

Sunset Cove HOA

Parking Strip Improvement Guidelines-Groundcover and Trees

Urban Forestry Services provided (April 2024) analysis and recommendations to improve growth and health of new tree plantings in the parking strip along Washington Blvd. As a by-product of our 2025 Annual Meeting and the February 2025 Board meeting our Board has developed the following policy/guidelines for owners to follow when updating and maintaining trees and/or groundcover in the parking strip along Washington Blvd.

The following policy/guidelines are for new or replacement tree planting(s) or other alterations such as appropriate groundcovers that include bark/mulch, rock and or grass. All work will be funded by the homeowner.

Tree Maintenance

- If the homeowner chooses to prune on their own, that is one avenue and is appreciated.
- Fertilization and irrigation is the responsibility of the homeowner.
- Pruning for street sweeper passage is a must, and in most cases, up to the HOA to schedule and fund.
- Professional spraying is done annually and is the responsibility of the HOA.

Tree Guidelines

- It is the owner's responsibility to plant 1 tree for every 30' of parking strip. Spacing trees 30' apart is the City of Anacortes ordinance and supersedes the 20' spacing guidance found in the Sunset Cove CC&R's.
- The approved street tree for Sunset Cove is the Rising Fire American Hornbeam, *Carpinus caroliniana* 'Uxbridge' and must have a 2-inch caliper when planted. (See picture on final page.)
- We would recommend that you use a landscape company to plant your trees. Based on the existing soil quality, the soil will have to be amended to ensure healthy growth and longevity.
- We highly recommend an irrigation plan that may include drip irrigation, at the very least hand watering.

General Planting Recommendations

- Increase soil quality and volume. Some of the existing viable topsoil can be retained and reused.
- Compacted subgrade material below the topsoil in the parking strip should be removed and replaced with new soil mixes within existing topsoil.

- Root barriers should be installed along curbs and sidewalks to protect the concrete from tree root expansion.
- Parking strips that are a minimum of 5 feet deep (from curb to sidewalk) are recommended for tree planting. [WPE strips are 5'.]
- Rock is *NOT* recommended to be placed at the base of the trees. If rock is the desired groundcover in the parking strip leave a perimeter of 5'-6' around the base of the tree covered in 3" to 4" of bark or mulch.

Specific Planting Recommendations

WARNING: MAKE SURE THAT ALL UTILITIES ARE LOCATED BEFORE DOING ANY OF THIS WORK SO THAT DAMAGE AND INJURY CAN BE AVOIDED. Utilize "call before you dig" guidance (dial 811 on your phone in WA State) before planting.

1. Dig holes 2 to 3 times the size of the root ball. Recommended hole depth depends on the size of the root ball; the top of the root ball should NOT be covered with soil.
2. Find acceptable top/garden soil for backfill.
3. Before planting, install an 18" deep root barrier along the curb, sidewalk and driveway within 6 feet of any planted tree location. Make sure the top of the root barrier always remains visible but is not a trip hazard.
4. Finish the planting by covering the base of the trees with 2"-3" of bark or mulch.
5. Stake each tree with two 6-foot x 2-inch round wooden tree stakes driven outside the root ball into the solid ground in line with the street. Fasten the tree with a chain-lock tree tie.
6. Water immediately and regularly until it is established.

Tree Spacing Recommendations

- Plant 2-inch caliper trees at a minimum.
- Spacing guidance:
 - Trees are to be planted in the center of the parking strip (curb to sidewalk)
 - Rule of thumb; 1 tree planted for every 30' of street frontage.
 - 5' from underground utility lines
 - 10' from power poles
 - 7.5' from driveways
 - 20' from Streetlights
 - 30' from street intersections

Note: Prior to tree planting or improving the groundcover in your parking strip a SCHOA project request and approval form must be completed which can be found on the SCHOA website. Also, a City of Anacortes permit will be required prior to planting. Tree planting permits are submitted online through the SmartGov portal under Public Works.

(<https://www.anacorteswa.gov/1382/Permit-Applications-Documents>)

Groundcover on the Parking Strip

- The existing parking strip can be enhanced or upgraded with suitable groundcover materials.
- Suitable material would include multiple sizes of river rock, bark/mulch or grass.
- Grass varieties would include perennial rye and fescue.
- Sod is preferable, hydro-seed or grass seed will work as well.
- Irrigation recommended.
- If grass is removed and replaced with rock or mulch a suitable contractor grade of weed block is required to suppress weed growth.

Rising Fire American Hornbeam, *Carpinus caroliniana* 'Uxbridge':





Carpinus caroliniana 'Uxbridge'

Rising Fire® American Hornbeam

USDA Zone: 4



Height:
30'



Spread:
15'

Description:

A lively mix of bright red and orange fall colors and distinctive columnar shape combine to offer a new look for a popular and widely adaptable North American native tree. Growers will appreciate its vigorous yet mannerly growth habit and ease of care in the nursery. Ontario, Canada origin promises good cold hardiness.