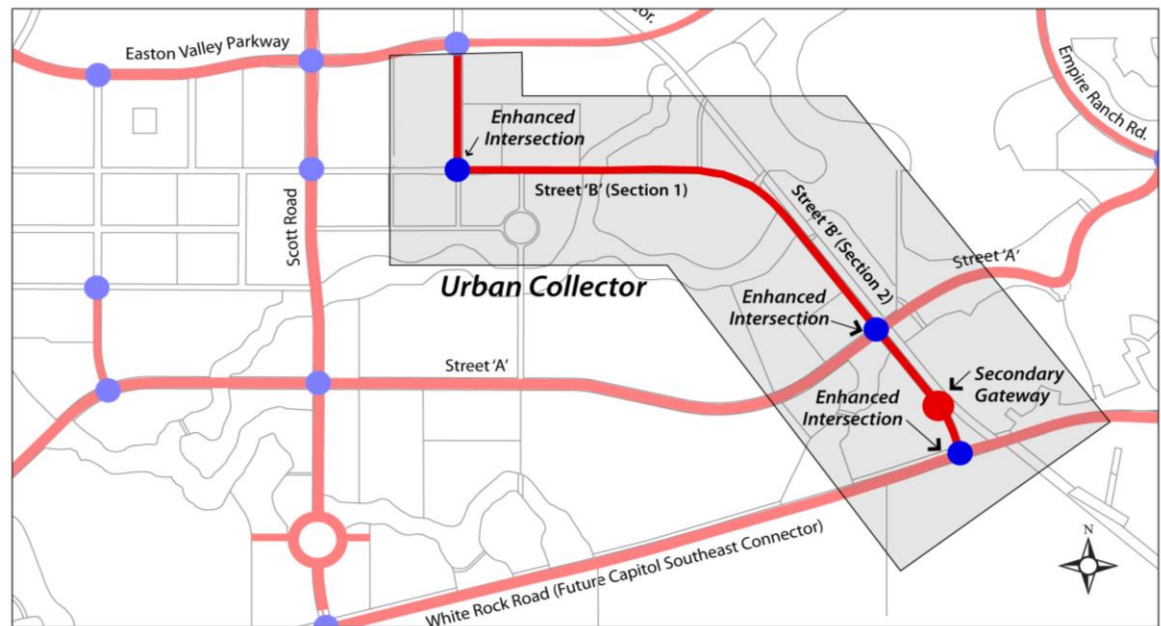


Figure 3.19 –Street 'B'

A Secondary Gateway (refer to Section 2.2.2) is suggested for a location several hundred feet north of White Rock Road and Enhanced Intersections (refer to Section 2.3) are proposed at White Rock Road, Street 'A' and New Placerville Road.

Note: Figure 3.19 – Street 'B,' illustrates suggested locations for Secondary Gateways and Signature Intersections.

❖ Rowberry Road

Rowberry Road is a four lane urban/open space arterial that passes over Highway 50 to provide access between the Plan Area and other City neighborhoods to the north (refer to Figure 3.20).

The Rowberry Road section is similar to Figure 3.4 (a 16' median instead of 38' and no Class I bike path) and consists of dual one-way travel lanes and Class II bike lanes in each direction, separated by a 16' planted median. A 6' sidewalk and 20' landscape corridor are provided on the east side of Rowberry Road. Open space and a meandering 6' sidewalk are located on the west side of the road.

A Secondary Gateway feature (refer to Section 2.2.2) is recommended immediately south of Highway 50 to serve as a secondary entry to the Plan Area. Special design features are suggested at the proposed Rowberry Road/Easton Valley Enhanced Intersection (refer to Section 2.3).

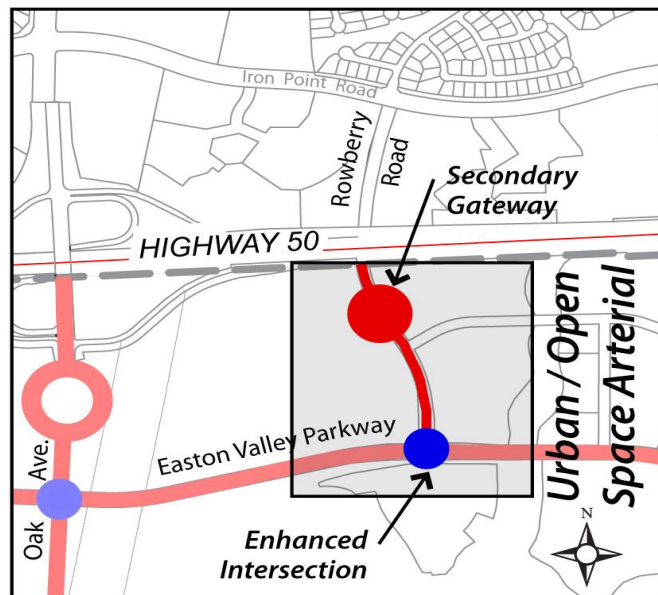


Figure 3.20 –Rowberry Road

Note: Figure 3.20 – Rowberry Road, illustrates suggested locations for Secondary Gateways and Signature Intersections.

❖ White Rock Road (Future Capital Southeast Connector)

White Rock Road is currently designated by Sacramento County as a four lane divided arterial street with median. More recently, the Southeast Capital Connector JPA announced plans to upgrade White Rock Road to a six lane expressway connecting Interstate 5 in Elk Grove with Highway 50 in El Dorado Hills (refer to Figure 3.21).

Current approved plans for White Rock Road call for dual one-way travel lanes in each

direction separated by a 36' wide planted median. As illustrated in Figure 3.2, the proposed Southeast Capital Connector plans call for widening to six lanes with controlled access intersections.

The Specific Plan calls for a 50' wide natural parkway (refer to Figure 3.25) with a meandering Class I bikeway along the entire northern edge of White Rock Road from Prairie City Road to the Sacramento/El Dorado County

line. Enhanced Intersections are recommended at the future controlled intersections of Prairie City Road, Oak Avenue, Scott Road, Street 'B' and Empire Ranch Road (refer to Section 2.3).

Note: Figure 3.21 – White Rock Road, illustrates recommended locations for Secondary Gateways and Signature Intersections.

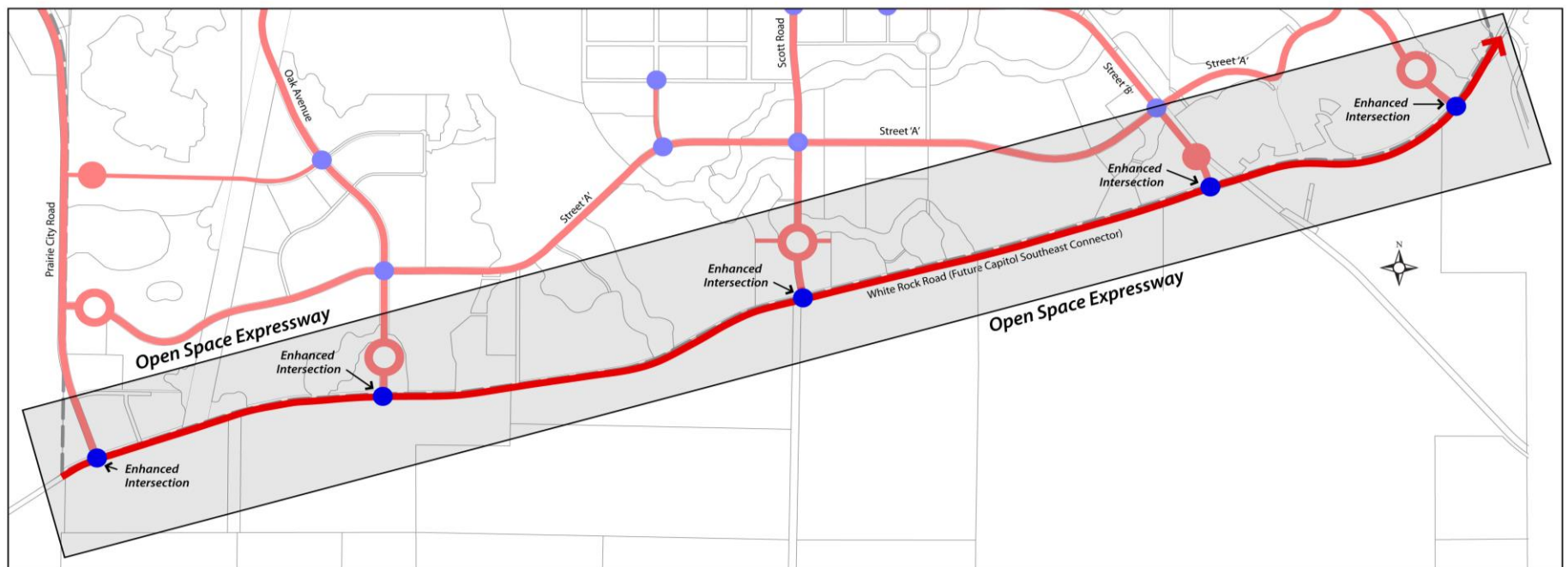


Figure 3.21 – White Rock Road (Future Southeast Capital Connector)

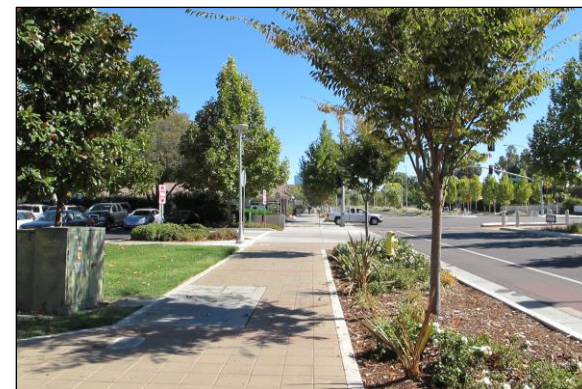
3.2.3 LANDSCAPE CORRIDORS

Landscape corridors are located outside of the right-of-way of arterial and collector streets, are included in the Public Realm, and are subject to the Community Design Guidelines. The width of Landscape corridors varies from 18 feet to 50 feet and they may contain sidewalks, walls and fences, low water use landscaping, retaining walls, signs, lighting and other streetscape elements. Landscape corridors are located along the following highways and public streets (refer to Figure 3.22):

- U.S. Highway 50
Along Commercial and Industrial/Office Park parcels.
- Easton Valley Parkway
Urban Arterial section
- Oak Avenue
From White Rock Road north approximately one mile
- Scott Road
U.S. Highway 50 to White Rock Road
- Empire Ranch Road
U.S. Highway 50 to White Rock Road
- Rowberry Road
East side from U.S. Highway 50 to Easton Valley Parkway
- New Placerville Road
Easton Valley Parkway to Street 'B'



