



Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street, Medway MA 02053
(508) 533-3291

Matthew Buckley, Chair
Rachel Walsh, Vice-Chair
Tom Gay, Member
Jessica Chabot, Member
Dan Connolly, Member
Seth Kendall, Member
Alex Kevork, Member

DRC Meeting Minutes: July 18, 2017
Medway Town Hall – 155 Village Street

APPROVED – July 31, 2017

Call to Order: – With a quorum present, this meeting was called to order by Chair, Mr. Buckley at 7:00 p.m.

Attendees:

	06/19/2017	7/18/17				
Matthew Buckley	X	X				
Julie Fallon	X	No longer a DRC member				
Rich Di Iulio	-	X				
Jessica Chabot	X	X				
Tom Gay	X	X				
Rachel Walsh	X	X				
Dan Connolly	X	X				
Seth Kendall	X	X				
Alex Kevork	ABSENT with notice	X				

Also present:

PEDB members: Bob Tucker, Rich Di Iulio, Matt Hayes, Andy Rodenhiser

BOS members: Glenn Trindade and EPFRAC member Rich D’Innocenzo

Clara Batchelor and DJ Chagnon from CBA Landscape Architects

Andy Truman from Samiotes Consulting

Chairman Buckley called the DRC meeting to order at 7 pm.

INFORMAL PRE - APPLICATION DISCUSSION – Town of Medway Parks Improvement Project

Introductions of all parties were provided. This portion of the meeting is a joint meeting with the Planning and Economic Development Board.

See attached slide presentation by CBA Landscape Architects, Town's Consultant

Clara Batchelor provided a background to the current planning project for park improvements to Choate Park, Oakland Park and the Medway Middle School. EPFRAC (Evaluation of Parks, Fields, and Recreation Areas Committee) was established by the Board of Selectmen. CBA Landscape Architects was hired to redesign 2 parks and some repairs to the middle school tennis courts. Site plan will be needed for Oakland and Choate park projects. Clara provided an overview of the plan and some history and reviewed the composition of the EPFRAC committee.

Initially, they did schematic design and then came to a general design consensus. This involved a lot of cost estimating. Their plan is to solicit a base bid and then a few add alternates for each project. Construction documents need to be put out to bid by the first of October. EPFRAC will take the amount to the November town meeting to authorize funds. Funding structure using Community Preservation Act funds has been accepted by the BOS and the Community Preservation Committee.

CHOATE PARK IMPROVEMENTS

Clara Batchelor noted that the overall plan is to remove tennis courts and septic system, to get parking away from the pond and to have more activities near the pond. They intend to remove the sandy beach as the pond is not swimmable. Keep existing building, upgrade playgrounds, improve paths along the perimeter of the pond to be accessible (compacted stone dust) for a portion of the way around the pond. Plus add an accessible road up to the ball fields and a road/driveway to go to Cassidy which would be open during big events per request of public safety officials.

Andy Rodenhiser asked if they will soften the turn to the new paved roadway.

It was noted that the new paved roadway is not meant for regular use, but for emergency use.

Most of money will be spent for new parking area.

There is a new entrance to Choate Park from Route 109/Main Street being made through the Route 109 project.

Components will include a water play feature – very small; playground for younger children; toddler area; playground for older kids, bunch of different pathways. People love to walk around the pond. Plus an open shelter/pavilion 30' x 40'. Grassy areas.

Matt Buckley asked how the edge of the pond will be treated.

Clara Batchelor responded that the same slope will be maintained but will be planted with shrubs that will not grow taller than 4' along the eastern edge of the pond

Can still fish on west side of pond?

Matt Hayes asked if there will be fishing. Any discussion about a small pier?

DJ Chagnon responded that no structure is planned for fishing.

Clara Batchelor showed schematics from O'Brien and Sons playground designer. The company has donated a spinning sphere piece to the Town. They have really settled on the approach of having separate playground equipment for 2-5 year olds and then for 5-12 year olds. The goal is to have equipment with a lot of visual see thru ability to see thru to the pond. The playgrounds will be enclosed with a fence.

Little kids area includes a playhouse for really younger kids

Safety surface is poured in place rubber, rather than mulch. Poured in place rubber is good for handicapped accessibility.

The water play feature will be geared to smaller kids with flush mounted jets.

All path systems are designed to be a track for tricycles.

Andy Rodenhiser asked if water will be recycled.

Clara Batchelor noted that there needs to be a lot more infrastructure to recycle water. It has to be treated. It costs about \$120,000 more in initial outlay to do a water recycling system. This involves an underground water storage tank and a small outbuilding for some equipment.

Bob Tucker expressed concern about water usage. How can the Town have this water feature and then not allow residents to hand water on their property?

Clara Batchelor reported that a water play feature was strongly requested in the survey and public meetings. The EPFRAC team has not yet decided whether to have recycled water. Operating and maintenance costs of water play area are relatively low. It was operate from Memorial Day to Labor Day and can be readily handled by DPS staff.

Matt Buckley asked if the water feature area has another play purpose when it is not being used as a splash area.

Clara Batchelor responded that it would be a suitable area for tricycles and drawing with chalk.

Matt Buckley asked if the water feature area has a design.

Clara Batchelor explained that the surface of the water area can be painted on for a design feature.

NOTE - Dan Connolly arrived at 7:30 pm

Jessica Chabot asked whether sitting rocks will be spread throughout the site. They make good areas for parents.

A question was asked how many park benches will be installed.

Clara Batchelor responded that they will e we have them spread out

Matt Hayes stated that more benches is better.

The splash area is around 20 by 15 feet.

Andy Rodenhiser asked about the location of the above ground box for the recycling equipment for the water splash area.

Clara Batchelor responded that the equipment would be near the pad.

Rachel Walsh asked about the poured rubber surface. She would prefer to see wood chips, as more natural appearance. What is the difference in cost with wood chips? She wouldn't want to bring kids to a rubber and asphalt setting. I would want a less fake setting

DJ Chagnon responded that there is a more naturalized play area on the other side of the pond. There are pros and cons to both approaches but the biggest issue is day to day maintenance. Broken glass shows up better on poured rubber.

Clara Batchelor noted that the people they had talked with about surface options were inclined toward the safer poured rubber surface.

Bob Tucker noted that there are impervious surface requirements in the Zoning Bylaw that need to be taken into consideration.

Matt Buckley asked what is alternative to the splash area.

Clara Batchelor stated that the splash pad is a given. The option is whether or not the water is recycled.

Rachel Walsh noted seems ludicrous to have a splash area that doesn't reuse water when the Town has water restrictions.

