



Sheridan High Tech Park Design Standards



Final Draft April 2011



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Project Overview

Introduction

DOCUMENT GOALS - PURPOSE

- Easy to use development guidelines, comprehensive in document - no references to other documents.
- Protect Owners and Occupants of building sites against such use of neighboring building sites as might depreciate property values.
- Encourage the development of aesthetic site development and provide a harmonious development promoting the general welfare of Owners and Occupants.
- Create flexibility in the guidelines allowing for creative and affordable design solutions in order to ensure full build-out of property.

These goals are intended to support the overall purpose of the High Tech Park which is to create a campus with redundant infrastructure necessary to attract businesses such as data centers, professional offices and light-tech manufacturing.

DOCUMENT GOALS - CHARACTER

These standards are intended to provide a framework for a compatible streetscape, site and landscape development for Building Sites within the Sheridan High Tech Business Park. These standards seek to:

- Provide compatibility and consistency of site features and landscape in order to create a discernable character and harmonious whole for the Tech Park.
- Create a pleasant aesthetic environment for occupants, visitors and motorists along I-90 with an overall campus-like character.

Process

STAKEHOLDER INTERVIEWS AND STAKEHOLDER WORKSHOP

These standards have been developed through a process of stakeholder interviews and workshops incorporating input from the City of Sheridan, local contractors, High Tech Park Owner (SEEDA)s, Boards and Commissions and property owners. The process began with a series of individual discussions and interviews from which feedback was incorporated into a content/diagnosis draft of the document. This material was then presented in a workshop format to the same set of stakeholders and reviewed to ensure it was achieving the overall objectives. Feedback from this workshop was then incorporated into a final draft of the document. The High Tech Park Standards are available on-line at the City of Sheridan website - www.city-sheridan-wy.com/info/pwd-pd/index.php.

PREVIOUS WORK

A Conceptual Plan was developed in February 25, 2010 which outlines High Tech Park feasibility, site selection, infrastructure needs, a viewshed analysis and provides an overall direction for the project including design standards. This set of Design Standards overrides the previous work and shall constitute the governing design requirements.

General Provisions

General Intent

1. PERMITTED USES

The following land uses are acceptable within the High Tech Park:

- A. Data Centers.
- B. Professional Offices.
- C. Light Industrial/Manufacturing uses which generate minimal noise, odor, smoke, waste material, and similar items which may negatively impact the environment are permitted.
- D. Business services or service establishments such as electronic repair, small equipment repair, small welding shop, and similar facilities.
- E. Research and development space which includes office, support, and warehouse/research areas (flex tech).

2. APPLICABILITY

These Design Standards shall apply to all development within limits of the Sheridan High Tech Park. The design standards in this document comply with and complement the Sheridan Gateway District Zoning Ordinance. Due to the location and visibility of the High Tech Park from I-90, many of the standards exceed the Gateway District Zoning Ordinance Requirements.

High Tech Park Provided Features

1. ROW IMPROVEMENTS

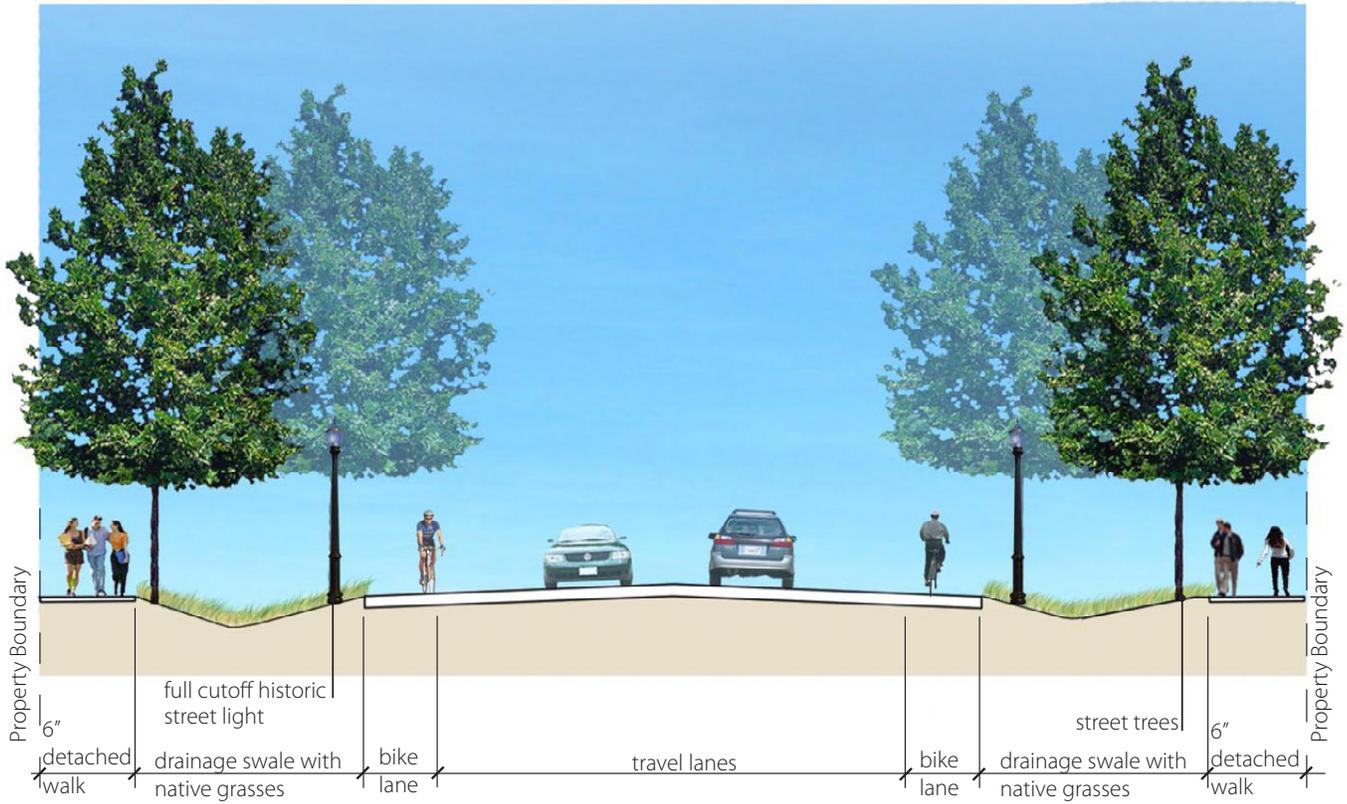
In an effort to minimize the necessity for investment by property owners beyond Building Sites, ROW improvements made by the Sheridan High Tech Park Owner (SEEDA) will include the following:

- A. Landscape treatments including parkway lawn and street trees at 40' O.C.
- B. 6' detached walks along roadways.
- C. Pedestrian lights along roadways
- D. Irrigation mainlines within parkways sufficient for use by individual Building Sites.