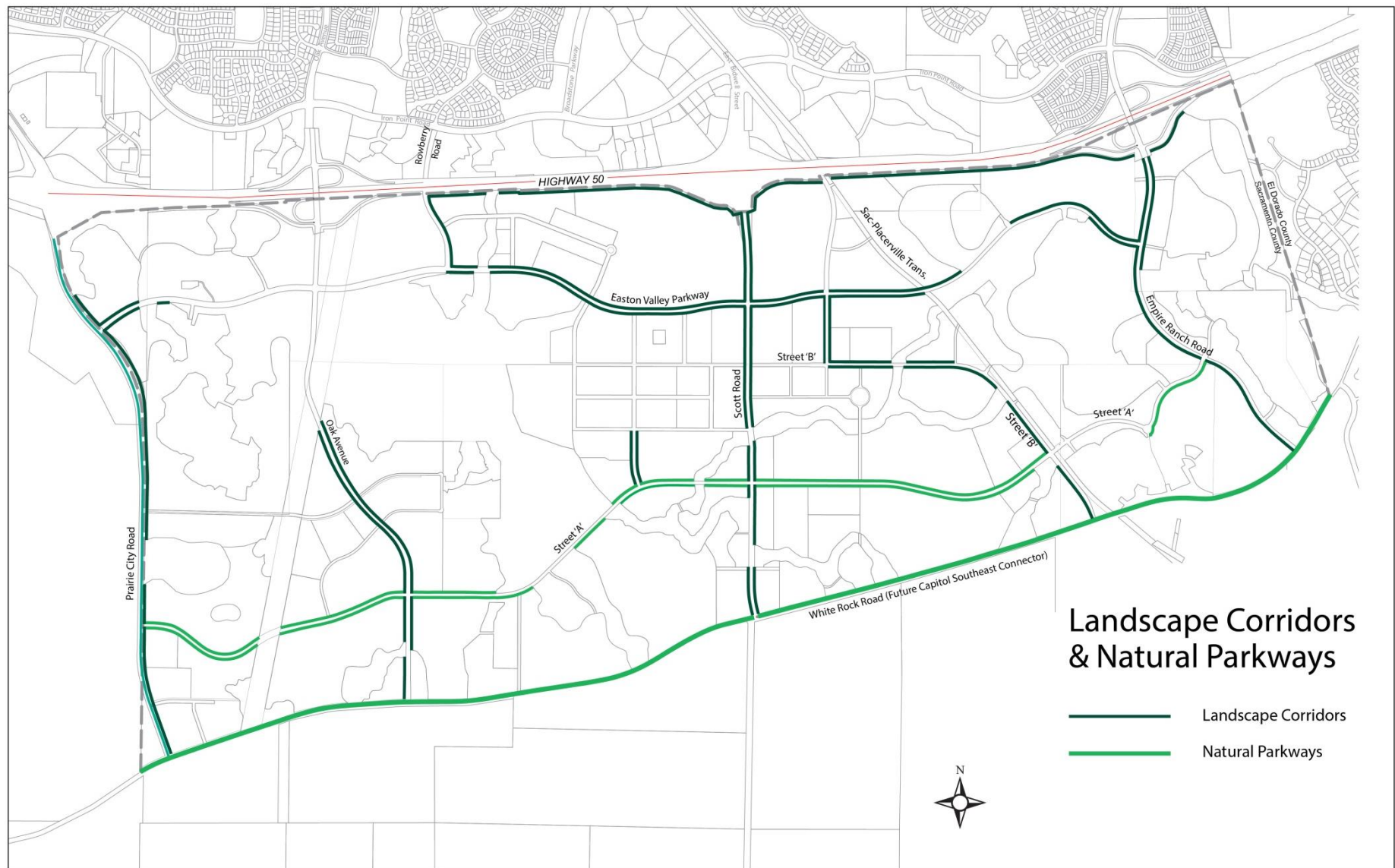
A Landscape Corridor on a Collector Street



A Landscape Corridor on an Urban Street



Examples of Landscape Corridors on Arterial Streets



3.3 OPEN SPACE

The Specific Plan provides over 1,063 acres of open space for the use and enjoyment of local residents as well as the preservation and protection of valuable natural resources including oak woodlands, Alder Creek and its tributaries, wetlands, hillsides, cultural resources and scenic vistas (refer to Figure 3.23). Proposed natural parkways (refer to Section 3.3.1) located along White Rock Road and Street 'A' are also considered part of the Plan Area open space.

The Plan Area open space is divided into two zones: a preserve zone that includes all of the preserved wetlands and required buffers with restrictions on public use and a passive zone that allows for limited recreation uses and facilities, storm water detention, oak tree mitigation areas and Plan Area infrastructure.

The boundary between preserve and passive open space shall be fenced as will the boundary between passive open space and residential uses (refer to Section 2.11.3). Limited trail head parking is allowed in passive open space areas (refer to Section 2.15). An extensive system of Class I bikeways, paved and unpaved trails (refer to Section 2.14), signs, shelters, benches, trash receptacles, and drinking fountains (refer to Section 2.10) are allowed in passive open space areas.

All open space is considered part of the Public Realm and is subject to the Community

Design Guidelines as well as the policies of the Open Space Management Plan (OSMP).



Plan Area Oak Savannah (Open Space)



Plan Area Wetlands (Open Space)



Plan Area Intermittent Drainages Open Space)



Plan Area Hillsides (Open Space)

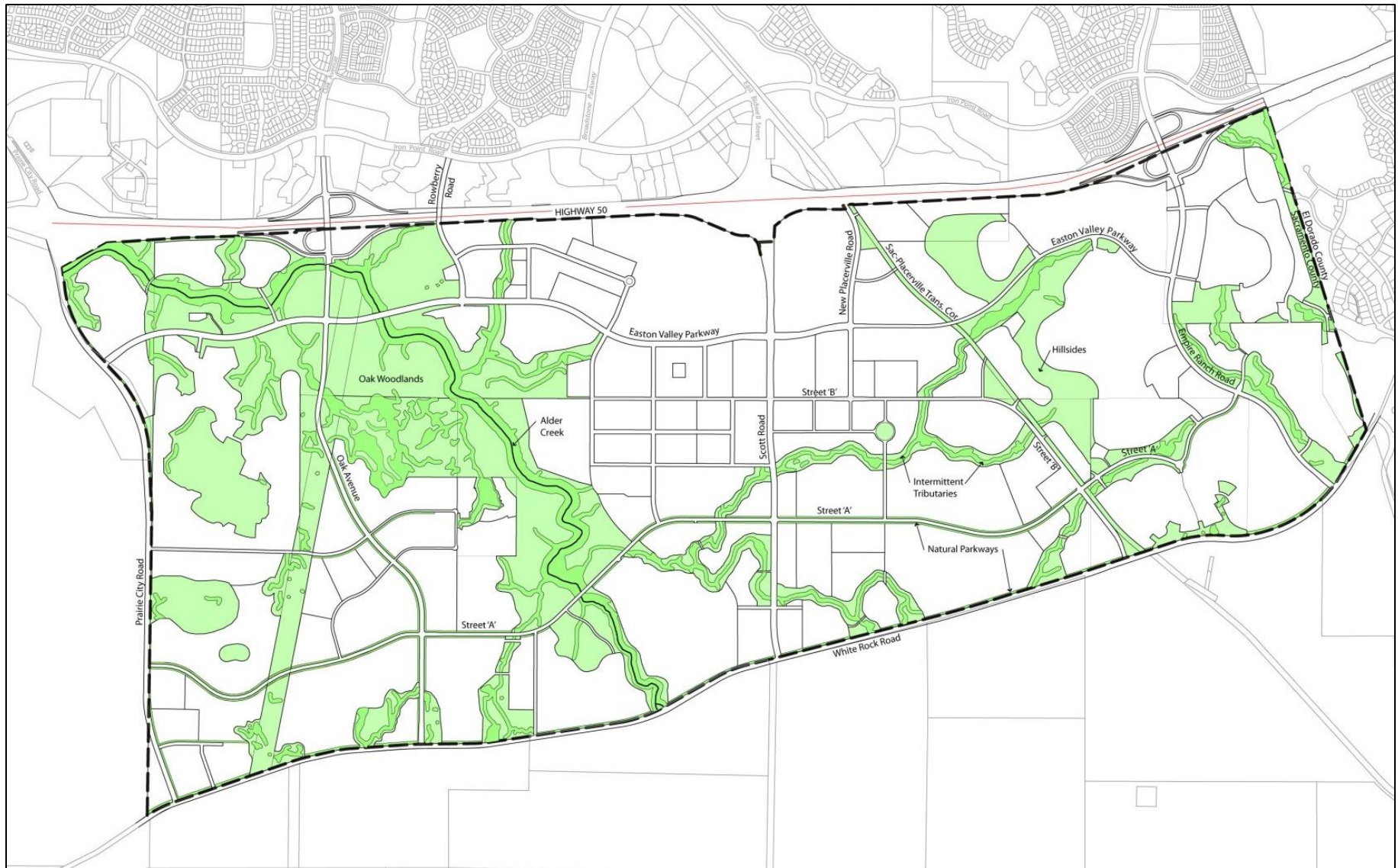


Figure 3.23 – Plan Area Open Space

3.3.1 NATURAL PARKWAYS

Natural parkways are linear open spaces that are part of the overall open space network; they provide a bridge between larger Plan Area open space areas (refer to Figure 3.23). Natural parkways are proposed for:

- ♦ Street 'A' (major portions from Prairie City Road to Empire Ranch Road)
- ♦ White Rock Road (from Prairie City Road to the County line)

Natural parkways should be landscaped with low water use California Central Valley and Sierra Foothills native plants (refer to Section 2.13). Low volume irrigation systems will be provided in order to establish the new plantings. The Street 'A' Natural Parkway will feature a gently meandering 6' sidewalk along its entire length (refer to Figure 3.24) and the White Rock Road natural parkway will feature a meandering 12 foot wide Class I bikeway along its entire length (refer to Figure 3.25).



Example of a Natural Parkway

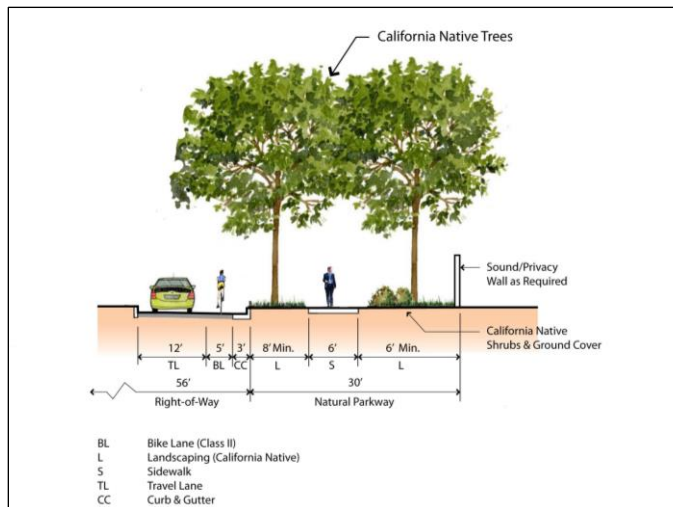


Figure 3.24 – Street 'A' Natural Parkway

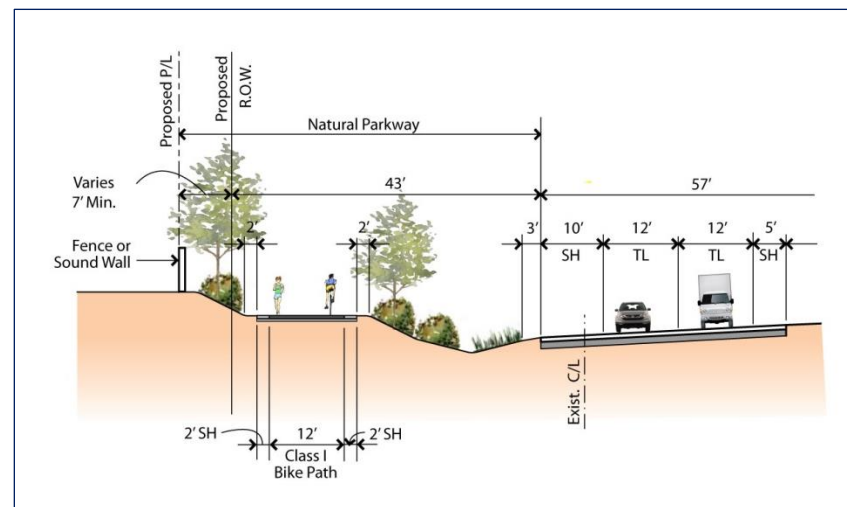


Figure 3.25 – White Rock Road Natural Parkway

3.4 PARKS

The Plan Area contains 125.1 acres of community, neighborhood and local parks, portions of which are subject to the design criteria included in the Community Design Guidelines. The park interface or landscape corridor, the 20' wide landscaped area between the street right-of-way and the active areas of a park (refer to Figure 3.26), is subject to the Community Design Guidelines. The design of the remaining area of a park is subject to the criteria established in each park master plan and the project level park design guidelines.