A question was asked about how the water works. Does it run continuously? Is it button activated?

DJ Chagnon reported that when they looked at actively used park in downtown Somerville, the water feature ran about 15 minutes out of every hour.

Jessica Chabot asked if rain water could be collected and reused for the water feature.

Clara Batchelor reported that rain water is grey water and that could be used for irrigation, but not for the splash pad.

Andy Rodenhiser asked about drilling a well and using that for the splash pad.

Clara Batchelor stated that water for a splash pad has to be potable.

DJ Chagnon reported that they had discussed the well idea with Dave D'Amico. Dave didn't think it made sense to drill a well.

Andy Rodenhiser stated that there is a Town bylaw that you can't have an irrigation system. This should be checked out.

Jessica Chabot indicted that Choate right now is pretty shady. Is there going to be a lot of shade over the new play areas? New trees need to be pretty mature or you may want to have awnings over the playgrounds.

Andy Rodenhiser suggested that sail shades would be nice.

DJ Chagnon reported that they kept mature trees on the plan. Most of the play areas end up being where there is parking now. So there are not mature trees right next to it. We plant them as large as we can safely transplant and we have selected fast growing trees.

Jessica Chabot noted that the swing set area really has nothing for shade. Is there some sort of covering that can be done for shade?

DJ Chagnon stated that you can get a shade canopy for over swings.

Matt Buckley asked about the existing building. Is there another usage for that space?

Clara Batchelor indicated that summer camps use the building for bathrooms and to store supplies. The building was not part of the scope of work they were asked to consider.

DJ Chagnon reported that the site would be connected to Town sewer and the septic system would be eliminated.

Glenn Trindade stated that the Town has done a major upgrade to that building. We have redone the bathrooms and they are now open. The Town looked into knocking it down and starting from scratch but that is too much money. It does need a roof.

Jessica Chabot asked if the new open air pavilion is going to be available for rentals.

Glenn Trindade indicated that it could be possible to look to at the existing building for concessions. He suggested people visit the Broadmoor (Wildlife Sanctuary) in Natick. See what they did. That could absolutely be done here. Park Board hasn't yet thought about it.

Clara Batchelor noted that Towns permit different facilities for various activities.

Clara Batchelor discussed the pavilion building – hip roof, with a cupola, open all around. EPFRAC hasn't yet looked at colors or ornamentation. It would have a metal roof with corrugated panels.

Matt Buckley indicated the DRC would be glad to provide some input on the pitch of the gable pitch.

DJ Chagnon noted it would be good to play off of some of the features of the Thayer House.

Jessica Chabot asked if there is any facelift happening to the existing building.

Clara Batchelor reported that nothing is being done to that building except to connect it to the Town's sewer system.

Seth Kendall noted it would be nice if the colors of the pavilion and the playground equipment could reflect New England village character and enhance the natural New England feel with a different color palette, something that would not fight with the trees.

Matt Buckley asked if there is a group of colors for the equipment.

Clara Batchelor reported that there are various color options. The EPFRAC team preferred greens and browns. The green wouldn't be neon but fairly close to new leaves on trees. We really did work with the committee to find colors in nature.

Seth Kendall suggested that complimentary colors on the other side of the color wheel be considered.

DJ Chagnon noted that the spherical spinning piece that has been donated is that moss green color. It is already in the Town's possession waiting for a home.

Andy Rodenhiser asked about the subsurface approach to water management. MassDOT is putting in a bio-retention system toward Main Street as part of the Route 109 project. Perhaps a small rain garden feature could be used. The current water runoff goes to Chicken Brook. There will actually be a small reduction in impervious area. We don't want to put in a large subsurface system

Jessica Chabot noted that since the parking lot is maybe tripling in size there needs to be some screening of the parking lot from Route 109.

Seth Kendall asked if there are plans for signage.

Glenn Trindade indicated that there is a clock tower that will be installed and tied into the Route 109 project near Main Street. (NOTE – The clock tower has been donated in memory of someone who passed away during the past year.)

DJ Chagnon noted that the Community Preservation Committee and the Historical Commission folks have been very adamant about providing good screening. The parking lot could be cordoned off during the week for separate activities like pick up street hockey, bike riding. The existing stone wall will stay.

Jessica Chabot asked if there could there be a raised cross walk with a speed bump.

It was reported that the net increase in parking spaces is slight. This is more of a rearrangement of spaces.

Matt Buckley asked if there a signage plan for the site to identify features or wayfinding.

DJ Chagnon stated that playgrounds are required to have a sign but that the firm had not been asked to do any wayfinding designs.

Tom Gay stated that we need to move this along.

Andy Rodenhiser stated the EPFRAC team has already decided a lot of things. The consultants have a committee that is directing them and then they are here with us. This is an impossible task. We have to come to some consensus

Seth Kendall stated that he strongly encourages the proposed nature play area. It fits well with the site.

DJ Chagnon stated they could send some pages of natural play areas. It is proposed as an “add alternate”. The natural play area is a feature that could relatively easily happen at a later date if it can’t be included as part of the first phase.

Clara Batchelor indicated we can show you the benches. She also displayed a sample of the play area at Broadmoor Wildlife Sanctuary.

Andy Rodenhiser asked if they have talked to the Fire Department about where they do the fireworks from.

Jessica Chabot asked if there could be sandbox area in the natural playground area.

Rachel Walsh expressed that she would really like to see the natural play areas, not just the contrived, clinical approach to the playgrounds.

Jessica Chabot suggested that there could be a separate fundraising initiative to secure funds for the natural play area.

Rachel Walsh asked if there is a lighting plan.

DJ Chagnon reported that lighting is proposed along the pathway between Cassidy and Choate. They plan to use the same style of light that was used at Thayer.

Rachel Walsh asked if there will be any lighting that connects Thayer with Choate. There should be some sort of lighting on the railing on the bridge connecting the two areas.

DJ Chagnon stated that they haven’t had the photometric analysis done yet but they could look into that.

Clara Batchelor said that there would be some lighting in the parking lot and that they could look at lighting on the bridge

Dan Connolly asked if there is a way to take the natural play concept and spread out some natural seating throughout the whole area.

DJ Chagnon noted that there a question of liability. Once a feature is intended to be played on, it has to meet requirements of “Play Equipment”.

Clara Batchelor reported that people narrowed in on things that were higher priority through the survey. We looked at exercise stations. People said those were not a priority. The current exercise equipment is run down.

