

5. LANDSCAPING & STREET TREES

Intent

Natural landscapes and landscape features are an important element of an urban environment. Accessible natural areas play a role in increasing the quality of life for residents and attracting tourists and visitors with an aesthetically pleasing streetscape. Additionally, storm runoff is better managed when natural areas are present, giving the water a place to go and reducing both the likelihood and intensity of flood events.

Applicability

The following standards apply to all landscaping and street trees that are required for development within the Historic Business District. The plant lists contained in this chapter are also intended for guidance in the residential areas.

A. Streetscape and Character

Carefully selected plant species can vastly improve the streetscape and character of the Historic District. Street trees add spatial definition and pedestrian scale. Trees and shrubs soften the appearance of the necessary hardscape materials, creating a more attractive and comfortable environment for pedestrians and motorists.

A streetscape featuring a harmonious selection of species has a more appealing visual appearance than a streetscape featuring a haphazard array of trees and shrubs. When developing a landscape plan, plants should be selected with great care, taking into consideration seasonal colors, blooms, and shapes—as well as the specific needs of the plants themselves—in order to contribute to the streetscape.

Each plant species has its particular horticultural requirements and assets/liabilities that should be evaluated prior to installation. In all cases, research should be done to determine whether the right species is being considered for the right location. Issues such as amount of watering, sun exposure, soil needs, susceptibility to pests and disease, long-term maintenance, and size/height should be carefully considered, especially in an urban environment with conflicting elements such as underground and overhead utilities.

B. Review and Criteria

The Design Review Board reviews all proposals for street trees in the Historic Business District, as well as landscape plantings for new development. In all cases native species are preferred over ornamental or non-native plants. Because they are adapted to local conditions, native species are easier to maintain over time, fare better in the local climate, and require less watering than non-native species.

Section C below lists plant species that are known to be hardy in the Snohomish area. Native species are identified in order to encourage their use, thereby supporting preservation of the region's landscape identity. Species that are recommended by the Public Utility District (PUD) have been identified as a courtesy for owners considering trees in the vicinity of power lines; although consultation with the PUD is encouraged. These lists are provided for guidance, and are not intended to be comprehensive. Other species may be submitted for review. Approval will be subject to the following criteria:

V. SITE ELEMENTS – LANDSCAPING | STREET TREES

- Long life span (30+ years)
- Disease- and pest-resistant
- Non-invasive roots
- No sight obstruction created at the base
- No excessive fruit or debris dropping on sidewalks

C. Recommended Plant Species

GROUNDCOVER Sun Exposure

Scientific Name	Common Name	Notes	Native
<i>Archostaphytlos uva-ursi</i>	Kinnikinnik	Evergreen; Produces red berries	✓
<i>Euonymus fortunei</i>	Purpleleaf wintercreeper	Climbing; Plum fall color	
<i>Rubus calycinoides</i>	Creeping raspberry	White blossoms; red fall color	

GROUNDCOVER Shade Exposure

Scientific Name	Common Name	Notes	Native
<i>Ajunga reptans</i>	Carpet bugleweed	Bears raised, violet flowers	
<i>Gaultheria ovatifolia</i>	Western teaberry	Bears pink bell-shaped flowers	✓
<i>Rubus pedatus</i>	Trailing wild raspberry	Bears white flowers, edible fruit	✓
<i>Vinca minor</i>	Periwinkle	Bears lavender flowers into fall	✓

SHRUBS Sun Exposure

Scientific Name	Common Name	Notes	Native
<i>Buxus sempervirens</i>	Dwarf boxwood	5-15 ft height/spread; evergreen	
<i>Euonymus fortunei</i>	Winter creeper	Vigorous woody evergreen vine	
<i>Gaultheria shallon</i>	Salal	Slow growing; white flowers	✓
<i>Ligustrum japonicum</i> "texanum"	Waxleaf privet	White blossoms, prunes well for hedges or topiaries	
<i>Mahonia aquifolium</i>	Oregon grape	Yellow blossoms and edible fruit	✓
<i>Philadelphus lewisii</i>	Mock Orange	Fragrant white blossoms	✓
<i>Pinus mugo mughus</i>	Mugo pine dwarf	Dwarf coniferous tree to 20 ft tall	
<i>Prunus "Zabeliana"</i>	Zebel's cherry laurel	Small white flowers; up to 4 ft tall	
<i>Ribes sanguineum</i>	Red flowering currant	Deep pink flowers, edible fruit	✓
<i>Symphoricarpos albus</i>	Snowberry	Pink flowers, white berries	✓
<i>Rosa nutkana</i>	Nootka rose	Pink flowers, edible rose hips	✓
<i>Rosa pisocarpa</i>	Cluster rose	Pink flowers in spring and fall, prefers wet soils	✓
<i>Vaccinium ovatum</i>	Evergreen huckleberry	Pale pink flowers, edible fruit	✓

