

Design Guidelines

Village of Olympia Fields - Transit Oriented Development
August 2018

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Design Guidelines

The Village of Olympia Fields is distinguished by its quality neighborhoods, parks and open spaces, recreation centers, transportation networks and proximity to the City of Chicago. The *Design Guidelines* have been prepared to assist developers, architects, and Village officials maintain and further enhance this character as they plan for new development. They are designed to implement the vision established in the Village's Town Center Plan.

These guidelines were developed by the consulting team of Teska Associates, Inc. and Ross Barney, Architects with funding provided by the RTA through its Community Planning program. A Village appointed Steering Committee provided input to the development of the guidelines, including participation in a visual preference survey and discussions of the desired character and vision for the area near the train station and in other future commercial development throughout the Village. The Steering Committee was comprised of representatives from the Village Board, Planning and Zoning Commission, Economic Development Commission, and local homeowners associations (Olympia Club, Lakes of Olympia, Trails of Olympia Fields), and the RTA. Property owners of undeveloped land in the area were also invited to attend.

Purpose + Intent

The *Design Guidelines* are intended to promote the vitality and economic health of Olympia Fields' commercial districts by providing design direction on the type, character and quality of the built environment that will distinguish the Village of Olympia Fields from other communities. The recommendations described in these guidelines are tools for communicating the design intent for enhancing existing properties and for future development proposals.

The overall goal is to ensure quality development that employs sound planning and design principles. The purpose of such guidelines is not to dictate a specific development plan for the properties located in commercial districts, but rather establish a set of standards and identify elements of building and landscape design that should be encouraged in the Village.

Design guidelines are an important means of building the economic prosperity of the Village's commercial districts through the implementation of a unified vision that will continue to promote the themes and characteristics that are unique to Olympia Fields. The

Village must be able to compete with surrounding communities that offer similar retailing services. This can be most effectively done by conserving and creating a high-quality environment, with an inviting image, that has its own unique sense of place.

The *Design Guidelines* are part of the design review that ensures new development, redevelopment, and remodeling enhances the visual quality and identity of Olympia Fields. It establishes architectural principles and design standards for enhancements and new construction that respects the traditions of the past without avoiding adherence to a rigid style. The goal is to build attractive and recognizable commercial districts with appealing atmospheres that reflect the harmony and continuity in building design and landscape improvements. The objective is to create commercial districts that are economically viable, visually appealing, pedestrian-friendly and promote a sense of place specific to Olympia Fields. Good design increases property values when these goals are achieved.

The concept of development review is not new in Olympia Fields. Existing building and zoning codes regulate the use of property and set standards for building height, setback, parking and landscaping. Site Plan review is required for all new commercial development in Olympia Fields. These guidelines will be used in that review process to provide direction regarding desired improvements to the built environment.

The successful implementation of these guidelines will reinforce the Village's unique image as a distinct and inviting destination, which offers a unique appeal not found in other surrounding communities.

Although these design guidelines focus on the development and enhancement of privately owned properties, the Village is encouraged to improve publicly owned properties. Enhancements to roadway rights-of-way, including interconnected sidewalks, decorative light poles, landscape plantings, and gateway and wayfinding signage would contribute to an attractive and unified image for the Village. As well, such enhancements would set a positive example of quality urban design for existing and potential future commercial property owners.

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B3 Guidelines

Retail Buildings

Scale / Massing

Buildings should relate to neighboring buildings in regards to height, scale, and proportion. Consideration should be taken for contextual relationships in regards to these factors.

The massing of buildings should be varied so as to create a sense of hierarchy and flow. Consideration in regards to massing should also work to eliminate expanses of blank facade, to create shade and shadow, and to provide a human scaled element in pedestrian areas.

The general scale of a building should relate to those around it. As a rule of thumb, no building should be more than twice the height of its nearest neighbor. Additionally, the facade of the taller building should also work to contextualize with the building adjacent to it.



Variable Massing and Setback



Corner Element

Height Restrictions

Retail structures located in the B3 district shall be no taller than two stories. A taller tower or corner element is allowed and suggested. For retail structures adjacent to residential buildings, a height restriction of one story may be preferred.

Relationship to Street

The orientation of all buildings should be such that the primary pedestrian entrance, and facade, be oriented towards the street. The longest face of the building should be oriented parallel to this street whenever possible. If a building is sited at the corner of two pedestrian streets, the primary entrance may be placed at the corner; if the building sits at the intersection of a pedestrian oriented street and a residential street, the primary entrance should face the pedestrian way. Parking stalls and lots should be located at the rear of retail buildings. A building sited along a parking lot may also provide a secondary entrance on said facade.



Street Facing Entrances



Parking Lot Entrances

Facades

The general character of the facades should contribute to conveying an upscale, higher end, and contemporary feel. Cues should be drawn from neighboring buildings, as well as character elements, such as the Mid-Century Modern buildings throughout the village, that are unique to Olympia Fields. Facades should also promote a pedestrian friendly scale and experience through the use of large openings, creative signage, quality detailing and thoughtful materiality.

For larger scale buildings that are visible from public roads, nearby properties, or the Metra line, the facade design should be conceived of in a manner that visually reduces its bulk and provides variation from a repetitive appearance. However, buildings should work in tandem to create a comfortable scale and rhythm along each street.



Facade Variation + Offset

Due to the multiple angles of approach (Metra, vehicular, pedestrian) that this development will accommodate, it is important that all sides of each building, unless noted, are equally attractive and of consistent architectural quality.

Windows / Openings

Window openings shall consist of primarily vertical arrangements. Horizontal windows or continuous openings are not suggested. In the event that a curtain wall is used, it shall be recessed from the primary facade. All window frames are to be recessed and properly detailed with sills and trim where appropriate. Shutters should only be used if functional and sized appropriately to cover the expanse of the window glazing. Windows shall comprise a primary portion of a building when it is comprised of retail and commercial space so as to encourage browsing and promote an opening



Inviting Restaurant



Storefront with Large Windows

environment. A portion of the required window space may be occupied by window displays. The use of curtain walls is acceptable.

Blank Wall Limitations

Buildings may not have blank wall areas measuring more than 20’ horizontally that are visible from public streets, pedestrian areas, or the Metra Line. Exceptions may be made when changes in color, texture, material, or facade plane are implemented. Blank side walls are prohibited.

Materials

Exterior materials shall be thoughtfully selected and of high quality so as to positively contribute to the character of the development. The selection of building materials shall also take into consideration the materiality of adjacent structures and work to establish a contextual, but not repetitive, nature.