Matt Buckley noted that the lights at Thayer are considered too bright. The fixture may be good, but lower output is needed for Choate

Seth Kendall stated that natural play spaces are used by everyone.

DJ Chagnon noted that natural play spaces can be designed to meet the safety standards. He also noted there are certain minimum levels for lighting of public walkways.

Clara Batchelor stated that they had looked at lighted bollards.

Glenn Trindade noted that pathway lights will not be on all the time, only for key events. He also noted that neither Choate nor Oakland playgrounds today meet current safety standards and Oakland is not handicapped accessible.

NOTE – The Planning and Economic Development Board took a break from the meeting so that the DRC could handle other business. (8:40 pm)

Sign Design Review – John’s Auto Body and John’s Towing and Recovery at 25 and 27 Jayar Road

Present were business owner John Solari and sign consultant Hazel Wood Hopkins.

This pertains for 2 separate wall signs on 2 different buildings with separate addresses. **See Attached proposed signs.**

Seth Kendall suggested that the sign could be revised so that it would have black border.

John Solari noted that the businesses are located at the end of Jayar Road. There isn’t too much traffic.

Dan Connolly suggested the wall sign could it be centered on the building.

John Solari noted that he wants it to be visible for those arriving to the site. It would be more visible if off-centered.

Hazel Wood Hopkins noted the sign is proposed to be positioned over the center of the service bay vs. on the building itself.

John was asked about lighting. He noted that there are lights already on the buildings that will shine on the proposed sign.

Tom Gay suggested a border around the edge of the sign.

Matt Buckley stated that a border would make the sign look more finished.

Rachel Walsh noted the border would make the sign stand out.

Matt Buckley stated we will write a review letter to you and the Building Department.

NOTE – Jessica Chabot and Seth Kendall will work on the review letter.

The Planning and Economic Development Board rejoined the DRC at 8:47 p.m.

OAKLAND PARK IMPROVEMENTS

DJ Chagnon summarized that the parking would be reorganized to give it better definition. The playground equipment would have a woodland tree house feel with a tall activity tower. The playground would be moved away from Oakland Street. There would be a pavilion here as well. It will be a laminated timber structure with an asphalt shingle roof, also a walk thru structure.

Rachel Walsh commented that this pavilion at Choate should look like this and would better fit to Design Review Guidelines

Matt Buckley indicated that a timber structure is more in keeping with Thayer.

DJ Chagnon noted that the new Oakland Park restroom and office will be constructed of wood.

Bob Tucker noted that the soil there is very sandy.

DJ Chagnon noted there will be a walkway from senior center over to redesigned parking area.

Andy Rodenhiser stated that it is important for people to be able to walk safely across the walkway.

Dan Connelly noted it was important to look at the transition in paving between the new and old parking areas.

Andy Rodenhiser asked if another access/egress with Oakland Street is intended. This would provide direct access to the Senior Center without having to go through the Park's parking lot. Are there funds in the budget for this?

Clara Batchelor stated that the firm was asked to not touch the existing senior center parking.

Matt Hayes asked about the lighting scheme. Will there be lighting on the pathway?

NOTE - Bob Tucker left the meeting at 9:05 pm.

Andy Rodenhiser stated that the pathway should be lighted.

Glenn Trindade comments that seniors don't use the space at night time.

Tom Gay stated that you need to take care of all the stormwater in the plan.

DJ Chagnon responded that they will address that.

Jessica Chabot asked about bus access and a shelter.

DJ Chagnon responded that buses would come into the site and go upon around the loop. The pavilion would serve that purpose.

Andy Rodenhiser asked how do we keep vehicles where they're supposed to be.

DJ Chagnon responded that there will be vertical granite or concrete curbing for the parking area which will be striped. With the recently completed survey work, we discovered a paper street within the site called Lovejoy Street and another one at the back of the field

Jessica Chabot suggested the sidewalk adjacent to the parking lot should come out all the way to Oakland Street.

Glenn Trindade noted that the BOS is putting together a sidewalk plan. The estimate is \$500,000 to do sidewalk on Oakland from Main Street to Village Street.

A question was raised about trash management.

DJ Chagnon responded that there is a dumpster on the property that is owned and managed by the Soccer League. He also noted that the new bathroom building will have a connection to the Town's sewer line on Oakland Street.

Jessica Chabot stated that the dumpster shouldn't be located at the entrance to the site.

Matt Buckley stated that maybe a dumpster isn't needed at all. Trash could be managed behind some walls at the new building.

DJ Chagnon responded that they will look into this some more.

Seth Kendall stated that he liked the wood pavilion structure would like to see more of that wood feel at Choate, also wood picnic tables. He feels it would be nice to have more classic New England style colors to compliment the foliage.

Andy Rodenhiser stated he feels durability, long lasting, low maintenance are important. Wood picnic tables after a while can be damaged through rain, mildew, gum, etc. He likes clean surface picnic tables where water washes thru.

Park Improvements to Choate Park Cassidy Field, Oakland Park, and Medway Middle School Tennis Court Improvements

Planning Board Meeting July 18, 2017

Prepared by:

