

**Parking Island Landscaping Design Meeting**  
**29 June 2022**  
**Summary and Full Minutes**

**In attendance:**

Catherine Wells (BL&D Designer)  
Merilee Eggleston  
Bob Evans  
Don Middleton  
Jere Eggleston  
Susie Koprowski  
Marty Hoerling  
Paul Culnan  
Karan Kozelko  
Karen Nielsen

**Prior input via email:**

Andrew Ogden/Janet Cerretani  
Dick Stone  
Glenn Sanders  
Kimberly Kosmenko/Ashish Jain  
Katherine Yaffe  
John Gress  
Susan Adams

**Summary**

Different overall visions for the parking islands were presented.

Two people requested we consider planting medium to large shade trees to cool our streetscape. This idea was supported, to the extent it is possible, by a third person.

Four people requested that we simply clean up the parking islands and leave them as they are.

Others requested shrubs, groundcovers or ornamental grasses, rock gardens, and small trees.

Pending more input from the neighborhood as a whole, Catherine Wells of Boulder Landscape and Design is working on preliminary designs and pricing based on what she heard at our recent meeting.

**In the Silver Plume Court parking island**, residents requested that a large lilac be planted in the rocky area where the juniper mass came out and that the northwest and northeast corners be landscaped similarly to the existing southwest corner, with the

addition of a small hawthorn tree in each of those two corners. They agreed that the southeast corner should retain its spirea, ornamental grasses, and ice plant and otherwise be cleaned up.

**In the West parking island,** residents requested that the two Russian olives remain and that a golden ninebark be planted in the northeast corner to screen the view of cars from the east, if possible without creating a sight-line hazard. Residents have also requested cars be screened looking to the north on the east end of the island. Catherine Wells will develop a plan for this. Residents requested a large shrub or small tree on the west end of the island for additional privacy screening.

**In the Center parking island,** residents have variously requested that no additional landscaping be brought in, screening from the north be created for cars, and that a large shade tree be planted. Pending wider polling on two of these issues, Catherine Wells will develop a plan for screening cars. She suggested we leave the catmint on the ends of the islands in place for now.

**In the North parking island,** residents agreed no new plant materials were needed but that a poorly placed Ponderosa sapling should be removed and the juniper stump remnant should be reduced.

**In the Silver Plume Circle parking island,** residents of two homes have requested there be no additional landscaping. Catherine Wells agreed with that approach in this island, citing its existing large rocks and well-placed lilac. There are three stumps — two juniper and one Russian olive — that need further work there.

### **Full Minutes**

The meeting began at 2:10 p. m. Merilee Eggleston briefly introduced Catherine Wells of Boulder Landscape and Design (BL&D) and stated the purpose of the meeting as information gathering about what landscaping residents want to see in the parking islands following the removal of the large junipers. She said the board was looking for all input, from broad visions to specific requests.

**Silver Plume Court:** Susie Koprowski requested one or two miniature trees and some ground cover in the northwest corner of Silver Plume Court.

Susan Adams requested via email that that corner be landscaped similarly to what was done in the southwest corner.

John Gress asked via email for medium to large deciduous trees to create shade in the island as a whole.

Kimberly Kosmenko and Ashish Jain requested, via email, some medium-sized shrubs to soften sight lines and some xeric, smaller, blooming shrubs or groundcovers or ornamental grasses. They also requested that we protect the roots of the large Ponderosas as we work.

Merilee asked Catherine to address what sort of risk there would be to the Ponderosas in doing any excavation work prior to replanting.

Catherine replied that we would need to be strategic in determining where to plant new materials to avoid the old juniper stumps. No new plants will go directly on top of an old stump. BL&D will take the stumps down to at least ground level, but because the stumps are so massive, they'll need to plant to the side of the stumps. She said full excavation is not realistic within our budget.

Catherine said the things we need to be mindful of are 1) budget, 2) what we can get done within that budget, and 3) how much of the budget would be eaten up by trying to get juniper roots out, if that's even necessary.

Karan Kozelko asked if it wouldn't be possible to get a stump grinder in to remove the stumps. Catherine replied that stump grinding is only good for about a foot to eighteen inches of depth, and even a medium-size shrub would need more depth than that. To create that much space would need a different type of excavation, which we should consider only in very select places because of expense.

Karan asked about whether it was possible to plant where junipers have come out because of residual soil toxicity. She wondered if it would be two years before we could plant anything in the islands. Catherine replied that that concern would be dealt with by appropriate soil prep. Some existing soil would be removed and new soil brought in to get around that problem.

Paul Culnan offered that he's happy with the way the cul-de-sacs look post-juniper removal and that he'd like to see only low-maintenance, drought-tolerant plants brought in. Catherine asked how he liked the landscaping in the southwest corner. Paul said it was beautiful.

Catherine asked how everyone would feel if the planting in the southwest corner was more or less repeated elsewhere, with the addition of a tree in the northwest corner. She said a hawthorn would be a good choice for the spot, but that we need to be

careful how many trees we're bringing in neighborhood-wide for budget reasons. She thought one hawthorn plus a few of the plants that are in the southwest corner would be a nice arrangement for the northwest corner.

