



PARKWAY DESIGN POLICY GUIDELINES

City of Lawndale

FEBRUARY 2018

WHY ARE PARKWAYS IMPORTANT?

The parkway is the strip of land between the street and the walkway. The parkway and walkway together make up the sidewalk, which is part of the public right-of-way. Street trees are planted in the parkway and are the most important plants in the parkway.

Parkways are important to individual property owners and the City as a whole for the following reasons:

Parkways provide soil volume that street trees need to grow into healthy, mature trees that provide shade, collect stormwater, consume carbon dioxide (CO₂) and provide other environmental and health benefits.

Parkways can collect stormwater and irrigation runoff and return it to the groundwater table.

Parkways provide a buffer between pedestrians on the walkway and cars in the street.

Parkways improve the curb appeal of your home, potentially increasing its value.

Parkways enhance the visual quality of the city.

In Lawndale, the property owner adjacent to the parkway is responsible for maintaining all of the parkway, except the street trees, which are maintained by the City. The parkway trees can only be planted, trimmed, and removed by the City and not by private property owners (Lawndale Municipal Code Chapter 12).

Parkways can be designed in a variety of ways, depending on the individual property owner's design objectives and commitment to maintenance. However, all parkways should require relatively little supplemental water, little mowing and little fertilizing to reduce their carbon footprint. In particular, conventional grass parkways that require high levels of supplemental water and regular mowing and fertilizing should be avoided. See examples of low water use turf in Table I, page 5.



To reduce water use, carbon emissions, and provide storm and irrigation water infiltration, soil volume for street trees, a buffer between pedestrians and the street, pedestrian access between the street and walkway, visibility of both motorists and pedestrians, erosion/fugitive dust control, and the visual benefits of landscaped parkways, all parkways must be:

- As wide as possible, minimum walkways widths of 4 feet in residential zones and 5 feet in commercial zones.
- At the same elevation as the top of curb and finished surface of walkway within 6 inches of them, for example, granular soil 2 inches below top of curb and walkway elevations and covered with 2 inches of compacted mulch, so the surface elevations of the walkway or curb and adjacent parkway are the same.
- Landscaped parkways must be irrigated in a manner that results in zero overspray onto the walkway or street, e.g., buried in-line drip irrigation system.

The parkway must be constructed in either of two options ONLY:

Walkable Parkway:

At least 75% landscape coverage using natural turf and/or walkable plant materials, which require minimum mowing and are drought tolerant. Examples can be found in Table 1. Irrigation schedules must be in accordance with local water service provider (Golden State Water).

Non-walkable Parkway:

At least 75% coverage using live landscape / groundcover material and either 1) slightly swaled; sloping a few inches to the center at not more than a 3:1 slope, to collect storm and irrigation water or 2) groundcover must be native species, drought tolerant (examples can be found in Table 2), and must include a walkable pathway from the curb to the sidewalk which may not exceed 25% of the parkway.

All unpaved parkway areas must be covered with a permeable natural material, e.g., compacted mulch, or stepping stones that prevent erosion and dust.

Parkway Requirements and Regulations:

No encroachment permit is required for the installation or maintenance of grass or live drought tolerant natural turf or other allowable materials per these Parkway Guidelines (at or less than six inches in height) in 100% of the parkway.

A "conditional" encroachment permit is required for the installation or maintenance of: live plant material other than grass or living drought tolerant natural turf (at or less than six inches in height), OR any non-living materials including, but not limited to, concrete, decomposed granite and/or compacted mulch – which non-living materials are limited to 25% of the parkway area.

To obtain a "conditional" encroachment permit the property owner or tenant must submit a simple sketch with details of the proposed improvements along with the permit application (photos may be included). A licensed contractor may be required to pull the permit and perform work involving the installation of non-living materials.

Drawings, sketches, plans, or other satisfactorily written materials must indicate the types of parkway landscape materials to be used and respective quantities and a description of how and where each type of parkway landscape material will be applied.

Pavers, stepping stones, and/or other hardscape (limited to 25% of parkway) must be properly constructed and

maintained to not pose a tripping hazard.

Each owner/tenant must promptly make necessary repairs if improvements are uplifted or damaged.

Parkways must be maintained and kept free of weeds and otherwise comply with Lawndale Municipal Code Chapter 8.24, Property Maintenance and Nuisance Abatement.

If parkway improvements fall into a state of disrepair and neglect, a conditional permit will be revoked and the property owner/tenant will be required to remove the improvements and re-landscape the parkway. This requirement is a condition of the permit and be enforced by the City.

For parkways adjacent to curbside parking, if the parkway planting is not walkable (see Table 2 for examples of vegetation that are not walkable), a means of access from the curb to the walkway will be required. The requirement will vary according to the adjacent use and street characteristics, for example:

On heavily trafficked streets (major and minor arterials), an 18 inch wide paved, walkable strip along the back of the curb that is at the same finished elevation as the curb may be required.

Where there are striped curbside parking spaces, a path across the parkway may be required every two cars between two marked spaces.