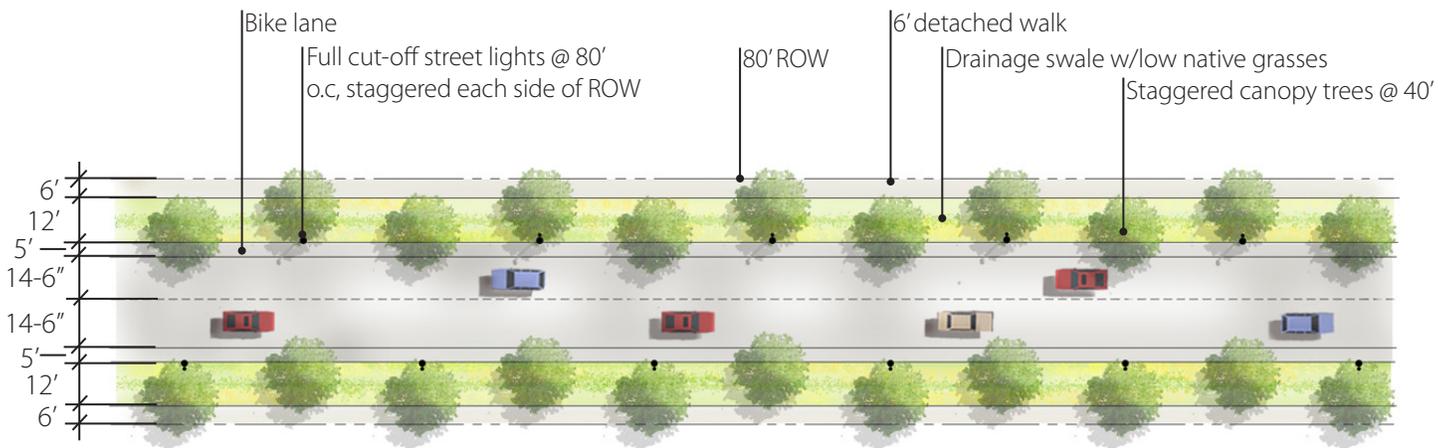


High Tech Park provided Lumca CP10 LED Cutoff Roadway Light

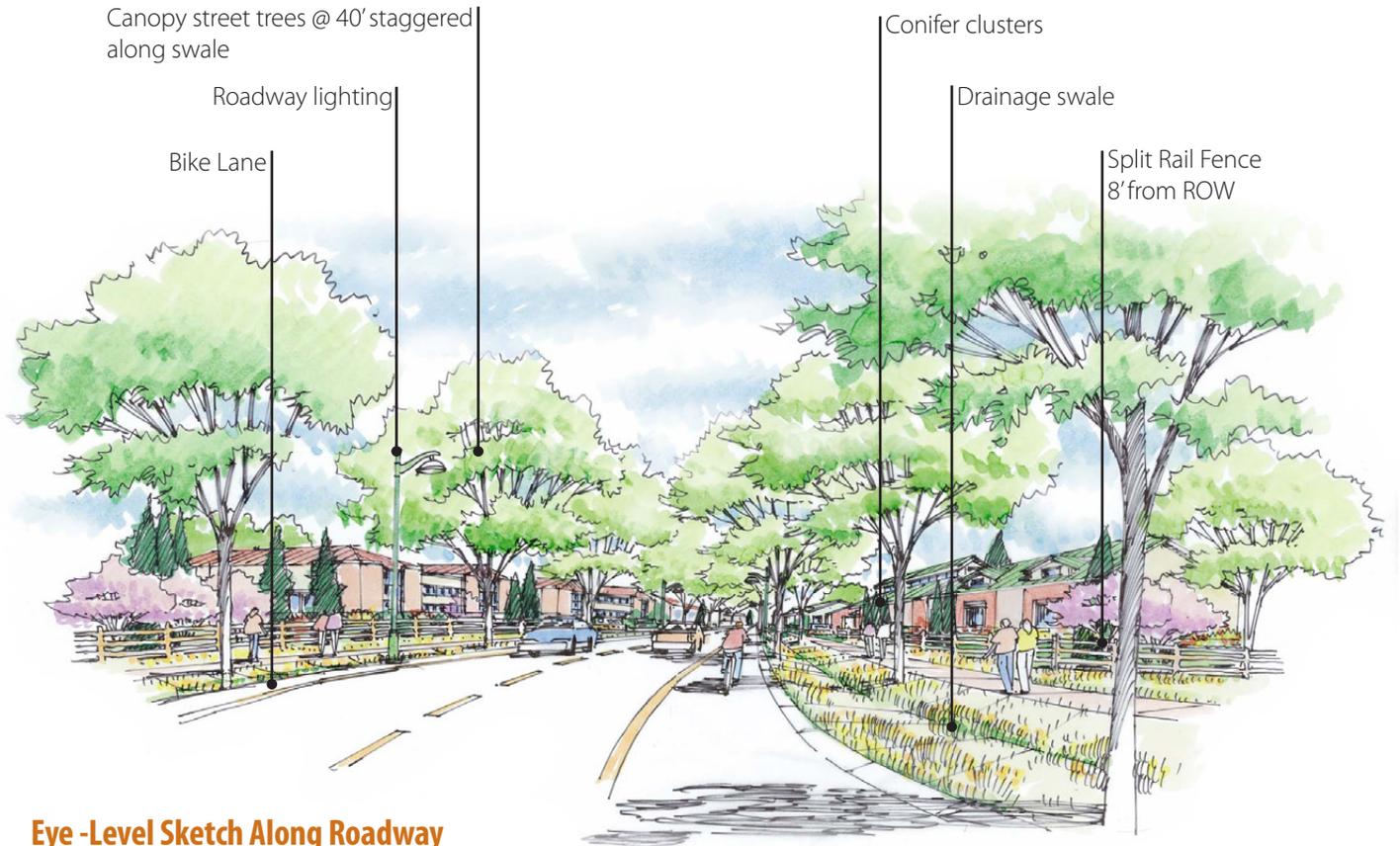
SHERIDAN HIGH TECH PARK DESIGN STANDARDS



