BALDWIN MIXED-USE ZONING OVERLAY DISTRICT (B-MX)

DESIGN GUIDELINES
ACKNOWLEDGMENTS

Town of Hempstead Supervisor
Hon. Donald Clavin, Jr.

Town of Hempstead Council Members
Hon. Dorothy L. Goosby
Hon. Thomas E. Muscarella
Hon. Bruce A. Blakeman
Hon. Anthony P. D’Esposito
Hon. Chris Carini
Hon. Dennis Dunne, Sr.

PREPARED BY

VHB Engineering, Surveying, Landscape Architecture & Geology, P.C.
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>Purpose and Scope</td>
<td>1</td>
</tr>
<tr>
<td>Review and Approval Process</td>
<td>3</td>
</tr>
<tr>
<td><strong>Architecture</strong></td>
<td>5</td>
</tr>
<tr>
<td>New Construction</td>
<td>5</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>8</td>
</tr>
<tr>
<td>Additions</td>
<td>9</td>
</tr>
<tr>
<td>Awnings</td>
<td>10</td>
</tr>
<tr>
<td>Exterior Lighting</td>
<td>11</td>
</tr>
<tr>
<td><strong>Signage</strong></td>
<td>12</td>
</tr>
<tr>
<td>Sign Design</td>
<td>12</td>
</tr>
<tr>
<td>Wall Signs</td>
<td>12</td>
</tr>
<tr>
<td>Window Signs</td>
<td>13</td>
</tr>
<tr>
<td>Projecting Signs</td>
<td>13</td>
</tr>
<tr>
<td>Freestanding Signs</td>
<td>13</td>
</tr>
<tr>
<td><strong>Service Areas</strong></td>
<td>14</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>15</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>15</td>
</tr>
<tr>
<td>Parking Structures</td>
<td>16</td>
</tr>
<tr>
<td><strong>Streetscaping</strong></td>
<td>17</td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td>18</td>
</tr>
<tr>
<td><strong>Sustainability and Green Building Design</strong></td>
<td>20</td>
</tr>
<tr>
<td><strong>Appendix A:</strong> Native/Adaptive Plantings</td>
<td></td>
</tr>
</tbody>
</table>
Introduction

In May 2017, the Baldwin Downtown and Commercial Corridor Resiliency (DCCR) Study was published. This Study was the culmination of a comprehensive planning effort that reviewed existing economic and physical conditions along the Grand Avenue corridor and outlined a series of specific projects and strategies that contribute to a more resilient, safe, and sustainable future for the Baldwin community. A key recommendation of the DCCR Study is the creation of a new mixed-use overlay zoning district along the corridor that encourages the development of a walkable, compact and transit-oriented downtown with a mix of residential, retail and commercial uses supported by new infrastructure accommodations and planned MTA/LIRR station enhancements.

The Baldwin Mixed-Use Zoning Overlay District (B-MX) focuses on downtown Baldwin, centered along Grand Avenue and the Baldwin LIRR station (see Map 1). Grand Avenue is the commercial backbone of the Baldwin community. However, the economic health and resiliency of this commercial corridor has been affected by its lack of private sector investment, discontinuity of uses, and history of vacancies. The Baldwin community has long recognized its assets and envisions a downtown that is vibrant and pedestrian-friendly, with an active, compact, multi-modal LIRR station area at the center of the hamlet. This vision also incorporates a mix of land uses and innovative green infrastructure components to create a place where residents, commuters and visitors want to shop, dine, and recreate.

During the course of creating the B-MX District, concern for the aesthetic quality of the built environment within the targeted revitalization area was expressed by the Town. A key goal is to establish new development that contributes positively towards the creation of a cohesive and aesthetically pleasing environment for the residents, businesses and larger community. The guidelines developed herein will help to achieve the desired outcomes for the Baldwin Revitalization Area.

Purpose and Scope

These design guidelines serve as a guide to residents, developers, and design professionals that are interested in developing, expanding, and rehabilitating buildings or properties within the Baldwin Revitalization Area. The guidelines are also a useful tool for the planning, design, and evaluation of the proposed development or rehabilitation for the Town’s Design Review Board (as established in the Baldwin Mixed-Use Zoning Overlay District) that will be reviewing these projects. By following the guidelines, applicants are likely to find that their review process will move along more efficiently (i.e. fewer design revisions, more community support, etc.).
MAP 1: B-MX Overlay Boundary
This document provides guidance on the following topics:

- Architecture
- Awnings
- Exterior Lighting
- Signage
- Service Areas
- Parking
- Streetscaping
- Landscaping
- Sustainability and Green Design

This document contains recommendations and visuals of best practices as well as examples of preferred solutions and situations to avoid.