Marty Hoerling observed that the white roses planted in the Table Mesa shopping center are beautiful and seem to be thriving. He said he loves lilacs but is not sure how well they would root in the parking islands. Several people observed that lilacs require little water. Don Middleton asked if the shopping center plantings are irrigated. There was general agreement that they are.

Karan Kozelko said she would like to see some medium to large trees that could provide a canopy of shade for our streetscape. Merilee observed that she'd recently read about an initiative called Cool Boulder and asked Marty Hoerling to supply more detail on that. Marty said that it is an initiative to provide zones of cooling in Boulder County, particularly in less wealthy areas. Boulder is also working with NOAA as part of the National Integrated Heat and Health Information System to provide data about temperature differentials between sun and shade in various parts of the city to monitor citizens' exposure to heat stress.

Marty further observed that some places in our neighborhood have more shade than others and that whatever the HOA can do to make shade more equitable in our neighborhood would be a good thing.

Merilee noted that that aspiration would likely bump up against some hard realities in our neighborhood, one of which is our recent discovery that dormant deciduous trees were an ember-throwing factor in the Marshall Fire. Karan said she thought there were some deciduous trees on lists of less-fire-risky plants. Merilee acknowledged that she hasn't researched this in detail and is no tree expert.

Merilee also noted that neighbors might feel that planting numerous large trees would take out their views. Karan said she favors trees over views, and that some other neighborhoods nearby, like Devils Thumb, aren't afraid to plant trees and that they have good shade. She also said any trees we plant now will stay small for many years and won't impact the views of current residents. She suggested we might be able to reach a compromise, with only a few large trees.

Merilee said it would likely take polling the neighborhood to reach some kind of decision on the direction of our landscaping. Karan asked that we provide information in that poll on the benefits of trees. Merilee replied that the board would do its best to

provide pros and cons with each proposed vision and to be as fair and balanced as possible.

Karan also asked for greenery in the winter. Catherine said there were some firewise broad-leaf evergreens that hold their leaves into the winter, such as cotoneaster.

Jere Eggleston asked about feelings regarding shrubs versus perennials. Catherine said shrubs require less maintenance, but there are some perennials that are quite low maintenance. Shrubs need only be pruned as needed, not every year. She said the goal is to get shrubs that grow to the right size for the space so they require as little maintenance as possible.

Paul Culnan expressed concern about the water needs of trees, and Susie Koprowski agreed with his concern. Karan said you'd have to pick a tree that could survive on little or no water.

Catherine summarized the input she was hearing: In the northwest corner, a hawthorn tree, repeat plants from the southwest corner, keep it simple. Attendees agreed that design would work.

Marty Hoerling asked if having so much rock in the planting areas would make it more difficult to establish young plants. Catherine said the northwest corner would involve a fair amount of labor to prep, moving out all the rocks, getting as much of the juniper stump out as possible, re-placing the boulders, then placing the smallest rocks right around the plants.

Don Middleton expressed concern about whether planting a hawthorn in that corner would create a sight-line issue. There was some discussion of pruning the hawthorn, but it was not clear who might do this; the question went essentially unanswered.

Merilee asked how people were feeling about keeping design continuity among all four corners of the Court parking island. Susie Koprowski felt that would be fine. Marty Hoerling suggested that making it homogeneous could be problematic if some of the plants ended up being poor choices and not thriving. Catherine responded that planting the same tough, low-water plants in all four corners of the island would make it look less messy and bring the whole area together. Marty agreed that was fair. Merilee observed that we've been taking care of many of these plants in the parking islands for the last 20 years and we have a good idea of what lives and what dies here.

The group moved on to the area where the juniper mass was removed. People agreed that Russian olive stumps and one dying golden current should be removed. Susie felt

the area has too many rocks. Jere suggested planting another lilac in the rocky area where the junipers were removed to create a largish green mass. Susie liked that idea.

Marty asked what would be involved. Catherine replied, lots of shovels and planter's mix. No need to berm in this location.

Susie asked if any of the Ponderosas should be limbed up. Catherine said she would leave them as is, unless they were interfering with cars.

On the northeast corner, Merilee noted that a former resident had tended this corner as a part of her own garden, and that there had been a Spring Snow crabapple that had broken off a few years ago. Now the corner is looking untended.

Catherine asked about repeating another hawthorn in that corner and suggested that whatever is done in the northwest corner be done in the northeast corner. Attendees agreed to that.

Susie Koprowski asked how to remove all the catmint infesting the area. Catherine said that you weed it out, repeatedly. Susie wanted to see the yarrow growing in that corner remain. Catherine agreed to that and tossed out the idea of maybe adding another one. Susie liked that idea.

In the southeast corner, everyone observed that the spirea there is in great shape, and everyone likes it. Catherine suggested keeping the two ornamental grasses there and cleaning up the rest. The ornamental grasses are looking stressed at the moment; we should make sure to water the grasses at least twice a week this season, then cut them back in the fall and see how they do next year.