- Landscaping in the 20' landscape corridor (refer to Figure 3.27) shall feature low water use plantings. No lawn allowed in the landscape corridor area. If fencing is required at the boundary between the landscape corridor and the park, it shall be constructed of ornamental metal (refer to Section 2.11.3).
- The boundary between the park and open space may be fenced with ornamental metal fencing or other materials approved by the City (refer to Section 2.11.3). Gates shall be installed at periodic interval to provide access to open space trails.



Figure 3.26 – Park Landscape Corridors

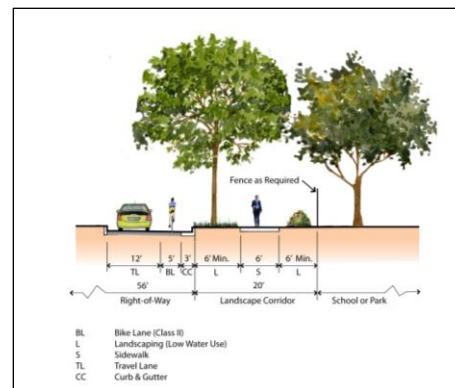


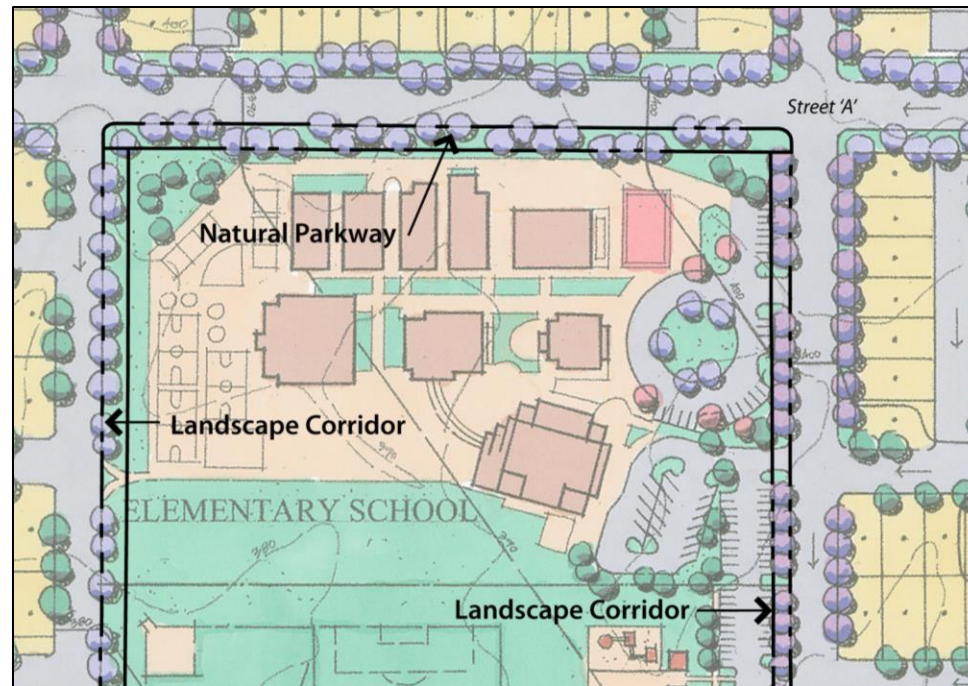
Figure 3.27 – Park Landscape Corridor

Note: This is a conceptual park plan for illustrative purposes only. Final park plans must be approved by the City.

3.5 SCHOOLS

The Plan Area contains sites for four elementary schools and one combined middle/high school, portions of which are subject to the design criteria contained in the Community Design Guidelines. The school interface, the 30' natural parkway or the 20' landscape corridor, located between the street right-of-way and the active areas of a school (refer to Figure 3.28), is subject to the Community Design Guidelines. The design of each school is subject to the criteria established in each school master plan and the project level school design guidelines.

- Landscaping in the 30' natural parkway (refer to Figure 3.30) shall feature low water use California native or Mediterranean plantings. No lawn allowed in the natural parkway area. If fencing is required at the boundary between a natural parkway and a school, it shall be constructed of ornamental metal.
- Landscaping in the 20' landscape corridor (refer to Figure 3.29) shall feature low water use plantings. No lawn allowed within the landscape corridors. If fencing is required at the boundary between a landscape corridor and a school, it shall be constructed of ornamental metal.



Note: This is a conceptual school plan for illustrative purposes only. Final school plans must be approved by the Folsom Cordova Unified School District.

Figure 3.28 – School Natural Parkway and Landscape Corridors

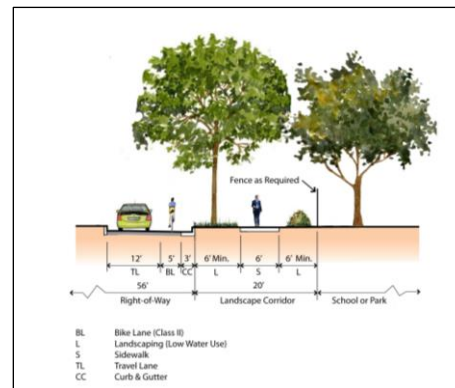


Figure 3.29 – School Landscape Corridor

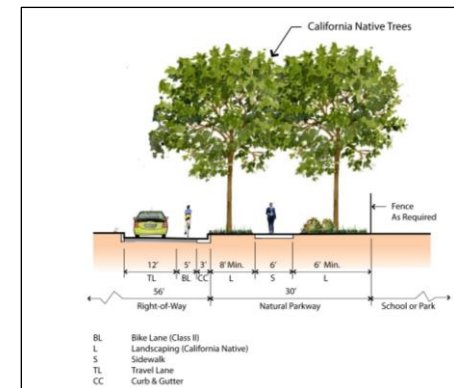


Figure 3.30 – School Natural Parkway

3.6 MUNICIPAL SERVICE FACILITIES

The Plan Area provides a site for a municipal services facility that may house City offices and a public Library. The Plan Area also provides two sites for police and fire facilities (refer to Figure 3.31). The municipal services facilities interface, the 20' wide landscape corridor between the street right-of-way and the buildings should have a distinct design character and is subject to the Community Design Guidelines. The design of the actual structures is subject to the Municipal Services Facilities Master Plan and the Project Level Design Guidelines.

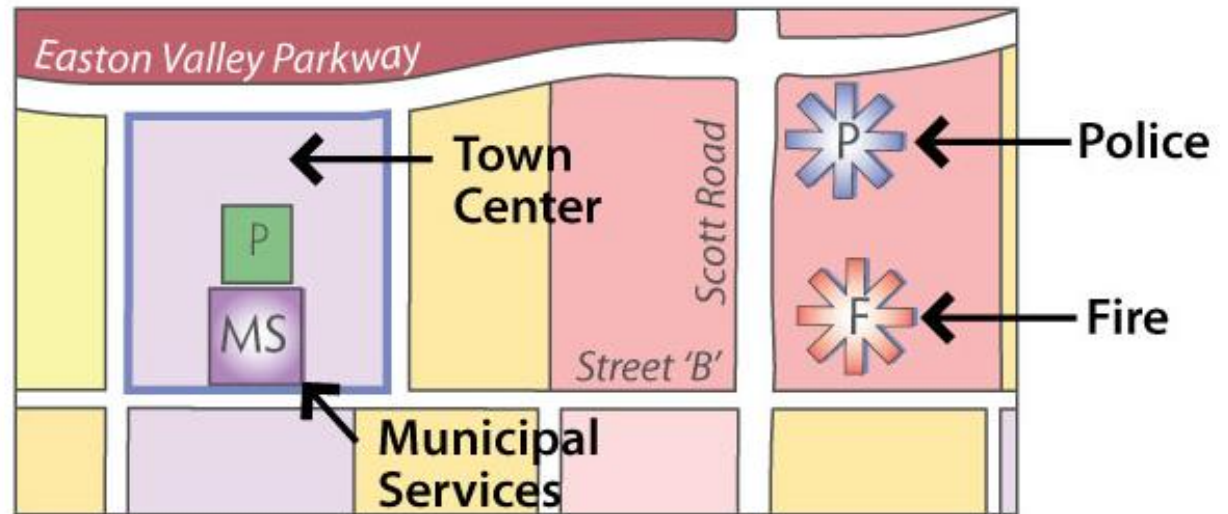


Figure 3.31 – Municipal Service Facilities Locations



Example of Municipal Services Center
(Folsom City Hall)



Example of Fire Station (City of Folsom)

3.7 INFRASTRUCTURE

The Plan Area provides sites for public infrastructure that may include a potable water treatment plant, potable and recycle water storage tanks, wastewater lift stations, potable water lift stations, stormwater detention basins and dry utilities (refer to Figures 3.32 & 3.33).

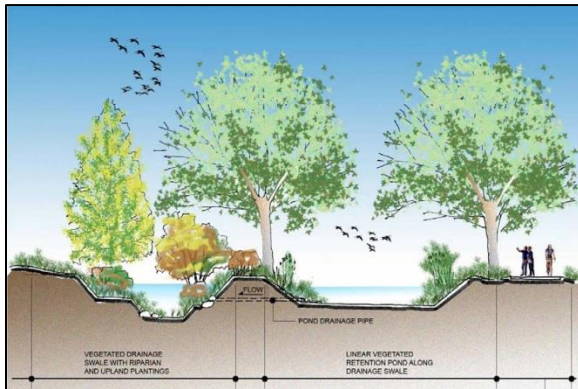


Figure 3.32 - Detention Basin



**Example of a Water Storage Tank
(Integrated with a Neighborhood Park)**



Example of a Utility Structure



Example of Green Street Drainage



**Example of Water Storage Tanks
(Integrated into Hillside Grading)**



Example of Retention Basin

Note: No detention/, retention or water quality basins shall be located within park boundaries. No fences shall be installed around detention, retention or water quality basins in open space.