**Review and Approval Process**

The Design Guidelines will be implemented in accordance with the Hempstead Building Zone Ordinance Article XLII §431.2 regulations governing the review and approval process in the B-MX District. As outlined, the following regulations shall apply:

There shall be a Design Review Board for purposes of applying the Baldwin Mixed-Use Zoning Overly District (B-MX) Design Guidelines, which shall be governed as follows:

1. The Design Review Board shall consist of three employees of the Department of Buildings with site plan review backgrounds, appointed by the Town Board. Approval by the Design Review Board shall be necessary prior to the issuance of a sign permit or a building permit for new development, redevelopment, and building expansions which result in a ten-percent or greater increase in the building’s floor area.

2. Prior to the Public Hearing of the Design Review Board, a public notice, prepared by the Design Review Board, shall be published at least 10 days prior to the date fixed for such public hearing in a newspaper of general circulation in the Town of Hempstead and shall be noticed on the Town's website at least 10 days prior to the public hearing. The notice shall state the general nature of the application, the applicant, and the location of the property. Said notice shall be mailed by the applicant no more than 28 days and no less than 21 days prior to the Design Review Board’s hearing by certified mail to all property owners within a 300-foot radius of the subject application’s property boundaries, and the applicant shall file an affidavit of mailing, with the certified mail receipts, with the Design Review Board prior to the public hearing.

3. A sign noticing said public hearing shall be posted at said location at least 21 days prior to the date fixed for such public hearing. Said sign(s) shall be located in each front yard setback of the subject premises; shall be at least 24 square feet in area; shall provide the words "NOTICE OF PUBLIC HEARING" and the date, place and time of the public hearing, and the general nature of the application in black letters at least six inches high with a background color of the face of the sign either bright orange or bright yellow.

4. In reviewing applications, the Design Review Board shall substantially follow the criteria of the Baldwin Mixed-Use Zoning Overly District (B-MX) Design Guidelines and
B-MX Overlay District Design Guidelines Checklist contained as an appendix to the Building Zone Ordinance. The ultimate approval of projects will be judged in accordance with these design guidelines.

5. If the application is compliant with zoning and in accordance with 6 NYCRR §617.10(d) (1), as determined by the Design Review Board, no further SEQRA review is required. If the application is not compliant, based on 6 NYCRR §617.10(d) (2) – (4), additional SEQRA would be required.

6. The Design Review Board shall have the powers granted by the Town Law and the power to approve, disapprove, or grant with conditions applications for Design Review Board approval for properties within the B-MX District. The Design Review Board shall render a written determination within 30 days of the completion of the public hearing, and may issue findings of fact.

7. If the Design Review Board does not vote for changes to the plan, or votes for changes to the plan and the applicant consents to the changes, and the project is compliant with zoning and SEQRA, then the application can be circulated to State, County, and Town departments for approvals. Once all State, County, and Town approvals are obtained, the Building Department will issue a Building Permit. Site plan approval under §305 will not be required. The project will not require a Town Board hearing.

8. The Town Board, including but not limited to the Design Review Board’s recommendation, following a public hearing, may provide incentive bonuses in exchange for the applicant providing one or more community benefits or amenities or cash or payment in lieu thereof.

9. Any applicant aggrieved by the decision of the Design Review Board may appeal same to the Board of Appeals, unless the underlying application must be reviewed or approved by the Town Board, in which case an appeal shall be within the jurisdiction of the Town Board.

If an application is not zoning compliant, or if additional SEQRA action is required under step 5 above, upon completion of review and decision by the Design Review Board, the application shall be referred to the Town Board for a public hearing to determine the approval or disapproval of the application. In the event that the Town Board approves said application, it may attach certain conditions to said approval, which conditions shall become an integral part thereof. The Town Board may, by resolution, dispense in part with conformity with the provisions applicable to the B-MX District and may impose safeguards and conditions as it may deem appropriate, necessary or desirable to promote the spirit and objectives of this section, including but not limited to restrictive covenants pertaining to any area within the district that is the subject of an application, including the site plan submitted on behalf of the application, together with other agreements, if any, in recordable form and running with the land. If the Town Board approves an application, the application shall then be circulated to State, County, and Town departments for approvals. Once all State, County, and Town approvals are obtained, the Building Department will issue a Building Permit. Site plan approval under § 305 will not be required. The project will not require a second Town Board hearing.
Architecture involves the exterior design elements and massing of a building. The shape, size, material and design of a building are an integral part of creating a community’s character. All construction projects whether it is new development, additions, or rehabilitations should incorporate architectural elements that enhance and upgrade the aesthetic environment which will ultimately create a visually cohesive downtown.