V. SITE ELEMENTS – LANDSCAPING | STREET TREES

SHRUBS Shade Exposure

Scientific Name	Common Name	Notes	Native
<i>Blechnum spicant</i>	Deer fern	Prefers wet soils; 18 in height	✓
<i>Cornus sericea</i>	Red osier dogwood	Red bark, prefers moist soils	✓
<i>Gaultheria shallon</i>	Salal	White blossoms; 3-6 ft height	✓
<i>Kalmia latifolia</i>	Mountain laurel	White blossoms; 5-15 ft height	
<i>Mahonia aquifolium</i>	Oregon grape	Yellow blossoms and edible fruit	✓
<i>Polystichum munitum</i>	Sword fern	Evergreen fronds; 4 ft height	✓
<i>Prunus lusitanica</i>	Portuguese laurel	White blossoms; 25 ft height	
<i>Rosa gymnocarpa</i>	Bald-hip rose, Dwarf rose	Pink flowers, rose hips; 5 ft height	✓
<i>Sarcococca ruscifolia</i>	Fragrant sweet box	White blossoms; 3-4 ft height	
<i>Skimmia japonica</i>	Japanese skimmia	White blossoms; 3-4 ft height	
<i>Vaccinium ovatum</i>	Evergreen huckleberry	Pale pink flowers, edible fruit	✓
<i>Viburnum davidi</i>	David's viburnum	White blossoms, bears fruit; 3 ft	

TREES Small – 16ft maximum spacing

Scientific Name	Common Name	Notes	Native	PUD
<i>Acer ginnala</i>	Flame maple	<ul style="list-style-type: none"> • 20 ft height; 20 ft spread • Fragrant yellow flowers, red fall color • Heat, cold, and drought-resistant 		✓
<i>Amelanchier laevis</i>	Serviceberry	<ul style="list-style-type: none"> • Up to 40 ft height • White blossoms, red/yellow in fall • Prefers well drained, acidic soil 		
<i>Carpinus betulus pyramidalis</i>	Pyramidal hornbeam	<ul style="list-style-type: none"> • Up to 40 ft height • Yellow or dark red fall color • Retains leaves well in winter 		
<i>Cercidiphyllum japonicum</i>	Katsura	<ul style="list-style-type: none"> • 25 ft height; 25 ft spread • White blossoms, yellow fall color • Plentiful green seeds, ½" size 		
<i>Cornus kousa</i>	Kousa dogwood, Japanese dogwood	<ul style="list-style-type: none"> • 15-30 ft height; 15-30 ft spread • Pinkish white blossoms, scarlet in fall • Bears berry-like fruits, edible for birds 		
<i>Crataegus phaenopyrum</i>	Washington thorn	<ul style="list-style-type: none"> • 25 ft height; 20 ft spread • White flowers, orange/red fall color • Shiny red fruit in fall 		
<i>Fagus sylvatica 'Dawyck'</i>	Pyramidal beech	<ul style="list-style-type: none"> • 35 ft height; 8 ft spread • Red/brown fall color • Prefers full sun 		
<i>Fraxinus ornus</i>	Flowering ash	<ul style="list-style-type: none"> • 40-50 ft height; 20-30 ft spread • Greenish white blossoms; yellow in fall • Grows rapidly 		
<i>Prunus subhirtella autumnalis</i>	Atunumnalis cherry	<ul style="list-style-type: none"> • 25-30 ft height; 25-30 ft spread • Pinkish white blossoms • Blooms in autumn and in early spring 		
<i>Pyrus calleryana</i>	Bradford pear, Chanticleer	<ul style="list-style-type: none"> • 30 ft height; 25 ft spread • Early white blossoms; red in fall • Dark green, glossy leaves 		
<i>Prunus sargentii columnaris</i>	Columnar Sargent cherry	<ul style="list-style-type: none"> • 30-40 ft height; 15 ft spread • Pink blossoms; orange and red in fall • Grows rapidly 		
<i>Prunus x Schmittii</i>	Ornamental hybrid cherry	<ul style="list-style-type: none"> • 20 ft height; 5-15 ft spread • Pale pink blossoms; yellow in fall • Hybrid upright tree; fast growing 		
<i>Quercus robur 'Fastigiata'</i>	Columnar English oak	<ul style="list-style-type: none"> • 50-60 ft height; 10-18 ft spread • Narrow tree with dark green leaves • Prefers full sun 		