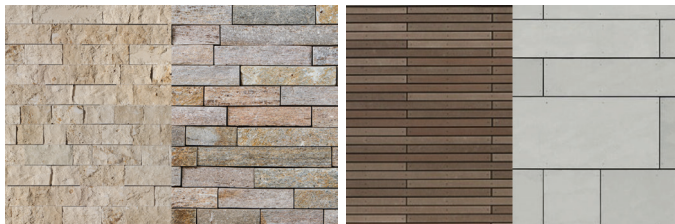
All new buildings shall primarily be faced with brick, stone, cut stone, or fiber cement cladding. The use of plain concrete block, corrugated metal, glass block, wood, t-11 composite plywood siding, aluminium, EIFS, and vinyl are prohibited.

Building materials shall not be implemented in a manner inconsistent proven structural application. For example, brick or stone should not be installed in a manner in which traditional construction methods would not have allowed.



Brick Masonry

Natural Stone



Cut Stone

Fiber Cement Cladding

Roofs

To ensure that a roof contributes to the overall building, and character, it is crucial that the form, color, and texture are an integral component of its design. Roofs shall be of a compatible architectural style to that of the building.

Flat roofs shall be concealed by a parapet or cornice from all vantage points. The height shall be adequate so as to hide any equipment as outlined later in this document.

Pitched roofs should be visibly sloped in a symmetrical gable or hip configuration. Higher slopes are preferred,



Asphalt Shingle

Dimensional Shingle



Slate Tile

Metal Standing Seam

and overhangs shall be a minimum of one to two feet beyond the supporting wall. Approved materials consist of shingles, dimensional shingles, metal standing seam (of neutral color), or slate tile.

On buildings with extensive facades, variation in roof form is suggested every thirty feet, or as the building mass and footprint adjusts. Dormers, false roof forms, and other additive elements are discouraged.

Mechanical / Service Equipment Visibility



Pitched Roof

Flat Roof with Cornice

All rooftop heating, air conditioning and ventilating equipment; electrical and gas meters; and telephone boxes shall be hidden from view and located such that it is not visible from below. In the event that the building is adjacent to one of a taller height, measures should be taken to screen the equipment of view from above. Any equipment that may emit noise, odor, or heat should also be located away from pedestrian areas, and above if possible.

In the event that rooftop placement is not possible, effort should be made to install the equipment on the least visible side of the building and away from any primary pedestrian paths. If placed anywhere other than on a roof, the equipment must also be screened from views at grade and from above.

Awnings / Canopies

Attached and freestanding canopies shall be designed to meet the roof standards described above and to complement the roof design. Awnings and canopies are to be of uniform size, shape, and height. Colors should complement the existing building or business. Signage should be integrated where possible.

Signage

The primary purpose of all signage on site shall be to identify businesses and residences within a specific area. Signs should be simple in design and easy to read with the messaging limited to the name or logo of the establishment. So as to enhance the feel of the North Parcel, and not to contribute to visual clutter, signs are not to be used as a form of advertisement. Preferred sign types include: projecting, wall, awning/canopy, window, and monumental.



Projecting Sign



Awning/Canopy Sign



Wall Sign



Window Sign



Monument Sign

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TOD Guidelines

Mixed Use + Townhomes

Scale / Massing

Buildings should relate to neighboring buildings in regards to height, scale, and proportion. Consideration should be taken for contextual relationships in regards to these factors.

The massing of buildings should be varied so as to create a sense of hierarchy and flow. Consideration in regards to massing should also work to eliminate expanses of blank facade, to create shade and shadow, and to provide a human scaled element in pedestrian areas.

The general scale of a building should relate to those around it. As a rule of thumb, no building should be more than twice the height of its nearest neighbor. Additionally, the facade of the taller building should also work to contextualize with the building adjacent to it.



Variable Massing and Setback

Height Restrictions

Townhome buildings shall be no more than two stories. Mixed use buildings shall be no more than three stories, comprised of one story of retail or commercial use on the ground floor and condominiums above. When the building is sited upon a corner, a tower or taller corner element is allowed and suggested.



Taller Corner Element

Relationship to Street

The orientation of all mixed use buildings should be such that the primary pedestrian entrance, and facade, be oriented towards the street. The longest face of the building should be oriented parallel to this street whenever possible. If a building is sited at the corner of two pedestrian streets, the primary entrance may be placed at the corner; if the building sits at the intersection of a pedestrian oriented street and a residential street, the primary entrance should face the pedestrian way.

Residential parking should be located behind or within buildings.

Facades

The general character of the facades should contribute to conveying an upscale, higher end, and contemporary feel. Cues should be drawn from neighboring buildings, as well as character elements, such as the Mid-Century modern buildings throughout the village, that are unique to Olympia Fields. Facades should also promote a pedestrian friendly scale and experience through the use of large openings, creative signage, quality detailing and thoughtful materiality.



Repetition (to be avoided)



Unique Facades

For larger scale buildings that are visible from public roads, nearby properties, or the Metra line, the facade design should be conceived of in a manner that visually reduces its bulk and provides variation from a repetitive appearance. However, buildings should work in tandem to create a comfortable scale and rhythm along each street.

Due to the multiple angles of approach (Metra, vehicular, pedestrian) that this development will accommodate, it is important that all sides of each building, unless noted, are equally attractive and of consistent architectural quality.



Corner Entrances



Street Facing Entrances



Pedestrian Friendly Experience

Windows / Openings

Window openings shall consist of primarily vertical arrangements. Horizontal windows or continuous openings are not suggested. In the event that a curtain wall is used, it shall be recessed from the primary facade. All window frames are to be recessed and properly detailed with sills and trim where appropriate. Shutters should only be used if functional and size appropriately to cover the expanse of the window glazing.

Windows shall comprise a primary portion of a building when it is comprised of retail and commercial space so as to encourage browsing and promote an opening environment.

Materials

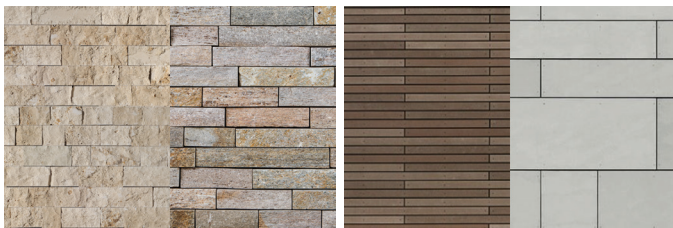
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Brick Masonry

Natural Stone



Cut Stone

Fiber Cement Cladding

Building materials shall not be implemented in a manner inconsistent with sound judgement, good taste, or proven structural application. For example, brick or stone should not be installed in a manner in which traditional construction methods would not have allowed.

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Buildings may not have blank wall areas measuring more than 20' horizontally that are visible from public streets, pedestrian areas, or the Metra Line. Exceptions may be made when changes in color, texture, material, or facade plane are implemented. Blank side walls are prohibited.

Balconies / Porches

Where provided, all balconies must be recessed from the building's facade. All balconies are to be of an inhabitable dimension and comply with the Window/Opening above.