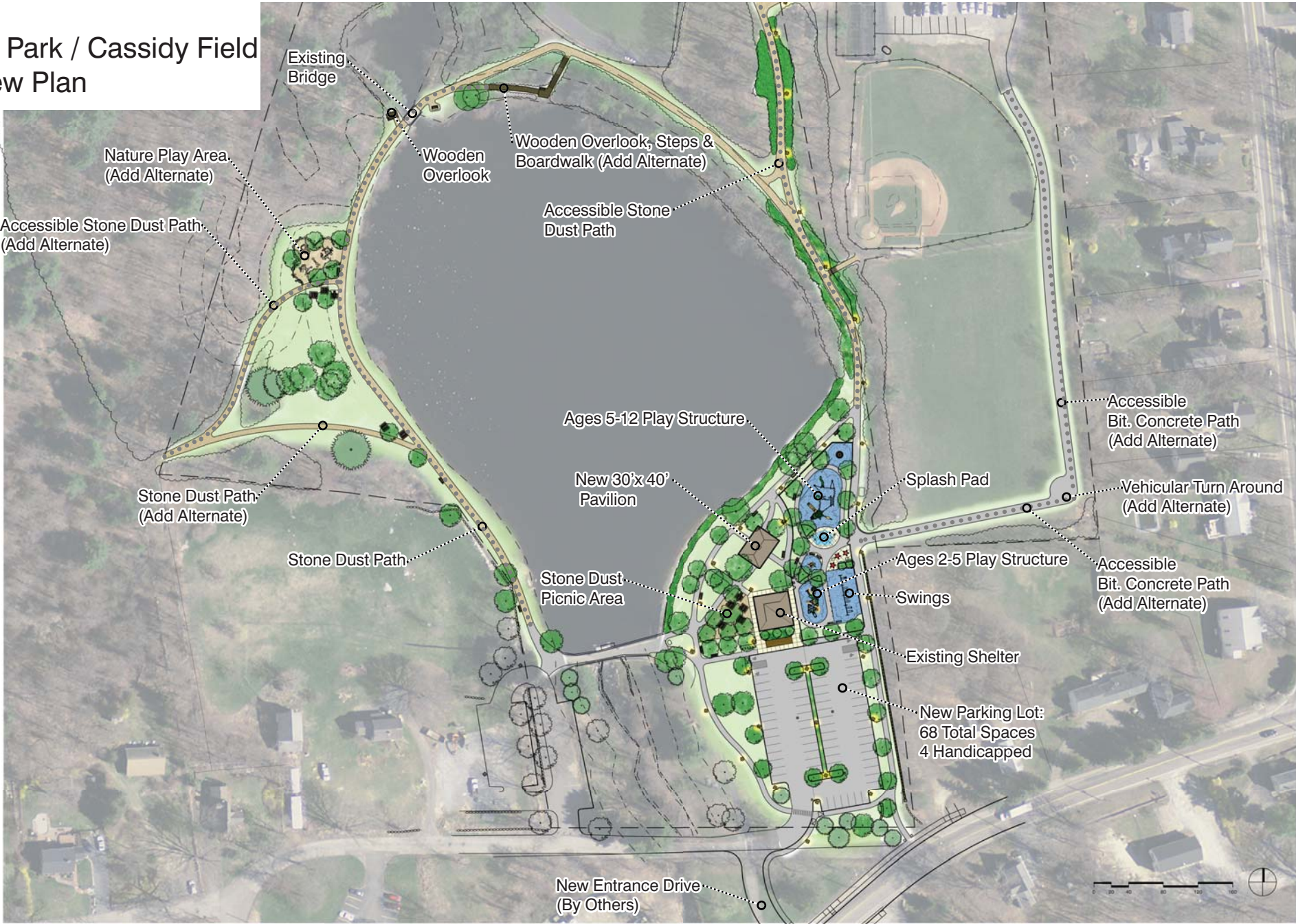
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landscape architecture | urban design | master planning

Choate Park / Cassidy Field
Overview Plan



Choate Park / Cassidy Field Enlargement Plan



Choate Park / Cassidy Field Play Equipment Overview Rendering



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Choate Park / Cassidy Field Play Equipment Ages 6-12 Equipment Enlargement



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Choate Park / Cassidy Field
Play Equipment Ages 2-5 Equipment Enlargement



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Choate Park / Cassidy Field Water Play

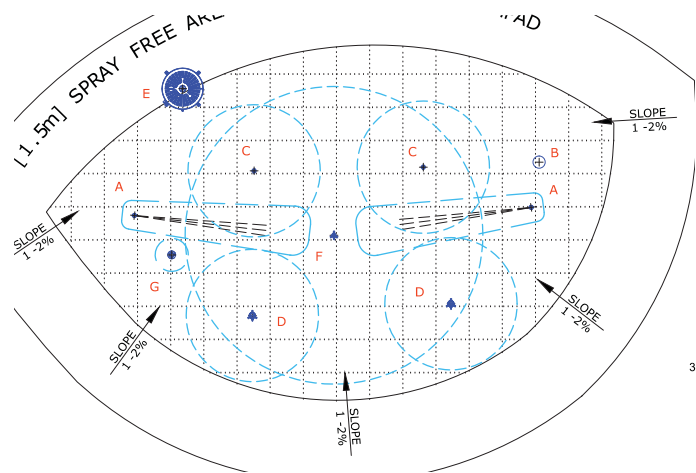
SPLASHPAD DIMENSION

TOTAL AREA :	1056 ft²	98 m²
SPRAY AREA :	539 ft²	50 m²
GRID SIZE :	2 x 2 ft	0.6 x 0.6 m

PRODUCT LEGEND

REF	PRODUCT	QTY	GPM	LPM
A	Directional Jet N°1 VOR 305	2	6	22.7
B	Foot Activator VOR 606	1	0	0
C	Geyser VOR 301	2	15	56.8
D	Jet Stream N°2 VOR 325	2	8	30.3
E	Playsafe Drain N°1 VOR-1001-4000	1	0	0
F	Water Bloom N°1 VOR 322	1	9	34.1
G	Water Jelly N°1 VOR 7010	1	11	41.6
		QTY	GPM	LPM
TOTAL		10	49	185.5

Water Usage



Plan



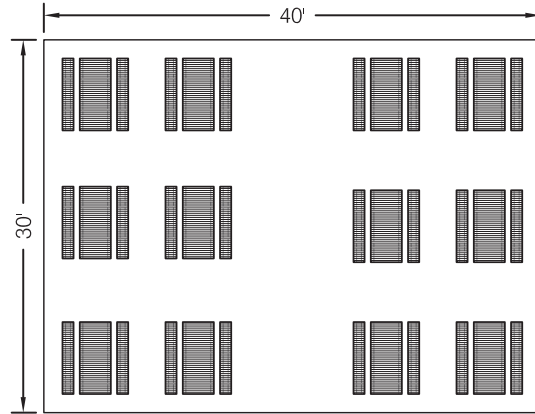
Choate Park Splashpad®, MA
Revision 00 - 26996

Rendering

View 1



Choate Park / Cassidy Field New Pavilion Information



Plan: Seating Layout
Scale: 1"=10'