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<i>Sorbus aria</i>	Whitebeam, Chess-apple	<ul style="list-style-type: none"> • 40 ft height; 25-30 ft spread • White blossoms with small red fruits • Compact and domed 		
<i>Stewartia pseudocamellia</i>	Japanese stewartia	<ul style="list-style-type: none"> • 40 ft height; 15-20 ft spread • White blossoms; bronze to purple in fall • Slow growing; prefers moist soils 		
<i>Styrax japonica</i>	Snowdrop, Japanese snowbell	<ul style="list-style-type: none"> • 15-25 ft height; 15-25 ft spread • White blossoms; red/yellow in fall • Slow growing; prefers moist soils 		✓
<i>Acer circinatum</i>	Vine Maple	<ul style="list-style-type: none"> • 15 ft height; 20 ft spread • Red, orange, yellow fall color; shrubby • Prefers moist shade but tolerates sun 	✓	✓
<i>Acer palmatum</i>	Japanese Maple	<ul style="list-style-type: none"> • 25 ft height; 25 ft spread • Fine-textured leaves; color variable • Prefers shade and well-drained soil 		✓
<i>Acer platanoides Globosum</i>	Globe Norway Maple	<ul style="list-style-type: none"> • 15 ft height; 18 ft spread • Broad crown with dense foliage • Pollution tolerant, shallow root system 		✓
<i>Acer tataricum</i>	Tatarian Maple	<ul style="list-style-type: none"> • 15-20 ft height; 15-20 ft spread • Broad green leaves, yellow/red in fall • Drought tolerant, prefers part shade 		✓
<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	<ul style="list-style-type: none"> • 20 ft height; 15 ft spread • Clustered white blossoms; orange in fall • Upright spreading tree 		✓
<i>Cercidiphyllum japonicum "Pendulum"</i>	Weeping Katsura	<ul style="list-style-type: none"> • 20 ft height; 25-30 ft spread • Rounded form with weeping branches • Blue/green leaves; bright yellow in fall 		✓
<i>Cornus florida</i>	Flowering Dogwood	<ul style="list-style-type: none"> • 20-25 ft height; 25+ ft spread • Pink blossoms; yellow and orange in fall • Low branching with gray/black bark 		✓
<i>Cornus sericea</i>	Red osier Dogwood	<ul style="list-style-type: none"> • 7-9 ft height; 10 ft spread • Clustered white blossoms; green fruit • Shrubby, prefers sun and moist soil 	✓	✓
<i>Cotinus coggyrgia</i>	Smoketree	<ul style="list-style-type: none"> • 10 ft height; 15 ft spread • Coral blossoms; yellow, red in fall • Upright with rounded crown 		✓
<i>Fraxinus pennsylvanica Leprechaun</i>	Leprechaun Ash	<ul style="list-style-type: none"> • 20 ft height; 15 ft spread • Small leaves, compact shape • Dwarf shrub, can be grafted to a trunk 		✓
<i>Hamamelis x intermedia</i>	Witchhazel	<ul style="list-style-type: none"> • 15-20 ft height; 15-20 ft spread • Large fragrant flowers; golden in fall • Shrubby; produces astringent 		✓
<i>Magnolia stellata</i>	Star Magnolia	<ul style="list-style-type: none"> • 20 ft height; 10 ft spread • Dark leaves; bronze to yellow in fall • Slow growing; dense, oval or rounded 		✓
<i>Rhus typhina</i>	Staghorn Sumac	<ul style="list-style-type: none"> • 15-25 ft height; 20-30 ft spread • Clustered flowers, bears fruit; red in fall • Large, hardy; random branch patterns 		✓
<i>Syringa reticulata subsp. Pekinesis</i>	Chinese Tree Lilac	<ul style="list-style-type: none"> • 15-20 ft height; 10-15 ft spread • Slender branches; yellow in fall • Yellow blossoms in summer; bears fruit 		✓
<i>Chamaecyparis obtusa</i>	Dwarf Hinoki Cypress	<ul style="list-style-type: none"> • 8-20 ft height; narrow with conical shape • Frondline branches • Prefers moist, acidic soil and shade 		✓
<i>Myrica californica</i>	Pacific Waxmyrtle	<ul style="list-style-type: none"> • 15 ft height; 15 ft spread • Lavender spring blossoms • Partial shade; drought-tolerant 	✓	✓
<i>Pinus aristata</i>	Bristlecone Pine	<ul style="list-style-type: none"> • 8-20 ft height; bushy and conical shape • Long branches with needles • Grows well in rocky soil; needs full sun 		✓
<i>Pinus densiflora Umbraculifera</i>	Dwarf Japanese Red Pine	<ul style="list-style-type: none"> • 10-20 ft height; vase shape at maturity • Upward spreading branches • Heat-tolerant; needs well-drained soil 		✓