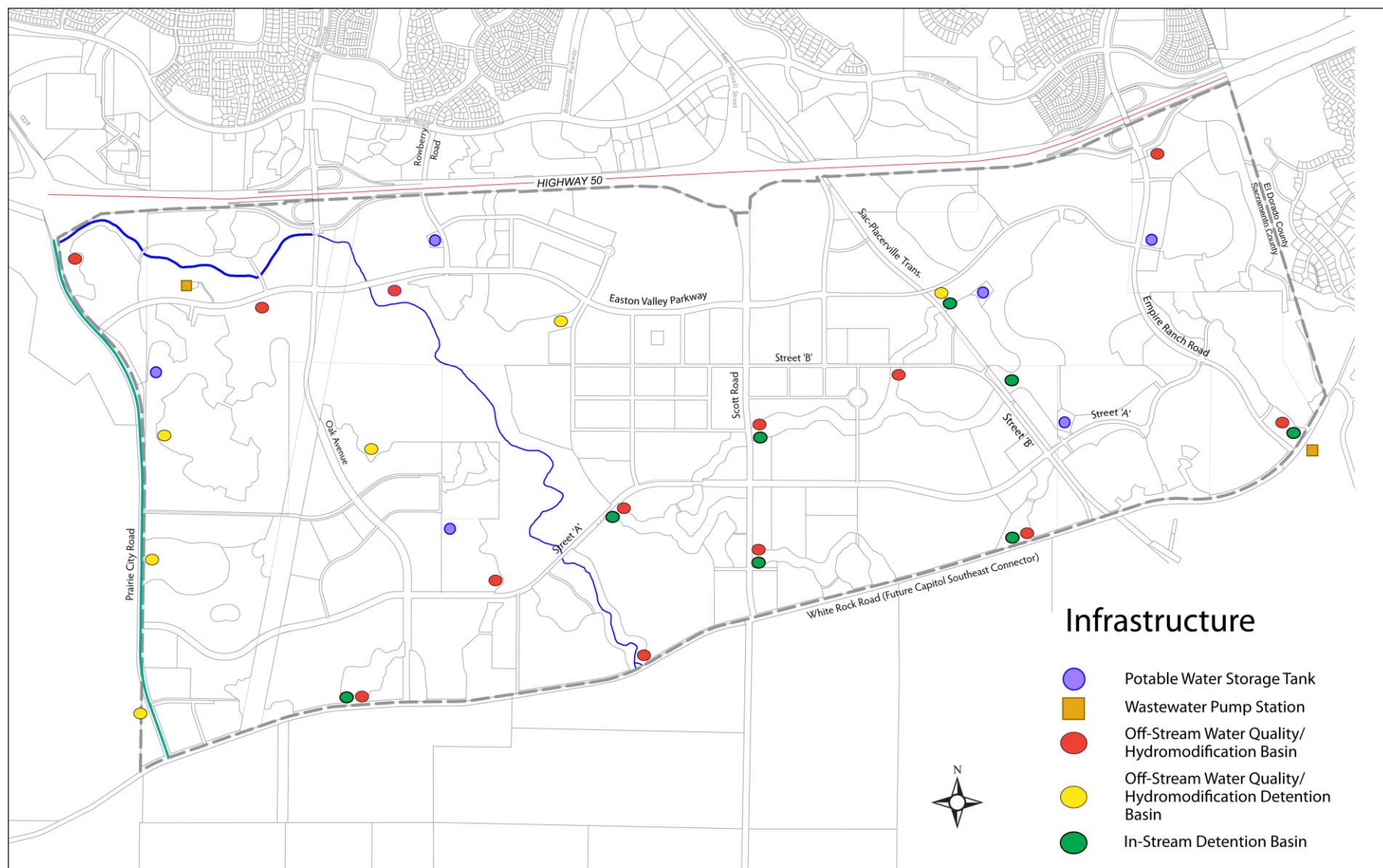


Figure 3.33 – Infrastructure Locations

Torrence Planning

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City of Folsom Master Tree List

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City of Folsom Master Tree List		Only the trees listed as "Street Trees", Parking Lot Shade, or Mitigation Trees will qualify for these purposes			See "NOTES" at the end of the Master Tree List					Best if printed on legal size paper				5/9/2011
Common Name	Botanical Name (in alphabetical order)	S = "Street Tree" P = Parking Lot Shade R = Rain Catchment Tree L = Lower height for use under High Voltage Lines M = Mitigation Trees O = Other Suitable Trees N = Natives X = Excluded Trees (NOT to be planted as "Street Tree" or for "Parking Lot Shade")	D = Deciduous E = Evergreen N = Native Pbs = Protected by Species	WUCOLS <small>(Or After Use Classification of Landscape Species)</small> Categories of Water Needs H = High M = Moderate L = Low VL = Very Low [] = Not Listed	Minimum distance to infra-structure (walk, curb, pavement), without City approved Root Barrier [n/a = not appropriate]	Approx. Mature Canopy Diameter	Approx. Mature Tree Height	Fruit / Seed	Flowers / Bracts	Fall Foliage	Normal Minimal Distance to Building Foundation	Planting Distance Between Trees	Mature Canopy Shape	Remarks
White Fir	<i>Abies concolor</i>	SR	E,N	[M]	8'	15-20'	80-120'	cones	inconspicuous	1-2" gray-green needles	12'	20'	Conical	usually 30' high in Sacramento Valley
Nordmann Fir	<i>Abies nordmanniana</i>	R	E	[M]	6'	15-20'	30-50'	cones	inconspicuous	3/4" to 1-1/2" green needles	8'	15'	Conical	perfect for Christmas tree
Bailey Acacia	<i>Acacia baileyana</i>	SPR	E	L	5'	20-40'	20-30'	3" x 1/2" pod w/ 5-7 brown oval seeds	small yellow	blue-green	8'	12'	Broad-Rounded	Common as multi-stem
Black Acacia	<i>Acacia melanoxylon</i>	SPR	E	L	8'	20'	40'	long curved pod w/ black seed surrounded by pink wing	cream	green	12'	18'	Broad-Rounded	tough & fast growing
Trident Maple	<i>Acer buergerianum</i>	SP	D	M	4'	20-25'	20-25'	double samara	inconspicuous	red / orange	10'	16'	Oval	fine roots
Hedge Maple	<i>Acer campestre</i>	SP	D	[M]	5'	30-35'	30-70'	double samara	inconspicuous	yellow	12'	18'	Rounded	dependable shape
Vine Maple	<i>Acer circinatum</i>	N	D,N	H	5'	25-35'	5-35'	double samara	inconspicuous	red/yellow/o range	12'	18'	Round to irregular	best as understory tree
Big-leaf Maple	<i>Acer macrophyllum</i>	SPNR	D,N	M	5'	30-75'	45-75'	double samara	inconspicuous	yellow	10'	20'	Broad-Rounded	huge leaves
California Box Elder	<i>Acer negundo</i>	N	D,N	M	6'	40-60'	40-60'	double samara	inconspicuous	yellow	15'	20'	Broad-Rounded	frequently poor health & structure
Japanese Maple (green or standard)	<i>Acer palmatum</i>	LO	D	M	6'	25-40'	20'	double samara	inconspicuous	red/orange/ yellow	8'	15'	Spreading	grows to be large
Red Japanese Maple	<i>Acer palmatum</i> 'Atropurpureum'	PL	D	M	3'	12-15'	15-20'	double samara	inconspicuous	red	4'	10'	Oval-Vase	purplish in summer
Bloodgood Japanese Maple	<i>Acer palmatum</i> 'Bloodgood'	PL	D	M	3'	6-10'	15'	double samara	inconspicuous	red	4'	8'	Tight-Vase	Red in spring
Crimson Sunset Maple	<i>Acer platanoides</i> x <i>truncatum</i> 'Crimson Sunset'	SP	D	M	6'	15'	40-50'	double samara	inconspicuous	red	8'	10'	Tight oval	Purple leaves all summer
Red Maple (seedling)	<i>Acer rubrum</i>	SP	D	H	5'	35-40'	50-60'	double samara	inconspicuous	red-yellow	15'	25'	Oval-Round	good lawn tree
Bowhall Red Maple	<i>Acer rubrum</i> 'Bowhall'	SP	D	H	3'	15'	40-50'	double samara	inconspicuous	orange-red	6'	15'	Cone	narrow head
Columnare Red Maple	<i>Acer rubrum</i> 'Columnare'	SP	D	H	3'	10'	35-45'	double samara	inconspicuous	orange-red	6'	10'	Columnar	narrowest deciduous tree
October Glory Red Maple or Red Sunset	<i>Acer rubrum</i> 'October Glory' / 'Red Sunset'	SP	D	H	5'	20-25'	40-60'	double samara	inconspicuous	red	15'	25'	Round	dependable fall color
Silver Maple	<i>Acer saccharinum</i>	X	D	M	25'	40-100'	40-100'	double samara	inconspicuous	yellow	25'	30'	Broad-Rounded	brittle, shallow roots, mistletoe

Amur Maple	<i>Acer tataricum ginnala</i>	SPL	D	[M]	3'	15-20'	20'	double samara	inconspicuous	red	6'	12'	Irregular	lots of seeds in winter
Shantung Maple	<i>Acer truncatum</i>	SP	D	M	4'	25'	25'	double samara	inconspicuous	orange-red	10'	15'	Rounded	filtered shade
California Buckeye	<i>Aesculus californica</i>	LN	D,N	VL	5'	20-30'	20-25'	2" round	creamy-cone	brown	8'	12'	Spreading	Drops leaves in July
Ohio Buckeye	<i>Aesculus glabra</i>	SP	D	[M]	5'	20-35'	20-40'	1-1/2" round	greenish-yellow	yellow-brown	8'	12'	Round	slow growing
Common Horsechestnut	<i>Aesculus hippocastanum</i>	SP	D	[M]	6'	40'	60'	1-1/2" round	Ivory-plume	yellow-brown	8'	15'	Round	slow growing
Red Horsechestnut	<i>Aesculus x carnea</i> 'Briotii' or 'O'Neill Red'	SP	D	M	4'	30'	40'	1-1/2" round	bright red	yellow-brown	8'	12'	Round	bright red flowers
Tree-of-Heaven	<i>Ailanthus altissima</i>	X	D	VL	n/a	50'	50'	winged on female	pink-red	greenish	n/a	n/a	Round	invasive, stinky male
Mimosa / Silk Tree	<i>Albizia julibrissin</i>	X	D	L	25'	80'	40'	bean-type pod	pink	yellow	15'	25'	Flat Top	Invasive
Italian Alder	<i>Alnus cordata</i>	O	D	M	6'	25'	40'	1" cone	catkin	yellow	12'	12'	Round	best in wetlands
White Alder	<i>Alnus rhombifolia</i>	O	D,N	H	8'	40'	50-90'	5/8" cone	catkin	yellow	15'	18'	Broad-Rounded	Best with reg. water
Eastern Serviceberry	<i>Amelanchier canadensis</i>	PL	D	[M]	3'	20-25'	25'	blueberry-like fruit	white-pink	orange-red	8'	10'	Round	edible fruit
Allegheny Serviceberry	<i>Amelanchier laevis</i>	SPL	D	[M]	4'	25'	30'	blueberry-like fruit	white-pink	orange-red	10'	12'	Round	edible fruit
Bunya-bunya	<i>Araucaria bidwillii</i>	SPR	E	M	5'	30-60'	80'	10-15lb cone	inconspicuous	evergreen spinney	25'	30'	Cone to Rounded	striking & unusual
Marina Strawberry Tree	<i>Arbutus 'Marina'</i>	PRL	E	M	3'	8-35'	25-35'	1-1/4" yellow-red berries	pink	evergreen	10'	15'	Oval-Round-Vase	fruit can be messy
Strawberry Tree	<i>Arbutus unedo</i>	PRL	E	L	3'	10-30'	25-35'	1-1/4" yellow-red berries	white-pink	evergreen	10'	15'	Oval-Round-Vase	fruit can be messy
Anacacho Orchid Tree	<i>Bauhinia lunarioides</i>	PRL	D-E	[L]	1'	12-15'	12-15'	bean-type pod	white or pink	yellow	5'	8'	Round	Full sun
Chihuahuan Orchid Tree	<i>Bauhinia macranthera</i>	PRL	D-E	[L]	1'	12-15'	12-15'	bean-type pod	rose	yellow	5'	8'	Round	Full sun
River Birch	<i>Betula nigra</i>	SP	D	H	6'	40-60'	50-90'	flakey cluster	catkin	yellow	15'	18'	Pyramidal	colored paper bark
European White Birch	<i>Betula pendula</i>	X	D	H	25'	15-20'	30-40'	catkin cluster	catkin	yellow	5'	8'	Pyramidal	attacked by Bronze Birch Borer
Japanese White Birch	<i>Betula platyphylla japonica</i>	P	D	H	3'	15'	40-50'	catkin cluster	catkin	yellow	5'	8'	Pyramidal	fully white bark
Pindo Palm	<i>Butia capitata</i>	ROL	E	L	2'	10-15'	10-20'	red	creamy	evergreen	8'	12'	Spray-head	edible fruit
Smoothie Thornless Cascalote	<i>Caesalpinia cocalaco 'Smoothie'</i>	SPL	E	[L]	5'	15-18'	15-18'	bean-type pod	clear yellow	evergreen	5'	12'	Oval-round	thornless
Weeping Bottlebrush	<i>Callistemon viminalis</i>	PRL	E	L	4'	15'	20-30'	woody capsules	red brush	evergreen	8'	15'	Pendulous	attracts hummingbirds
Incense Cedar	<i>Calocedrus decurrens</i>	SPRN	E,N	M	6'	15-20'	75-90'	duck's bill shape	inconspicuous	evergreen scales	10'	20'	Cone	best in full sun
Camellia Reticulata	<i>Camellia reticulata</i>	PRL	E	[M]	3'	10-25'	35-50'	5/8" Ø fruit	pink/rose/purplish	evergreen	8'	20'	Spreading	needs some shade
European Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	SP	D	M	5'	15-20'	40'	1/4" ribbed nutlets	catkin	yellow	8'	15'	Columnar-Oval	fine roots & narrow top
American Hornbeam	<i>Carpinus caroliniana</i>	SPL	D	M	5'	20-25'	20-25'	nutlets in a 1" long, 3-lobed bract	1-4" long 3 lobed bract	red/orange/yellow	10'	18'	Round	late fall color
Pecan	<i>Carya illinoensis</i>	SP	D	M	6'	40-60'	80-100'	1-2" oval nut	catkin	yellow	20'	30'	Broad-Rounded	edible nut
Shagbark Hickory	<i>Carya ovata</i>	SP	D	[M]	4'	20-40'	20-35'	1-2" round nut	catkin	yellow	10'	20'	Narrow	edible nut

