

# TERRAINE

WEST BENCH

LANDSCAPE MASTER PLAN

APRIL 2024



SOMETHING  
PROFOUNDLY  
ELSE.

## P R E F A C E

The Landscape Master Plan (LMP) builds upon prior adopted plans and documents for Terraine and the City of West Jordan’s policies to provide a comprehensive landscape vision as well as conceptual details regarding landscape treatments, plant palettes, trail systems, road treatments, site furnishings, and open space treatments.

Through a combination of illustrative renderings, photographs, concept details, and descriptive text, the LMP serves as the “reference document” for planning and design teams to use as a comprehensive guide to ensure that the overall vision is implemented with rigor and consistency.

Concepts and illustrations included in this document are conceptual only and are intended to convey design intent, and not to portray specific plans for construction. The LMP is the guiding document for each successive phase in creating a dynamic community landscape that builds from the sagebrush ecosystem plant communities.

Taken as a whole, this LMP provides the overall vision for establishing and managing a sagebrush ecosystem that weaves through the base of the Oquirrh foothills to create a community of like-minded people that want to engage, learn and support a more resilient approach to living side by side with nature.



**TERRAINE**  
WEST BENCH



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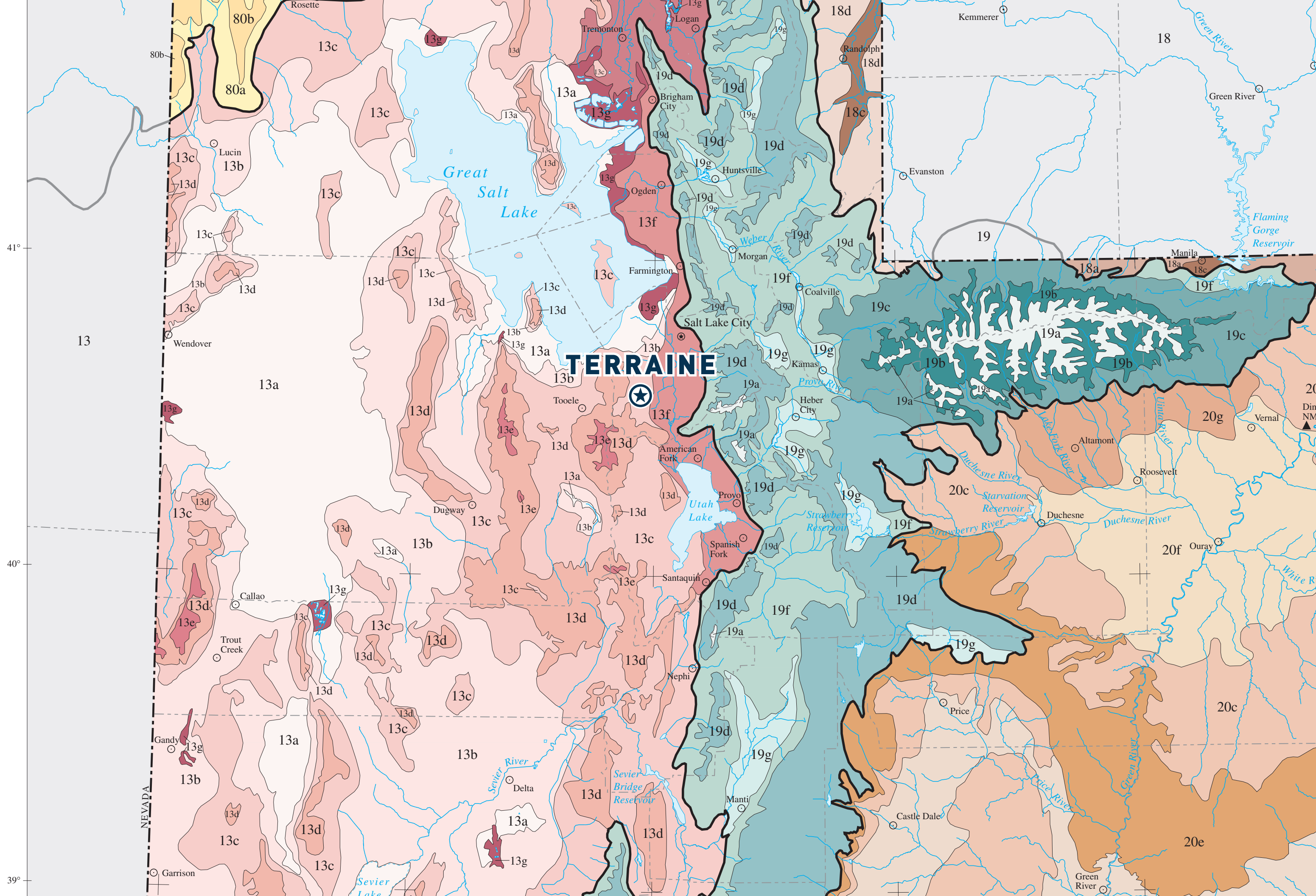
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WILDNESS IS NOT A LUXURY BUT A NECESSITY OF THE HUMAN SPIRIT, AND AS VITAL TO OUR LIVES AS WATER AND GOOD BREAD. A CIVILIZATION WHICH DESTROYS WHAT LITTLE REMAINS OF THE WILD, THE SPARE, THE ORIGINAL, IS CUTTING ITSELF OFF FROM ITS ORIGINS AND BETRAYING THE PRINCIPLE OF CIVILIZATION ITSELF.

- Edward Abbey

# 1 THE LANDSCAPE VISION

## THE GREAT BASIN SAGEBRUSH ECOSYSTEM AS THE ORGANIZING AND DOMINANT ELEMENT

Terraine starts where most developments in the Salt Lake Valley end, with the dynamic and wild Great Basin sagebrush ecosystem. Not only a setting or backdrop, this native ecosystem is the organizing element at the heart of this community, set in the foothills of the Oquirrh Mountains. The native sagelands have informed the creation of a functional community ecosystem that is informal and rambunctious; ultimately creating a place that is welcoming, engaging, comfortable and distinctly ‘Utahn.’”