Projecting Balconies (Avoid)

Recessed Balconies (Preferred)

Roofs

To ensure that a roof contributes to the overall building, and character, it is crucial that the form, color, and texture are an integral component of its design. Roofs shall be of a compatible architectural style to that of the building.

Flat roofs shall be concealed by a parapet or cornice from all vantage points. The height shall be adequate so as to hide any equipment as outlined later in this document. Pitched roofs should be visibly sloped in a symmetrical gable or hip configuration. Higher slopes are preferred, and overhangs shall be a minimum of one to two feet beyond the supporting wall.



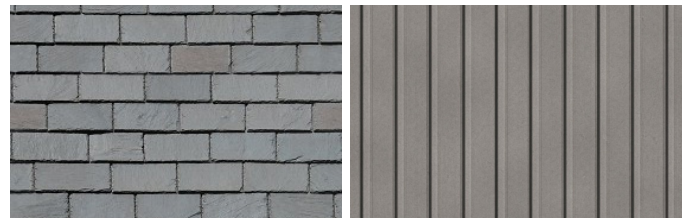
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Flat Roof with Cornice



Asphalt Shingle

Dimensional Shingle



Slate Tile

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Awning/Canopy Sign



Wall Sign



Window Sign



Monument Sign

Mechanical / Service Equipment Visibility

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In the event that rooftop placement is not possible, effort should be made to install the equipment on the least visible side of the building and away from any primary pedestrian paths. If placed anywhere other than on a roof, the equipment must also be screened from views at grade and from above.

Linkage Between Station and Development

Every effort should be made to enhance pedestrian access between new development and the train station. If possible, reconfiguration of the Metra parking lot to allow development nearer the station – with appropriate replacement of any lost parking spaces – is desired. If the land economics will allow, deck parking should be considered to maximize development potential. At a minimum, enhanced walkways, landscaping and lighting should be provided to enhance the connections between new development and the station through the existing parking lot.

Landscape Guidelines (B3)

PARKING, CIRCULATION + VEHICULAR AREAS

Design Goals

Safe and efficient access is critical to the success of retail areas. Site developments should consider a clear hierarchy of vehicular and pedestrian access that would bring patrons from surrounding areas into each retail destination.

Design Objectives

Surface Parking

- Capacity is adequately sized without being excessive
- Location is sited on side or rear of site
- Landscape plantings reduce impact of paved surface and to establish dual use as an amenity
- Organization is safe and logical
- Ingress, egress and turning movements are safely permitted without conflicts with pedestrians or other vehicles.
- Compatibility with existing emergency service equipment
- Limited off-site impacts

Structured Parking

- Minimal view of garage doors
- Integration into building design so as to project the image of the building not the vehicular area.



Landscaped parking island reduces the amount of pavement and provides automobile screening.



Parking lot layout is oriented to encourage safe pedestrian use towards the main building entrances.

GRADING, DRAINAGE + STORMWATER MANAGEMENT

Design Goals

Well-designed stormwater management not only promotes environmental stewardship. It also presents an opportunity to integrate landscape features which relate to naturalized waterways.

Sound stormwater management should consider the entire path of surface runoff including the design of roof structures and appropriate incorporation of rain gardens, bioswales, filter strips, level spreaders and landscaped retention ponds.

Design Objectives

Stormwater Amenities

- Derived from natural conditions
- Integrated into the overall design as an amenity
- Protective of adjacent property
- Blending any proposed grading with the contours of adjacent properties
- Minimizes erosion



Permeable pavers combined with recessed planted islands slow surface runoff in parking lots.



This naturalized retention pond includes stone edging and groupings of native shrubs and grasses.



This detention basin is framed by a terraced retaining wall and landscape plantings.

GATHERING PLAZAS

Design Goals

Appropriately located gathering plazas attract shoppers to a retail destination and encourage them to linger. These pedestrian nodes are key opportunities to infuse character and visual appeal into a retail destination.

Design Objectives

Private Landscape Zones

- Encourages the creation of open spaces that function as informal gathering places and are focal points for the site users and the surrounding neighborhoods (including terraces, courtyards and plazas)

Public and Semi-Public Landscape Zones

- Maintains the distinguishing original qualities or character of the property, structure, or site (including Butterfield Creek, site topography, and existing vegetation)



An outdoor corner cafe is framed by the recessed building walls and is accented by decorative lighting, large planters and specialty paving.



The rotunda and circular terrace presents a safe and attractive focal feature to the surrounding retail development.



This central plaza and water feature provide a welcoming gathering space for retail patrons and nearby neighbors.



Raised planters, decorative paving, and annual planters present a welcoming dining plaza adjacent to this restaurant.

LIGHTING

Design Goals

Well-designed lighting not only promotes safe uses during nighttime. It also presents an opportunity to create ambience and character unique to each shopping destination.

Design Objectives

Site Lighting

- Enhances safety
- Minimizes off-site impact
- Minimizes glare

Building Lighting

- Enhances safety
- Accents building details and minimizes bulk
- Integrated into overall design



An example of the standard Village light pole at Village Hall. Development sites are encouraged to incorporate this Village standard.



Utilitarian parking lot lighting is coordinated with traditional pole mounted lighting adjacent to the pedestrian walkway.



Pole mounted lighting is coordinated with gooseneck lighting mounted to the building facade.



Moderate lighting is incorporated into this gas station, creating a safe and attractive nighttime appearance.

SERVICE, UTILITIES + MECHANICALS

Design Goals

Service and utilities are necessary components to retail developments. Although these areas are often not considered part of the overall building appearance, they should be designed, detailed and landscaped to promote an attractive overall aesthetic.

Design Objectives

- Provide screens or enclosures to prevent views, excessive noises and/ or odors from surrounding properties in a manner that is consistent with the building design
- Incorporate screening for all rooftop mechanical and electrical equipment as an integral part of the building
- Locate utilitarian structures for functionality and convenience
- Incorporate fire suppression



Service access is screened by a cluster of evergreen trees.



The masonry wall and wood doors of this service area are integrated into the overall appearance of the building.

LANDSCAPE PLANTINGS: COMMERCIAL-RESIDENTIAL BUFFERYARD AREAS

Design Goals

Where new developments abut existing residential areas, buffering is required to screen associated sights, sounds and smells. Perimeter landscape treatments include access control fencing and landscape plantings.

Design Objectives

Landscape Screening

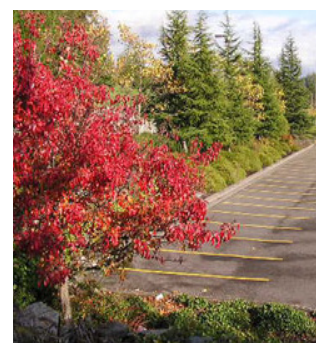
- Suitability to location, environment, and maintenance considerations
- Provides buffering and appropriate transition to adjacent properties
- Promotes safety through plant selection and location
- Fosters attractive mature landscape appearances through appropriate size, type, location and density of plantings
- Incorporates access control fencing as appropriate to the site and function
- Incorporates neighborhood access as appropriate to the site and function



Located along a slope, this bufferyard includes ornamental fencing, masonry piers, evergreen trees, shade trees, ornamental trees and shrub plantings.