New Construction

1. Architectural designs should be evaluated in terms of the sensitive integration of form, textures and colors with the site and character of the surrounding area.

2. In general, new buildings should be rectangular or square in shape and consistent with existing building context.

3. Buildings fronting Grand Avenue, Sunrise Highway and Merrick Road can be built to the public right of way line. Outdoor gathering and dining space that expands the public realm is encouraged.

4. Materials and architectural elements should harmonize and not starkly contrast with the character of the surrounding area, while accommodating a potential contemporary expression and use of technology.
5. Buildings in highly visible locations including primary corners along Grand Avenue, Merrick Road and Sunrise Highway should be designed to express and reinforce the importance of these locations.

6. Whenever the rear and side elevations of buildings and associated ground floor facades are adjacent to public areas such as streets and parking lots, the architectural design, materials, and treatment of these facades should wrap the building and be integrated with the building’s front facade.

7. The exterior walls of new buildings should be constructed of durable, permanent materials. The use of reflective materials is discouraged. The exterior of residential dwellings should consist of metal, brick or wood. Appropriate exterior materials for commercial uses include brick, treated concrete or stone.

8. The design of buildings should vary the facade vertically and horizontally, especially at the street level, to help reinforce the pedestrian zone.

9. When new construction contains more than one store, an overall design approach should be shared by each of the stores.

10. Storefronts should provide interest and, where appropriate, should include pedestrian-oriented features to encourage pedestrian movement and activity.

Mixed use development with storefronts providing visual interest. Pedestrian-oriented features encourage pedestrian movement and activity.

An example of development containing more than one store where an overall design approach is shared by each of the stores.
11. New construction should be designed to strongly encourage retail, dining, and active business uses with both day and evening programming at the ground floor. Amenities in the public right-of-way are encouraged including public seating, outdoor dining, public art, planters, and seasonal decorations. If outdoor dining is proposed, a plan, drawn to scale, showing the proposed outdoor dining area with measurements, including a representation showing that at least four (4) feet of unobstructed sidewalk space will remain for pedestrians, shall be submitted to the Design Review Board.

12. Buildings that front on Grand Avenue, Sunrise Highway and Merrick Road must have at least one pedestrian entrance directly on these roads in order to maintain street presence and promote pedestrian activity.

13. Integrate new mechanical elements into architectural features of the building. Vertical roof projections such as vents or stacks should be screened.

14. Locate new mechanical systems and exhaust systems so that they do not vent onto pedestrian levels.

Location of Building Entries

PREFERRED

NOT PREFERRED
Rehabilitation

15. Proposed improvements should be chosen to harmonize with the basic scale and character of the building including materials, display windows, transoms, mid-cornices and lighting.

16. When an existing building has a facade composed of stone, wood or brick, an effort should be made to retain the original material in its natural state.

17. When an existing ground-level storefront is rehabilitated, where feasible, existing architectural design and details should be identified and used as the basis for the renovation project.

18. When an existing building contains more than one store, a unified design approach should be shared by each of the proposed stores.

19. If replacement is required, use materials that match in color, size, profile, thickness, pattern, and texture to the existing material.

20. If replacement windows are necessary, efforts should be made to match original window materials, dimensions, glazing and trim.

The first floor rehabilitation of this building incorporates attractive materials and architectural features that provide visual interest to the street front.

While attractive and constructed of quality materials, this facade retrofit presents a monolithic appearance, which does not contribute positively to the finer-grained appearance of a traditional Main Street. The building could also be improved with a cornice or cap.
Additions

21. All additions should harmonize with the basic scale and character of the building.

22. When designing additions, materials should be used that complement or match the existing building.

23. Plan the size and location of windows on additions to match the window and/or shutter patterns already on the existing building.

24. Existing building features such as a cornice design, materials, or arrangement of storefront glass should be incorporated into the building addition.

Examples poorly-designed additions where materials and architectural details are incohesive with the existing building.

An example of a well-designed addition where materials and architectural details complement the existing building.
Awnings

Awnings are a way of creating shade and pedestrian shelter from inclement weather. They can also provide signage for storefronts. When done right and maintained in good condition, they are an effective way of adding to the pedestrian experience.

25. Awnings over pedestrian walkways and sidewalks are encouraged to provide shade and rain protection while adding interest to a facade with shape and color.