The goals of the Landscape Master Plan are rooted in building on, reestablishing and enhancing this dynamic ecosystem that provides vital functions to ensure life as well as opportunities for the community to engage with and learn about this evolving landscape. This dominant landscape pattern knits each neighborhood together at Terraine.







## LANDSCAPE OBJECTIVES

In order to ensure the vibrancy of the sagelands landscape, the following objectives have been adopted:



### Letting the landscape be a little bit wild and unconstrained.

Experiencing the unfettered essence of a vast meadow or open grassland taps into our deepest evolutionary psyches. This Plan builds on the colors, patterns, and textures of the Great Basin sagebrush landscape and flows this landscape through neighborhoods, open spaces and public gathering areas, while letting the built environment remain subordinate. This means a Terraine and earthy landscape because it is in a state of constant evolution and growth.



### The dominant use of native or adapted landscape plantings:

Plant communities that are a hybrid of resilient and native plants of the Great Basin sagebrush landscape make up the foundation of the plant palettes to be used at Terraine. Plant selection and installation is to be based on the best available research and planting practices; plants are to be locally sourced and/or grown in an on-site nursery to ensure availability and the continued restoration and vitality of the Great Basin sagebrush steppe.



### A commitment to the stewardship and ongoing research, restoration and preservation of the Great Basin sagebrush ecosystem.

Establishing and managing a sagebrush ecosystem that weaves through the community is the foundation to building meaningful community and regional partnerships to engage, learn, and support a more resilient way of living. This includes reclamation of previous environmentally degraded areas, such as the gravel pit. This landscape approach provides the platform for a variety of community and regional partnership engagement opportunities related to science, research, restoration, education, and volunteer pursuits, including: Citizen Science, Bioblitzes, field stations, astronomy, greenhouses, native nurseries, university collaboration, and volunteer days.



### A priority on establishing a rich, safe, healthy and convenient pedestrian and bicycle environment that becomes the backbone of the community while also providing connections to neighboring communities:

The pedestrian, biking and hiking “ribbon” trail system is the network from which to discover and experience the outdoors, recreate, connect with friends and/or bike safely to the pool for an afternoon swim. This network includes a series of trails, paths and distinctive community landscape structures that create safe routes to other areas of the community, as well as provide for a diverse set of community amenities, such as field stations, greenhouses or mini-libraries. The key idea is that this system is “more child-friendly” and “less car-dominant”. The car is a “guest” here.



### The use of rustic and understated community landscape details that draw from regional design traditions so that elements feel as though they’ve “always been there.”

Landscape structures, site furnishings, and community elements are to be constructed of natural building materials that have the appearance of being hand-crafted. Predominantly timber structures are to be used to create a tie to the natural sagebrush ecosystem.



WE NEED TO RECOGNIZE  
THAT PLANT COMMUNITIES  
ARE COMPLEX, ADAPTIVE  
SYSTEMS SHAPED BY THEIR  
INTERACTION WITH A SITE  
AND OTHER PLANTS. IN THIS  
WAY, MANAGEMENT REQUIRES  
A SERIES OF SMALL SCALE  
INTERVENTIONS – SLIGHT  
ADJUSTMENT OF THE SHIP'S  
RUDDER – TO PRESERVE THE  
CHARACTER OF A PLANTING.

-Thomas Ranier & Claudia West

## BUILDING ON THE SAGELANDS ECOSYSTEM PATTERNS

Plant communities that are a hybrid of resilient and native plants of the Great Basin sagebrush landscape form the basis of the site’s landscape design. Interpretive and related plant palettes weave through neighborhood and open space areas to connect the community to this land and its past, present and future. Reimagining this new expression of nature – one that survives within our built landscapes, and at the same time provides vital infrastructure functions is the goal.

There are four primary plant community zones, with associated and related plant palettes, that create an interwoven “green” fabric of protected, productive, passive and active landscapes. This “green” fabric provides the basis for the overall community patterns and creates a diverse network of open spaces, meadows, community gathering spaces and streetscapes to establish a connective ecosystem:



### SAGELANDS

These are the open space conservation areas that surround the community and provide a network of non-intrusive trails. These areas are to be preserved and restored and may contain the most sensitive resources. These areas are able to support limited disturbance such as permeable trails, research, management and minor landscape structures and furnishings. These landscapes provide for the ongoing research and support of the important work of preserving the sagebrush ecosystem.



### CULTIVATED LANDS

These are the productive lands within the community that support farming, nurseries and food production. This includes community gardens, orchards, market gardens, greenhouses and rowcrops. These landscapes have the potential for complimentary agriculture-oriented activities such as educational programs, farmers’ markets, and buy-local initiatives.



### MEADOWLANDS

These are the landscapes that make up the community streetscapes, home zones, passive recreational areas, as well as informal gathering spaces. These large meadowland swaths are the connective tissue for all of the other landscapes.