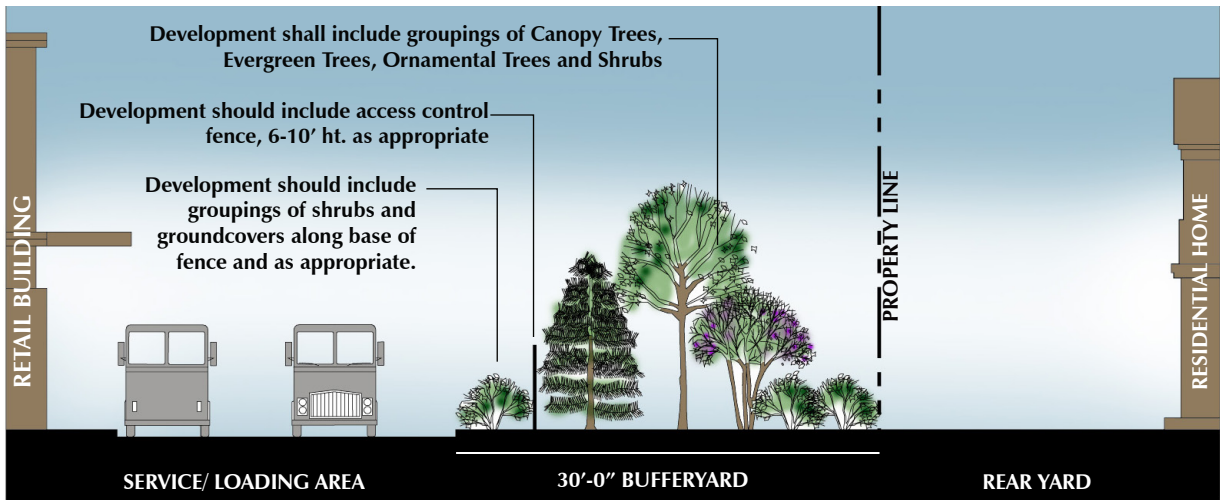


This landscape bufferyard is comprised of evergreen trees, ornamental trees, shade trees, shrubs, and rock outcroppings.



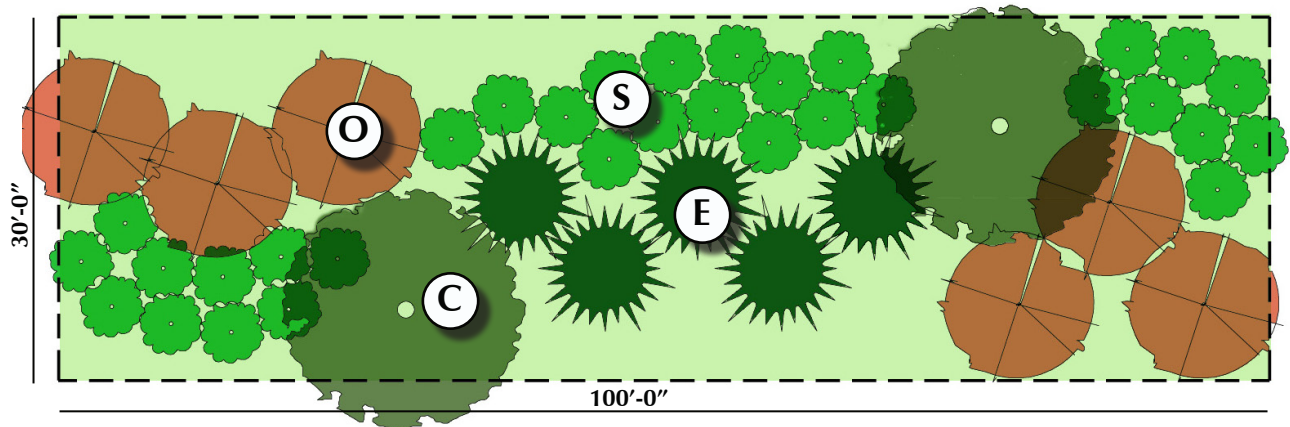
Perimeter parking lot buffering includes evergreen trees, ornamental trees, shade trees and shrub plantings.

Commercial-Residential Bufferyard Diagrams



Diagrammatic Section

- Refer to pages 21-22 for recommended plant lists



Diagrammatic Plan

- Sample 100'-0" bufferyard area
- Refer to pages 21-22 for recommended plant lists

Key

Symbol	Description	Quantity Per 100 L.F.
C	Canopy Tree	2
E	Evergreen Tree	5
O	Ornamental Tree	6
S	Shrub	32

Note: Diagrammatic plan is intended only to represent the quantity of plantings within a commercial-residential bufferyard area. Planting layout and form should be coordinated with the overall development design and features of the development site.

LANDSCAPE PLANTINGS: PERIMETER PARKING LOT AREAS

Design Goals

Perimeter parking lot areas should be augmented with landscape plantings to provide continuous vehicle screening, visual enhancement and to minimize the effects of the urban heat island. Native landscape plantings should be chosen for their salt and urban tolerance and should include perennial color.

Design Objectives

Perimeter Parking Lot Landscape Enhancement

- Suitability to location, environment, and maintenance considerations
- Provides softening at parking areas, including screening vehicles from view and minimizing the expansive appearance of parking areas
- Promotes safety through plant selection and location
- Fosters attractive mature landscape appearances through appropriate size, type, location and density of plantings
- Incorporates amenities as appropriate to the site and function, such as garden walls and ornamental fences



Shrub plantings provide a continuous visual screen to parked vehicles.



A low stone wall is complemented by landscape plantings to create an effective and attractive parking lot screen.

LANDSCAPE PLANTINGS: INTERIOR PARKING LOT AREAS

Design Goals

Interior parking lot areas should be augmented with landscape plantings to provide visual enhancement and to minimize the effects of the urban heat island. Native landscape plantings should be chosen for their salt and urban tolerance.