ROW Cross Section



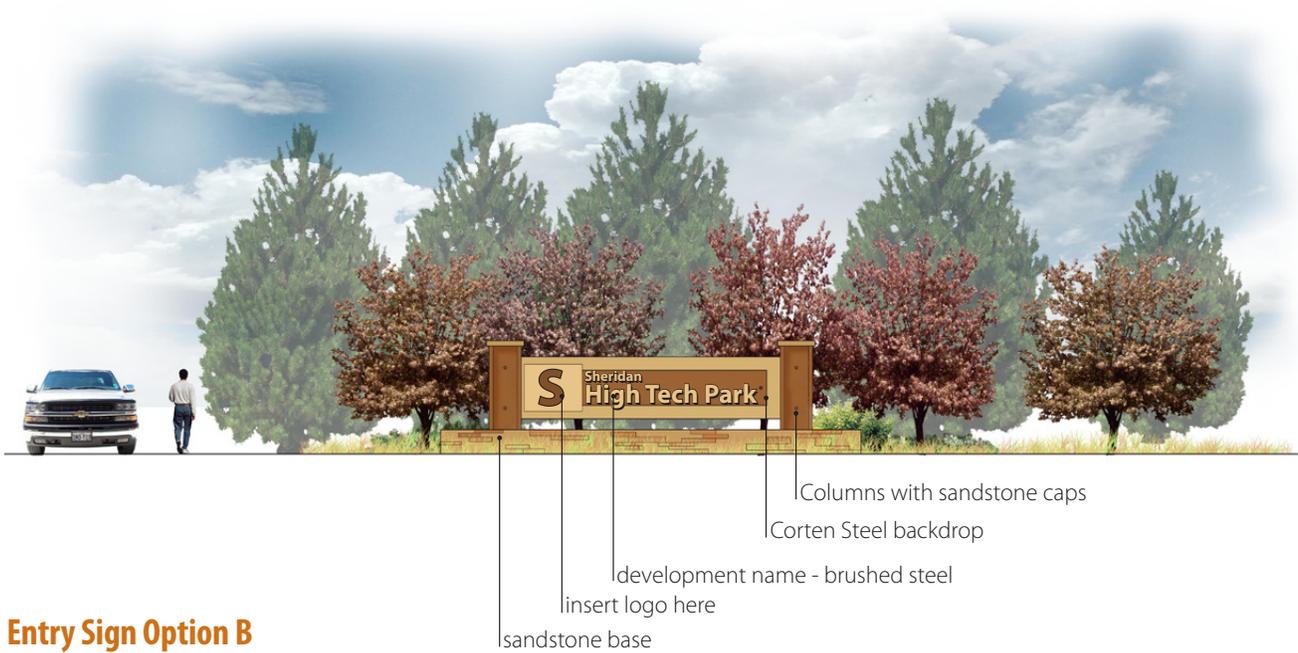
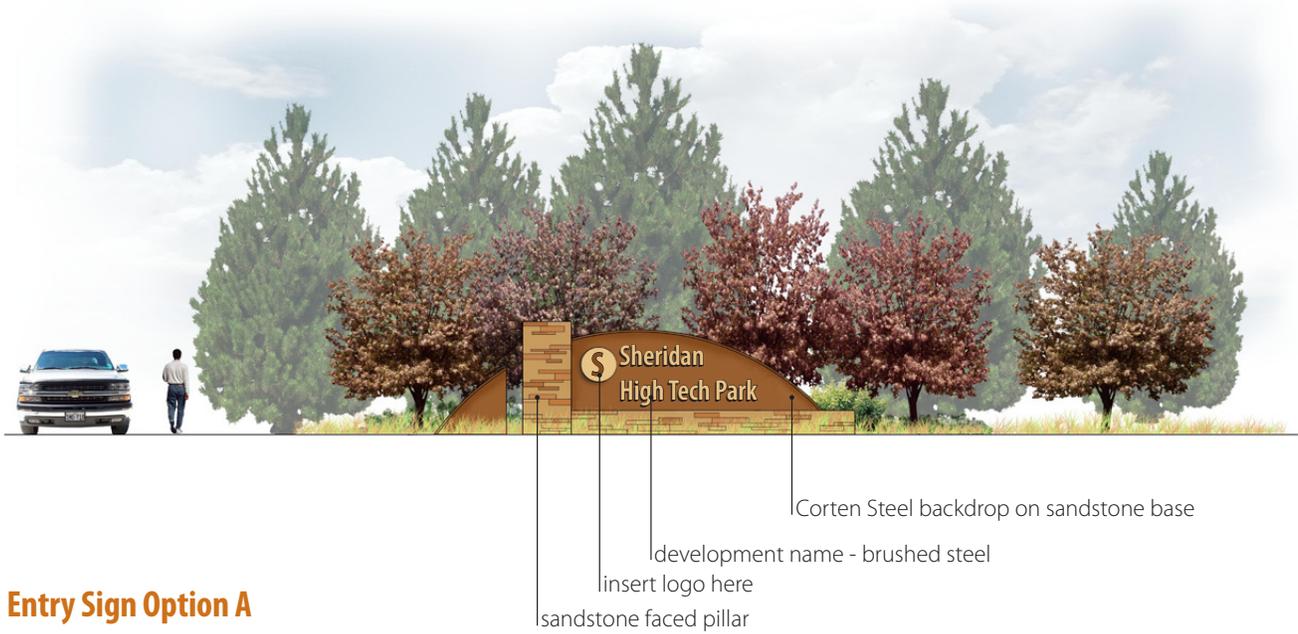
ROW Plan



Eye-Level Sketch Along Roadway

2. ENTRY FEATURES

The High Tech Park Owner (SEEDA) will provide entry signage for overall project with landscape enhancements and lighting as ID signage for the project.



3. HIGH TECH PARK LOCAL DETENTION FACILITY

Property owners will not be required to develop lot-specific detention basins. All storm water detention will be directed to the High Tech Park Owner (SEEDA) constructed local detention facility via swales at road edges provided by the High Tech Park Owner (SEEDA).

4. FUTURE MANAGEMENT

Management of the Tech Park will be undertaken by the High Tech Park Association. This will include all maintenance within the ROW including snow removal, landscape maintenance, swale maintenance, lighting and other related items. Landscape management within individual Building Sites will be the responsibility of the owner/tenant- refer to section D. Landscape Character and Design, section 10. Maintenance Requirements for specific landscape maintenance requirements on private lots.

Administration

1. ADMINISTRATIVE REVIEW AND APPROVAL PROCESS

In an effort to ensure an efficient process, these Design Standards shall generally be applied in an administrative review process with the intention of applicants making a single submittal as outlined in the Submittal Requirements section of this document. One complete set of the outlined documents shall be required and submittals shall be made to the Planning Director ("the Director"). The Director will contact the applicant within 3 weeks of the first submittal providing comments or approving the submittal as presented. It will be the applicant's responsibility to obtain the documents from the Sheridan Planning Office or provide a self-addressed stamped envelope for return.

A single follow-up submittal may be necessary. Interpretations as to applicability or design requirements contained herein shall be the responsibility of the Director. Appeals of the Director's interpretations shall be the responsibility of the Planning & Zoning Commission and shall be made according to the process set forth in Section 29-3 of the Sheridan Municipal Code.

Projects shall be issued a building permit in accordance with requirements of the Municipal Code and the International Building Code, as adopted in the Municipal Code, after:

- A.** Payment of applicable fees
- B.** Determination by the Director that the proposal is in compliance with these Design Standards, other requirements of the Municipal Code, and city goals and policies.
- C.** The applicant agrees to: Dedicate easements for drainage, utilities and pedestrian ways in accordance with the standards applicable to and necessitated by the type of development planned on the subject property; and
- D.** Develop the site and construct all buildings and improvements in strict conformity to the tendered site plan.

2. DESIGN VARIANCE PROCEDURE

In the event that a property owner wishes to deviate from these standards, a letter must be provided to the Director explaining the following:

- A.** Reason for variance request and statement describing why the variance is necessary from a business and/or operational standpoint.
- B.** Demonstration that the applicant is requesting the minimum variance possible and which specific standards will require the variance.

3. SUBMITTAL REQUIREMENTS

- A. Description of proposed uses.
- B. An estimate of maximum number of employees.
- C. Site Plan (24x36) Showing:
 - 1. Location of buildings with the entries noted.
 - 2. Dimensions of all setbacks, property lines, building footprints.
 - 3. Location and dimensions of all driveways, parking areas, loading/service areas and walkways.
 - 4. Site and building entry areas.
 - 5. Location and type of outdoor storage or trash facilities.
 - 6. Location and size of utilities and utility easements.
 - 7. Any accessory appurtenances such as scales, satellite dishes, antenna, gas pumps, trash enclosures, etc.
 - 8. Gross floor area of the development by use.
- D. Grading Plan (24x36) Showing:
 - 1. Existing and proposed contours at 1' interval
 - 2. Finished floor elevations at all building entries
 - 3. Flow arrows indicating drainage directions along all swales and paved areas.
- E. Landscape Plan (24x36) showing:
 - 1. Proposed planting including a tabular breakdown of planting beds, lawn area and other proposed ground covers.
 - 2. Existing and proposed utilities and utility easements.
 - 3. Irrigation strategy narrative describing system.
- F. Building Floor Plans.
- G. Color Rendered Building Elevations.
- H. Notations on the types of materials to be used, mechanical systems, electrical systems, structural type and exterior colors.