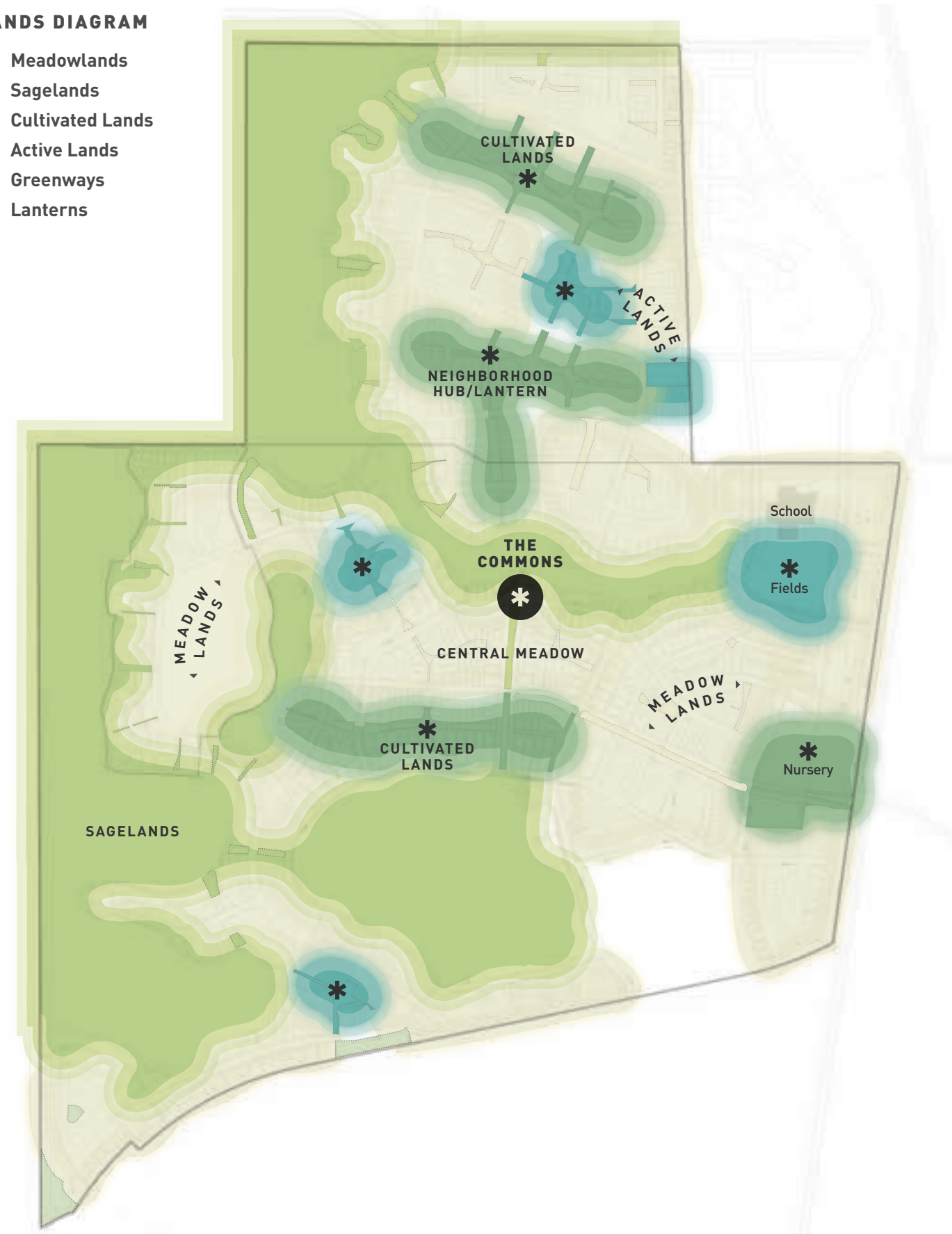


### ACTIVE LANDS

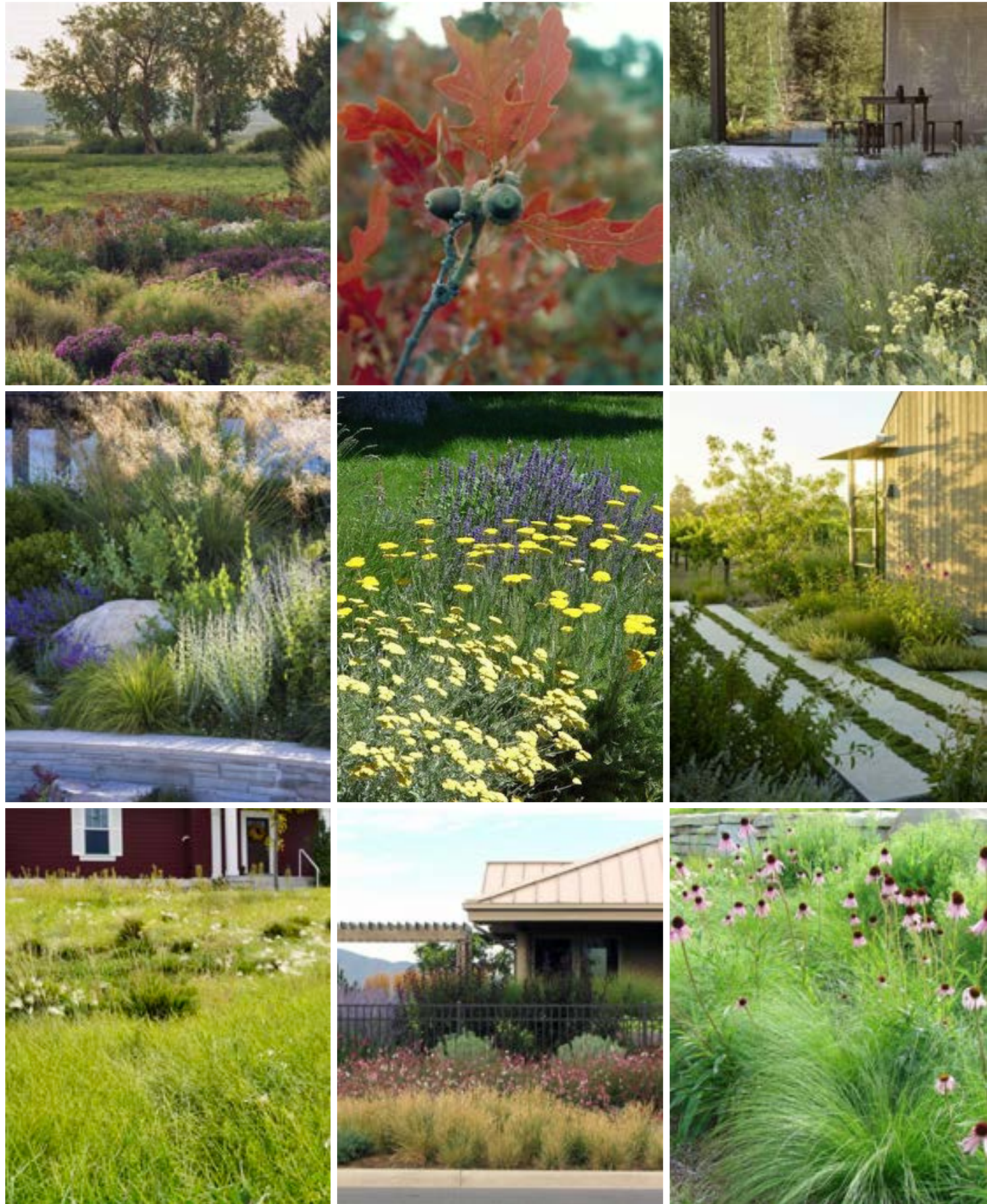
These areas are interspersed throughout the community plan to provide opportunities for organized community and social functions and active recreation, such as informal sports fields and greens. These areas utilize drought tolerant turf applications to minimize irrigation needs and maintenance.