Japanese Chinquapin	<i>Casatopsis cuspidata</i>	SPR	E	M	5'	20-25'	25-45'	acorn-like	catkin	evergreen	12'	20'	Broad-Rounded	slow growing
She-Oak, Beefwood	<i>Casuarina stricta</i>	PR	E	L	5'	20-30'	20-35'	3/4" cones	inconspicuous	evergreen	10'	15'	Broad-Rounded	segmented needles
American Chestnut	<i>Castanea dentata</i>	SP	D	[M]	8'	30-50'	70-100'	1-1/2" nut	catkin	yellow	15'	20'	Broad-Rounded	edible nuts
Chinese Chestnut	<i>Castanea mollissima</i>	SP	D	[M]	5'	20-25'	35-40'	1-1/2" nut	catkin	yellow	12'	15'	Broad-Rounded	edible nuts
Western Catalpa	<i>Catalpa speciosa</i>	SP	D	M	5'	20-40'	40-60'	long bean pod	white-pink	yellow	15'	25'	Broad-Rounded	litter can be problem
Atlas (Blue) Cedar	<i>Cedrus atlantica</i> ('Glauc')	SPR	E	M	8'	30-40'	60-90'	2-4" cone	inconspicuous	1" needles evergreen	18'	30'	Conical	bluish color
Deodar Cedar	<i>Cedrus deodara</i>	SPR	E	M	8'	40'	80'+	3-4" cone	inconspicuous	1-1/2" needles evergreen	18'	30'	Cone to broad top	grayish - green
European Hackberry	<i>Celtis australis</i>	SP	D	M	5'	30-35'	70-80'	1/2" seed	inconspicuous	yellow-green	15'	20'	Broad top	tough
Common Hackberry	<i>Celtis occidentalis</i>	SP	D	L	6'	50'	50'	1/3" seed	inconspicuous	yellow	20'	30'	Broad top	tough
Chinese Hackberry	<i>Celtis sinensis</i>	X	D	M	6'	40'	40'	1/4" seed	inconspicuous	yellow	18'	25'	Broad top	prone to scale & aphids
Carob	<i>Ceratonia siliqua</i>	SPR	E	L	6'	30-40'	30'	1" pod	small red	evergreen	15'	25'	Umbrella	may have surface roots
Palo Verde 'Desert Museum'	<i>Cercidium</i> 'Desert Museum'	SPL	D	[VL]	3'	20'	20'	n/a	bright yellow	bare	6'	18'	Broad	very drought tolerant
Blue Palo Verde	<i>Cercidium floridum</i>	SPL	D	VL	4'	30'	35'	4" pods	bright yellow	bare	8'	25'	Broad	very drought tolerant
Eastern Redbud	<i>Cercis canadensis</i>	SPL	D	M	3'	25-35'	25-35'	3" pods	rosy-pink	yellow	6'	12'	Broad top	more tree form
Forest Pansy Redbud	<i>Cercis canadensis</i> 'Forest Pansy'	SPL	D	[M]	3'	25'	25'	3" pods	rosy-pink	yellow	6'	12'	Broad top	purple new leaves
Western Redbud	<i>Cercis occidentalis</i>	SPLN	D,N	VL	2'	10-18'	10-18'	3" pods	magenta	yellow	5'	8'	Rounded	usually multi-stem
Oklahoma Redbud	<i>Cercis reniformis</i> 'Oklahoma'	SPL	D	L	3'	25-30'	25-30'	3" pods	wine-red	yellow	6'	12'	Broad top	usually multi-stem
Judas Tree	<i>Cercis silquastrum</i>	SPL	D	[L]	3'	25'	25'	3" pods	purplish-rose	yellow	6'	10'	Broad top	usually multi-stem
Mediterranean Fan Palm	<i>Chamaerops humilis</i>	LO	E	L	2'	20'	20'	1/2" Ø	greenish	evergreen	5'	4-6'	clump	multi-stem
Desert Willow	<i>Chilopsis linearis</i> (seedling)	SPL	D	VL	3'	10-20'	15-30'	long bean pod	vary	bare	6'	10'	clump	single or multi-stem
Art's Seedless' Desert Willow	<i>Chilopsis linearis</i> 'Art's Seedless'	SPL	D	VL	3'	25'	25'	no seeds	pink-rose	bare	6'	10'	clump	seedless
Bubba Desert Willow	<i>Chilopsis linearis</i> 'Bubba'	SPL	D	VL	3'	25-30'	25-30'	long bean pod	lavender-purple	bare	6'	10'	clump	summer blooming
Lucretia Hamilton Desert Willow	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	SPL	D	VL	3'	12-18'	12-18'	long bean pod	burgundy	bare	5'	9'	clump	long blooming
Warren Jones Desert Willow	<i>Chilopsis linearis</i> 'Warren Jones'	SPL	D	VL	3'	25-30'	25-30'	few bean pods	light pink	bare	6'	10'	clump	summer blooming
Chinese Fringe Tree	<i>Chionanthus retusus</i>	SPL	D	M	3'	15'	20'	1/2 to 2/3"	white-fringe clusters	yellow	8'	12'	Umbrella	single or multi-stem
Camphor Tree	<i>Cinnamomum camphora</i>	SPR	E	M	8'	50-60'	50-60'	1/4" Ø black seed	inconspicuous	evergreen	20'	30'	Broad-Rounded	subject to Verticillium wilt
Citrus	<i>Citrus sp.</i>	SPRO	E	M	3'	10-25'	15-30'	orange-yellow	white fragrant	evergreen	10-15'	10-25'	Rounded	edible fruit
Yellow Wood	<i>Cladrastis kentukea</i>	SP	D	[M]	5'	15-25'	30-50'	3-4" pod	white	yellow	15'	20'	Oval	fragrant flowers

Giant Dogwood	<i>Cornus controversa</i>	SP	D	[M]	5'	40-50'	40-60'	blue-black berries	white cluster	red	12'	20'	Round	fast growing
Eddie's White Wonder Dogwood	<i>Cornus</i> x 'Eddie's White Wonder'	SPL	D	[M]	2'	20-30'	20-30'	red berries	large white bract	red	6'	12'	Round w/ flat top	blooms before leaves
Eastern Dogwood	<i>Cornus florida</i>	SPL	D	H	2'	20-30'	20-30'	red berries	white or pink bracts	red	6'	12'	Round w/ flat top	blooms before leaves
Kousa Dogwood	<i>Cornus kousa</i>	SPL	D	[M]	2'	20-30'	20-30'	red berries	creamy white bracts	red	6'	12'	Round w/ flat top	blooms with leaves
Smoke Tree	<i>Cotinus obovatus</i>	PL	D	L	2'	20-30'	20-30'	inconspicuous	Pinkish fuzz	red/orange/yellow	6'	10'	Irregular	typically multi-stem
English Hawthorn 'Paul's Scarlet'	<i>Crataegus laevigata</i> 'Paul's Scarlet'	SPL	D	M	3'	15-20'	18-25'	3/8" red berries	red to rose	yellowish	10'	20'	Umbrella	typically multi-stem
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	SPL	D	M	3'	20'	25'	1/4" red berries	white	orange-red	10'	20'	Rounded	thorns
Japanese Cryptomeria	<i>Cryptomeria japonica</i>	PR	E	H	6'	20-30'	30-100'	3/4" - 1" cones	inconspicuous	evergreen	15'	25'	Conical	fast growing
Leyland Cypress	x <i>Cupressocypariss leylandii</i>	X	E	M	3'	8-15'	30-45'	3/4" cone balls	inconspicuous	evergreen	6'	10'	Columnar to vase	Grows fast, dies soon from conium canker
Arizona Cypress	<i>Cupressus arizonica</i>	R	E	VL	4'	20'	40'	1" Ø balls	inconspicuous	bluish evergreen	12'	20'	Conical	seedlings vary
Italian Cypress	<i>Cupressus sempervirens</i>	R	E	L	3'	5-10'	50-60'	1" Ø balls	inconspicuous	evergreen	5'	6'	Columnar	possible cendium canker
Fuyu Persimmon	<i>Diospyros kaki</i>	LO	D	M	3'	20-30'	20-30'	3-4" flattened	inconspicuous	orange-red	12'	15'	Irregular	edible fruit
American Persimmon	<i>Diospyros virginiana</i>	LO	D	[M]	3'	15-30'	15-30'	1-1/2" - 2" pointed	inconspicuous	orange-red	10'	12'	Irregular	edible fruit
Texas Ebony	<i>Ebenopsis ebano</i>	SPR	E	[L]	5'	15-30'	15-40'	large balls	creamy yellow	evergreen	15'	20'	Irregular	summer flowers
Japanese Blueberry Tree	<i>Elaeocarpus decipiens</i>	SPR	E	[M]	5'	20-30'	30-60'	3/4" purple/blue/black	white	evergreen	10'	20'	Round	need good drainage
Bronze Loquat	<i>Eriobotrya deflexa</i>	PRL	E	M	2'	15-20'	15-20'	3/4" reddish	creamy	evergreen	8'	15'	Umbrella	slow growing
Loquat	<i>Eriobotrya japonica</i>	RO	E	L	3'	15-30'	15-30'	1-2" yellow-orange	white	evergreen	10'	15'	Irregular	edible fruit
Eucalyptus, Nichol's Willow-Leafed Peppermint	<i>Eucalyptus nicholii</i>	SPR	E	L	5'	15-35'	35-50'	tiny capsules	white inconspicuous	light-green evergreen	15'	25'	Weeping	foliage smells good
Silver Dollar Gum Eucalyptus	<i>Eucalyptus polyanthemos</i>	SPR	E	L	5'	15-45'	30-75'	tiny capsules	white inconspicuous	gray-green evergreen	15'	30'	Irregular	round & narrow silver leaves
Redbark or Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	SPR	E	L	7'	30-60'	30-90'	tiny capsules	fuzzy pink pendulous clusters	light-green evergreen	20'	30'	Vase	red to black trunk
Hardy Rubber Tree	<i>Eucommia ulmoides</i>	SPR	E	[M]	6'	45-65'	40-60'	inconspicuous	inconspicuous	brown	25'	30'	Round	good street tree
European Beech	<i>Fagus sylvatica</i>	SP	E	H	10'	60'	90'	nutlets in spinney husk	inconspicuous	bronze	30'	30'	Pyramidal	fibrous shallow roots
Feijoa or Pineapple Guava	<i>Feijoa sellowiana</i>	RL	E	L	2'	15-25'	15-25'	2-3" oval fruit	red & white	evergreen	5'	8'	Irregular	edible fruit
Parasol Tree	<i>Firmiana simplex</i>	PL	D	[H]	3'	15-30'	15-30'	pea-pod like	greenish-white	bare	8'	15'	Layered	protect from wind, tropical look
Autumn Purple White Ash	<i>Fraxinus americana</i> 'Autumn Purple'	SP	D	M	8'	50'	80'	seedless	inconspicuous	purple-bronze	20'	30'	Broad-Rounded	fast growing
Raywood Ash	<i>Fraxinus angustifolia oxycarpa</i> 'Raywood'	SP	D	M	6'	25'	25-35'	seedless	inconspicuous	purple-red	15'	20'	Round	symmetrical
Little Leaf Ash	<i>Fraxinus greggii</i>	SPL	D	[M]	3'	15-18'	18-20'	winged sumara	inconspicuous	green	8'	15'	Round	old leaves shed in spring