4. HIGH-TECH PARK ASSOCIATION

The creation of a High-Tech Park Association is critical step for long-term management of the High Tech Park . The Sheridan High Tech Park Association shall be created to become the managing body for the common space of the business park. SEEDA shall act as chair of the association until the development has achieved full build out, at which time an appointed chair from the association members will be instated. Association members shall be property owners or tenants and membership shall be achieved upon receipt of title for the lot or beginning of lease. The association shall be responsible for the maintenance of common spaces and right-of-ways within the development and amenities located within these areas. A set of development by-laws and covenants will be created as the overarching rules and regulations for the association to uphold, that both protect the quality of the overall High Tech Park as well as the investment reflected within individual lots. Property management companies are typically engaged to assist the association in an administrative role. The following is a categorized list of roles and responsibilities of the Association:

Maintenance and Enforcement

- Construction Period
- Site and Building Maintenance
- Landscape and Grounds Maintenance
- Owner's Failure to Maintain
- Enforcement and Remedies
- Deemed to Constitute a Nuisance
- Attorneys Fees
- Non-Compliance

Owners Association Rights and Obligations

- Maintenance, Utilities and Taxes
- Insurance
- Right to make rules and regulations
- Implied Rights of the Owners Association

Owners Rights and Obligations

- Rights and Obligations Appurtenant
- Compliance with Law
- Owner's Tenants and Guests
- Owner's Obligations for Assessment and Charges

Organization of Owners Association and Assessments

- Membership
- Voting Rights
- Annual Assessment for Common Expenses
- Special Assessments
- Payment of Assessments
- Lien for Assessments and Charges
- Bylaws

Duration, Amendment and Assignment of Covenants and Provisions

- Duration
- Amendment
- Effect of Provisions of Declaration
- Limited Liability
- Assignment

Miscellaneous

- Annexation of Additional Property
- Notice and Acceptance
- Severability
- Singular and Plural
- Certificate of Compliance
- Successors and Assigns

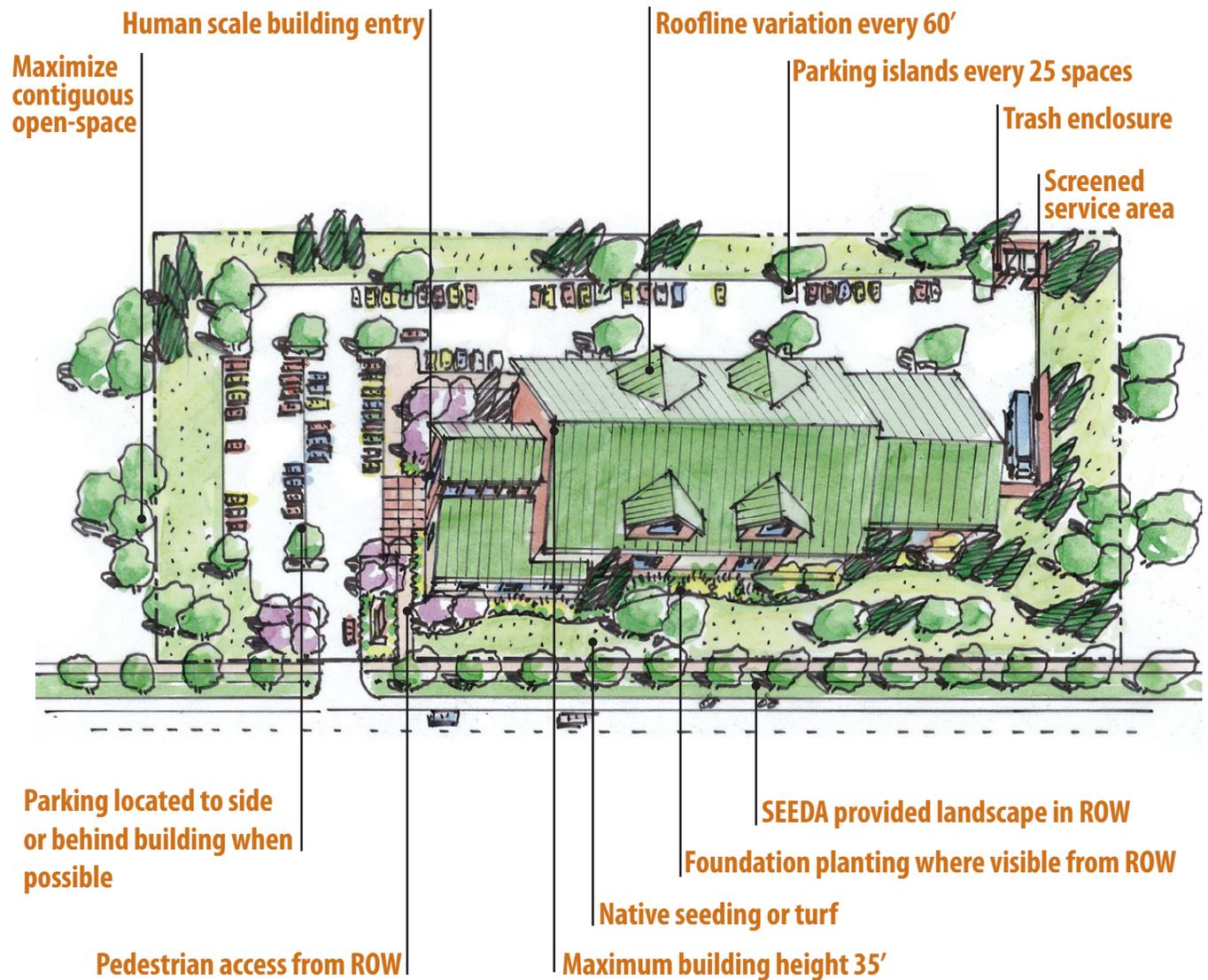
Design Standards

Prototypes

1. GENERAL INTENT

The following prototypes are intended to illustrate an application of these design standards to clearly show how the primary standards are interdependent and combine to achieve the overall project goals.

2. LIGHT INDUSTRIAL PROTOTYPE



2. COMMERCIAL PROTOTYPE



Site Planning

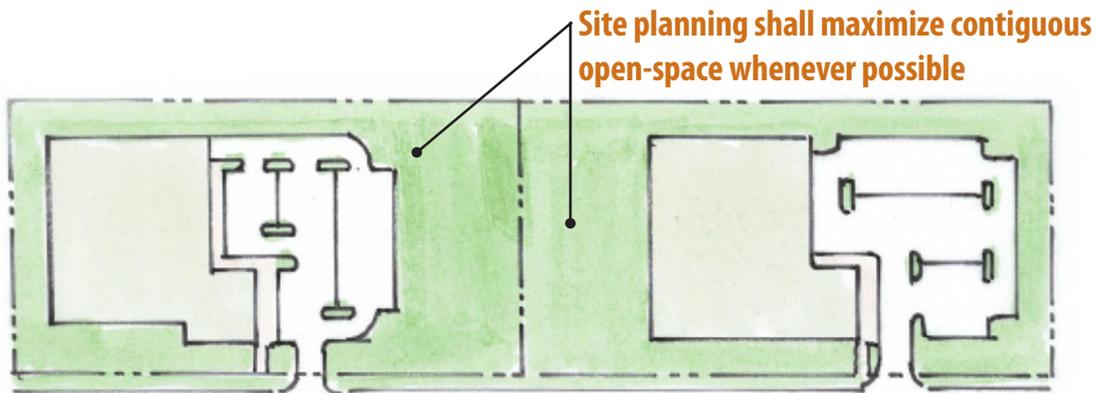
1. GENERAL INTENT

This document encourages the use of creative site planning approaches to complement the High Tech Park's unique setting and will result in a lower impact development character that helps preserve aspects of the visual quality currently seen from I-90. The standards strive to help create an environment where visual emphasis is on building features and planting rather than parking and service areas.