V. SITE ELEMENTS – LANDSCAPING | STREET TREES

TREES Medium – 25ft maximum spacing

Scientific Name	Common Name	Notes	Native	PUD
<i>Acer davidii</i>	David's maple, Snakebark maple	<ul style="list-style-type: none"> • 20-35 ft height; 15-25 ft spread • Yellow blossoms; red/yellow in fall • Striped bark; broad green leaves 		
<i>Acer rubrum</i>	Red maple, October glory	<ul style="list-style-type: none"> • 40-70 ft height; 30-50 ft spread • Red or yellow blossoms; red in fall • Tolerant of wet soils 		
<i>Carpinus betulus</i>	European Hornbeam	<ul style="list-style-type: none"> • 30-40 ft height; 20-30 ft spread • Green or yellow blossoms; yellow in fall • Oval to rounded crown; gray fluted bark 		
<i>Celtis occidentalis</i>	Hackberry	<ul style="list-style-type: none"> • 40-60 ft height; 40-60 ft spread • Green blossoms; yellow in fall • Rounded crown with edible purple fruit 		
<i>Cladrastis kentukea</i>	Yellowwood	<ul style="list-style-type: none"> • 30-50 ft height; 40-55 ft spread • Fragrant pink/white blossoms • Rounded crown 		
<i>Fraxinus oxycarpa</i>	Raywood Ash, Claret Ash	<ul style="list-style-type: none"> • 50 ft height; 25 ft spread • Red blossoms; red fall color • Prefers full sun; spreading canopy 		
<i>Gleditsia triacanthos</i>	Honeylocust (thornless)	<ul style="list-style-type: none"> • 30-70 ft height; 30-70 ft spread • Green/yellow blossoms; yellow in fall • Grows rapidly; spreading canopy 		
<i>Liquidambar styraciflua</i>	American Sweetgum	<ul style="list-style-type: none"> • 60 ft height; 20-25 ft spread • Star-shaped leaves; red/yellow in fall • Prefers moist soils 		
<i>Magnolia kobus</i>	Kobushi magnolia	<ul style="list-style-type: none"> • 25-30 ft height; 25-35 ft spread • White, cup-shaped flowers • Slow growing; prefers temperate areas 		
<i>Pinus contorta</i>	Shore pine	<ul style="list-style-type: none"> • 40-50 ft height; 30 ft spread • Conifer attracts birds • Irregular, sprawling form 	✓	
<i>Prunus sargentii</i>	Sargent cherry	<ul style="list-style-type: none"> • 20-30 ft height; 20-30 ft spread • Profuse pink blossoms; red fall color • Bitter fruit; prefers full sun 		
<i>Quercus chrysolepis</i>	Canyon live oak	<ul style="list-style-type: none"> • 20-60 ft height; 30-60 ft spread • Yellow blossoms; evergreen • Slow growing; drought tolerant 		
<i>Quercus garryana</i>	Garry oak, Oregon white oak	<ul style="list-style-type: none"> • 20-60 ft height; 30-60 ft spread • Yellow or red blossoms; evergreen • Open, rounded crown; drought tolerant 	✓	
<i>Sassafras albidum</i>	Sassafras	<ul style="list-style-type: none"> • 20-60 ft height; 25-40 spread • Greenish-yellow blossoms; oval leaves • Prefers moist, acidic, loamy soils 		
<i>Tilia cordata</i>	Littleleaf linden	<ul style="list-style-type: none"> • 30-60 ft height; 40 ft spread • Fragrant yellow blossoms in summer • Dense canopy provides shade 		
<i>Zelkova serrata</i>	Japanese zelkova, 'Village Green'	<ul style="list-style-type: none"> • 60 ft height; 60 ft spread • Yellow to red/purple in fall • Vase-shaped canopy; peeling bark 		