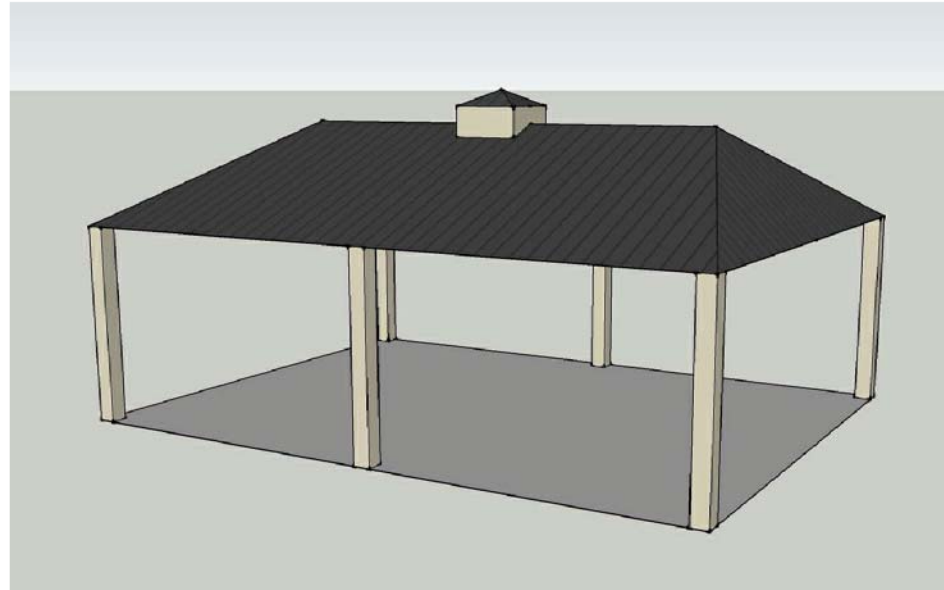
Color Options: Evergreen Roof, Surrey Beige Columns



Color Options: Medium Bronze Roof, Surrey Beige Columns



Column Style: Windsor



Sketchup Model: Showing 30x40' Pavilion with Cupola

Choate Park / Cassidy Field Pavilion Example Images

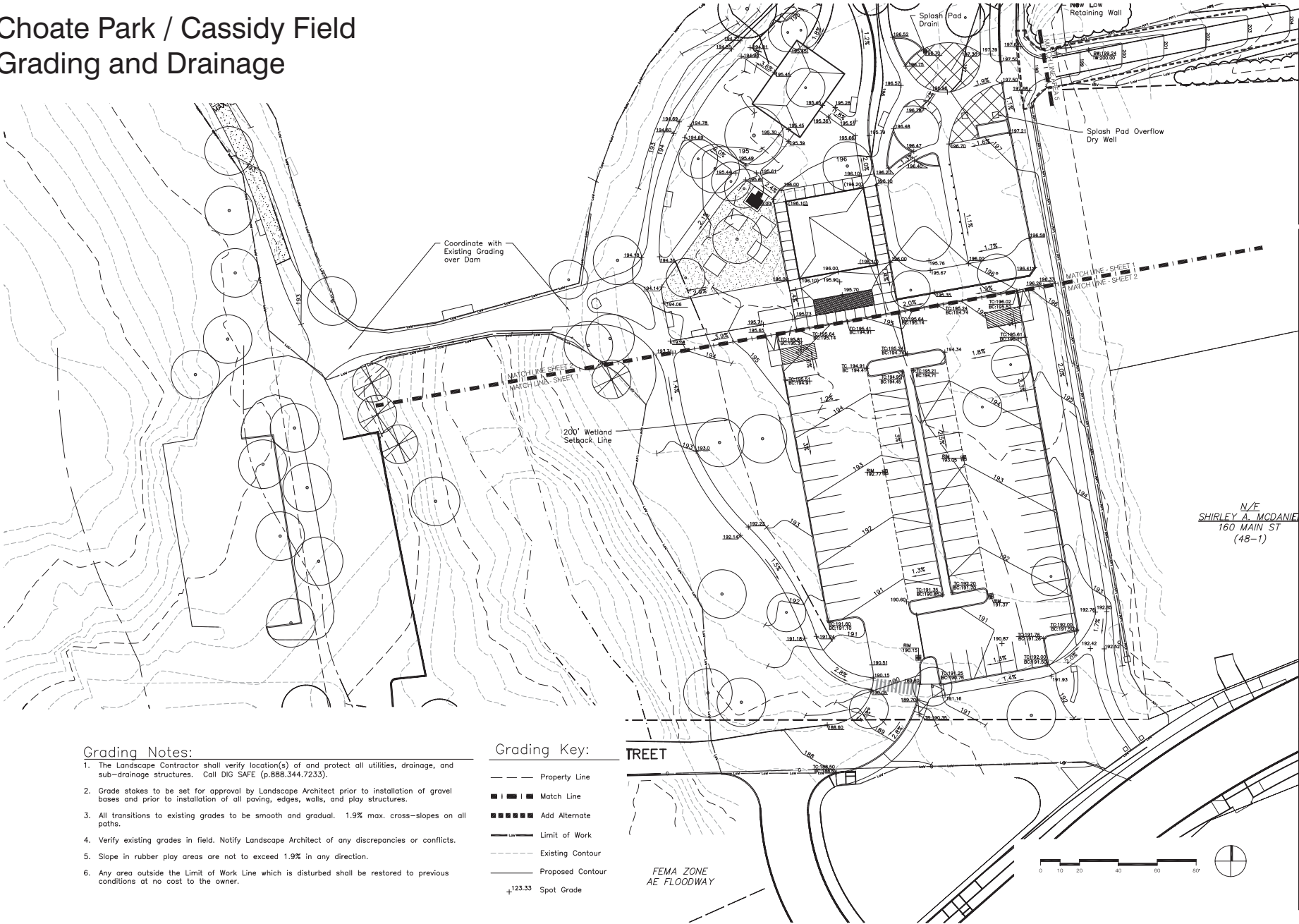


Example Image 1: Gabled Roof



Example Image 2: Example with Cupola

Choate Park / Cassidy Field Grading and Drainage



Grading Notes:

1. The Landscape Contractor shall verify location(s) of and protect all utilities, drainage, and sub-drainage structures. Call DIG SAFE (p.888.344.7233).
2. Grade stakes to be set for approval by Landscape Architect prior to installation of gravel bases and prior to installation of all paving, edges, walls, and play structures.
3. All transitions to existing grades to be smooth and gradual. 1.9% max. cross-slopes on all paths.
4. Verify existing grades in field. Notify Landscape Architect of any discrepancies or conflicts.
5. Slope in rubber play areas are not to exceed 1.9% in any direction.
6. Any area outside the Limit of Work Line which is disturbed shall be restored to previous conditions at no cost to the owner.