26. Long expanses of awnings are discouraged. Awnings should have a pedestrian scale and be placed so as to provide weather protection and/or business identification to potential patrons of a business.

27. Use awning dimensions, materials, shapes, and styles that reinforce the pattern of existing businesses and the character of the building.

The same building (“before” and “after”): The installation of new signage, gooseneck lighting, and traditional awnings exemplifies an appropriate signage program and use of storefront lighting and awnings.
Exterior Lighting

Exterior lighting is found within parking lots and along streets, sidewalks and pathways and it is typically located on the exterior of buildings. While exterior lighting is needed to add sight and security for the pedestrian and those using other forms of transportation, it is important to consider all sources of lighting before deciding where and how much additional exterior lighting will be added to any building. All lighting proximate to a building should work cohesively and meet the purpose it is designed for but not over illuminate an area where it becomes a nuisance to the neighboring properties and residents.

Projects in the Baldwin Mixed-Use Overlay for which review is required by the Design Review Board, shall be reviewed for conformance with these guidelines. Plans submitted for review and approval shall provide information sufficient to demonstrate compliance with the requirements of these Guidelines, including plan and elevation drawings, manufacturers’ fixture cut-sheets, lamp type and wattage, and additional information that may be required under certain sections of these Guidelines, or as requested by Town staff or the Design Review Board, such as foot-candle plots or controls. Changes after approval are subject to the same review process.

28. Lighting should be organized in simple patterns such that it reinforces the basic structure of streets and sidewalks.

29. If a particular lighting pattern or lighting design element exists on a building or within an area, similar lighting should be utilized on building rehabilitations, new construction or additions.

30. Utilize “Dark Sky” lighting fixtures and place lighting to minimize glare and prevent stray light.

31. Lighting of parking areas and pathways to parking areas should be enhanced by low level lighting if necessary with the goal of minimizing light pollution.
Signage

There are many different types of signs. Wall-mounted, free-standing, projecting, and window signs are typical signs located within a commercial area. While the types of signs are numerous, too many signs on a building can detract from the visual appearance of the commercial district. Further, the quality, material, and design of a sign can add to or detract from the character a community is trying to achieve.

Sign Design

32. Signage should be in scale with the building facade.

33. Signs should be compatible with the placement, size, graphics, colors and style of the building as well as with neighboring buildings and signs.

34. Signs should be illuminated from the exterior rather than interior, if lighting is required. All sign lighting should be shielded and directed towards the signs. When internally illuminated, the background should be darker than the lettering.

35. Signs should be simple, unobtrusive and legible.

Wall Signs

36. Wall signs should be placed above storefront display areas on the traditional sign cornice, sign band or lintel above the ground floor.

37. Wall signs should not conceal windows or the architectural details of the storefront and their placement should reinforce architectural features.

38. Signs should be of high quality materials. Flashing signs or signs with moving parts or changing electronic displays are prohibited.

This arrangement of signs blocks building elements and creates an image of visual clutter.

These signs work harmoniously with the architecture and create a more orderly appearance.
Window Signs

39. Window signs should be simple. Window signs should cover less than 25% of the window area.

These signs located within a sign band work harmoniously with the architecture and create a more orderly and traditional appearance.

Projecting Signs

40. Projecting signs should be placed above the storefront display on the sign band or lintel above the ground floor and should fit within building modules.

Examples of attractive and appropriately placed projecting signage.

Freestanding Signs

41. The use and type of free standing signs should be considered in the context of the overall setting. Monument or structured free-standing signs are preferred over single-pole (lollipop) free standing signs.
Service Areas

All buildings require space for loading, storage and utility areas. These service areas should be designed to be as unobtrusive, both visually and physically, as possible.

42. All exterior service, loading, storage and utility areas should be located at the side or rear of the building and be screened or sheltered so as not to be visible from the street or adjacent parcels.

43. Loading docks should be located away from the main pedestrian thoroughfares and removed from public view. No direct loading should be permitted to be visible from Grand Avenue.

44. Outdoor service and storage areas, including garbage collection areas, should be screened from public view with landscaping and/or fencing.
Parking

Parking, either surface or parking structures are a necessary component of developments. However, parking areas do not need to be the focal point of the development. Parking can be incorporated into the overall layout and design to ensure that the building and exterior architecture are the primary visual elements.

Surface Parking

45. Parking in front of buildings is discouraged. Whenever possible, parking should be located to the side or rear of buildings. Where parking is in the front, landscaped buffers should be used between the sidewalk and parking area to assure that the visual effect of paved areas and standing automobiles is minimized.