Design Objectives

Interior Parking Lot Landscape Enhancement

- Suitability to location, environment, and maintenance considerations
- Promotes safety through plant selection and location
- Fosters attractive mature landscape appearances through appropriate size, type, location and density of plantings

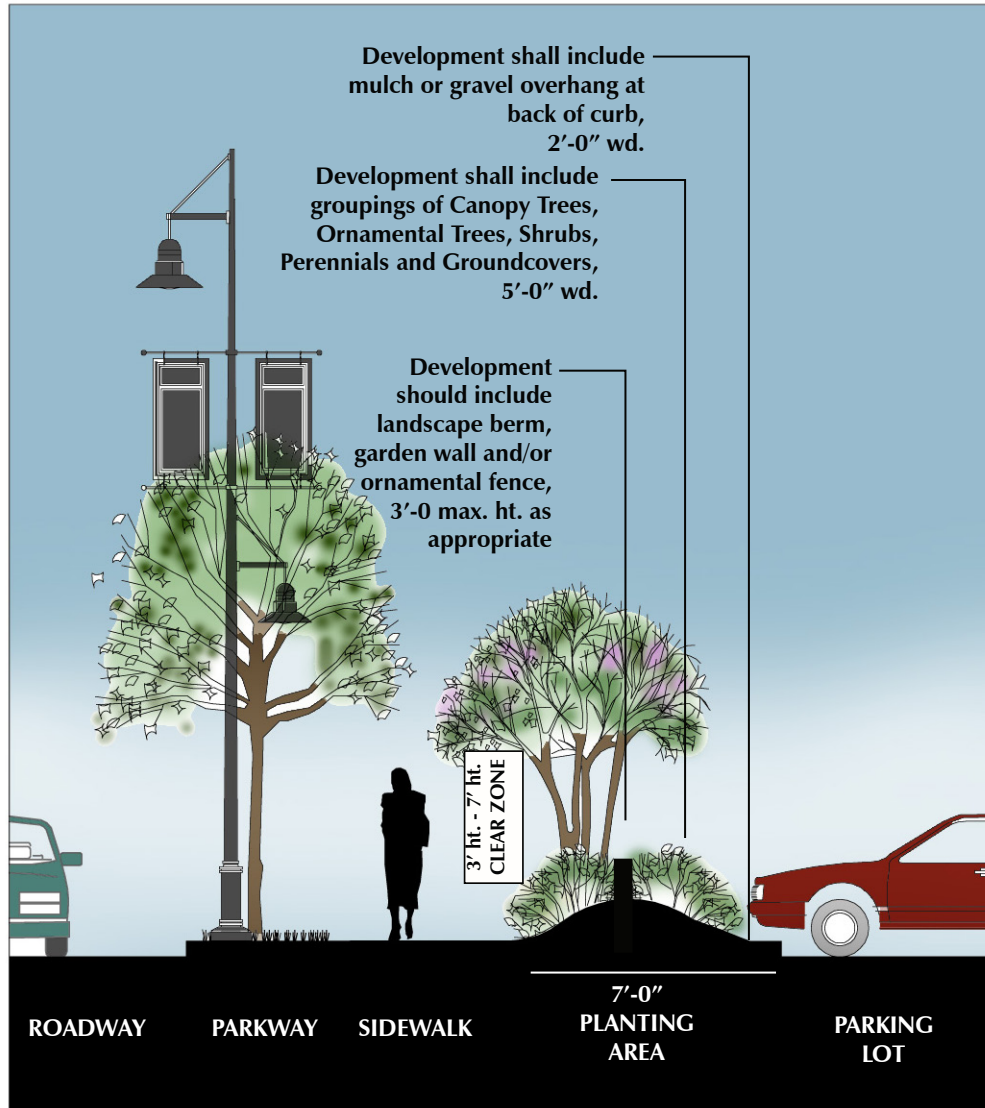


Parking lot islands are landscaped with shade trees, shrub plantings, and perennials.



Planted parking lot islands define the main access drive and soften the edges of the large parking area.

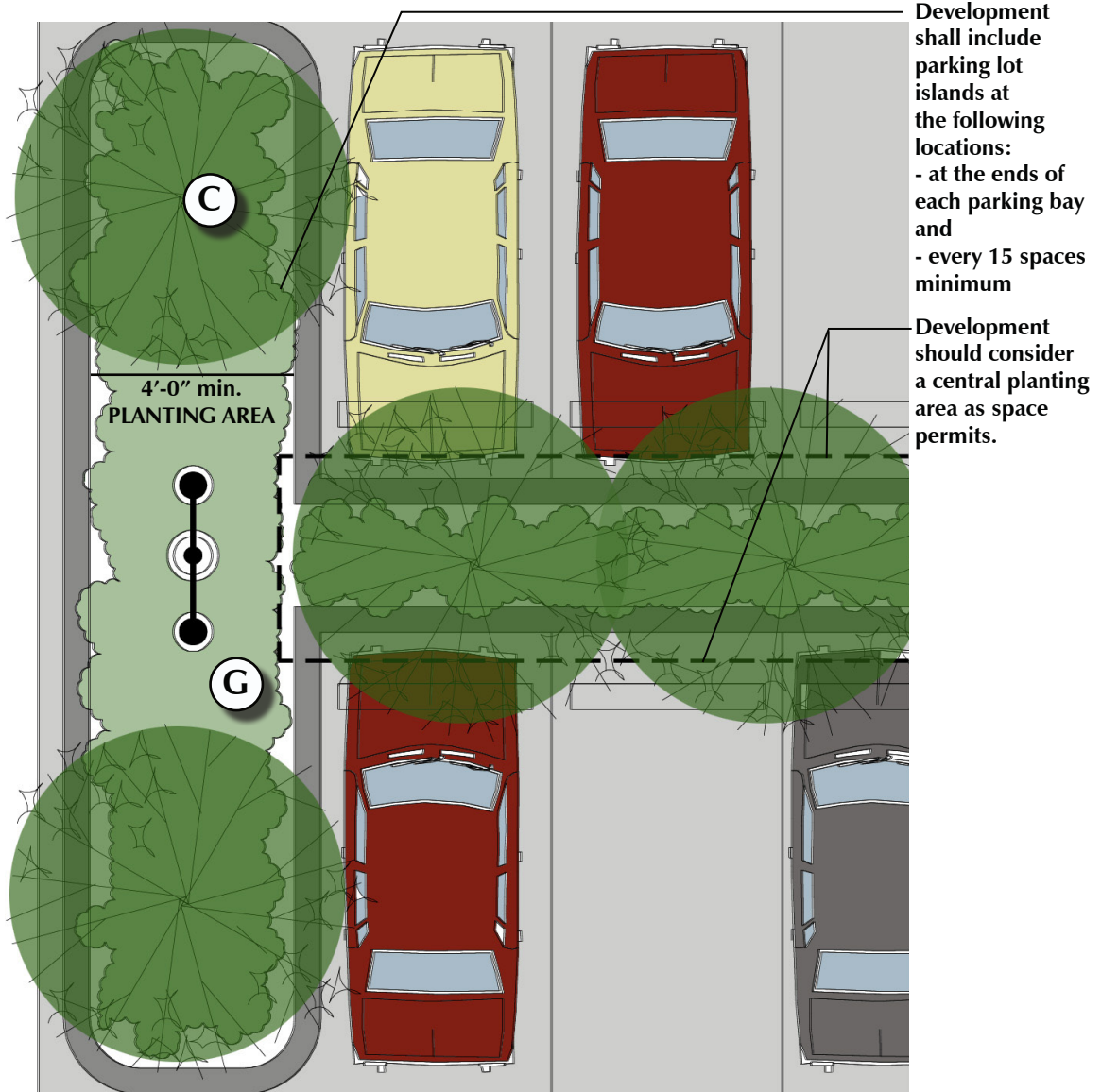
Perimeter Parking Lot Area Diagram



Diagrammatic Section

- Refer to pages 21-22 for recommended plant lists

Interior Parking Lot Area Diagram



Development shall include parking lot islands at the following locations:
 - at the ends of each parking bay and
 - every 15 spaces minimum

Development should consider a central planting area as space permits.