2. OPEN SPACE

Open space shall be used to buffer adjacent uses, provide foreground planting and create an overall campus-like feeling for the High Tech Park:

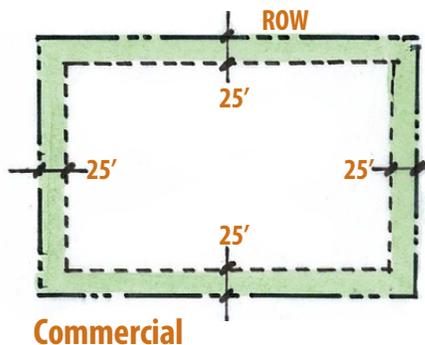
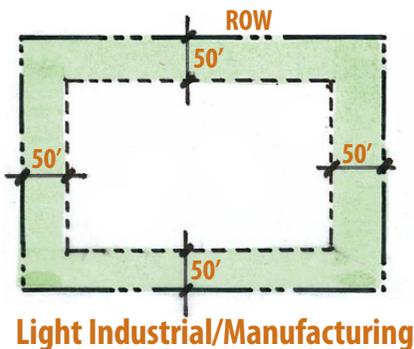
- A. Open space shall consist of landscaped areas, walkways and plazas including those within setbacks.
- B. Contiguous open space shall be maximized whenever possible



3. SETBACKS

All buildings shall be set back according to the following distances:

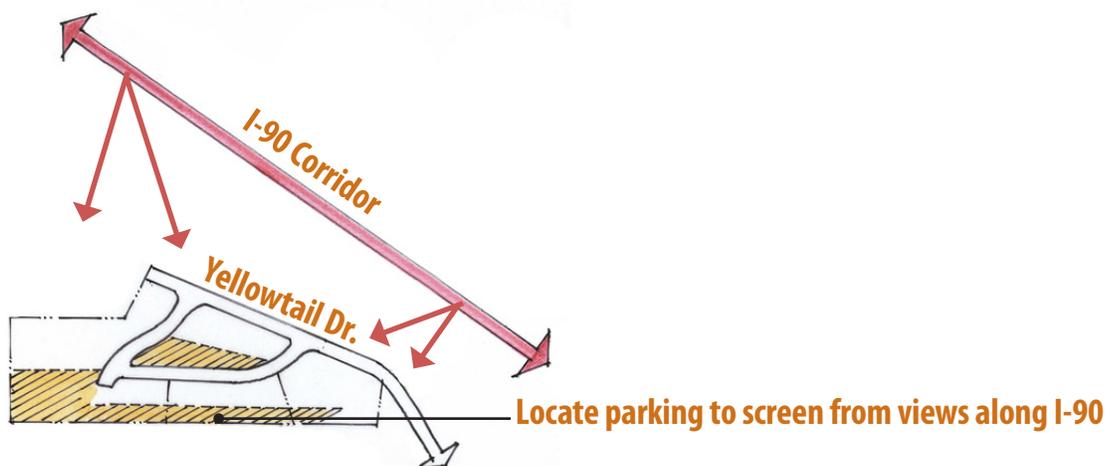
- A. Light Industrial/Manufacturing buildings - minimum 50' from road ROW, 50' rear and side yard.
- B. Commercial/Non-Light Industrial buildings - minimum 25' from road ROW, 25' from rear and side yards.
- C. Individual, detached buildings shall be located no closer than twenty feet from another individual detached building on the same site.
- D. Underground improvements such as storage tanks/vaults may be placed within setback areas.



4. PARKING LOCATION AND REQUIREMENTS

Parking areas shall be located behind or to the side of all buildings on site whenever possible, however, parking shall be prioritized in a location to screen parking from I-90.

- A. Provide at least two paved parking spaces for every three employees per shift. Additional parking beyond the ratio or overflow parking may be provided using compacted, crushed gravel with stabilizer configured as a standard organized lot with islands, wheel stops, etc. Minimum parking requirements - Light Industrial - 1 space per 1000 sf floor area, Commercial - 1 space per 500 sf floor area.
- B. Provide landscape islands at ends of each parking aisle and one island per 25 spaces. Parking islands shall be a minimum of 6' x 18'.
- C. No parking shall be permitted on any street or drive, or any location other than parking areas on the Building Site.
- D. Off Street loading areas shall be designed to include adequate space for ingress, egress and maneuvering and shall be screened from view of adjacent streets.
- E. Bike parking shall be provided within 500' of building entrances for at least 5% of total building users.



5. EASEMENTS

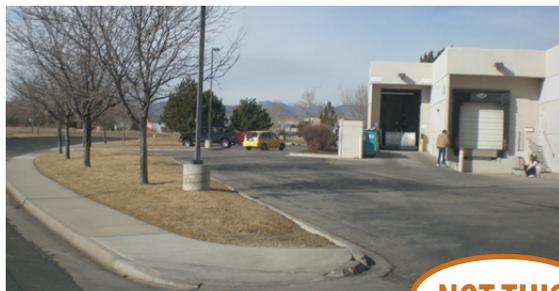
No structures, planting or other materials shall be placed or permitted to remain within an easement which may damage or interfere with installation, operation or maintenance of the utilities for which the easement is intended.

6. SERVICE AREAS

- A. Locate loading/service areas on side or rear of buildings and screen from public view with intensive/ evergreen planting or opaque screening.



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7. STORAGE SPACE

- A.** All stored materials must be enclosed or screened from view with a fence, screen wall or intensive evergreen planting.
- B.** Any fence or wall visible from a street shall be constructed of materials similar in color to those used in the building. Chain link fences with vinyl slats or cedar fences are acceptable screening devices
- C.** Height of materials stored shall not exceed the height of screen wall/fence.



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8. PEDESTRIAN CIRCULATION

Pedestrian circulation shall facilitate access from walks along roadways and from parking areas to building entries:

- A.** Walkways shall be designed to minimize pedestrian/vehicular conflict from parking areas to building entries.
- B.** Design walkways to create a clearly visible entry to the building.
- C.** Provide walkways along at least one edge of parking areas to facilitate efficient access from parking to building entry.
- D.** Walkways shall be constructed of concrete with a minimum width of 5'.



Provide efficient pedestrian circulation from parking

9. GRADING/DRAINAGE AND RETAINING WALLS

Building sites shall be graded to facilitate storm drainage and/or screen loading/service areas if necessary:

- A. Building sites shall be graded to facilitate drainage to High Tech Park Owner (SEEDA) provided swales at primary road edges.
- B. Slopes shall not exceed 3:1 and not less than 1%
- C. Retaining walls shall be constructed with materials like or similar to those used on the building.
- D. No retaining walls shall be constructed over 3' in height without terracing.



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10. SITE LIGHTING

Site lighting shall be provided based on an operational need specific for property uses, safety and circulation. All site lighting shall be provided by fixtures with cut-off features in order to minimize light pollution and maintain a low-level lighting character when viewed from I-90.

- A. Pole lights, sconce lights, bollard lights are all acceptable as cut-off fixtures.
- B. In ground up-lights, landscape lights or any non-cutoff fixtures are unacceptable site lighting solutions.