Oregon Ash	<i>Fraxinus latifolia</i>	N	D,N	H	6'	30-50'	40-80'	female: yes male: no	inconspicuous	yellow	25'	15'	Irregular	too many pests
Modesto Ash	<i>Fraxinus velutina</i> 'Modesto'	X	D	M	n/a	30'	50'	seedless	inconspicuous	yellow	n/a	n/a	Vase	too many problems
Flannel Bush	<i>Fremontodendron californicum</i>	RL	E,N	VL	2'	12'	20'	hairy pod	2" yellow	evergreen	8'	12'	Irregular	do NOT over water
Australian Willow	<i>Geijera parvifolia</i>	SPRL	E	M	4'	20'	25-30'	creamy white	creamy-white inconspicuous	evergreen	10'	20'	Oval	non-invasive roots
Ginkgo (seedling male or female)	<i>Ginkgo biloba</i>	X	D	M	10'	35-50'	70-80'	female: stinky Male: seedless	inconspicuous	golden	20'	30'	Irregular	may have stinky fruit
Ginkgo (Male) Autumn Gold	<i>Ginkgo biloba</i> 'Autumn Gold'	SP	D	M	8'	30'	40'	seedless	inconspicuous	golden	15'	25'	Broad	slow growing
Ginkgo (Male) Princeton Sentry	<i>Ginkgo biloba</i> 'Princeton Sentry'	SP	D	M	4'	20'	50'	seedless	inconspicuous	golden	10'	20'	Narrow pyramidal	slow growing
Honey Locust (thorned & thornless)	<i>Gleditsia triacanthos</i>	X	D	L	6'	25-35'	35-70'	large flat bean pod	inconspicuous	yellow	15'	20'	Broad top	problems with midge
Silk Oak	<i>Grevillea robusta</i>	SPR	E	L	6'	25-35'	50-60'	winged, brown, in sets of 2	golden- orange filaments	evergreen	15'	20'	Broad top	can be damaged at 24°F
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	SP	D	M	6'	45-50'	60-100'	large pod	creamy-white inconspicuous	yellow	25'	30'	Broad top	adaptable to poor soils
Carolina Silver Bell	<i>Halesia carolina</i>	SPL	D	H	4'	20-35'	30-40'	winged fruit	3/4" white bells	yellow	8'	15'	Oval	flowers are best to look up at
Wilson Holly	<i>Ilex x altaclerensis</i> 'Wilsonii'	PRL	E	M	3'	10-15'	15-20'	3/8" Ø red berries	white	evergreen	5'	15'	Vary	bright red berries
California Black Walnut	<i>Juglans californica</i> 'hindsti'	SP	D,N	M	5'	30-60'	30-60'	1" Ø round nut	catkin	yellow- brown	15'	20'	Round-broad	edible nut
Butternut	<i>Juglans cinerea</i>	SP	D	[M]	8'	50-80'	50-60'	3/4" oval nut	catkin	yellow- brown	25'	25'	Broad	edible nut
English Walnut	<i>Juglans regia</i>	SP	D	M	4'	60'	60'	1-1/2" round nut	catkin	yellow- brown	30'	30'	Round	edible nut
California Juniper	<i>Juniperus californica</i>	RLN	E	L	2'	10-40'	10-40'	3/16" Ø bluish- black seed	inconspicuous	evergreen	5'	12'	Vary	tough tree
Western Juniper	<i>Juniperus occidentalis</i>	RN	E	[L]	5'	30-50'	50-60'	3/16" Ø bluish- black seed	inconspicuous	evergreen	10'	20'	Vary	tough tree
Utah Juniper	<i>Juniperus osteosperma</i>	RL	E	[L]	3'	10-30'	10-30'	3/16" Ø bluish- black seed	inconspicuous	evergreen	5'	5'	Conical	tough tree
Skyrocket Juniper	<i>Juniperus scopulorum</i> 'Skyrocket'	RL	E	[L]	1'	2-3'	15-20'	3/16" Ø bluish- black seed	inconspicuous	evergreen	2'	4'	Narrow-columnar	good narrow screen
Chinese Flame Tree	<i>Koelreuteria bipinnata</i>	SP	D	M	5'	20-40'	20-40'	1/8" Ø seed in 2" lantern	yellow	yellow	10'	20'	Round head	pink lantern
Goldenrain Tree	<i>Koelreuteria paniculata</i>	SP	D	M	5'	25-40'	20-35'	1/8" Ø seed in 2" lantern	yellow	golden	12'	25'	Round head	brown paper lantern
Crape Myrtle 'Arapaho' (tree form, multi or single trunk)	<i>Lagerstroemia</i> hybrid 'Arapaho'	SPL	D	L	2'	10'	20'	3/8" pad w/ winged seeds	red	red-orange- yellow	5'	15'	Outward arching	prone to aphids
Crape Myrtle 'Muskogee' (tree form, multi or single trunk)	<i>Lagerstroemia</i> hybrid 'Muskogee'	SPL	D	L	2'	12'	25-30'	3/8" pad w/ winged seeds	lavender	red-orange- yellow	6'	16'	Outward arching	prone to aphids
Crape Myrtle 'Natchez' (tree form, multi or single trunk)	<i>Lagerstroemia</i> hybrid 'Natchez'	SPL	D	L	2'	12'	25'	3/8" pad w/ winged seeds	white	red-orange- yellow	6'	16'	Outward arching	prone to aphids
Crape Myrtle 'Tonto' (tree form, multi or single trunk)	<i>Lagerstroemia</i> hybrid 'Tonto'	SPL	D	L	2'	15-20'	15-20'	3/8" pad w/ winged seeds	red	red-orange- yellow	7'	18'	Outward arching	prone to aphids
Crape Myrtle 'Tuscarora' (tree form, multi or single trunk)	<i>Lagerstroemia</i> hybrid 'Tuscarora'	SPL	D	L	2'	12'	22'	3/8" pad w/ winged seeds	pinkish-red	red-orange- yellow	6'	10'	Outward arching	prone to aphids

Grecian / Sweet Bay Laurel	<i>Laurus nobilis</i>	SPL	E	L	2'	10-30'	12-40'	1/2" to 1" fruit	yellow	evergreen	6'	15'	Tapering cone	leaves used for cooking
Golden Ball Lead Tree	<i>Leucaena retusa</i>	PL	D	L	2'	12-20'	12-20'	6-10" bean pod	yellow "balls"	bare	6'	12'	Irregular	maybe evergreen w/ mild winters
Glossy Privet	<i>Ligustrum lucidum</i>	X	E	L	n/a	20-40'	20-40'	1/4" bluish - black berries	white plumes	evergreen	n/a	n/a	Round headed	VERY seed invasive
American Sweet Gum	<i>Liquidambar styraciflua</i>	X	D	M	25'	20-30'	60-70'	1-1/2" spiked seed capsule	inconspicuous	yellow to red	15'	20'	Pyramidal	frequent surface roots
Tulip Tree	<i>Liriodendron tulipifera</i>	SP	D	H	6'	30-40'	60-100'	winged seed	yellow & orange	yellow	20'	30'	Pyramidal	aphids are common
Japanese False Oak	<i>Lithocarpus edulis</i>	SP	E	[L]	4'	25-45'	25-45'	clustered acorns	erect catkin	evergreen	12'	20'	Pyramidal	edible kernels
Amur Maackia	<i>Maackia amurensis</i>	SP	D	[M]	6'	60'	60'	2-3" seed pods	white	yellow	25'	30'	Round	silver leaf undersides
Southern Magnolia	<i>Magnolia grandiflora</i>	SP	E	M	8'	60'	80'	red berries in cones	large white	evergreen	25'	30'	Round	continual litter
Southern Magnolia 'St. Mary'	<i>Magnolia grandiflora</i> 'St. Mary'	PL	E	M	2'	20'	20'	red berries in cones	large white	evergreen	10'	15'	Oval	brown underside of leaves
Kobus Magnolia	<i>Magnolia kobus</i>	PL	D	M	2'	20'	30'	red berries in cones	white	brown	8'	15'	Oval	blooms before leaves
Saucer Magnolia	<i>Magnolia x soulangeana</i>	SPL	D	M	3'	30'	30'	red berries in cones	pink-white-purple	brown	12'	20'	Irregular	blooms before leaves
Centurion Crabapple	<i>Malus</i> 'Centurion'	SPL	D	M	2'	15-20'	25'	red	red buds red flowers	red-bronze	8'	12'	Oval	disease resistant
Harvest Gold Crabapple	<i>Malus</i> 'Harvest Gold'	SPL	D	M	2'	15'	30'	yellow	pink buds white flowers	red-bronze	8'	12'	Narrow vase	disease resistant
Prairiefire Crabapple	<i>Malus ioensis</i> 'Prairiefire'	SPL	D	M	2'	20'	20'	small red	red buds pink flower	red-bronze	10'	15'	Round head	disease resistant
Robinson Crabapple	<i>Malus</i> 'Robinson'	SPL	D	M	2'	15'	25'	red	red buds pink flower	red-bronze	8'	12'	Vase	disease resistant
Strawberry Parfait Crabapple	<i>Malus</i> 'Strawberry Parfait'	SPL	D	M	2'	25'	20'	red on yellow	red buds, pink flowers w/ red edges	red-bronze	12'	20'	Vase	disease resistant
Mayten	<i>Maytenus boaria</i>	SP	E	M	5'	30-40'	30-50'	inconspicuous	inconspicuous	evergreen	15'	25'	Round-weeping	needs well drained soil
Black Tea Tree	<i>Melaleuca lanceolata</i>	PRL	E	L	3'	15-25'	20-30'	Woody seed around stem	white-cream	evergreen	7'	15'	Irregular	usually multi-stem
Chinaberry/Texas Umbrella Tree	<i>Melia azedarach</i>	X	D	L	4'	30-50'	50'	1/2" Ø berries	fragrant lilac	yellow	12'	30'	Rounded	invasive seeds
Dawn Redwood	<i>Metasequoia glyptostroboides</i>	SP	D	H	6'	20'+	90'+	small cone	inconspicuous	bronze-brown	12'	20'	Cone	grows 4-6'/yr
Mulberry family	<i>Morus</i> species (usually <i>alba</i>)	X	D	M	25'	30-50'	30-50'	male: pollen female: 3/4" berry	inconspicuous	yellow	25'	40'	Spreading	surface root problems
Tupelo / Sour Gum	<i>Nyssa sylvatica</i>	SP	D	M	3'	15-25'	30-50'	1/2" bluish-black fruit	inconspicuous	red	8'	15'	Cone	only fruit on female
Olive	<i>Olea europaea</i> (various cultivars w/ & w/o fruit)	SPR	E	VL	5'	25-30'	25-35'	3/4" to 1-1/4" olives	inconspicuous	evergreen	15'	25'	Vary	edible fruit can be messy
Desert Ironwood	<i>Olneya tesota</i>	SPRL	E	[L]	3'	15-30'	15-30'	2" pods	pinkish-lavender	evergreen	7'	20'	Irregular	tough tree