46. Parking areas containing more than 20 spaces should incorporate landscaped islands, dividers and screenings.

47. The number of curb cuts should be minimized. Entrances and exits to parking areas should be designed so that they do not interfere with vehicular traffic movement, unduly inconvenience pedestrian travel, or create unsafe conditions.

48. Drive-through lanes should be located so that traffic does not conflict with pedestrian travel and should be allowed only for financial institutions.

Examples of Surface Parking

Parking should be located to the side or rear of buildings. Where parking is in front, landscaped buffers should be used, as in the figure above.
Parking Structures

49. Large blank walls should be avoided in favor of fenestration patterns more closely resembling inhabited buildings.

50. Where possible, landscaping should be provided to minimize the visual impact of parking decks.

51. Parking garages, including entrances should not be located on Sunrise Highway, Merrick Road, or Grand Avenue,

52. Parking structures should be designed to have an external skin comprised of high quality materials to improve the visual character when exposed to prominent public view.

53. Ground floor treatments should provide screening to block views of parked vehicles, bumpers, and headlights from pedestrians using the adjacent sidewalk.

54. Where possible, the first-floor level of the garage should include retail or service uses that will maintain activity at the ground level.

For parking garages, large blank walls should be avoided in favor of fenestration patterns more closely resembling inhabited buildings, as in the example above.

Parking structures exposed to prominent public view should be designed to have an external skin comprised of high quality, visually interesting materials to improve the visual character, as shown in the examples above.

Retail or service uses at the first-floor level of a parking garage will maintain activity at the ground level.
Streetscaping

Streetscaping is an essential part of creating the pedestrian experience. It provides for street amenities and visual elements at the pedestrian level. It also incorporates safety elements for the pedestrian or bicyclist. While sidewalks and streetscaping furniture including benches, planters, and light poles are typically in the public right-of-way, many times these elements are requested by the community to be incorporated or upgraded as part of a redevelopment project.

All streetscaping improvements associated with new construction or rehabilitation of a site should be consistent with the design and function of the public realm and incorporate the parameters and recommendations of the 2017 Next Stop Resilient Baldwin: Downtown and Commercial Corridor Resiliency Study. These recommendations include:

55. Installation of landscaping and street trees, in addition to other pedestrian amenities, such as trash receptacles, decorative street lamps, and wayfinding signage, to “green” the streetscape and create an atmosphere that attracts visitors and patrons.

56. Retail and services catering to pedestrians should be encouraged at street-level to create an active streetscape.

57. Street amenities, such as continuous sidewalks, bus shelters, well designed crosswalks, lower-scale lighting, seating areas, waste receptacles, planters, and trees should be encouraged to make the sidewalk environment more comfortable for users.

58. New development should be designed to require compact growth, opportunities for increased choice of transportation modes, and a safe and pleasant pedestrian environment by ensuring an attractive streetscape, a functional mix of uses, green infrastructure and the provision of facilities that support transit use, bicycling and walking.

Examples of well-designed, pedestrian-friendly streetscapes.
Landscaping refers to all vegetative and ornamental features incorporated into a site to improve its appearance and attractiveness. Landscaping can also be used as a buffer or screen to parking and storage areas or to separate incompatible uses.

59. New development should be designed so as not to increase impervious surface areas, but rather, to decrease impervious surface areas when possible, and to provide additional opportunities for infiltration of runoff. Landscaping of new development should incorporate green infrastructure, in the form of vegetative controls or permeable pavements, to the extent possible.

Suggested vegetative controls for decreasing impervious surface and increasing infiltration of stormwater runoff include: 1) native and/or adaptive plants, or cultivated varieties of same for hybridized increased performance in disease/pest resistance, improved form, dwarf form, increased aesthetic traits, drought tolerance, etc.; and 2) including a post-plant establishment maintenance plan for the performance of green infrastructure vegetative controls (e.g. bio-retention facilities, bio-swales, stormwater planters, etc.). See Appendix A for a suggested general list of native/adaptive plantings, however final plant species-selection appropriateness should account for site-specific conditions (e.g. soil type and pH, sun exposure, wind, soil volumes, current pest/disease risks, height/size goals and/or restrictions, fruit litter, site visibility, maintenance expectations, etc.).
60. Parking and service areas should be screened from major streets and public spaces with dense evergreen trees or shrubs. Brick walls and fences can also be used where spaces will not allow the use of plantings for screening.

61. Accent planting should be used around entries and key activity hubs. Screening should be used to protect less intensive uses from the impacts of more intrusive uses and to block views of less desirable features from public view (trash enclosures, etc.).