#### LANDS DIAGRAM

- Meadowlands
- Sagelands
- Cultivated Lands
- Active Lands
- Greenways
- \* Lanterns







### 1.3

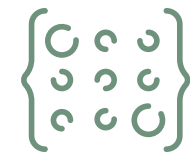
## PLANTING DESIGN APPROACH

To put it simply, the goal at Terraine is to let nature wander into the neighborhoods and make a thriving community for not just the humans residing there but also the bees, birds, and critters that complete a healthy ecosystem. Plants alone cannot create a resilient, self-sustaining landscape; they need the pollinators, seed dispersers, foragers, nesters, native defenders, soil enrichers, and nectar-drinking fauna to complete the cycle and endure. The use of native plants along with well-behaved adapted species kickstarts this natural cycle by providing the right habitat for the native insects and birds to thrive.

With drier and hotter climates becoming the norm, and water a precious resource, planting designs will incorporate predominately drought resistant species that can withstand non-irrigated conditions (post-establishment); in order to adapt to the higher temperatures, plant selections will meet not only the current USDA planting zone (6b) but also the next hottest (7a).

Building upon the “woven green fabric” concept, the planting zone transitions will create an ombre effect, with the sagelands blurring into the meadow and the meadow into the active lands.

As shown on the next page and detailed in the subsequent plant palettes for each road and trail type, the Meadowlands will borrow from the Piet Oudolf method of categorizing plants into a hierarchy of **Matrix**, **Primary**, and **Scatter** plants, each with an important role in creating a naturalistic, Terraine landscape.



#### **MATRIX:**

Limited number of species used en masse, lower-impact plants (grasses) that form the backdrop for Primary and Scatter Plants; effective at filling space, covering the ground, and being visually quiet.



#### **PRIMARY:**

High-impact plants (grasses, perennials) used in blocks or drifts within the Matrix; each drift contains a single species or limited group of inter-related plants.



#### **SCATTER:**

Species that appear to be randomly scattered in both the Matrix and Primary plant groupings to achieve a sense of natural rhythm and spontaneity. Plants (grasses, perennials, shrubs) can have short bursts of impact then “disappear” or have a longer structural purpose.



## THE PIET OUDOLF METHOD



PERENNIAL  
BASED



COLOR  
VARIATION



YEAR ROUND  
INTEREST





It also teaches the next generation that 'humans ARE a part of nature' and we can thrive within a healthy ecosystem by becoming contributors to the environment rather than consumers or polluters.



## 1.4

### SETTING THE TABLE FOR A COMMUNITY OF STEWARDS

This Plan emphasizes a new approach to community development. Instead of viewing the community as “a new residential project” separated from the landscape, the community is viewed as an integral part of the ecosystem with its own symbiotic, interdependent relationships.

Establishing and managing a sagebrush ecosystem that weaves through the community is the beginning of creating a collection of like-minded people that want to engage, learn, and be connected to a more resilient way of living. It provides a platform for ongoing community engagement related to science, research, sustainability, education, and volunteer pursuits. It also teaches the next generation that ‘humans ARE a part of nature’ and we can thrive within a healthy ecosystem by becoming stewards of the environment rather than consumers or polluters.

In addition, the goal is to provide a model that manages the landscape, rather than “maintaining”. Management allows for change. Because designed plant communities are dynamic, management works with a range of natural processes such as competition, succession, and disturbance. Plants that die aren’t necessarily replaced by humans, rather we allow nature to choose new ones to fill the gap.





WE CAN WORK THE LAND AND STILL  
HAVE HEALTHY SOIL, RIVERS, WETLANDS,  
WOODLAND AND SCRUB. WE CAN  
HAVE FIELDS OF WILDFLOWERS AND  
GRASSES, SWARMING WITH INSECTS,  
BUTTERFLIES, AND BIRDS.

*~English Pastoral: An Inheritance, 2020.*



# 2

## ENTRY AREA & STREETScape DESIGNS

### 2.1

#### VISION & OBJECTIVES

The objectives for the Terraine entry sequence are to use elements of a rustic ranch road and the native sagelands to nestle improvements into the hillside habitat which include:

- Establishing a site nursery and demonstration garden near the intersection of U-111 and Terraine Road to introduce the nature-focused ethos of the Terraine community and welcome visitors to come and stop in.
- Lining the entry with large columnar trees and horse fencing to evoke the rural ranch drive while providing a windbreak and shade.
- Varying tree species and plant palettes for each road type for visual and seasonal interest, while including cross-over species that make all the streetscapes feel like part of the same family.
- Opening up the main street to the Terraine Commons with a spacious Central Meadow that provides opportunities for active and passive recreation.
- Integrating a variety of trails and paths into the streetscape to encourage walking and bicycling as the preferred way to move around the community.
- Facilitating traffic flow while prioritizing the pedestrian and cyclist with a hierarchy of street widths and lanes, and providing ample street parking nestled into planted pockets.