Examples of cut-off light fixtures

11. SIGNAGE

All freestanding entry/I.D. signage shall be constructed with a battered buff sandstone base laid in an ashlar pattern. Identity signage constructed on building faces shall not exceed 3' total in height with a text size not exceeding 1'.

- A. Identity and entry type signage shall not exceed 3.5' in height and 18' in length.
- B. Wayfinding/directional signage shall not exceed 3' in height and 4' in length.

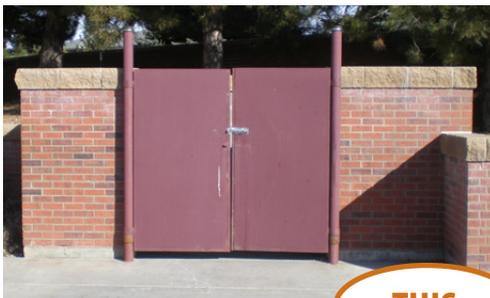


All entry/I.D. signage shall have battered sandstone base

12. TRASH ENCLOSURES

All dumpsters and recycling containers shall be screened from view with an enclosure constructed of materials identical or similar to those used on Buildings.

- A. Trash enclosures constructed of cedar fence pickets are unacceptable.
- B. Enclosures must screen dumpsters from view on at least 3 sides and be oriented to minimize visibility of dumpsters from public areas and roadways.



13. RIGHT OF WAY FENCE

As a unifying aesthetic site element, split rail fencing is required along the ROW edge on all project sites. Fence shall be 4' high, constructed with 3 rough hewn cedar rails with 8' between posts, setback 8' from ROW.



Building Character and Design

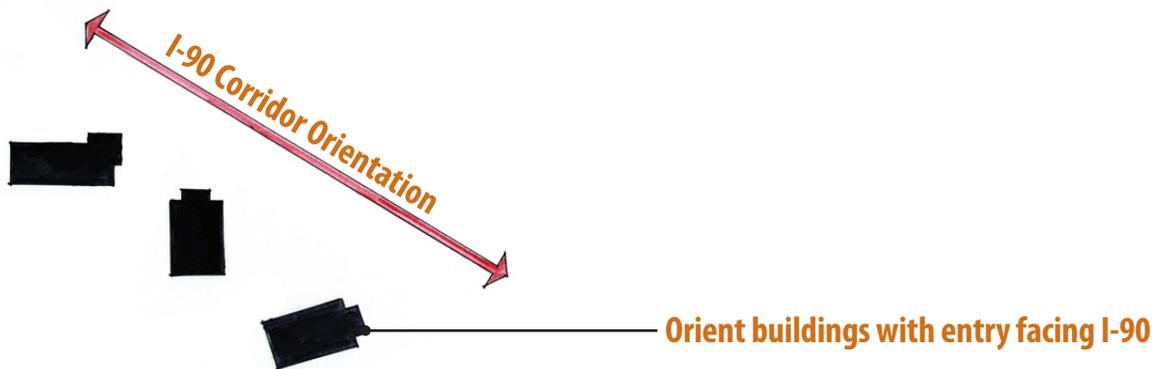
1. GENERAL INTENT

The following Building design standards are intended to promote a sense of visual harmony and create a relatively consistent look and feel for the overall project when viewed from I-90 as well as within the High Tech Park. Material changes, variation along building facades and roof line variations are intended to add human scale and avoid large and monotonous building faces and surfaces.

2. BUILDING ORIENTATION

Due to the high visibility of projects from I-90, building orientation within the High Tech Park relates primarily to preservation of visual quality from the interstate including the following:

- A.** Buildings shall be oriented with entries and primary facade treatments facing I-90.
- B.** In situations where buildings are viewed from both I-90 and roadways, prioritize entries to face I-90 and primary facade treatments shall face the roadway.
- C.** Orient building entries so that solar exposure facilitates snow-melt and prevents excessive ice build up.



3. BUILDING HEIGHTS

Building heights shall be in conformance to the following:

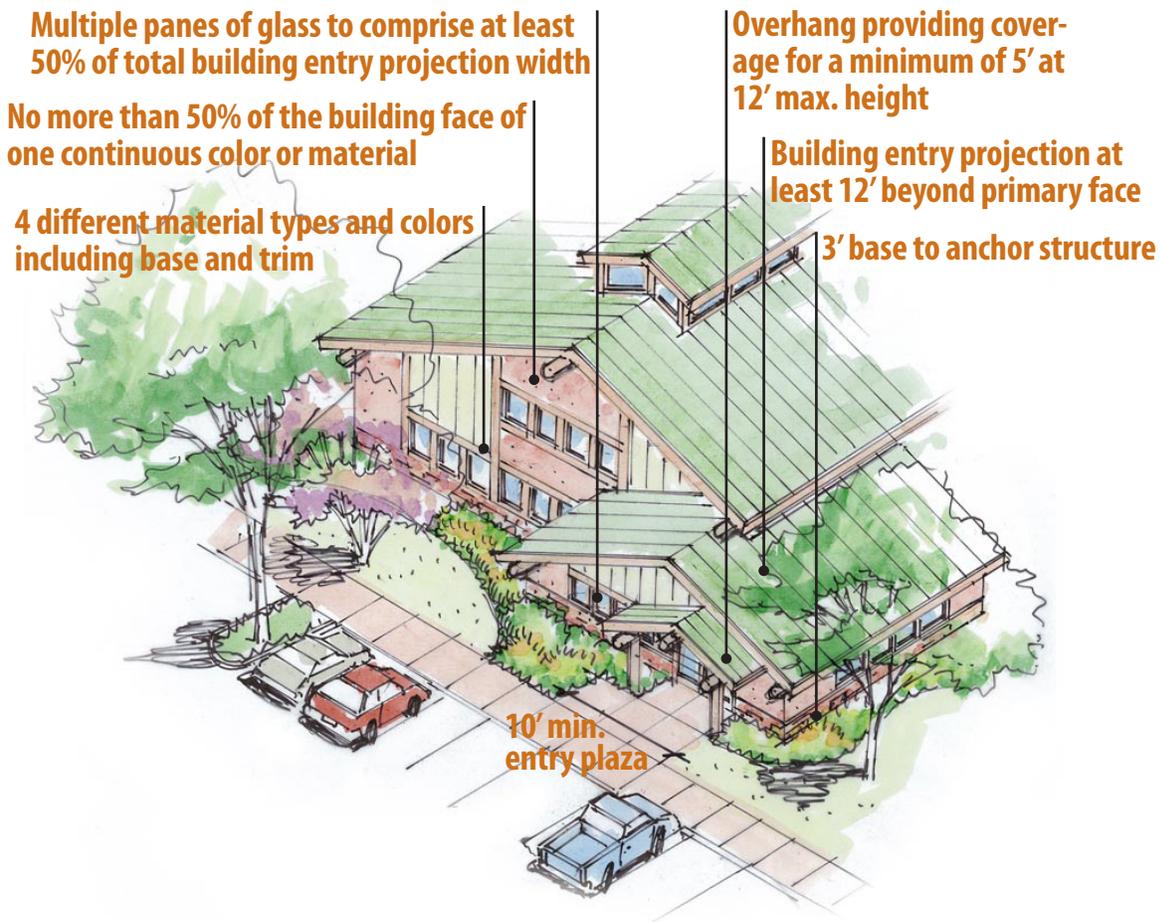
- A.** Building heights shall not exceed 35' in any case and shall be measured from the crown of the road at the primary site entry drive to the highest point on the building.