62. Plantings at building foundations should consist of a combination of lawn areas and low plantings. In high exposure areas such as building entrances, plantings should be appropriately scaled and include plant materials selected for year-round attractiveness.

63. Plantings should be both functional and visually appealing. The use of native plants is preferred. Xeriscaping is encouraged to promote water conservation, reduce maintenance requirements, and decrease flooding.

64. Paving materials and patterns for walkways, drives and parking areas should be consistent in order to tie together development within the district.

65. Trees and shrubs should be located and spaced to allow for long-term growth. Evergreen and deciduous or flowering trees should be used in combination to create visual interest and to create a dynamic landscape.

66. For evergreen screening along adjacent residential land uses, a double-staggered row of evergreen screen tree species 7 feet on center is suggested. Consideration should be given to sun-exposure, expected mature size of the plant species, and the available soil volumes; alternatively, upright tall dense evergreen shrub species may be substituted (e.g. Upright Cherry Laurel, Gulftide False Holly, etc.) in tighter spaces and growing conditions.
Sustainability and green building refers to the practice of creating structures using a process that is environmentally responsible and resource-efficient throughout a building’s life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Elements include the construction of buildings that are energy efficient (high levels of insulation, high performance windows), use renewable resources (passive solar heating, daylighting), are designed for durability, future reuse and adaptability, and use low maintenance building materials with low embodied energy.

67. All rehabilitation and new construction should incorporate energy efficiency and design elements into the rehabilitation or design of the new additions or buildings.

68. Building materials should be locally sourced, with a high percentage of salvaged and recycled materials. Install high efficiency heating and cooling equipment, high efficient lights and appliances and water efficient equipment.

All rehabilitation and new construction should adhere to green infrastructure recommendations of the 2017 Next Stop Resilient Baldwin: Baldwin Downtown and Commercial Corridor Resiliency Study when applicable. These recommendations include:

69. Install permeable pavers or low-maintenance turf grass within select areas, as appropriate.

70. Install pervious surface curb extensions with storm drains, as appropriate.

71. Replace trees in declining health and/or those that have wire-conflicts with wirefriendly trees adaptable to sidewalk conditions.

72. Install stormwater planters and reuse technology at new development sites.
Appendix A

Native/Adaptive Plantings

The following list of plants are suggested general native/adaptive plantings at the time of writing, however final plant species-selection appropriateness should account for site-specific conditions (e.g. soil type and pH, sun exposure, wind, soil volumes, current pest/disease risks, height/size goals and/or restrictions, fruit litter, site visibility, maintenance expectations, etc.).

Shade Trees (for Open Space)

- **Acer x freemanii ‘Jeffersred’** .................................................. Autumn Blaze Maple
- **Acer rubrum ‘Frank Jr.’** .......................................................... Redpointe Maple
- **Acer saccharum ‘Legacy’** ....................................................... Legacy Sugar Maple
- **Betula nigra ‘Heritage’** ........................................................... Heritage River Birch
- **Celtis occidentalis** ............................................................... Hackberry
- **Cladrastis kentukea** .............................................................. American Yellowwood
- **Corylus colurna** ................................................................. Turkish Filbert
- **Eucommia ulmoides** ............................................................. Hardy Rubber Tree
- **Ginkgo biloba ‘Autumn Gold’** ................................................ Autumn Gold Ginkgo
- **Ginkgo biloba ‘JFS-UGA2’** ..................................................... Golden Colonnade
- **Gleditsia triacanthos ‘Shademaster’** ....................................... Shade Master Honeylocust
- **Liquidambar styraciflua ‘Rotundiloba’** ...................................... Sweetgum
- **Liriodendron tulipifera ‘JFS-Oz’** ................................................ Emerald City Tulip Tree
- **Metasequoia glyptostroboides** ................................................ Dawn Redwood
- **Nyssa sylvatica ‘David Odom’** ................................................ Afterburner Tupelo
- **Ostrya virginiana** ................................................................. American Hophornbeam
- **Platanus x acerifolia ‘Bloodgood’** .......................................... Bloodgood London Planetree
- **Quercus bicolor** ................................................................. Swamp White Oak
- **Quercus muehlenbergii** ......................................................... Chinkapin Oak
- **Quercus phellos** ................................................................. Willow Oak
- **Quercus rubra** ................................................................. Red Oak
- **Styphnolobium japonicum** ..................................................... Japanese Pagodatree
- **Taxodium distichum** ............................................................ Bald Cypress
- **Ulmus americana ‘Valley Forge’** ........................................... Valley Forge Elm
- **Ulmus x ‘Morton’** ............................................................... Accolade Elm
- **Ulmus parvifolia ‘Emer II’** ................................................... Allee Elm
- **Zelkova serrata ‘Green Vase’** ................................................ Green Vase Japanese Zelkova
Street Trees
Acer x freemanii ‘Jeffersred’ ................................. Autumn Blaze Maple
Acer rubrum ‘Frank Jr.’ ........................................... Redpointe Maple
Celtis occidentalis .................................................. Hackberry
Cladrastis kentukea ............................................... American Yellowwood
Corylus colurna ..................................................... Turkish Filbert
Eucommia ulmoides ............................................... Hardy Rubber Tree
Ginkgo biloba ‘Autumn Gold’ ................................. Autumn Gold Ginkgo
Ginkgo biloba ‘JFS-UGA2’ - Golden Colonnade’
Liriodendron tulipifera ‘JFS-Oz’ .............................. Emerald City Tulip Tree
Ostrya virginiana .................................................. American Hophornbeam
Platanus x acerifolia ‘Bloodgood’ ............................. Bloodgood London Planetree
Quercus bicolor ..................................................... Swamp White Oak
Quercus muehlenbergii .......................................... Chinkapin Oak
Quercus phellos ................................................... Willow Oak
Styphnolobium japonicum ..................................... Japanese Pagodatree
Taxodium distichum ............................................. Bald Cypress
Ulmus americana ‘Valley Forge’ ............................... Valley Forge Elm
Ulmus x ‘Morton’ .................................................. Accolade Elm
Ulmus parvifolia ‘Emer II’ ........................................ Allee Elm
Zelkova serrata ‘Green Vase’ .................................... Green Vase Japanese Zelkova