Diagrammatic Plan

- Refer to pages 21-22 for recommended plant lists

Key

Symbol	Description
C	Canopy Tree
G	Groundcover / Perennials / Shrubs

Note: Diagrammatic plan is intended to represent minimum standards for parking lot islands. Planting layout and form should be coordinated with the overall development design and features of the development site.

LANDSCAPE PLANTINGS: FOUNDATION LANDSCAPE AREAS

Design Goals

Well-designed landscapes can contribute to a safe and attractive shopping destination. Landscape plantings should be functional and attractive. Plantings should provide screening, softening, seasonal color and erosion control as appropriate. Plantings should be located at building facades and at sides and rears of buildings as appropriate.

Design Objectives

Building and Site Enhancement

- Suitability to location, environment, and maintenance considerations
- Provides buffering and appropriate transition to adjacent properties
- Promotes safety through plant selection and location
- Fosters attractive mature landscape appearances through appropriate size, type, location and density of plantings
- Incorporates perennial color



Public seating area is accented by a generous planting bed, site furnishings and specialty paver banding.

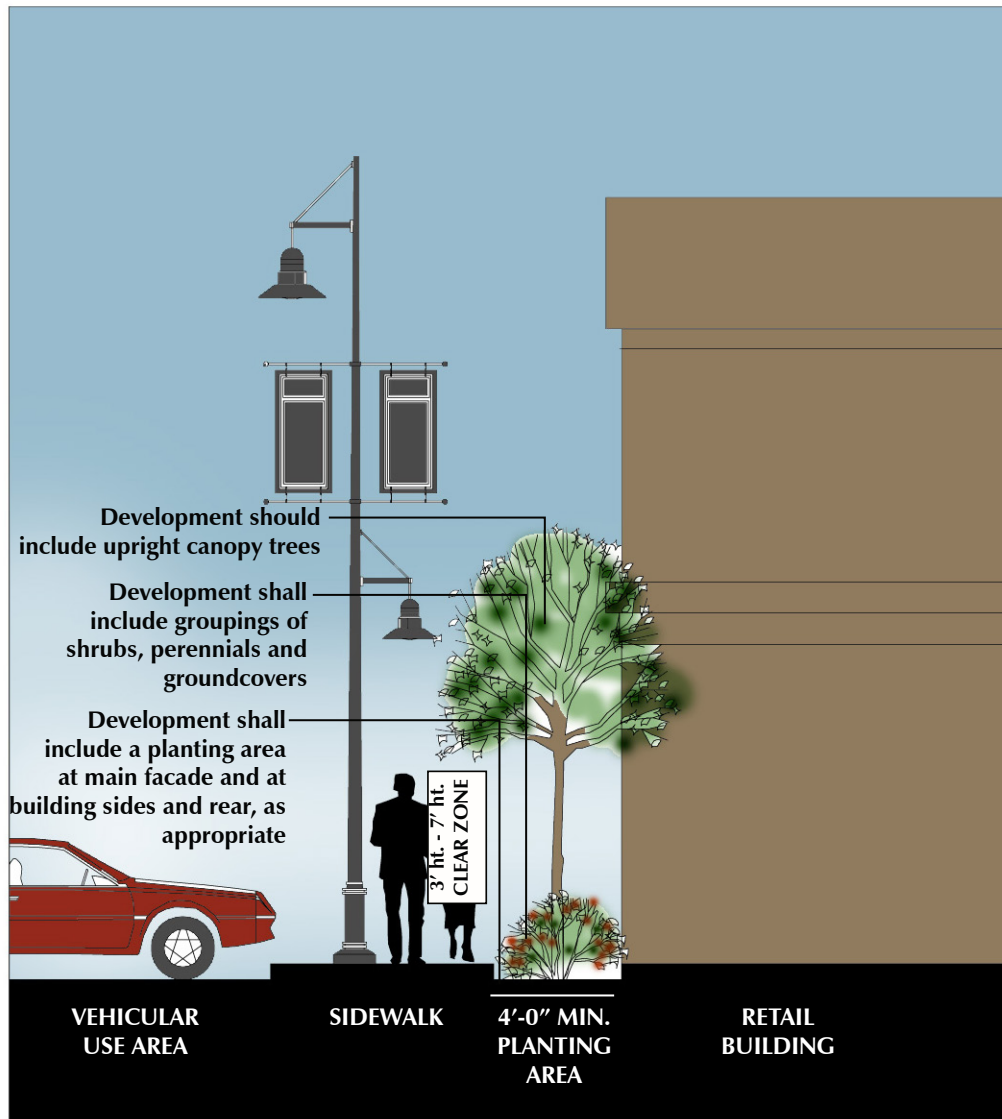


Raised planters filled with mature trees and perennials are complemented by annuals plantings in planter pots.



Outdoor cafe seating is separated from the public walkway with a low landscaped hedge.

Foundation Landscape Diagram



Diagrammatic Section

- Refer to pages 21-22 for recommended plant lists

LANDSCAPE PLANTINGS: RECOMMENDED PLANT LISTS

Commercial-Residential Bufferyard Areas

RECOMMENDED CANOPY TREES	
<i>recommended installation size: 3" caliper minimum for use in non-vehicular use areas only</i>	
Botanical Name	Common Name
<i>Acer platanoides</i>	Norway maple
<i>Acer saccharinum</i>	Silver maple
<i>Acer saccharum</i>	Sugar maple
<i>Betula nigra</i>	River birch
<i>Betula papyrifera</i>	Paper Birch
<i>Cercidiphyllum japonicum</i>	Katsuratree
<i>Fagus grandifolia</i>	American Beech
<i>Fagus sylvatica</i>	European Beech
<i>Ostrya virginiana</i>	Ironwood
<i>Quercus alba</i>	White Oak
<i>Quercus Rubra</i>	Red Oak
<i>Tilia Americana</i>	American Linden