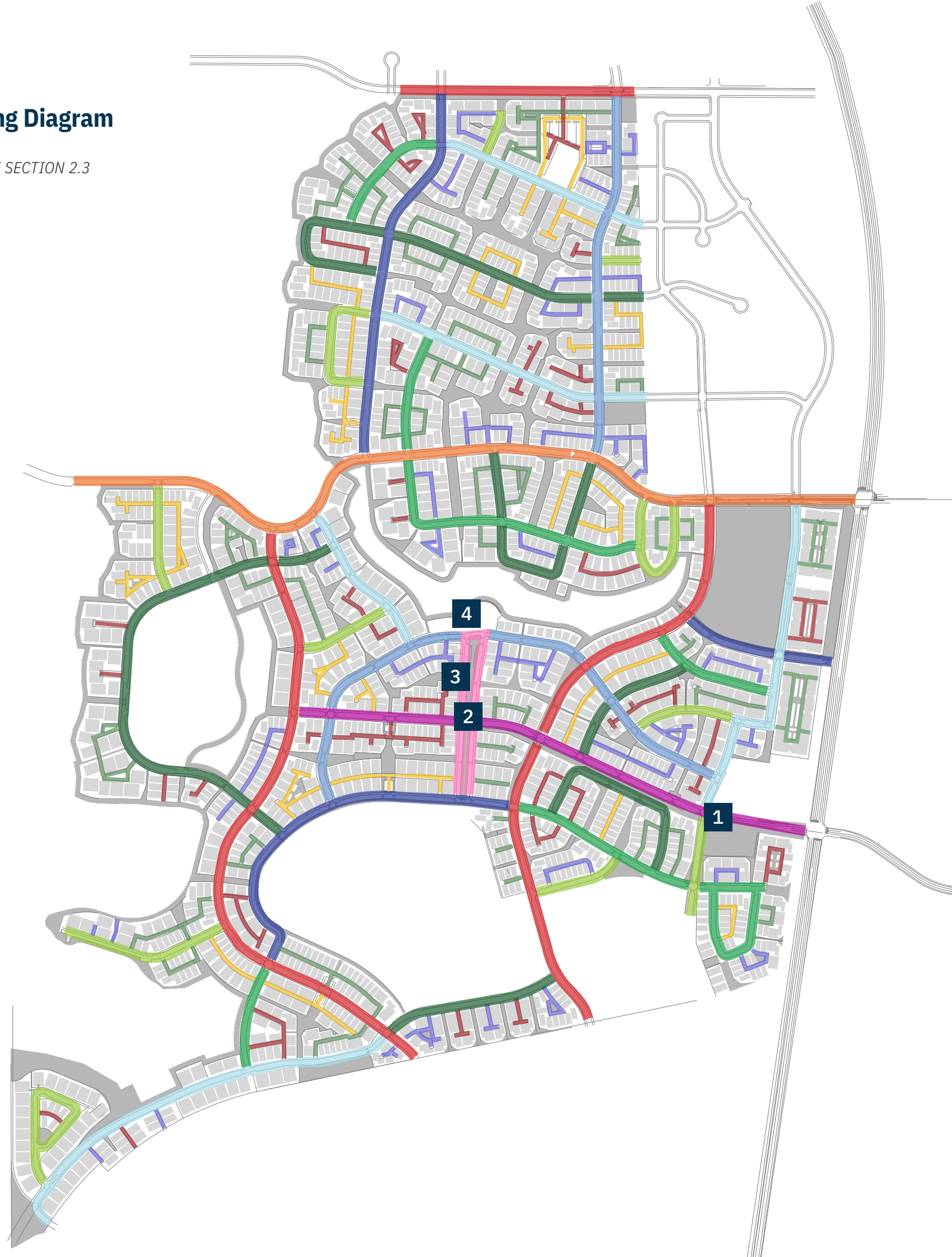
Next we'll show you a streetscape diagram that lays out the different street types and their associated tree palettes and walk you through the thinking behind the plant palette. Then we can dig into the details and implementation for the Entry Sequence followed by zoomed in examples of each street type.

*...Let's go!*

# Streetscape Planting Diagram

## ENTRY SEQUENCE SEE SECTION 2.3

- 1 Terraine Road
- 2 Ramble Road
- 3 Central Meadow
- 4 The Commons



# Street Types with Associated Tree Palette

## SPECIALTY ROADS SEE SECTION 2.3.1 AND 2.3.2

- █ **TERRAINE ROAD**  
LARGE - HACKBERRY (CELTIS OCCIDENTALIS)  
SMALL - WESTERN CHOKECHERRY (PRUNUS DEMISSA)  
CLMNR - LOMBARDY POPLAR (POPULUS NIGRA)
- █ **RAMBLE ROAD**  
LARGE - LONDON PLANE TREE (PLATANUS ACERIFOLIA)

## COLLECTORS SEE SECTION 2.4.1

- █ **COLLECTOR A**  
LARGE - HACKBERRY (CELTIS OCCIDENTALIS)
- █ **COLLECTOR B**  
LARGE - BUR OAK (QUERCUS MACROCARPA)

## CONNECTORS SEE SECTION 2.4.2

- █ **CONNECTOR A**  
LARGE - AMUR CORKTREE (PHELLODENDRON AMURENSE)  
SMALL - WESTERN CHOKECHERRY (PRUNUS DEMISSA)
- █ **CONNECTOR B**  
LARGE - SILVER LINDEN (TILIA TOMENTOSA)  
SMALL - MESA GLOW BIGTOOTH MAPLE (ACER GRANDIDENTATUM 'MESA GLOW')
- █ **CONNECTOR C**  
LARGE - FRONTIER ELM (ULMUS X 'FRONTIER')  
SMALL - JAPANESE TREE LILAC (SYRINGA RETICULATA)

## LOCAL STREETS SEE SECTION 2.4.3

- █ **LOCAL A**  
LARGE - HARDY RUBBER TREE (EUCOMMIA ULMOIDES)  
SMALL - NEW MEXICO PRIVET (FORESTIERA NEOMEXICANA)
- █ **LOCAL B**  
LARGE - AMUR MAAKIA (MAAKIA AMURENSIS)  
SMALL - WESTERN REDBUD (CERCIS OCCIDENTALIS)
- █ **LOCAL C**  
LARGE - PERSIAN IRONWOOD (PARROTIA PERSCIA)  
SMALL - AMUR MAPLE (ACER GINNALA)