Upright Shade Trees
(For narrow spaces e.g. next to train tracks, building facades, between overhead utility lines and buildings, etc.)
Acer saccharum ‘Barrett Cole’ ............................... Appollo Sugar Maple
Acer rubrum ‘JFS-KW78’ ....................................... Armstrong Gold Maple
Acer rubrum ‘Scarsen’ .......................................... Scarlet Sentinel Maple
Carpinus betulus ‘Frans Fontaine’ ......................... Upright European Hornbeam
Liquidambar styraciflua ‘Slender Silhouette’ ........... Upright Sweetgum
Populus tremula ‘Erecta’ ....................................... Swedish Columnar Aspen
Quercus bicolor ‘Bonnie and Mike’ ....................... Beacon Oak
Quercus x ‘JFS-KW1QX’ ....................................... Streetspire Oak
Quercus palustris ‘Pringreen’ ................................. Green Pillar Oak
Zelkova serrata ‘Musashino’ .................................... Upright Japanese Zelkova
Wire-Friendly / Ornamental Trees (for open space and street trees)

Acer campestre ‘Panacek’ ................................. Metro Gold Hedge Maple
Acer triflorum .................................................. Three-Flowered Maple
Aesculus x carnea ‘Fort McNair’ ...................... Fort McNair Horsechestnut
Amelanchier laevis ‘JFS-Arb’ ............................. Spring Flurry Serviceberry
Amelanchier canadensis ‘Trazam’ ...................... Tradition Serviceberry
Cercis canadensis ............................................. Redbud
Cornus mas ‘Golden Glory’ ............................. Golden Glory Cornelian Cherry
Cornus x ‘Rutcan’ ............................................ Constellation Dogwood
.......................................................... (Rutger’s Hybrids)
Crataegus crusgalli var. inermis ‘Cruzam’ .......... Crusader Thornless Cockspur Hawthorne
Koelreuteria paniculata .................................... Goldenrain Tree
Lagerstroemia x ............................................... Crape Myrtle Hybrids
Maackia amurensis ......................................... Amur Maackia
Malus ‘JFS-KWS’ ............................................. Royal Raindrops Crabapple
Malus x ‘Sutyzam’ .......................................... Sugar Tyme Crabapple
Magnolia x ‘Galaxy’ ......................................... Galaxy Magnolia
Parrotia persica ‘Inge’s Ruby Vase’ .................. Ruby Vase Parrotia
Prunus virginiana ‘Canada Red’ ...................... Canada Red Improved Chokecherry
Syringa reticulata ‘Ivory Silk’ ........................... Ivory Silk Japanese Tree Lilac
Taxodium distichum ‘Skyward’ ......................... Lindsey’s Skyward Bald Cypress
Zelkova serrata ‘JFS-KWI’ ............................... City Sprite Zelkova
Zelkova serrata ‘Schmidtlow’ ......................... Wireless Zelkova