A path across the parkway completes access from parked cars to the walkway (non-walkable parkway with ground cover shown)



WHAT'S YOUR TYPE?

Type 1 Walkable Parkway Low-Maintenance, Walkable Plants or *Turi*

If you want a parkway that requires minimal design and maintenance, install walkable vegetation such as natural turf or other grasses/perennials. Table 1 lists examples. Some of these materials only need to be mowed a few times a year to maintain a lawn-like appearance (see Table 1).

Type 2 Non-Walkable Parkway - Low-Growing, Low-Maintenance Ground Cover

If you want a parkway that requires a little more design and the addition of a walkway or stepping stones (limited to 25% of the parkway), and requires more maintenance, low-growing grasses and/or groundcover are permitted. There are many choices; Table 2 lists some of them. Your parkway may be a mix of grasses and ground cover.

NOT PERMITTED:

Use of hardscape materials other than providing a walkable strip or covering more than 25% of the parkway

- Use of pebbles and rocks material
- Use of plants with thorns or sharp edges.

Use of structures within the parkway.

Use of plant materials that exceed 6-inches in height (excluding trees).

Preparing Your Parkway Soil

The most important thing you can do to ensure your parkway's success is to prepare the soil. Soil preparation saves you money in the long run because it reduces the need to replace plants, lowers water use and reduces fertilizer applications.

- Remove all existing turf - let it die and dig it out. Remove enough soil to create the swale described on page 2 and then remove 2-3 inches more.
- Till the parkway soil to a depth of one foot.
- Amend it with compost.

Watering Your Drought-Tolerant Parkway

Too much water can kill drought-tolerant plants. So don't over-water, especially in clay soil. The best approach is to water only when the soil is dry at a depth of 3 to 4 inches. Contact Golden State Water Company to verify permissible watering schedules. Additional information on outdoor irrigation may also be available through the water company.

On-Line Resources

Use these resources see images, recommended spacing, and detailed descriptions of these plants and others:

bewaterwise.com

theodorepayne.org

socialwatersmart.com

sunset.com and *Sunset Garden Book*

California Native Plants for the Garden Bornstein et al.

Table Legend

L= Low water use

M = Moderate water use

TABLE 1

EXAMPLES: Walkable Parkway Plants - No Path Required

Botanical Name	Common Name	Water Use	Notes
Natural Turf / Low Water Use / Low or No Mow Turf			
<i>Buchloe dactyloides</i> , UC Verde	UC Verde Buffalo Grass	N.L.	winter dormant
Low-Growing Perennials			
<i>Dymondia margaretae</i>	Dymondia	L	slow growing

Other untested ideas: there are several lawn substitute seed mixes, including Fleur de Lawn and Ecology Lawn that may work.

Dymondia margaretae



Table 2

Examples : Non-Walkable Parkway Low-Growing, Low-Maintenance Plants - Path Required

Botanical Name	Common Name	Water Use	Notes
Low-Growing Perennials/Succulents (6-inches or less)			
<i>Aptenia cordifolia</i> /A. cordifolia 'Red Apple'	Heartleaf Ice Plant	L	
<i>Delosperma cooperi</i>	Trailing Ice Plant	L	
<i>Drosanthemum floribundum</i>	Rosea Ice Plant	L	
Groundcover <i>Cotoneaster</i> varieties	<i>Gazania</i> (grayish /vs.)		
M			
<i>Lessingia filaginifolia</i> 'Silver Carpet'	Beach Aster	L	
<i>Thymus</i> species	Thyme	M	
<i>Verbena peruviana</i> & hybrids	Verbena	L	
<i>Vinca minor</i>	Dwarf Periwinkle	M	Plant in shade

Low-Growing Shrubs (6-inches or less) - all require regular trimming at parkway edges

Cotoneaster dammeri 'Lowfast', *C. salicifolia* 'Repens'; *C. apiculatus* 'Tom Thumb' Groundcover *Cotoneaster* varieties M

Aptenia cordifolia 'Red Apple'



Delosperma cooperi



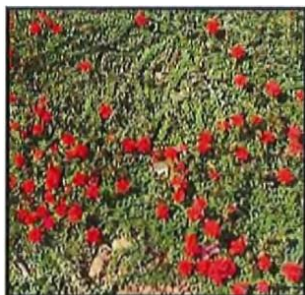
Drosanthemum floribundum



Verbena peruviana varieties



Lessingia filaginifolia



Cotoneaster dammeri



Juniperus procumbens



Vinca minor



DESIGNING YOUR

CC-1802-005
Exhibit "A"

Examples of Type 1 Parkway (Walkable Plants)



Dymondia (Oymondia margaritae) is abw growing, walkable groundcover.

Examples of Type 2 Parkway (non-walkable plants)



Berkeley Sedge (*Carex Divulsa*) requires very little mowing

Gazanias are a reliable relatively drought-tolerant groundcover that tolerates light traffic.



A prostrate Rosemary like 'Huntington Carpet'.