TREES Large – 35ft maximum spacing

Scientific Name	Common Name	Notes	Native	PUD
<i>Acer pseudoplatanus</i>	Sycamore maple	<ul style="list-style-type: none"> • 60 ft height; 40-60 ft spread • Green blossoms, produces samaras • Broad, domed crown for shade 		
<i>Acer saccharum</i>	Sugar maple	<ul style="list-style-type: none"> • 40-80 ft height; 30-60 ft spread • Green blossoms, orange/red fall color • Dense crown; produces samaras 		
<i>Betula papyrifera</i>	Paperbark Birch	<ul style="list-style-type: none"> • 75 ft height; 30 ft spread • Green catkins, yellow fall color • Peeling white bark, serrated leaves 	✓	

V. SITE ELEMENTS – LANDSCAPING | STREET TREES

<i>Castanea mollissima</i>	Chinese, Spanish chestnuts	<ul style="list-style-type: none"> • 40-80 ft height; 30-60 ft spread • Green blossoms, orange/red fall color • Dense crown; produces samaras 		
<i>Fagus sylvatica</i>	Beech varieties	<ul style="list-style-type: none"> • 50-60 ft height; 35-50 ft spread • Green blossoms, golden bronze fall color • Rounded crown; difficult to transplant 		
<i>Ginkgo biloba</i>	Maidenhair, Ginkgo	<ul style="list-style-type: none"> • 60-80 ft height; 8 ft spread • Yellow fall color • Prefers part sun; does not make shade 		
<i>Liriodendron tulipifera</i>	Tulip tree	<ul style="list-style-type: none"> • 60-90 ft height; 30-50 ft spread • Yellow tulip-form flowers; yellow in fall • Prefers well-drained soils 		
<i>Pterocarya spp.</i>	Wingnuts	<ul style="list-style-type: none"> • 40-90 ft height; 30-50 ft spread • Yellow catkin chains; yellow in fall • Grows quickly; produces samaras 		
<i>Quercus borealis, rubra</i>	Red oak, Champion oak	<ul style="list-style-type: none"> • 100 ft height; 60-70 ft spread • Yellow catkin chains; red in fall • Drought tolerant; produces samaras 		
<i>Quercus coccinea</i>	Scarlet oak	<ul style="list-style-type: none"> • 50-70 ft height; 40-50 ft spread • Yellow catkin chains; red in fall • Drought tolerant; produces acorns 		
<i>Quercus ilex</i>	Holly oak	<ul style="list-style-type: none"> • 50-70 ft height; 40-50 ft spread • Yellow catkin chains; red in fall • Drought tolerant; produces acorns 		
<i>Quercus palustris</i>	Pin oak	<ul style="list-style-type: none"> • 50-70 ft height; 40-60 ft spread • Small catkins; vibrant red in fall • Prefers moist soils; produces acorns 		
<i>Quercus phellos</i>	Willow oak	<ul style="list-style-type: none"> • 40-75 ft height; 25-50 ft spread • Small catkins; dull gold/brown in fall • Prefers moist soils; produces acorns 		
<i>Quercus robur</i>	English oak	<ul style="list-style-type: none"> • 30-70 ft height; 30-60 ft spread • Yellow catkins; evergreen • Umbrella form canopy; produces acorns 		