Sweet Olive	<i>Osmanthus fragrans</i>	PL	E	M	3'	6-15'	10-20'	1/4" black-blue hop-like cluster	white	evergreen	7'	15'	Broad vase	may bloom all summer
American Hop-hornbeam	<i>Ostrya virginiana</i>	SP	D	[H]	2'	30-50'	25-45'		catkin	yellow-brown	12'	25'	Oval to pyramidal	hop seeds
Sourwood	<i>Oxydendron arboreum</i>	SP	D	[M]	4'	15-20'	20-30'	2" seed pods	creamy white	orange-red	8'	25'	Pyramidal	great fall color
Mexican Palo Verde	<i>Parkinsonia aculeata</i>	PO	D	VL	3'	15-25'	15-30'	2-6" seed pod	yellow-white	bare	8'	20'	Sparse foliage	picturesque form
Empress/Princess Tree	<i>Paulownia tomentosa</i>	X	D	[M]	5'	25-50'	30-60'	winged	purple	yellow	15'	30'	Round	Very fast growing
Redbay	<i>Persea borbonia</i>	SPRL	E	[L]	3'	15-20'	20-30'		small creamy	evergreen	8'	20'	Oval	slow growth
Persea/Tabu-no-ki Tree	<i>Persea thunbergii</i>	SPR	E	[M]	5'	40-80'	60-80'	1/2" blackish-purple	yellow-white	evergreen	20'	40'	Pyramidal	Fast growing
Canary Island Date Palm	<i>Phoenix canariensis</i>	P	E	L	3'	50'	60'	3/4" seed	female: seeds	evergreen	25'	30'	Spray head	slow growing
Date Palm	<i>Phoenix dactylifera</i>	PO	E	L	3'	20-40'	80'	1-1/2" dates	female: seeds	evergreen	15'	25'	Spray head	gray-green fronds, edible fruit
Chinese Photinia	<i>Photinia serratifolia</i>	SPRL	E	M	1'	30'	30'	small red-black berries	white cluster	scarlet & evergreen	6'	20'	Rounded	new foliage is reddish
Colorado (Blue) Spruce	<i>Picea pungens (glauca)</i>	P	E	M	4'	15-25'	30-60'	3-4" cone	inconspicuous	evergreen	12'	25'	Cone	green to bluish color
Calabrian Pine	<i>Pinus brutia</i>	SPR	E	L	5'	15-25'	30-80'	3" oval/oblong cones	inconspicuous	evergreen	12'	20'	Conical	Thrive in poor soil & high heat
Canary Island Pine	<i>Pinus canariensis</i>	SPR	E	L	4'	25-35'	50-80'	4-9" cone	inconspicuous	evergreen	12'	20'	Slender cone	9-12" long needles
Japanese Red Pine	<i>Pinus densiflora</i>	SPR	E	M	4'	30-40'	40-80'	2' cone	inconspicuous	evergreen	15'	25'	Broad to irregular	red/orange bark
Coulter Pine	<i>Pinus coulteri</i>	SPR	E	L	6'	20-40'	30-80'	heavy 10-14" cones	inconspicuous	evergreen	15'	25'	Wide spreading & open growth	Native to Mt. Diablo area
Pinon Pine	<i>Pinus edulis</i>	ROL	E	L	3'	10-20'	10-25'	2-3" cone	inconspicuous	evergreen	10'	15'	Spreading	often multi-trunk
Afghan Pine	<i>Pinus eldarica</i>	SPR	E	L	5'	15-20'	30-80'	3" cone	inconspicuous	evergreen	10'	20'	Conical	fast growing
Limber Pine	<i>Pinus flexilis</i>	SPR	E	[L]	4'	15-25'	30-55'	3-5" cone	inconspicuous	evergreen	10'	20'	Rounded top	drooping limbs
Allepo Pine	<i>Pinus halepensis</i>	SPR	E	L	5'	20-40'	30-60'	3" cone	inconspicuous	evergreen	15'	25'	Rounded top	persistent cones
Austrian Black Pine	<i>Pinus nigra</i>	SPR	E	M	5'	20-30'	40-60'	2 to 3-1/2" cone	inconspicuous	evergreen	15'	25'	Stout pyramidal	slow growth
Japanese White Pine	<i>Pinus parviflora</i>	SPR	E	[M]	4'	20-50'	20-50'	2-3" cone	inconspicuous	evergreen	10'	20'	Pyramidal changing to flat topped w/ age	bluish-green needles
Italian Stone Pine	<i>Pinus pinea</i>	SPR	E	L	6'	40-60'	40-80'	4-6" cone	inconspicuous	evergreen	25'	35'	Umbrella top	commonly multi-trunk
Ponderosa Pine	<i>Pinus ponderosa</i>	SPR	E	L	5'	25-30'	50-100'	3-5" cone	inconspicuous	evergreen	15'	30'	Conical	straight trunk
Monterey Pine	<i>Pinus radiata</i>	X	E	n/a	n/a	25-35'	80-100'	3-6" oval cones	inconspicuous	evergreen	15'	~	Flattish crown	Too many problems, do not plant
Grey/Foothill (Digger) Pine	<i>Pinus sabiniana</i>	X	E	VL	n/a	30-50'	40-80'	6-10" cone	inconspicuous	evergreen	15'	20'	Irregular	danger if growing w/ lean

White Pine	<i>Pinus strobus</i>	SPR	E	[M]	4'	20-40'	50-80'	3-8" curved cones	inconspicuous	evergreen	10'	20'	Pyramidal & symmetrical	Soft needles in groups of 5
Scotch Pine	<i>Pinus sylvestris</i>	SPR	E	M	4'	25-35'	30-70'	2" egg-shaped cones	inconspicuous	evergreen	15'	20'	Narrow pyramid	Fast growing when young
Japanese Black Pine	<i>Pinus thunbergii</i>	SPR	E	M	4'	35-40'	80-100'	3" long oval cones	inconspicuous	evergreen	20'	30'	Irregular & spreading	Bright green needles
Chinese Pistache	<i>Pistacia chinensis</i>	SP	D	L	3'	25-55'	30-60'	1/8" Ø pink & blue seeds	inconspicuous	red-orange	10'	25'	Spreading	male cultivar is seedless
Keith Davies Chinese Pistache (seedless male)	<i>Pistacia chinensis</i> 'Keith Davies'	SP	D	L	3'	25-55'	30-60'	seedless	inconspicuous	red-orange	10'	25'	Spreading	this is the seedless male
Red Push Pistache	<i>Pistacia</i> x 'Red Push'	SP	D	L	3'	25-35'	40-50'	1/8" Ø pink & blue seeds	inconspicuous	red-orange	10'	25'	Spreading	red colored spring leaves
Bloodgood London Plane	<i>Platanus</i> x <i>acerfolia</i> 'Bloodgood'	X	D	L	8'	30-40'	40-80'	1" Ø soft ball seed cluster	inconspicuous	yellow-brown	20'	30'	Broad top	usually invested w/ powdery mildew
Columbia London Plane	<i>Platanus</i> x <i>acerfolia</i> 'Columbia'	SP	D	L	8'	30-40'	40-80'	1" Ø soft ball seed cluster	inconspicuous	yellow-brown	20'	30'	Broad top	disease resistant
Yarwood London Plane	<i>Platanus</i> x <i>acerfolia</i> 'Yarwood'	X	D	L	8'	30-40'	40-80'	1" Ø soft ball seed cluster	inconspicuous	yellow-brown	20'	30'	Broad top	usually gets anthracnose
American Sycamore	<i>Platanus occidentalis</i>	SP	D	M	8'	30-40'	40-80'	1" Ø soft ball seed cluster	inconspicuous	yellow-brown	20'	30'	Broad top	may get anthracnose &/or powdery mildew
California Sycamore	<i>Platanus racemosa</i>	SPN	D	M	8'	20-50'	30-80'	1" Ø soft ball seed cluster	inconspicuous	yellow-brown	20'	30'	Broad top	may get anthracnose &/or powdery mildew
Fern Pine	<i>Podocarpus gracilior</i>	SPR	E	M	2'	10-20'	20-60'	small fleshy fruits	inconspicuous	evergreen	4'	15'	Vary	very clean tree
Yew Pine	<i>Podocarpus macrophyllus</i>	SPR	E	[M]	2'	6-15'	15-50'	small fleshy fruits	inconspicuous	evergreen	3'	10'	Narrow columnar	very clean tree
Cottonwood family	<i>Populus</i> species	X	D	M	n/a	10-50'	40-100'	cotton on females	catkin	yellowish	25'	vary	Vary	all species & cultivars have too many problems
Maverick Texas Honey Mesquite	<i>Prosopis glandulosa</i> 'Maverick'	SP	D	L	6'	30-35'	30'	brown bean-like seed pods	yellow	yellowish	15'	25'	Rounded	thornless, multi or single trunk
Phoenix (thornless) Mesquite	<i>Prosopis</i> hybrid 'Phoenix'	SP	D	L	6'	30-35'	30'	brown bean-like seed pods	yellow	yellowish	10'	15'	Narrow vase	thornless, multi or single trunk
Flowering Cherry	<i>Prunus</i> sp.	LO	D	M	2'	20-25'	20-25'	usually fruitless	white-pink	yellow	10'	20'	Vary with cultivar	sunburns easily
Almond	<i>Prunus dulcis</i>	PLO	D	M	3'	15-25'	20-30'	nut in husk & shell	light-pink	yellow	6'	15'	Erect when young & domed with age	only grafted nuts are edible
Carolina Laurel Cherry	<i>Prunus caroliniana</i>	SPR	E	L	2'	15-40'	20-40'	1/2" black fruit	fragrant, creamy-white	evergreen	4'	10'	Shape prunable	good screen
Purple Leaf Plum	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	SL	D	M	2'	12'	18'	none to some plums	pink	bronze	6'	16'	Upright oval	usually gets fruit w/ age
Douglas Fir	<i>Pseudotsuga menziesii</i>	SPR	E	L	6'	20-30'	100-160'	cone	inconspicuous	evergreen	12'	25'	Cone	tough tree
Epaulette Tree	<i>Pterostyrax hispida</i>	SPL	D	M	3'	20-30'	20-30'	furry gray	white	yellow	10'	25'	Layered branches	look up at flowers
Bradford Pear	<i>Pyrus calleryana</i> 'Bradford'	X	D	M	4'	20'	40'	1/2" pear	white	red-yellow	8'	20'	Round to vase	breaks easily
Capital Pear	<i>Pyrus calleryana</i> 'Capital'	SP	D	M	3'	15'	40'	3/8 - 1/2" pear	white	red-yellow	8'	15'	Narrow columnar	clean & neat