RECOMMENDED EVERGREEN TREES	
<i>recommended installation size: 8' ht. minimum for use in property line buffers or site element screens</i>	
Botanical Name	Common Name
<i>Abies concolor</i>	White Fir
<i>Picea abies</i>	Norway Spruce
<i>Picea glauca</i>	White Spruce
<i>Picea glauca</i>	Black Hills Spruce
<i>Picea omorika</i>	Siberian Spruce
<i>Picea pungens</i>	Colorado Spruce and cultivars
<i>Pinus mugo</i>	Swiss Mountain Pine, Mugo Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus strobus</i>	White Pine
<i>Pinus sylvestris</i>	Scots Pine, Scotch Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir

RECOMMENDED UNDERSTORY PLANTINGS	
<i>recommended installation size: 6' ht. minimum for use in property line buffers or site element screens</i>	
Botanical Name	Common Name
<i>Cornus racemosa</i>	Gray Dogwood
<i>Cornus amomum</i>	Silky Dogwood
<i>Cornus mas</i>	Corneliancherry Dogwood
<i>Euonymus alatus</i>	Burning Bush
<i>Euonymus europaeus</i>	European Euonymus
<i>Lindera benzoin</i>	Spicebush
<i>Lonicera fragrantissima</i>	Winter Honeysuckle
<i>Rhus glabra</i>	Smooth Sumac
<i>Rhus typhina</i>	Staghorn Sumac
<i>Syringa reticulata</i>	Japanese Tree Lilac
<i>Viburnum dentatum</i>	Arrowwood Viburnum
<i>Viburnum lantana</i>	Wayfaringtree Viburnum
<i>Viburnum lentago</i>	Nannyberry Viburnum
<i>Viburnum opulus</i>	European Cranberrybush
<i>Viburnum prunifolium</i>	Blackhaw Viburnum
<i>Viburnum trilobum</i>	American Cranberrybush

RECOMMENDED SHRUB PLANTINGS	
<i>recommended installation size: 36" spr. minimum for use in property line buffers or site element screens</i>	
Botanical Name	Common Name
<i>Aronia melanocarpa</i>	Black Chokeberry
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Buxus microphylla koreana</i>	Korean Boxwood
<i>Cornus Sericea</i>	Redosier Dogwood
<i>Cotoneaster multiflorus</i>	Many-Flowered Cotoneaster
<i>Euonymus fortunei 'Saxoxie'</i>	Sarcoxie Wintercreeper
<i>Forsythia 'Bonxensis'</i>	Bronx Forsythia
<i>Forsythia x intermedia</i>	Border Forsythia
<i>Ilex verticillata</i>	Winterberry
<i>Ilex x meservae</i>	Blue Holly
<i>Juniperus chinensis</i>	Chinese Junipers
<i>Juniperus horizontalis</i>	Dwarf Creeping Juniper
<i>Ligustrum x vicaryi</i>	Golden Vicary Privet
<i>Potentilla fruticosa</i>	Potentilla
<i>Rhus aromatica 'Gro-Low'</i>	Grow Low Sumac
<i>Ribes Alpinum</i>	Alpine Currant
<i>Sambucus canadensis</i>	Elderberry
<i>Spirea japonica</i>	Japanese Spirea
<i>Spirea x bumalda</i>	Bumald Spirea
<i>Syringa meyeri</i>	Meyer's Lilac
<i>Syringa patula 'Ms. Kim'</i>	Miss Kim Korean Lilac
<i>Taxus cuspidata</i>	Japanese Yew
<i>Taxus x media 'Tauntonii'</i>	Taunton Yew
<i>Viburnum carlesii 'Compacta'</i>	Dwarf Koreanspice Viburnum
<i>Viburnum trilobum 'Compactum'</i>	Compact American Cranberrybush
<i>Viburnum trilobum 'Hahs'</i>	Hahs American Cranberrybush

Parking Lot Plantings / Foundation Plantings

RECOMMENDED CANOPY TREES (taller than 30'-0" ht.)	
<i>recommended installation size: 3" caliper minimum for use where overhead wires do not exist</i>	
Botanical Name	Common Name
<i>Acer x freemanii</i>	Freeman Maple
<i>Acer platanoides cultivars</i>	Norway Maple
<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Acer saccharum 'Green Mountain'</i>	Green Mountain Sugar Maple
<i>Acer saccharum 'Wright Brothers'</i>	Wright Brothers Sugar Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Aesculus hippocastanum</i>	Common Horsechestnut
<i>Carya ovata</i>	Shagbark Hickory
<i>Celtis occidentalis</i>	Common Hackberry
<i>Celtis occidentalis 'Prairie Pride'</i>	Prairie Pride Hackberry
<i>Corylus colurna</i>	Turkish Filbert
<i>Ginkgo biloba (male only spp.)</i>	Male Ginkgo Varieties
<i>Gleditsia triacanthos inermis spp.</i>	Honeylocust Varieties
<i>Gymnocladus dioica</i>	Kentucky Coffeetree
<i>Juglans nigra</i>	Black Walnut
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tulip Tree, Yellow Poplar
<i>Ostrya virginiana</i>	Ironwood
<i>Phellodendron amurense</i>	Amur Corktree
<i>Quercus alba</i>	White Oak
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus imbricaria</i>	Shingle Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus muehlenbergii</i>	Chinquapin Oak
<i>Quercus robur</i>	English Oak
<i>Quercus rubrum</i>	Red Oak
<i>Tilia americana spp.</i>	American Linden Varieties
<i>Ulmus carpinifolia 'Accolade'</i>	Accolade Smoothleaf Elm
<i>Ulmus carpinifolia 'Homestead'</i>	Homestead Smoothleaf Elm
<i>Ulmus carpinifolia 'Regal'</i>	Regal Smoothleaf Elm
<i>Zelkova serrata</i>	Zelkova
<i>Zelkova serrata 'Greenvase'</i>	Greenvase Zelkova

RECOMMENDED CANOPY TREES (30'-0" max. ht.)

recommended installation size: 3" caliper minimum
for use where overhead wires exist

Botanical Name	Common Name
<i>Acer Ginnala</i>	Amur Maple
<i>Amelanchier canadensis</i>	Serviceberry
<i>Carpinus carolinia</i>	American Hornbeam
<i>Cercis canadensis</i>	Redbud
<i>Cornus mas</i>	Corneliancherry Dogwood
<i>Cornusmas alternifolia</i>	Pagoda Dogwood
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus crus-galli</i>	Cockspur Hawthorn
<i>Hammamelis virginiana</i>	Witch Hazel
<i>Malus sp.</i>	Flowering Crab Varieties
<i>Ostrya virginiana</i>	Ironwood
<i>Syringa reticulata spp.</i>	Japanese Tree lilac Varieties
<i>Viburnum lentago</i>	Nannyberry
<i>Viburnum prunifolium</i>	Blackhaw Viburnum