Grading Key:

- Property Line
- Match Line
- Add Alternate
- Limit of Work
- Existing Contour
- Proposed Contour
- Spot Grade

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landscape architecture
urban design
master planning

CHOATE PARK - CASSIDY FIELD

Medway, MA

AREA 1: Grading Plan

DATE: DD-MM-YY
SCALE: 1" = 20' - 0"
FILE: CHO-Grading.dwg
DWN BY: AJK
OKD BY: OCB
PROJ. #: *****

L3.1

Choate Park / Cassidy Field Planting Palette - Trees



Abies balsamea
Balsam Fir: Native



Picea glauca
White Spruce: Native



Amelanchier canadensis 'Glenform'
Shadblow Serviceberry: Native



Amelanchier grandiflora 'Autumn Brilliance'
Autumn Brilliance Serviceberry: Native



Acer rubrum 'October Glory'
October Glory Red Maple: Native



Acer saccharum 'Legacy'
Legacy Sugar Maple: Native



Betula nigra 'Dura Heat'
Dura Heat River Birch: Native



Glenditsia tricanthos 'Halka'
Halka Honey Locust: Native



Ulmus americana 'Princeton'
Princeton American Elm: Native

Choate Park / Cassidy Field Planting Palette - Shrubs



Clethra alnifolia 'Hummingbird'
Hummingbird Summer Sweet: Native



Cornus sericea 'Alleman's Compacta'
Compact Red Osier Dogwood: Native



Juniperus communis 'Effusa'
Effusa Common Juniper: Native



Myrica gale
Sweetgale: Native



Rhus aromatica 'Grow Low'
Grow Low Sumac: Native



Rhododendron viscosum
Swamp Azalea: Native



Spirea latifolia
Common Meadowsweet: Native



Vaccinium 'Chippewa'
Midbush Blueberry: Native

Choate Park / Cassidy Field Planting Palette - Shrubs



Diervilla lonicera
Northern Bush Honeysuckle: Native



Rhododendron maximum
Great Laurel: Native



Ilex glabra
Inkberry: Native



Sambucus canadensis
Elderberry: Native

Oakland Park
Overview Plan



Oakland Park Play Equipment Overview Rendering



OAKLAND PLAYGROUND

MEDWAY, MA June 7, 2017 106292-1-1-1

*Custom products are shown as conceptual only. *Custom product manufacturing time for this project will be approximately 6 weeks from the time of LSI order acceptance.

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Oakland Park Play Equipment Ages 6-12 Enlargement



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Oakland Park Play Equipment Ages 2-5 Enlargement



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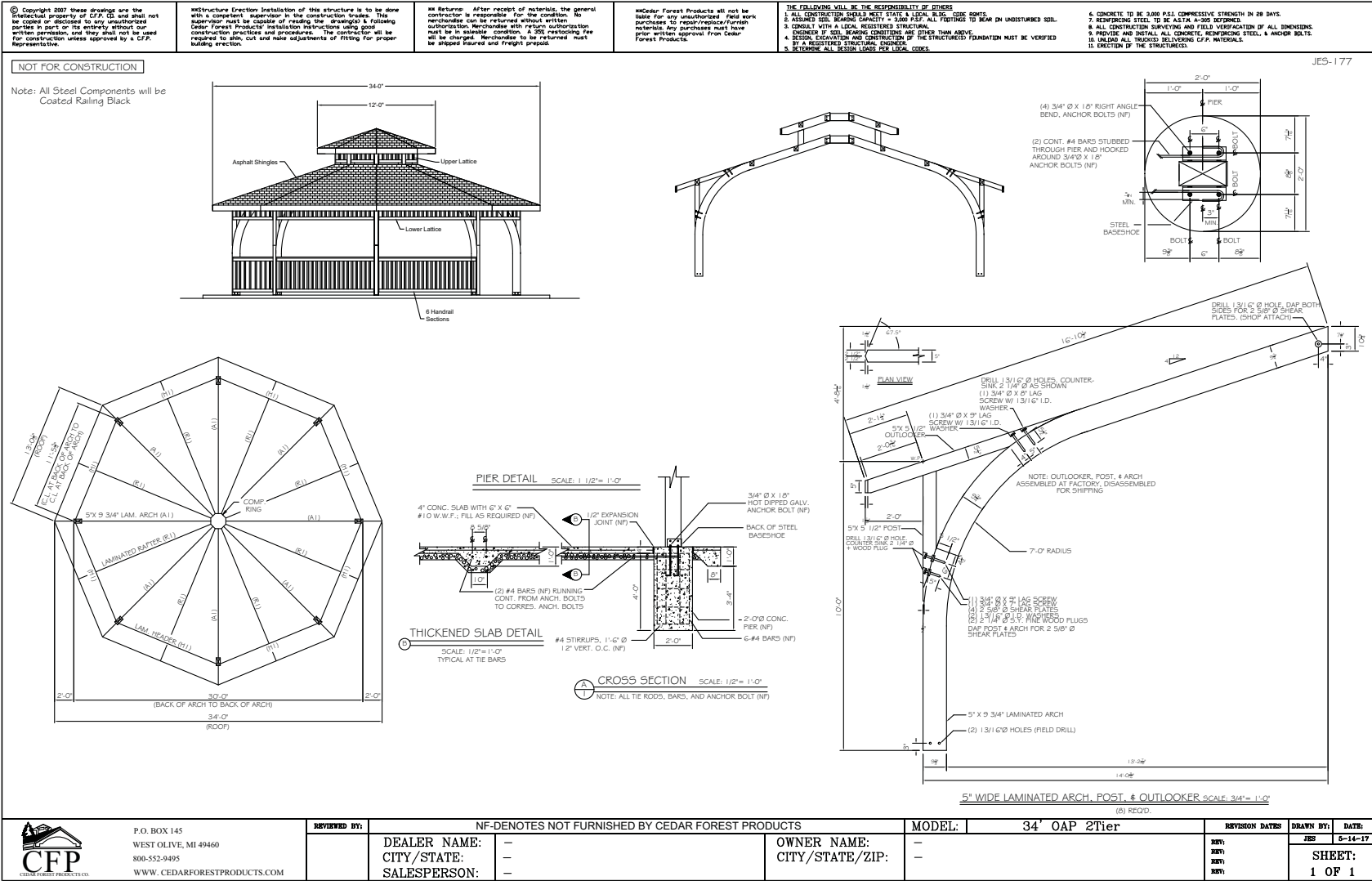
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Oakland Park
Pavilion Plans