Chanticleer Pear	<i>Pyrus calleryana</i> 'Chanticleer'	SP	D	M	3'	15'	40'	3/8 - 1/2" pear	white	red-yellow	8'	15'	Narrowly pyramidal	clean & neat
Redspire Pear	<i>Pyrus calleryana</i> 'Redspire'	SP	D	M	3'	20'	30-35'	3/8 - 1/2" pear	white	red-purplish	10'	18'	Slightly narrower	clean & neat
Fauer Pear	<i>Pyrus fauriei</i> 'Korean Sun'	L	D	[M]	3'	15'	12-15'	fruitless	white	red-purple	8'	15'	Rounded	clean & neat
Evergreen Pear	<i>Pyrus kawakamii</i>	SP	D/E	M	3'	15-30'	15-30'	3/8 - 1/2" pear	white	yellow-green	15'	25'	Irregular shape	blooms w/ leaves
Sawtooth Oak	<i>Quercus acutissima</i>	SP	E	[M]	8'	20-60'	35-45'	acorn	catkin	yellow	25'	35'	Spreading	good lawn tree
Coast Live Oak	<i>Quercus agrifolia</i>	SPR	E	VL	5'	30-80'	20-70'	acorn	catkin	evergreen	15'	30'	Oval	slow growing
Swamp White Oak	<i>Quercus bicolor</i>	SP	D	[M]	6'	50-60'	50-60'	acorn	catkin	yellow	25'	30'	Broad	good lawn tree
Chestnut-Leafed Oak	<i>Quercus castaneifolia</i>	SP	D	[M]	8'	50-60'	70-90'	acorn	catkin	yellow	25'	30'	Broad	fast growing
Turkey Oak	<i>Quercus cerris</i>	SP	D	[L]	8'	40-50'	50-75'	acorn	catkin	yellow-brown	20'	30'	Broad	retains fall leaves
Golden Cup Oak / Maul Oak / Canyon Live Oak	<i>Quercus chrysolepis</i>	SPR	E,N	[L]	5'	20-60'	20-60'	acorn	catkin	evergreen	10'	20'	Spreading	golden fuzz acorn caps
Scarlet Oak	<i>Quercus coccinea</i>	SP	D	M	8'	40-60'	60-80'	acorn	catkin	red (may retain brown leaves all winter)	20'	30'	Oval	retains fall leaves
Blue Oak	<i>Quercus douglasii</i>	SPM	D,N,PbS	VL	6'	40-70'	40-90'	acorn	catkin	yellow-brown	18'	25'	Broad-spreading	slow growing
Oregon White Oak	<i>Quercus garryana</i>	SP	D	[L]	6'	30-60'	40-90'	acorn	catkin	reddish-brown	15'	30'	Broad-spreading	deep rooted
Holly Oak	<i>Quercus ilex</i>	SPR	E	L	5'	30-60'	30-60'	acorn	catkin	evergreen	15'	25'	Round	dense shade
Valley Oak	<i>Quercus lobata</i>	SPM	D,N,PbS	L	8'	70-80'	60-70'	acorn	catkin	yellow-brown	25'	30'	Broad-spreading	grows fast
Burr Oak (Bur Oak)	<i>Quercus macrocarpa</i>	SP	D	[M]	8'	50-60'	60-75'	large acorn	catkin	yellow-brown	25'	30'	Broad-spreading	grows fast
Chinquapin Oak	<i>Quercus muehlenbergii</i>	SP	D	[M]	8'	50-60'	50-60'	3/4" to 1-1/4" acorn	catkin	yellow	25'	30'	Oval	long-lived
Nuttall Oak	<i>Quercus nuttallii</i>	SP	D	[M]	8'	35-50'	60-80'	acorn	catkin	red (retains brown leaves all winter)	25'	30'	Round	tolerates lawn watering
Pin Oak	<i>Quercus palustris</i>	SPR	D	M	8'	30-40'	50-80'	acorn	catkin	red	25'	30'	Oval	retains fall leaves
Willow Oak	<i>Quercus phellos</i>	SP	D	[M]	6'	30-50'	50-90'	3/8" acorn	catkin	red-orange-yellow	25'	30'	Broad	deep rooted
Red Oak	<i>Quercus rubra</i>	SP	D	M	8'	40-50'	60-75'	acorn	catkin	red	25'	30'	Broad	looses leaves in winter
Shumard Oak	<i>Quercus shumardii</i>	SP	D	M	8'	40-60'	60-80'	acorn	catkin	red	25'	30'	Broad	looses leaves in winter
Cork Oak	<i>Quercus suber</i>	SPR	E	L	6'	30-60'	30-60'	acorn	catkin	evergreen	25'	30'	Broad	thick corky bark
Southern Live Oak	<i>Quercus virginiana</i>	SPR	E	M	8'	60-100'	40-80'	acorn	catkin	evergreen	25'	30'	Spreading	huge tree
Interior Live Oak	<i>Quercus wislizenii</i>	SPRM	E,N,PbS	VL	6'	40-80'	30-75'	acorn	catkin	evergreen	20'	25'	Vary	grows fast
Oracle Oak	<i>Quercus x morehus</i>	SPN	D/E,N,PbS	L	6'	40-80'	30-75'	acorn	catkin	partially evergreen	20'	25'	Vary	grows fast

African Sumac	<i>Rhus lancea</i>	SPRL	E	L	3'	20-35'	20-30'	1/4" red or yellow fruit	inconspicuous white	evergreen	10'	20'	Spreading	good as back ground tree
Locust family	<i>Robinia</i> species	X	D	L	6'	25-50'	30-75'	4" long bean pods	pale-pink to magenta	yellow	12'	20'	Oval	tend to split, sucker, mistletoe, & surface roots
Willow family	<i>Salix</i> species	X	D	H	n/a	10-50'	10-50'	cotton with seed	catkin	yellow	25'	vary	Vary	breaks easily, surface roots, messy cotton
Chinese Tallow Tree	<i>Sapitum sebiferum</i>	X	D	M	5'	20-30'	30-40'	3/8" white waxy balls	catkin	yellow-orange-red	10'	25'	Rounded	invasive seeds & surface roots
California Pepper Tree	<i>Schinus molle</i>	SPR	E	L	5'	25-40'	25-40'	rosy berries	inconspicuous white-yellow in summer	evergreen	12'	25'	Spreading & weeping	can be messy
Umbrella Pine	<i>Sciadopitys verticillata</i>	R	E	[M]	4'	25-30'	25-40'	3-5" cones	inconspicuous	evergreen	12'	25'	Conical	slow growing, best in afternoon shade
Coast Redwood	<i>Sequoia sempervirens</i>	PR	E	H	10'	25-35'	200-300'	1" brown cones	inconspicuous	evergreen	20'	25'	Conical	fast growing, becomes HUGE, needs a lot of water
Giant Sequoia	<i>Sequoiadendron giganteum</i>	X	E	M	n/a	40-60'	100-300'	cone	inconspicuous	evergreen	20'	25'	Conical	maybe short lived in Folsom
Japanese Pagoda Tree	<i>Sophora japonica</i>	SP	D	L	6'	50-70'	50-70'	2 to 3-1/2" pods	yellow-white	yellowish	18'	25'	Umbrella	moderate growth rate
Mescal Bean Tree	<i>Sophora scundiflora</i> (seedling)	SRL	E	L	4'	10-15'	15-25'	1-8" pods w/ red poisonous seeds	violet-blue drooping clusters	evergreen	6'	15'	Irregular	very slow growing
Silver Sierra, Texas Mountain Laurel	<i>Sophora scundiflora</i> 'Silver Sierra'	SRL	E	L	3'	15'	15'	1-8" pods w/ red poisonous seeds	dark purple drooping clusters	evergreen, silver/gray	5'	12'	Irregular	smells like grape bubble gum
Japanese Snowbell	<i>Styrax japonicus</i>	SPL	D	M	2'	30'	30'	3/8" Ø seed	white or pink w/ yellow center	red- yellow	8'	15'	Vase	fine roots
Japanese Snowdrop	<i>Styrax obassia</i>	SPL	D	M	2'	15-20'	20-30'	3/8" Ø seed	fragrant white w/ yellow centers	red- yellow	8'	15'	Vase	fine roots
Queen Palm	<i>Syagrus romanzoffianum</i>	RO	E	M	2'	20-25'	50'	orange dates for birds	creamy	evergreen	10'	15'	Spray-head	fertilize like grass
Japanese Tree Lilac	<i>Syringa reticulata</i>	SPL	D	M	2'	20'	30'	small & green	fragrant, white to creamy	yellowish	6'	15'	Vase	lots of flowers
Bald Cypress	<i>Taxodium distichum</i>	SP	D	M	8'	20-30'	50-70'	small cones	inconspicuous	orange-brown	12'	30'	Cone to broad-topped w/ age	can tolerate wet conditions
Montezuma Cypress	<i>Taxodium mucronatum</i>	SPR	E	M	12'	50+	75'	small cones	inconspicuous	evergreen (golden)	25'	40'	Spreading	Good for large lawns
English Yew	<i>Taxus baccata</i>	RO	E	M	2'	15-25'	25-45'	poisonous red berries	inconspicuous	evergreen	7'	25'	Pyramidal	bright green

American Arborvitae	<i>Thuja occidentalis</i>	SPR	E	M	5'	10-15'	30-60'	1/2" to 3/4" green cones turning brown	inconspicuous	evergreen	5'	15'	Pyramidal	Medium growth
Western Red Cedar	<i>Thuja plicata</i>	SPR	E	[M]	6'	25-60'	50-100'	1" cones	inconspicuous	evergreen	15'	30'	Pyramidal	Medium growth
American Linden / Basswood	<i>Tilia americana</i>	SP	D	M	5'	20-30'	40-60'	1/4" seed on a single bract	yellowish-white fragrant	yellow	10'	30'	Broad headed	large leaves
Little-Leaf Linden	<i>Tilia cordata</i>	SP	D	M	4'	15-30'	30-50'	1/4" seed on a single bract	yellowish-white fragrant	yellow	8'	25'	Broad headed	smaller leaves
Silver Linden	<i>Tilia tomentosa</i>	SP	D	M	5'	20-30'	40-50'	1/4" seed on a single bract	yellowish-white fragrant	yellow	10'	30'	Broad headed	silver-backed leaves
Toona	<i>Toona sinensis</i>	SP	D	[M]	5'	30'	50'	star-shaped seed capsules	pendulous white flower cluster	yellow	15'	30'	Round head	rose-colored new growth
Windmill Palm	<i>Trachycarpus fortunei</i>	O	E	M	1-2'	8-10'	30'	3/8" black seeds	creamy	evergreen	5'	10'	Spray-head	black hairy-trunk
American Elm (DED resistant)	<i>Ulmus americana</i> 'Princeton'	SP	D	M	6'	40'	65'+	winged seed	inconspicuous	yellow	18'	25'	Vase	DED & ELB resistant
Chinese Lacebark Elm	<i>Ulmus parvifolia</i> 'Allee'	SP	D	M	6'	40'	70'	winged seed	inconspicuous	yellow	18'	25'	Vase	DED & ELB resistant
Prospector Elm	<i>Ulmus wilsoniana</i> 'Prospector'	SP	D	[M]	5'	30'	40'	winged seed	inconspicuous	yellow	12'	20'	Vase	DED & ELB resistant
Frontier Elm	<i>Ulmus</i> x 'Frontier'	SP	D	[M]	5'	30'	40'	winged seed	inconspicuous	yellow	12'	20'	Vase	DED & ELB resistant
Chaste Tree	<i>Vitex agnus-castus</i> (seedling)	SPL	D	L	3'	15-20'	15-25'	1/8th" Ø seeds	Lt blue to violet	bare	8'	15'	Irregular	5-7 fingered leaf
Montrose Purple Chaste Tree	<i>Vitex agnus-castus</i> 'Montrose Purple'	SPL	D	L	3'	25'	25'	1/8"	Deep purple	bare	8'	15'	Irregular to round	5-7 fingered leaf
California Fan Palm	<i>Washingtonia filifera</i>	PO	E	M	2'	20'	60'	3/4"	creamy white	evergreen	12'	20'	Spray-head	grows 3-5"/yr
Mexican Fan Palm	<i>Washingtonia robusta</i>	PO	E	M	2'	10'	100'	3/4"	creamy white	evergreen	8'	10'	Spray-head	grows 2-3"/yr
(Japanese) Sawleaf Zelkova	<i>Zelkova serrata</i>	SP	D	M	6'	50-60'	60-70'	winged	inconspicuous	yellow-red	25'	35'	Umbrella	grows 4-6"/yr
Jujube/Chinese Date	<i>Ziziphus jujuba</i>	LO	D	L	2'	10-15'	15-25'	1-2" date like	inconspicuous	yellowish	5'	10'	Weeping	edible fruit in early fall

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