

# Logus Road Green Street

## Residents' Landscape Maintenance Plan ~ 2009

### What is the Logus Road Green Street?

The Logus Road Green Street utilizes several strategies to capture, slow, filter, and infiltrate stormwater runoff from Logus Road and driveways. This green street retrofit project demonstrates how streets can be designed (or re-designed) to provide environmental benefits through on-site stormwater management. The project utilizes a series of stormwater planters, stormwater curb extensions, and pervious concrete sidewalks to achieve full on-site stormwater management on the southern half of Logus Road from Stanley Avenue to SE 49th Street. Approximately 20,000 square feet of runoff is directed into a series of stormwater facilities and is managed on-site using a landscaped approach.

The stormwater planters (aka, rain gardens) were constructed by the City of Milwaukie for a number of purposes. As with a traditional sidewalk planter strip, the new stormwater planters provide a horizontal separation between the street and the sidewalk zone and provide visual interest to the street. In addition, the stormwater planters allow for storage, treatment, and infiltration of street runoff.

The City of Milwaukie has planned for a 5-year establishment period for the landscape maintenance of stormwater facilities along Logus Road. The private contractor that installed the plantings will visit Logus Road regularly to perform weeding, plant trimming, plant replacement, mulching, as well as provide supplemental summer irrigation. The City of Milwaukie will be responsible for removing sediment accumulation with the stormwater facilities on an as needed basis. The residents along Logus Road are also asked to perform minor on-going maintenance responsibilities which is further described in this maintenance plan.

The following outlines the responsibilities of residents during the 5-year establishment period. After the 5-year establishment period, some of the plant maintenance responsibilities will be turned over to Logus Road residents. The City will continue to remove sediment from the rain gardens, as necessary, but the City does not anticipate extending the plant maintenance contract. However, after allowing the new plantings a 5-year establishment period, most of the plants will have reached maturity and the level of maintenance, trimming, and weeding should be significantly reduced.

### Taking Care of the Green Street

#### The Planting Design

The plants selected for the Logus Road rain gardens are predominately evergreen and grow under three feet in height. Evergreen plants tend to grow slower and have greater drought tolerance; both characteristics will help reduce maintenance efforts. In addition, these plants help provide an evergreen "structure" to the perimeter of each stormwater facility and the help provide a visual separation between the street and the sidewalk zone. Rushes and grass-like were also planted within because their stiff structure will help slow water flow and their root zones are excellent for water absorption. The plants used in the Logus Road rain gardens are shown on the side bar on the opposite page.

#### Plant trimming

It is not necessary for residents to trim plants. If there is any trimming needed, the landscape contractor will be responsible for this effort.

## The Rain Garden Plants



*Nandina domestica*  
'Moon Bay'



*Liriope muscari*



*Euonymus japonica*  
'Microphylla'



*Polystichum munitum*



*Juncus patens*  
'Elks Blue'



*Mahonia repens*

### Weeding

For the initial 5-year establishment period of the rain gardens, the most significant landscape maintenance effort will be weeding. Weed control is included in the 5-year establishment contract, however, additional weeding by residents is encouraged and will improve the appearance of the rain gardens and limit the spread of nuisance plants. The plant material placed within the rain gardens is of a reasonably high enough density, but weeds will, of course, undoubtedly grow. Because the rain gardens are used to cleanse water runoff of pollutants and toxics, **under no circumstances should chemical pesticides be used to control weeds**. It is desirable that the rain gardens be hand-weeded as much as possible to keep them thriving. Once the desired plants have matured, this weeding frequency can most likely be reduced.

### Mulching and Fertilizing

It is not necessary for residents to mulch the rain gardens. The initial 3" application of compost during construction should maintain plant needs for several years. No chemical or natural fertilizers are necessary.

### Supplemental Irrigation

The contractor is required to provide supplemental watering during the summer months of the establishment period. It is anticipated that the landscape areas will not need additional summer water after the establishment period except in the most extreme heat conditions.

### Removal of Dead Vegetation and Replacement Material

If there are instances of dead plants or plants displaying lack of vigor, please contact the City of Milwaukie so they can determine the cause and find a suitable replacement. If residents wish to add plant material to the stormwater facilities, they may do so as long as they are a nuisance plant variety, are relatively drought and wet tolerant, and do not grow over 3' tall (to maintain site visibility). Many varieties of sedges, rushes, shrubs, and perennials conform to these requirements. Ask your local plant nursery for specific recommendations.

### Pervious Sidewalks

The City will periodically vacuum and/or flush the pervious concrete sidewalks, as necessary, to ensure that rainwater continues to pass through the sidewalk. Residents are encouraged to sweep or clear their sections of sidewalk, particularly during the fall season when leaves accumulate, to prevent rainwater runoff from the sidewalks.

### Maintenance Responsibilities

The following charts illustrate the basic green street maintenance responsibilities residents are asked to fulfill during the 5-year establishment period.

TASKS	Calendar Year											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Weeding (recommended)												
Plant Addition (if desired)												
Sweeping (recommended)												
Incidental Trash Removal												

### Contact Information

For additional information about this landscape maintenance plan or other questions about the Logus Road Green Street, please contact Alex Campbell, City of Milwaukie, (503) 786-7608 or email at [CampbellA@ci.milwaukie.or.us](mailto:CampbellA@ci.milwaukie.or.us)