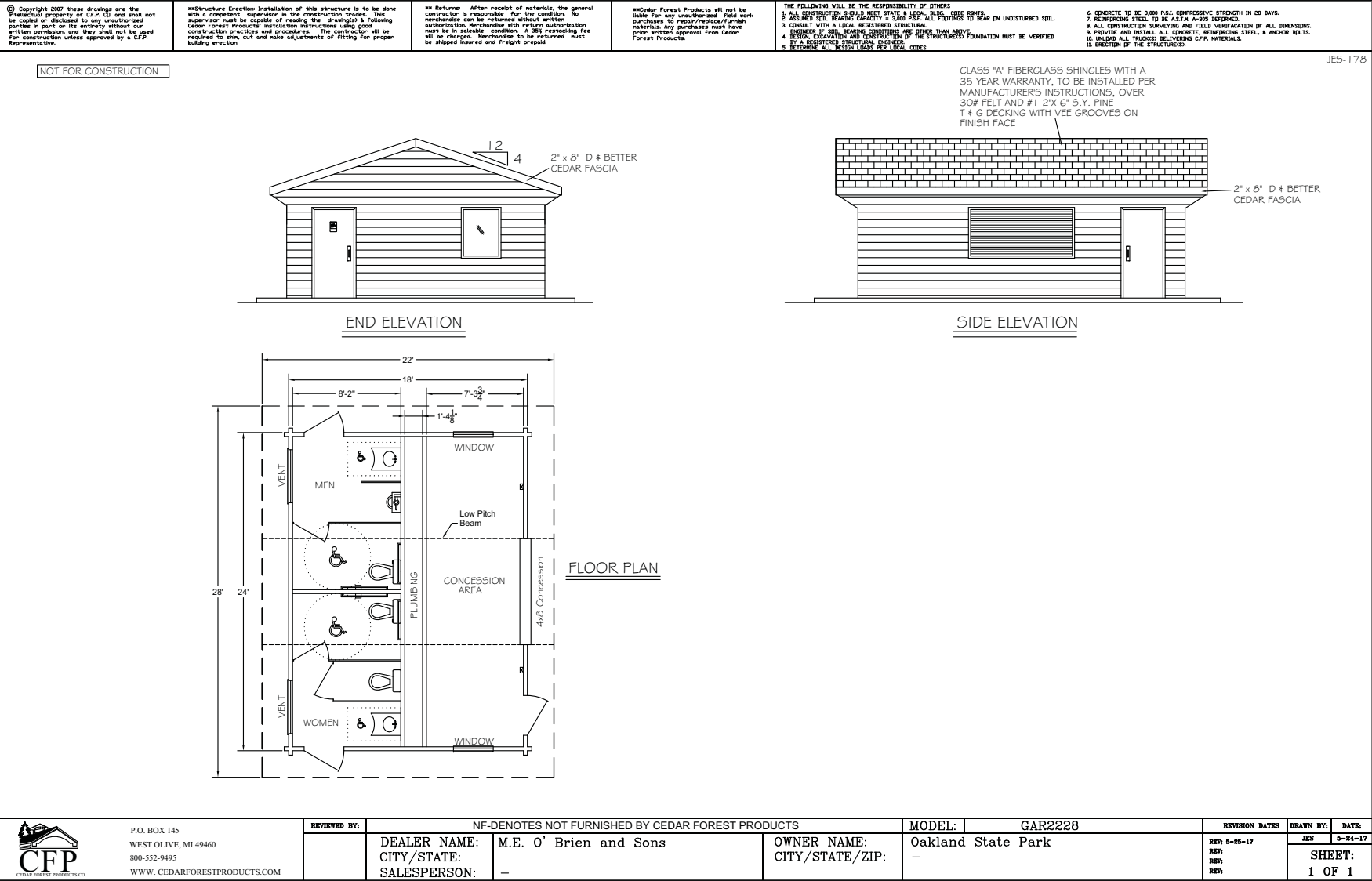
Oakland Park Pavilion Example Images



Note: Images show design intent: Pavilion to have different roof color, paint scheme, and additional railings.