4. BUILDING MASSING AND FORM

Provide human-scale features to avoid large, undifferentiated building masses:

- A.** Human Scale Entries shall be developed for each primary building containing the following elements at a minimum:
 - 1.** Building entry projection at least 12' beyond primary building face.
 - 2.** Overhang, canopy, awning, porch or other projection providing coverage for a minimum of 5' at a maximum of 12' in height.
 - 3.** Glass on a minimum of 50% of entry doors and windows w/multiple panes of glass. A combination of windows and doorways shall comprise at least 50% of total building entry projection width. Windows shall be a maximum of 5' x5' w/substantial molding, mullions or trim at least 6" in width.
 - 4.** Pedestrian scale entry plaza or courtyard - minimum of 10' width from nearest parking area to building entry.
- B.** Provide stone, concrete, or brick bases to help anchor structures to the ground plane at a minimum of 3' height along each building face where exposed to ROW or within view of another adjacent property.
- C.** Provide variation along building walls and faces using at least 3 different material types and 4 different colors including bases and trim.
- D.** Provide variation along building faces so that no more than 50% of the building face is of one continuous color or material.



SHERIDAN HIGH TECH PARK DESIGN STANDARDS



Building Face Variation



Building Face Variation



Human Scale Entry-Commercial



Human Scale Entry-Commercial



Human Scale Entry-Light Industrial

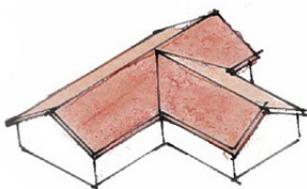


Human Scale Entry-Light Industrial

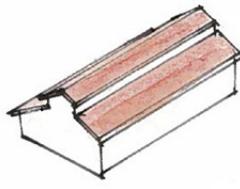
5. ROOF LINES

Continuous roof planes exceeding 50 feet shall incorporate articulated elements according to the following:

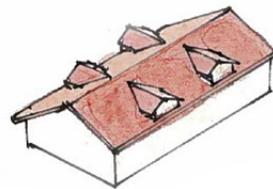
- A.** Cross gables, dormers, clear story roofs, cupolas, nested gables are all acceptable means of roof line variation (variation elements). No roof line shall have a pitch less than 4:12.
- B.** If a flat roof is proposed, parapet walls at least 3' higher than the roof shall be provided. Parapet walls shall vary in height at building entry and corners to create a sense of hierarchy. A minimum of 30% of each parapet wall shall vary in height from the primary parapet wall.
- C.** Pitched roof lines exceeding 50 feet shall incorporate variation elements at a minimum of 40% of the defining roof line at either the peak or base of the pitch. Variation elements shall not exceed 50 feet in length.
- D.** Pitched roofs shall incorporate eaves projecting a minimum of 3' from wall face. Eaves constructed with or without soffits are acceptable.



Cross gables



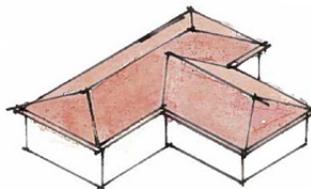
Clear-Story Gable



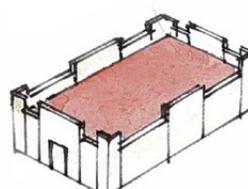
Dormers



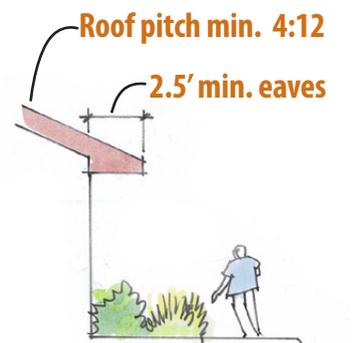
Nested Gables



Cross Hip Roof



Parapet Height Variation



6. MATERIALS - BASE, ROOF, WALLS, WINDOWS

Acceptable materials for buildings include the following:

- A. Base - Concrete, Brick, Colored Concrete Block, Stone, Cultured Stone.
- B. Roofs - Composite Shingles, Concrete Shakes, Standing Seam Metal, Rolled metal, Tile.
- C. Windows - Glass, transparent, mirrored or tinted.
- D. Walls - Board and Batten or other siding, Concrete Block, Brick, Cultured Stone, Stone, Stucco/EIFS, Metal.



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7. COLOR PALLETTE

Building materials shall incorporate the following colors that help achieve a consistent look and feel for the overall project and reflect colors from the surrounding landscape. The following colors, or similar colors are acceptable:



Warm grays



Brick reds and terra-cottas



Olive greens to sage greens



Beiges and tans



Browns

8. MECHANICAL SYSTEMS

Mechanical systems shall be screened from view or located in areas not visible from public roads:

- A.** Rooftop mechanical systems are not acceptable unless screened from view architecturally.
- B.** Enclosures constructed of materials like or similar to those used on the Building shall be provided if mechanical systems are located in publicly visible areas.
- C.** Rooftop mechanical systems on flat roofs are permitted when screened from view by parapet walls.



Not Visible/Back of Building

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Landscape Character and Design

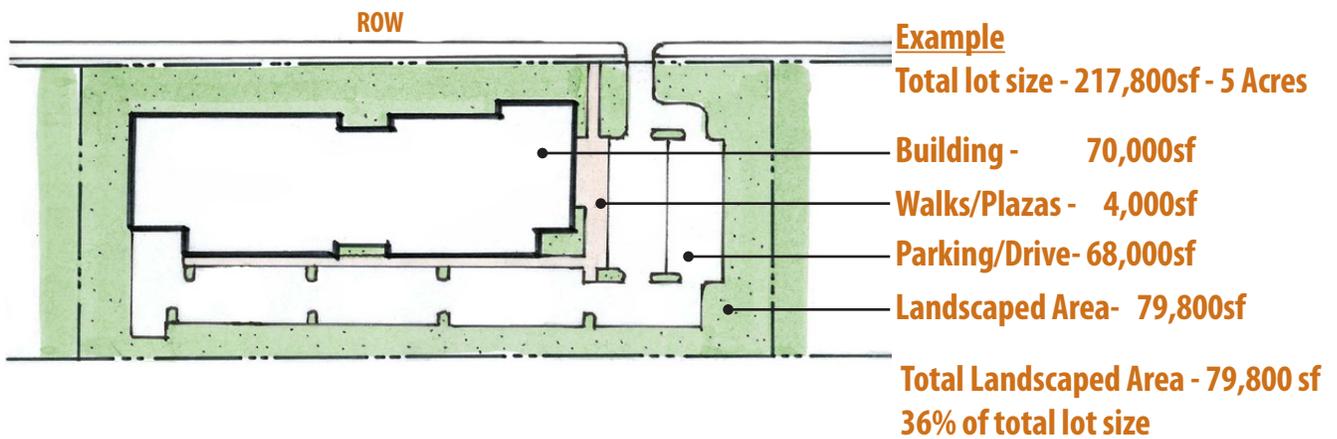
1. GENERAL INTENT

Landscaped areas within the High Tech Park will help create a uniform, consistent look and feel for the overall project and provide a soft and welcoming environment from within the property as well as from I-90. The overall landscape should emphasize low-water use planting that's native or well adapted to Sheridan, with an emphasis on trees and larger plant materials which will have a visual presence when viewed from I-90 and help create windbreaks and protect the interior, while creating an aesthetic effect. Planting should provide a year-round effect, with an emphasis on evergreen planting or planting that provides winter interest.

2. LANDSCAPED AREA

Each building site shall have a minimum of 20% of its total lot area in landscaped area.