## LANES SEE SECTION 2.4.4

- █ **LANE A**  
SMALL - RED BARRON CRAB APPLE (MAULS 'RED BARRON')
- █ **LANE B**  
SMALL - COLUMNAR GOLDEN RAINTREE (KOELREUTERIA PANICULATA 'FASTIGIATA')
- █ **LANE C**  
SMALL - PAPERBARK MAPLE (ACER GRISEUM)
- █ **LANE D**  
SMALL - MESA GLOW BIGTOOTH MAPLE (ACER GRANDIDENTATUM 'MESA GLOW')





**MANY EYES GO THROUGH  
THE MEADOW, BUT FEW  
SEE THE FLOWERS IN IT.**

*-Ralph Waldo Emerson*

## 2.2

### PLANT PALETTE

With the intent to respect Salt Lake City's climate and resources, the use of lawn along the roadways is minimized and instead planting strips are filled with native and climate-adapted plant species that have low water needs and emphasize and amplify the sageland setting. Grasses and flowering perennials are used to create long interwoven drifts of meadow-like waves. Street trees are selected for their drought tolerance and laid out intermittently to mimic nature's hand. Formal rows of trees and more cultivated plantings are used only on select major Collector Roads and Ramble Road.



**COLOR PALETTE  
INSPIRATION  
FROM OUR NATIVE  
UTAH FLORA**

**PLANT PALETTE OBJECTIVES:**

- ⚙️ Fine foliage
- ⚙️ Shorter species
- ⚙️ Yellow-greens and pale blue-greens
- ⚙️ Yellow and pink flower majority



*BALSAMORHIZA SAGITTATA*



*ERYTHRONIUM GRANDIFLORUM*



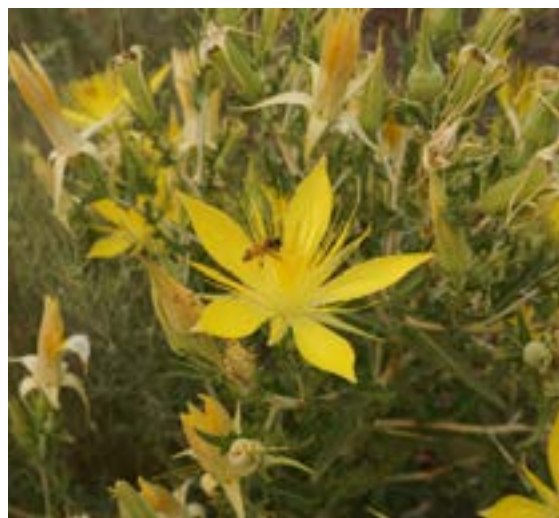
*FRITILLARIA PUDICA*



*GRINDELIA SQUARROSA*



*HELIANTHUS ANNUUS*



*MENTZELIA LAEVICAULIS*



*OPTUNIA FRAGILIS*



*ERICAMERIA NAUSEOSA*



*CHRYSOTHAMNUS VISCIDIFLORUS*



*CALOCHORTUS NUTTALLII*





*OENOTHERA CESPITOSA*



*ASCLEPIAS SPECIOSA*



*ASTRAGALUS UTAHENSIS*



*CLEOMELLA SERRULATA*



*PHLOX LONGIFOLIA*



*ERIGERON ARENARIOIDES*



*MONARDELLA ODORATISSIMA*



*PENSTEMON SEPALULUS*



*PENSTEMON CYANANTHUS*



*ARTEMISIA FILIFOLIUM LEWISII*



*PENSTEMON EATONII*



*SPHERALCEA COCCINEA*



*ARTEMISIA TRIDENTATA SSP. VASEYANA*



*ACHNATHERUM HYMENOIDES*



*BOUTELOUA GRACILIS*

PLANT PALETTE



The planting plans and layouts provided in Sections 2.3 and 2.4 are included to illustrate the method behind the Terraine planting design intent, showing how to use the plant palettes for each road type to produce unique layouts. These plans are not meant to be repeated verbatim every 50', but rather translated into a flowing, ever-changing landscape language that transitions from street to street.

## 2.3

### ENTRY SEQUENCE DESIGN

The arrival experience begins at the traffic light on U-11 and 7400 South where Terraine Road enters the community, on to Ramble Road, past the Central Meadow and up to the Terraine Commons.

RIGHT:  
WOOD RANCH HOMESTEAD AND SAGELANDS  
LANDSCAPE LOOKING WEST TO THE  
OQUIRRH MOUNTAINS



GARDENS ARE NOT LIKE A PICTURE YOU HANG ON A WALL, THEY'LL CONTINUE TO CHANGE AND EVOLVE OVER TIME.