RECOMMENDED CANOPY TREES (narrow upright varieties)

recommended installation size: 3" caliper minimum
upright varieties for use as foundation plantings

Botanical Name	Common Name
<i>Carpinus betulus 'Fastigiata'</i>	Upright Hornbeam
<i>Ginkgo biloba 'Fastigiata'</i>	Upright Ginkgo
<i>Pyrus calleryana 'Redspire'</i>	Redspire Pear
<i>Quercus robur 'Fastigiata'</i>	Upright English Oak
<i>Tilia americana 'Fastigiata'</i>	Pyramidal American Linden

UNACCEPTABLE TREES

Espalier or topiary: geometrical plant forms achieved through pruning which are contrary to natural form

Dwarf or small scale: trees which grow taller than 3'-0" but cannot be undertrimmed to a minimum height of 7'-0"

Topped or dehorned: trees with most of the crown removed, such that the main branches end abruptly in stubs

The following tree species and varieties are unacceptable;

conifers or needle evergreens are unacceptable
trees with thorns are unacceptable
trees which drop messy fruits are unacceptable

Botanical Name	Common Name
<i>Acer negundo</i>	Box Elder
<i>Acer saccharinum</i>	Silver Maple
<i>Aesculus spp.</i>	Buckeye species
<i>Ailanthus altissima</i>	Tree-of-Heaven
<i>Castanea spp.</i>	Chestnut
<i>Catalpa spp.</i>	Catalpa species
<i>Eleangus angustifolia</i>	Russian Olive
<i>Fraxinus spp.</i>	Ash species
<i>Ginkgo biloba (female)</i>	Female Ginkgo
<i>Halesia spp.</i>	Silverbell species
<i>Maclura pomifera</i>	Osage Orange
<i>Morus spp.</i>	Mulberry species
<i>Oxydendrum spp.</i>	Sourgum species
<i>Populus spp.</i>	Poplar, Cottonwood, Aspen
<i>Prunus spp.</i>	Cherry, Peach, Plum
<i>Rhamnus spp.</i>	Buckthorn species
<i>Robinia spp.</i>	Black Locust
<i>Salix spp.</i>	Willow species
<i>Sorbus spp.</i>	Mountain Ash

RECOMMENDED ORNAMENTAL TREES

recommended installation size: 6' ht. minimum

Botanical Name	Common Name
<i>Amelanchier spp.</i>	Serviceberry Varieties
<i>Carpinus caroliniana</i>	American Hornbeam
	Golden Glory Cornelian Cherry
<i>Cornus mas 'Golden Glory'</i>	Dogwood
<i>Crataegus crusgalli 'Inermis'</i>	Thornless Cockspur Hawthorn
<i>Magnolia spp.</i>	Magnolia Varieties
<i>Malus spp.</i>	Crabapple Varieties
<i>Pyrus spp.</i>	Ornamental Pear Varieties
<i>Syringa reticulata 'Ivory Silk'</i>	Japanese Tree Lilac

RECOMMENDED SHRUB PLANTINGS (3'-0" max. ht.)

recommended installation size: 36" spr. minimum
salt and urban tolerant
3' max height at maturity

Botanical Name	Common Name
<i>Taxus cuspidata 'Nana'</i>	Dwarf Japanese Yew
<i>Aronia melanocarpa 'Iroquois Beauty'</i>	Iroquois Beauty Black Chokeberry
<i>Berberis thunbergii atropurpurea 'Nana'</i>	Crimson Pygmy Barberry
<i>Berberis thunbergii 'Intermedia'</i>	Intermedia Barberry
<i>Cornus pumila</i>	Dwarf Red Tipped Dogwood
<i>Cornus sericea 'Kelseyi'</i>	Kelsey's Dwarf Dogwood
<i>Cotoneaster horizontalis hessei</i>	Rockspray Cotoneaster
<i>Forsythia viridissima Bronxensis'</i>	Bronx Forsythia
<i>Hypericum frondosum 'Sunburst'</i>	Sunburst Hypericum
<i>Hypericum prolificum</i>	Shrubby St. Johnswort
<i>Hypericum kalmianum</i>	Kalm St. Johnswort
<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Sparkleberry Winterberry
<i>Itea virginica 'Little Henry'</i>	Little Henry Virginia Sweetspire
<i>Lonicera x 'Emerald Mound'</i>	Emerald Mound Honeysuckle
<i>Rhus aromatica 'Gro-Low'</i>	Gro-low Fragrant Sumac
<i>Ribes alpinum 'Green Mound'</i>	Dwarf Alpine Currant
<i>Rosa spp.</i>	Dwarf Rose Varieties
<i>Spiraea spp.</i>	Spiraea Varieties
<i>Viburnum opulus 'Nanum'</i>	Dwarf European Cranberrybush
<i>Weigela florida</i>	Weigela

RECOMMENDED PERENNIAL PLANTINGS

recommended installation size: 1 gal.
salt and urban tolerant

Botanical Name	Common Name
<i>Achillea spp.</i>	Yarrow Varieties
<i>Alchemilla mollis</i>	Lady's Mantle
<i>Aster spp.</i>	Aster Varieties
<i>Astilbe spp.</i>	Astilbe Varieties
<i>Chasmanthium latifolium</i>	Northern Sea Oats
<i>Coreopsis verticillata 'Zagreb'</i>	Threadleaf Tickseed
<i>Dianthus spp.</i>	Dianthus Varieties
<i>Echinacea spp.</i>	Coneflower Varieties
<i>Geranium spp.</i>	Cranesbill Varieties
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Heliopsis spp.</i>	False Sunflower Varieties
<i>Hemerocallis spp.</i>	Daylily Varieties
<i>Hosta spp.</i>	Hosta Varieties
<i>Iris spp.</i>	Iris Varieties
<i>Liatris spicata 'Kobold'</i>	Kobold Gayfeather
<i>Liriope spicata</i>	Lily Turf
<i>Nepeta 'Walkers Low'</i>	Walkers Low Catmint
<i>Pennisetum alopecuroides</i>	Fountain Grass
<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage
<i>Rudbeckia spp.</i>	Black-Eyed Susan Varieties
<i>Salvia spp.</i>	Salvia Varieties
<i>Veronica spp.</i>	Veronica Varieties

RECOMMENDED GROUND COVER PLANTINGS

recommended installation size: 1 qt. or 2-1/2" pot
salt and urban tolerant

Botanical Name	Common Name
<i>Euonymus fortunei coloratus</i>	Purpleleaf Wintercreeper
<i>Fragaria spp.</i>	False Strawberry
<i>Hedera helix spp.</i>	English Ivy Varieties
<i>Pachysandra terminalis</i>	Japanese Spurge
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Vinca minor</i>	Periwinkle
<i>Waldsteinia termeta</i>	Barren Strawberry