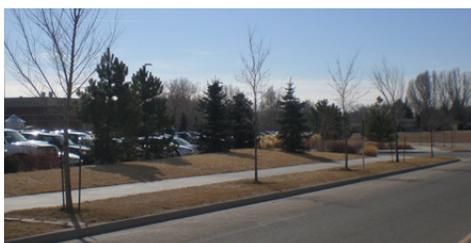
- A. All unpaved areas shall have a landscape treatment.
- B. Acceptable surface landscape treatments include: sod, native seeded grasses not exceeding 6" in height, shrub beds with cobble or organic mulch
- C. A minimum of 20% of the total landscape area shall be mulched shrub bed.



3. TREE REQUIREMENTS

Interior lot tree planting is intended to help break up the masses of large buildings within the High Tech Park. Clusters of ornamental or evergreen trees should be used to screen areas or break up building masses. Canopy trees should be used to provide shade, define entries and break up building masses.

- A. Provide a minimum of one deciduous tree for every 3500 sf of landscaped area (not including trees within parking islands).
- B. Provide a minimum of one evergreen tree for every 3500 sf of landscaped area (not including trees within parking islands).



Clusters of evergreen trees

4. FOUNDATION PLANTING

Mulched foundation planting beds shall be provided along 50% of all building walls with an emphasis on walls facing I-90 and roadways.

- A.** Provide a minimum of 12' wide planting beds along all building walls and foundations adjacent to or visible from the right of way.
- B.** Foundation planting shall consist of smaller trees or shrubs or grasses/perennials in beds with a minimum of 60% planting coverage.
- C.** Cobble or organic mulch shall be provided in all planting beds.



Foundation planting w/cobble mulch

5. PARKING LOT PLANTING

- A.** Parking lots facing public ROW shall be screened from view through the use of berms and/or planting with a minimum of 3' height either in combination or when used individually.
- B.** All parking islands shall be planted with cobble or organic mulch with a minimum of 5 shrubs and one tree per full island and 3 shrubs and one tree per half island.



Parking lot screening from ROW w/berms @3' height



Parking lot screening from ROW w/planting @3' height



Shrub beds w/cobble mulch in parking islands

6. SCREEN PLANTING

Planting used for screening of storage or delivery/service areas shall be a minimum of 6' height, coniferous vegetation spaced so that canopies meet each other at 70% of mature size.



Screen planting with evergreens densely spaced

7. IRRIGATION

All planting shall be irrigated using a permanent or temporary irrigation system. Drip or bubblers should be used on trees and shrub beds.

- A.** High Tech Park Owner (SEEDA) provided mainlines shall be used for points of connection.
- B.** Each property owner must provide a meter at their point of connection to the system. Water use will be metered based on individual property irrigation use.
- C.** Seeded or sodded areas shall be irrigated with rotors or sprays at a minimum of 80% coverage.
- D.** Temporary irrigation systems may be used for establishment of seeded areas or shrub beds if appropriate.

8. PLANT LIST

The following plants are acceptable within the High Tech Park:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>Deciduous Trees (2" Cal.)</u>	
Quercus macrocarpa	Bur Oak
Gymnocladus dioicus	Kentucky Coffee Tree
Gleditsia triacanthos	Common Honeylocust
Celtis occidentalis	Western Hackberry
Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple
Fraxinus pennsylvanica	Green Ash
Fraxinus nigra 'Fallgold'	Fallgold Ash
Fraxinus americana 'Autumn Purple'	Autumn Purple Ash
Populus tremula 'Erecta'	Swedish Aspen
Acer negundo 'Sensation'	Sensation Boxelder

Ornamental Trees (2" Cal.)

Malus 'Radiant'	Radiant Crabapple
Prunus padus	Mayday Tree
Prunus virginiana melanocarpa	Native Chokecherry
Prunus americana	American Plum
Malus baccata	Siberian Crabapple
Acer ginnala	Amur Maple
Acer tataricum	Tatarian Maple
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry

Evergreen Trees (6' Height)

Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper
Juniperus utahensis	Utah Juniper

Deciduous Shrubs (5 Gallon)

Chrysothamnus nauseosus	Rubber Rabbitbrush
Rhus glabra cismontana	Rocky Mountain Sumac
Rhus trilobata	Threeleaf Sumac
Amorhpa nana	Dwarf Indigo Bush
Holodiscus dumosus	Rock Spirea
Prunus pumila besseyi	Western Sand Cherry
Philadelphia microphyllus	Littleleaf Mockorange
Ribes alpinum	Alpine Currant
Rhus typhina	Staghorn Sumac
Cercocarpus intricatus	Little Leaf Mountain Mahogany
Shepherdia argentea	Silver Buffalo Berry (female)
Artemisia tridentata	Big Sagebrush

Evergreen Shrubs (5 Gallon)

Juniperus horizontalis 'Hughes'	Hughes Juniper
Juniperus chinensis 'Armstrong'	Armstrong Juniper
Juniperus virginiana 'Silver Spreader'	Silver Spreader Juniper
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper

Ornamental Grasses (1 Gallon)

Calamagrostis acutifolia 'Karl Foerster'	Feather Reed 'Karl Foerster'
Schizachrium scoparium	Little Bluestem
Sporobolus Heterolepis	Prairie Dropseed
Panicum virgatum	Switchgrass

Perennials (1 Gallon)

Gaillardia x grandiflora 'Burgundy'
Linum lewisii
Echinacea purpurea 'Magnus'
Sedum spectabile 'Brillant'
Linum flavum
Rudbeckia fulgida 'Goldstrum'
Campanula rapunculoides
Yucca filamentosa
Artemisia frigida
Achillea 'Moonshine'
Penstemon strictus
Achillea serbica

Burgundy Blanket Flower
Blue Flax
Purple Coneflower
Showy Sedum
Yellow Flax
Blackeyed Susan
Campanula Bellflower
Adam's Needle Yucca
Fringed Sage
Moonshine Yarrow
Rocky Mountain Penstemon
Serbian yarrow

9. IMPLEMENTATION REQUIREMENTS - IRRIGATION SYSTEM

All planting shall be irrigated using a permanent or temporary irrigation system. Drip or bubblers should be used on trees and shrub beds.

- A.** High Tech Park Owner (SEEDA) provided mainlines should be used for irrigation system taps
- B.** Each property owner must provide a meter at their point of connection to the system. Water use will be metered based on individual property irrigation use.
- C.** Seeded or sodded areas shall be irrigated with rotors or sprays at a minimum of 80% coverage.

10. IMPLEMENTATION REQUIREMENTS - PLANTING

All planting shall be intalled according to the following requirements:

- A.** Seeded areas shall be installed using a drill-seeder with hydromulch or straw mulch and an Annual Rye cover crop to assist with establishment. Weed removal during establishment period shall be undertaken to maintain a condition favorable for establishment.
- B.** Soil amendments shall be applied so as to facilitate maximum potential landscape establishment. A qualified Landscape Architect and/or Landscape Contractor shall provide specific soil amendment recommendations.

11. MAINTENANCE REQUIREMENTS

All planting on private lots shall be maintained by the property owner, tenant or other responsible party. Landscapes are to be maintained to a neat, clean, healthy condition free from debris and trash. This shall include all requirements for pruning, weeding, mowing, trash removal. Replacement of dead plant material is the property owner or tenant's responsibility. All shrub beds shall be maintained to a weed free condition. Seeded native grasses shall not exceed 6" in height mown or otherwise.