- Asa Gregers-Warg, *Gardens Illustrated*, January 2023

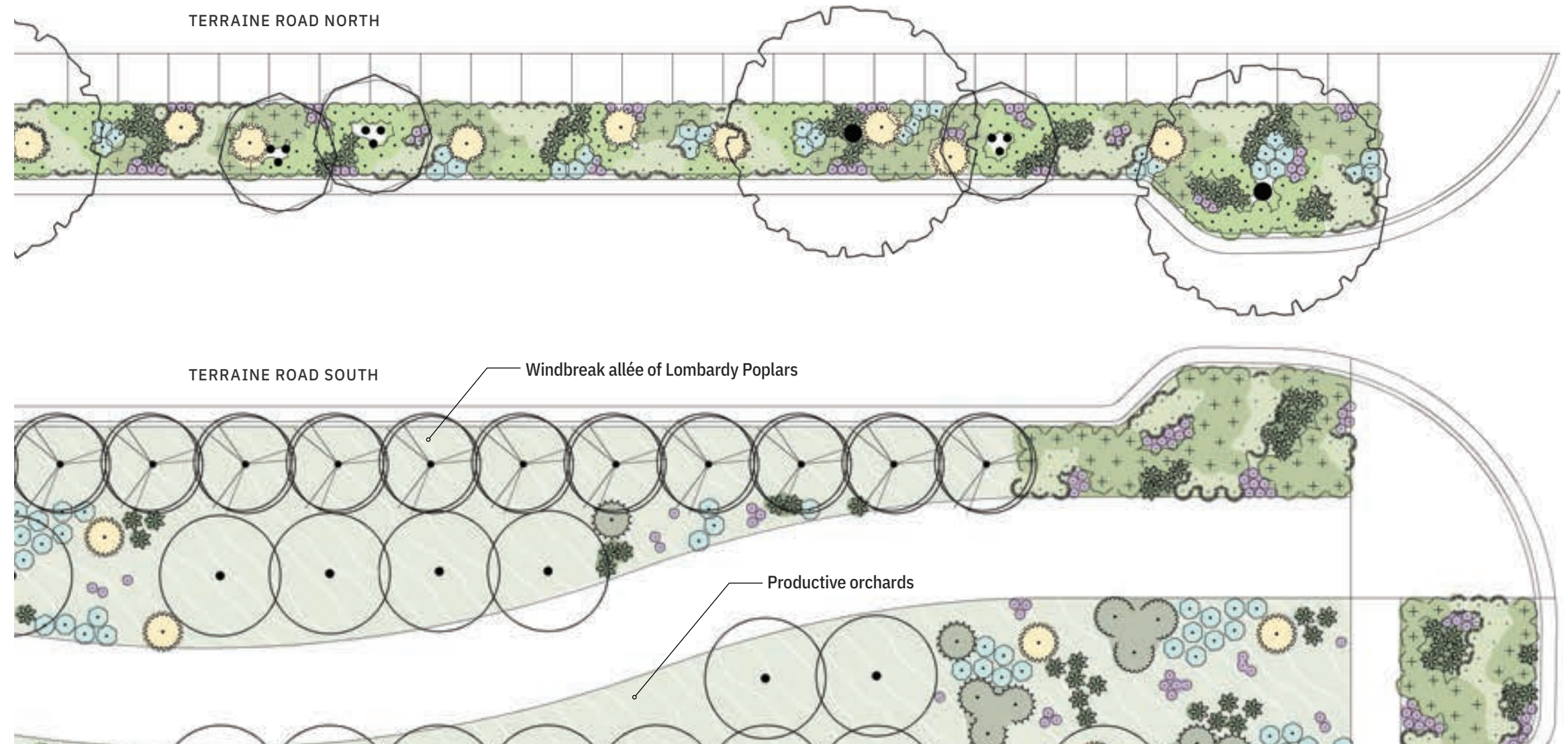


## AREA 1

### Terraine Road: Character

#### DESIGN INTENT

- Using a windbreak allée of Poplar Trees and adjacent rustic horse fencing to provide a connection to the ranch landscape that previously occupied this place.
- Incorporating productive orchards along the widened planting area at Terraine Road south to introduce the concept of 'Cultivated Lands', and offer an apple or pear to passers-by.
- Taking the agrarian nature of our neighbors to the south and blending it with native plants



RURAL



BUNCHGRASS



RELAXED



# Terraine Road - North: Section



Lombardy Poplars provide agricultural and historical context

Hackberry provides medium to large shade

Western Chokecherry as multistem ornamental

Orchard planted among sagebrush and grasses

RIGHT OF WAY

RIGHT OF WAY

VARIES

8'

VARIES

36'

7'

5'

42'

TERRAINE ROAD SOUTH

TERRAINE ROAD NORTH

TERRAINE: LANDSCAPE MASTER PLAN



# Terraine Road - North: Planting Plan

## IMPLEMENTATION

**TREES:**  
Hackberry for shade and Western Chokecherry for ornamental seasonal interest

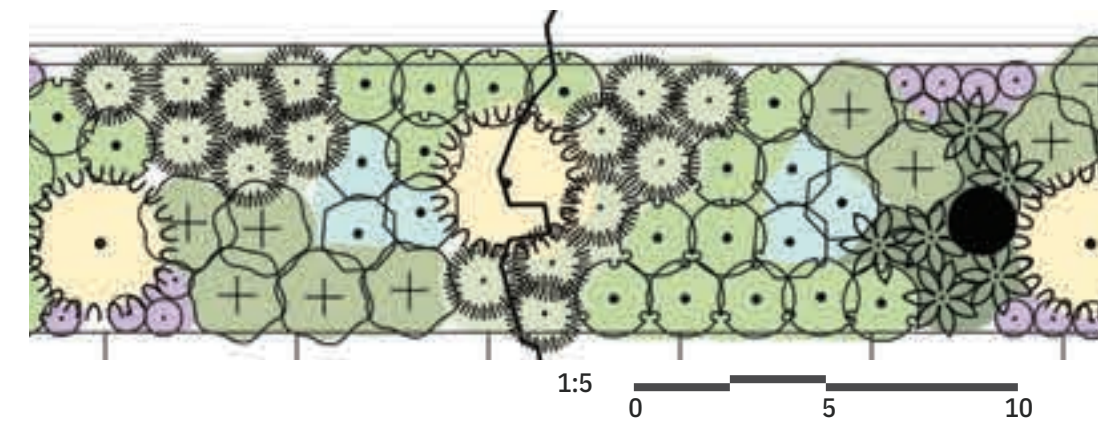
**GROUNDPLANE:**  
Use larger massings of matrix grasses with the occasional perennial cluster or scatter shrub