Marty suggested that the southeast corner might be a good place for a shade tree. Catherine cautioned that we'd need to consider space and species for a large tree in that area. Marty promoted the virtues of an Imperial locust. Merilee asked about how such a tree would affect the street infrastructure, citing some pavement issues around the neighborhood where tree roots are heaving pavement. Catherine said that is a consideration. Marty put forward the idea of removing some concrete in the parking area to make more room for trees. (Note: Jere said later that the PUD requires us to maintain the number of parking places we have; we can't remove any.)

For budgeting, Catherine wanted everyone to know that trees are \$1,000 to \$1,200 per tree.

Susie Koprowski, Paul Culnan, and Karan Kozelko dropped out of the meeting at this point.

**West cul-de-sac:** Marty and Don agreed they wanted to keep the Russian olives, maybe trimming out dead areas. Merilee asked how people were feeling about removing the low junipers in the islands. Don felt we should leave them alone for now. Catherine agreed with that approach.

Merilee pointed out that residents near the southeast corner would like to see screening of the cars across the parking island from their vantage point. Catherine said she would do some brainstorming about that. She suggested that the area near the street on the northeast side where the juniper stump remains should just be filled in with rock. Marty said he would prefer some plant materials there that would block the cars from view as people approach the cul-de-sac. Merilee suggested a Diablo ninebark, but Catherine thought that might be too big and Don was concerned about sight lines. Merilee wondered about golden ninebark; Catherine said that would be great. Marty agreed to that. Don was still concerned about sight lines, but agreed it could work if planted back far enough.

Katherine Yaffee requested via email rock gardens, possibly with succulents, plus lilac, potentilla, and leafy green shrubs.

Marty Hoerling asked for a tree or tall bush on the west end to provide privacy screening from his vantage point. Marty agreed that the self-sown olive tree in the northwest end is poorly placed, but he doesn't necessarily want it removed. He and Don agreed to leave it for now. He's also propagating two volunteer green ash on the west end; Don asked if we could bill him for the Emerald Ash Borer treatment. Merilee mentioned how vigorously green ash seed themselves in the parking islands.

Marty pointed to the diversity of deciduous materials in the center of the island as the kind of screening he likes to see.

Marty Hoerling dropped out of the meeting at this point.

**Center island:** No residents local to this island were in attendance, although Dick and Kathy Stone requested via email that we leave the parking islands as they are following juniper removal to keep costs down. Merilee relayed some of the other desires she knows about, i.e., blocking cars from sight and/or planting shade trees.

For screening cars, Merilee said she was wondering about Diablo ninebark but didn't know if it would be too big.

Jere observed that in his experience with designing parking islands, cars are typically required by planning departments to be screened about up to top of hood level so they more or less disappear; the lower reflective parts need to be hidden. So somewhat lower shrubs could do the job.

Catherine asked about Russian sage. Merilee and Don noted that Russian sage is a bit fire risky. Catherine said she would do some thinking about what might be appropriate in the narrow planting area. She asked about the west end of the center island. She suggested we just clean up the west end and leave it alone.

Jere asked about barberries; Catherine said she loves them. Merilee observed that the east end of the center island looks a little sad, but Catherine suggested we let the catmint take over, as we're doing on the west end. Merilee agreed leaving it alone would please the people who would prefer no additional landscaping.

**North island:** Glenn Sanders requested via email that no additional landscaping be done in any location in the neighborhood where junipers have been removed. He feels those areas have a pleasant appearance as is and the money used for landscaping could be better used to support fire mitigation for homeowners needing financial assistance with that. Everyone at the meeting at that point agreed the North island could be left alone, and that the poorly placed small volunteer pine should be lopped out. They thought the juniper stump should also be lowered more and maybe covered with rock. The dying forsythia should also be removed. Catherine thought the catmint should also go.

Cindy Worster and Wayne Adams requested via email that pollinators be considered in any landscaping plans. Merilee noted that she's been letting milkweed grow around the neighborhood for that purpose this summer.

**Silver Plume Circle:** Andrew Ogden and Janet Cerretani, as well as Greg Schuetz of this cul-de-sac, have also requested via email that no new landscaping be done anywhere junipers were removed, for cost, maintenance, and environmental reasons. Everyone in attendance at this point agreed that the island looks good the way it is now that the junipers are gone. There are two remaining juniper stumps and a Russian olive stump that need to be remediated. Catherine said her firm would need to rent a stump grinder. Don said he could get a price from a stump grinding company he's working with. Catherine said the existing lilac might look better next year now that it has more light and less competition.

Don also observed that the character of Silver Plume Court is different from other cul-de-sacs and it's important to keep the local aesthetic and desires of the residents in mind.

Catherine said she would provide a set of visuals for all the preliminary cul-de-sac designs to circulate around the neighborhood, along with a price breakdown per cul-de-sac.

The meeting adjourned at 3:45 p.m.

Respectfully submitted,

Merilee Eggleston  
Secretary Shanahan Ridge Four HOA