Evergreen Screen Trees

Abies concolor .................................................. White Fir
Chamaecyparis thyoides .................................. Atlantic White Cedar
Cryptomeria japonica ‘Yoshino’ ...................... Yoshino Japanese Cryptomeria
Juniperus virginiana ‘Emerald Sentinel’ .......... Emerald Sentinel Eastern Redcedar
Picea abies ..................................................... Norway Spruce
Picea alba ....................................................... White Spruce
Picea omorika ................................................ Serbian Spruce
Picea orientalis ............................................... Oriental Spruce
Thuja occidentalis ‘Nigra’ .............................. Nigra Eastern Arborvitae
Thuja occidentalis ‘Smaragd’ ......................... Emerald Green Arborvitae
Thuja plicata ‘Green Giant’ ............................. Green Giant Western Arborvitae
**Shrubs**

Abelia x grandiflora ‘Rose Creek’ ......................................................... Rose Creek Abelia
Caryopteris x cladonensis ‘Dark Knight’ ............................................. Dark Knight Blue Mist Shrub
Comptonia peregrina ........................................................................ Sweetfern
Hydrangea macrophylla ‘Bailmer’ .......................................................... Endless Summer Hydrangea
Hydrangea paniculata ‘Little Lime’ ....................................................... Little Lime Hydrangea
Hypericum perforatum ........................................................................ St. John’s Wort
Ilex glabra ‘Shamrock’ ........................................................................... Dwarf Inkberry Holly
Ilex verticillata (Dwarf Varieties) ............................................................ Dwarf Winterberry Holly
Morella pensylvanica ‘Morton’ ............................................................... Silver Sprite Bayberry
Nandina domestica ‘Firepower’ ............................................................. Firepower Nandina
Osmanthus heterophyllus ‘Gulfside’ ....................................................... Gulfside False Holly
Potentilla fruticosa ‘Abbotswood’ ......................................................... White Shrubby Cinquefoil
Prunus laurocerasus ‘Otto Luyken’ ......................................................... Otto Luyken Cherry Laurel
Prunus laurocerasus ‘Schipkaensis’ ........................................................ Upright Cherry Laurel
Rhus aromatica ‘Gro-Low’ .................................................................... Gro-Low Fragrant Sumac
Rosa x ‘Radrazz’ .................................................................................. Knockout Rose
Spirea japonica ‘Tracy’ ......................................................................... Double Play Big Bang Spirea
Syringa x (Dwarf Varieties) ................................................................... Dwarf Lilacs

**Perennials / Ground Cover**

Ajania pacifica ..................................................................................... Ajania
Amsonia hubrichtii .............................................................................. Threadleaf Amsonia
Ceratostigma plumbaginoides .............................................................. Plumbago
Gaillarida x grandiflora ....................................................................... Blanket Flower
Hemerocallis x ..................................................................................... Daylily (Reblooming Varieties)
Heuchera villosa ‘Citronelle’ .................................................................. Citronelle Coral Bells
Hypericum calycinum .......................................................................... St. John’s Wort
Liriope muscari ‘Big Blue’ .................................................................... Big Blue Lilyturf
Liriope muscari ‘Variegata’ .................................................................. Variegated Lilyturf
Nepeta x fassenii ‘Junior Walker’ .......................................................... Junior Walker Catmint
Perovskia atriplicifolia ‘Little Spire’ ...................................................... Dwarf Russian Sage
Penstemon digitalis ‘Dark Towers’ ........................................................ Purple Beardtongue
Salvia x superba ‘Blue Hill’ ................................................................... Blue Hill Garden Sage
Sedum sp. .............................................................................................. Sedum
Stachys byzantina ‘Helen Von Stein’ ..................................................... Helen Von Stein Lamb’s Ear
Ornamental Grasses

Andropogon virginicus - Broomsedge
Deschampsia cespitosa ‘Goldtau’ .................................................. Goldtau Tufted Hairgrass
Deschampsia flexuosa ................................................................. Wavy Hairgrass
Eragrostis spectabilis ................................................................. Purple Lovegrass
Festuca ovina ‘Glaucata’ .............................................................. Blue Fescue
Muhlenbergia capillaris ............................................................... Pink Muhly Grass
Pennisetum alopecuroides ‘Little Bunny’ ................................. Dwarf Fountain Grass
Pennisetum alopecuroides ‘Burgundy Bunny’ ......................... Purple Dwarf Fountain Grass
Schizachyrium scoparium ‘Standing Ovation’ ......................... Standing Ovation Little Bluestem