Oakland Park
Restroom and Office Plans

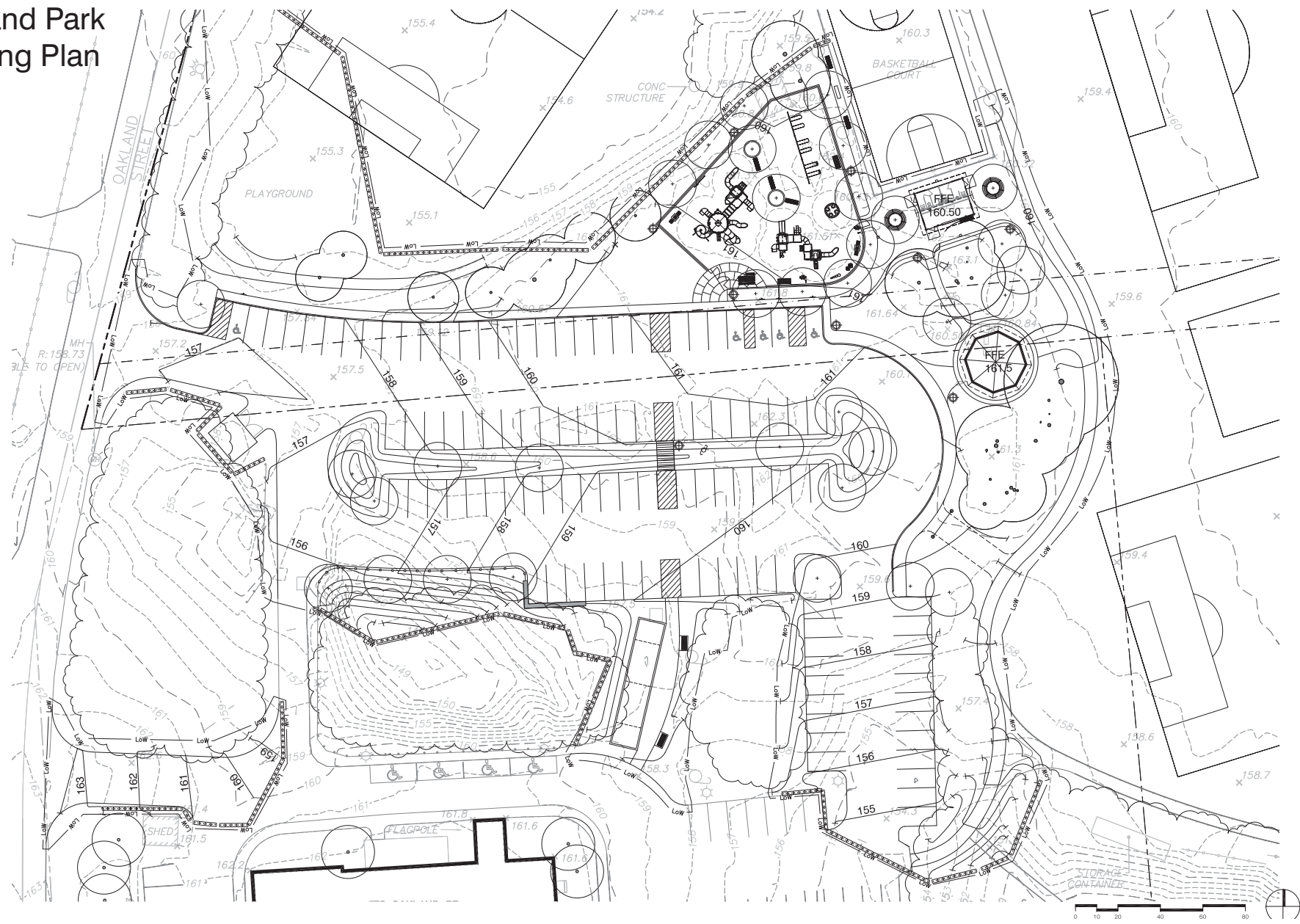


Oakland Park Restroom and Office Example Images



Note: Images show design features: Shelter to have different layout and finish.

Oakland Park
Grading Plan



Oakland Park Planting Palette - Trees



Abies balsamea
Balsam Fir: Native



Picea glauca
White Spruce: Native



Amelanchier canadensis 'Glenform'
Shadblow Serviceberry: Native



Amelanchier grandiflora 'Autumn Brilliance'
Autumn Brilliance Serviceberry: Native



Acer rubrum 'October Glory'
October Glory Red Maple: Native



Acer saccharum 'Legacy'
Legacy Sugar Maple: Native



Betula nigra 'Dura Heat'
Dura Heat River Birch: Native



Glenditsia tricanthos 'Halka'
Halka Honey Locust: Native



Ulmus americana 'Princeton'
Princeton American Elm: Native

Oakland Park Planting Palette - Shrubs



Clethra alnifolia 'Hummingbird'
Hummingbird Summer Sweet: Native



Cornus sericea 'Alleman's Compacta'
Compact Red Oiser Dogwood: Native



Juniperus communis 'Effusa'
Effusa Common Juniper: Native



Myrica gale
Sweetgale: Native



Rhus aromatica 'Grow Low'
Grow Low Sumac: Native



Rhododendron viscosum
Swamp Azalea: Native



Spirea latifolia
Common Meadowsweet: Native



Vaccinium 'Chippewa'
Midbush Blueberry: Native

Oakland Park Planting Palette - Shrubs



Diervilla lonicera
Northern Bush Honeysuckle: Native



Rhododendron maximum
Great Laurel: Native

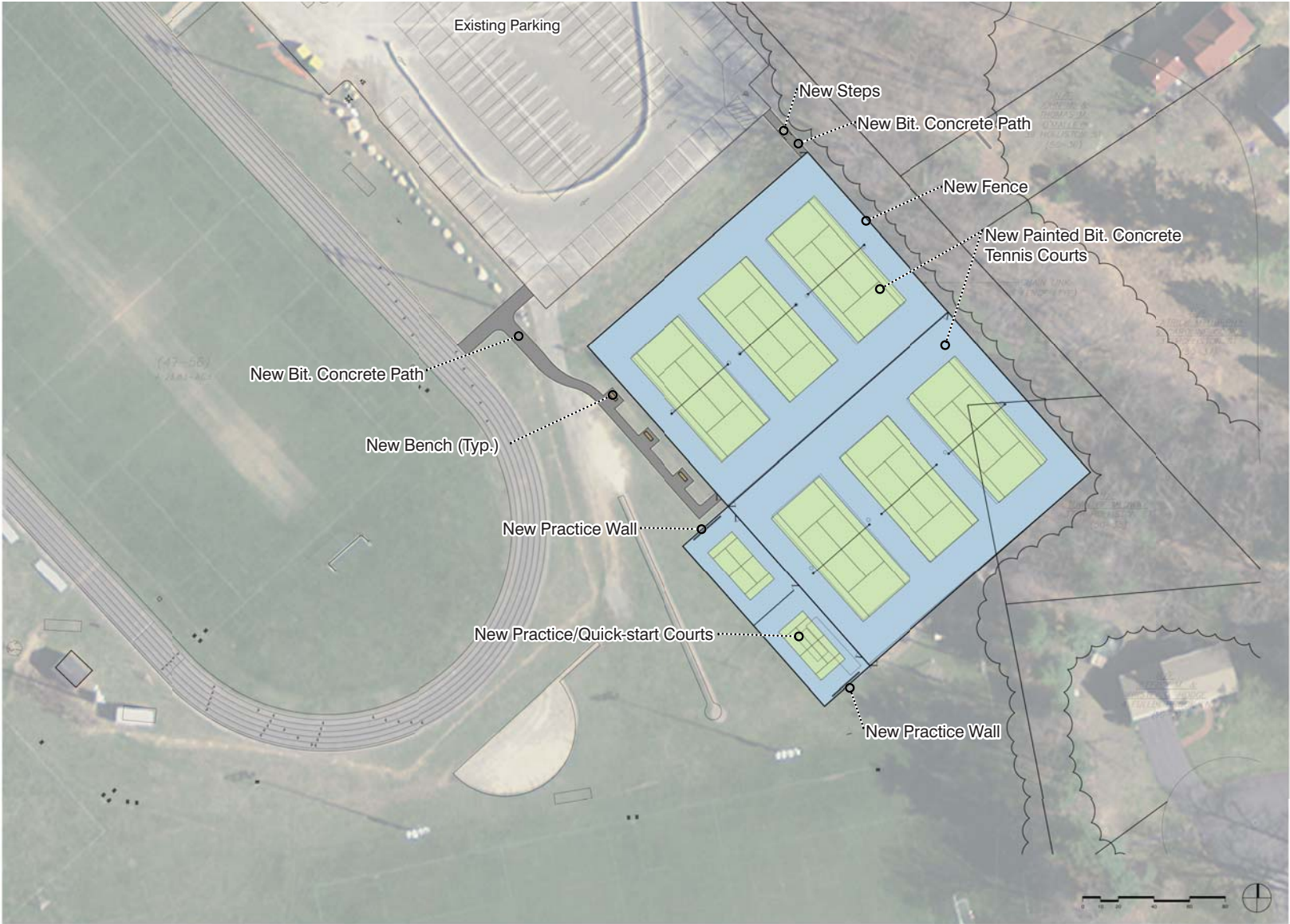


Ilex glabra
Inkberry: Native



Sambucus canadensis
Elderberry: Native

Medway Middle School
Overview Plan



End of Presentation
Questions or Comments?