### COLOR AND BLOOM GUIDE

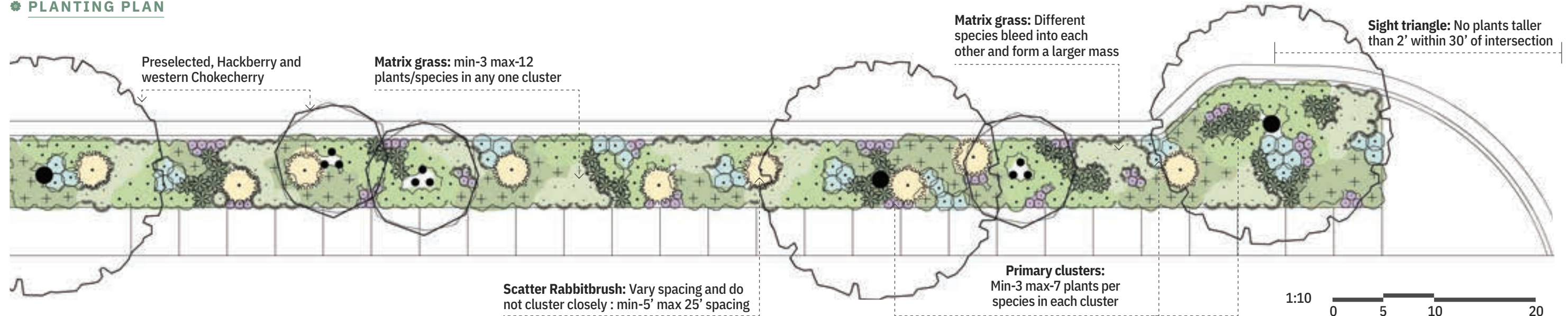
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<i>BOUPELOA GRACILIS</i>	Orange	Orange								Orange	Orange	Orange
<i>SPOROBOLUS HETEROLEPIS</i>	Orange	Orange		Green	Green	Green	Green	Green	Green	Orange	Orange	Orange
<i>ACHNATHERUM HYMENOIDES</i>	Orange	Orange		Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Orange	Orange	Orange
<i>LINUM LEWISII</i>			Green	Green	Blue	Blue	Blue	Green	Green			
<i>ACHILLEA MILLEFOLIUM</i>			Green	Green	Green	W	W	W	W	Green		
<i>EURYBIA INTEGRIFOLIA</i>				Green	Green	Green	Purple	Purple	Purple	Green		
<i>ERICAMERA NAUSEOSA</i>				Green	Green	Green	Green	Green	Orange	Orange	Orange	Green

MOW TO 8"

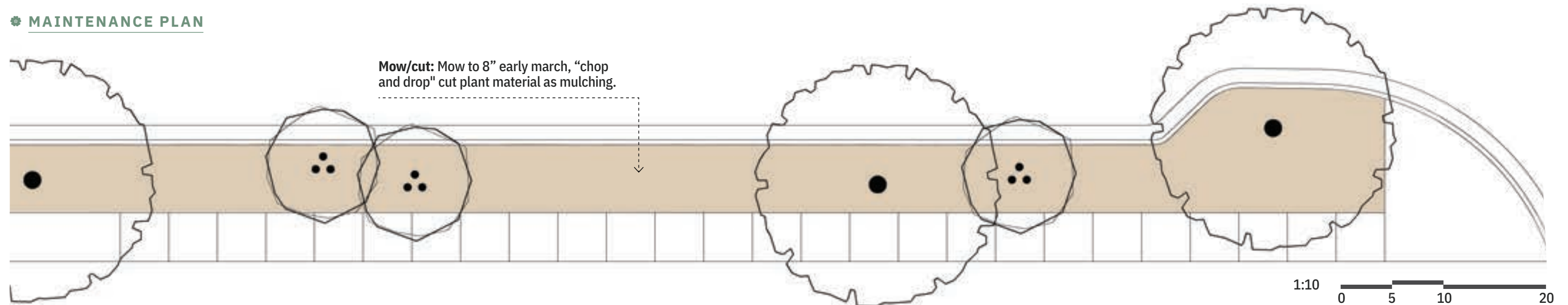
### PLANTING DETAIL



## PLANTING PLAN



## MAINTENANCE PLAN





# Terraine Road - North: Plant Palette

## UNDERSTORY

Distribute species composition proportionally per 50' of roadway.



*BOUTELOUA GRACILIS - BLUE GRAMA*



*SPOROBOLUS HETEROLEPIS - PRAIRIE DROPS.*



*ACHNATHERUM HYMENOIDES - INDIAN RICEGRASS*



*SCHIZACHYRIUM SCOPARIUM - BLUE FLAX*



*ACHILLEA MILLEFOLIUM - COMMON YARROW*



*EURYBIA INTEGRIFOLIA - THICK STEM ASTER*



*ERICAMERIA NAUSEOSA - RUBBER RABBITBRUSH*

## CANOPY

No species variation for this street typology.



*CELTIS OCCIDENTALIS - HACKBERRY*



*PRUNUS DEMISSA - WESTERN CHOKECHERRY*



# Terraine Road - South: Planting Plan

## IMPLEMENTATION

### TREES:

Poplars used for scale impact and windbreak, fruit trees for communal harvesting and visual interest.

### GROUNDPLANE:

Utilize Buffalo grass as a drought tolerant lawn with larger clusters of shrubs and perennials at intersections and areas with no trees.

## COLOR AND BLOOM GUIDE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<i>BOUTELOA GRACILIS</i>	Orange	Orange		Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
<i>ACHNATHERUM HYMENOIDES</i>	Orange	Orange		Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
<i>BUCHLOE DACTYLOIDES</i>	Orange	Orange		Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
<i>SPOROBOLUS HETEROLEPIS</i>	Orange	Orange		Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
<i>LINUM LEWISII</i>					Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
<i>EURYBIA INTEGRIFOLIA</i>				Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
<i>ACHILLEA MILLEFOLIUM</i>				Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
<i>ERICAMERA NAUSEOSA</i>				Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
<i>ARTEMISIA FILIFOLIA</i>				Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
<i>ARTEMISIA TRIDENTATA VASEYANA</i>				Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green

MOW TO 8"

## PLANTING DETAIL



1:5  
0 5 10

## PLANTING PLAN

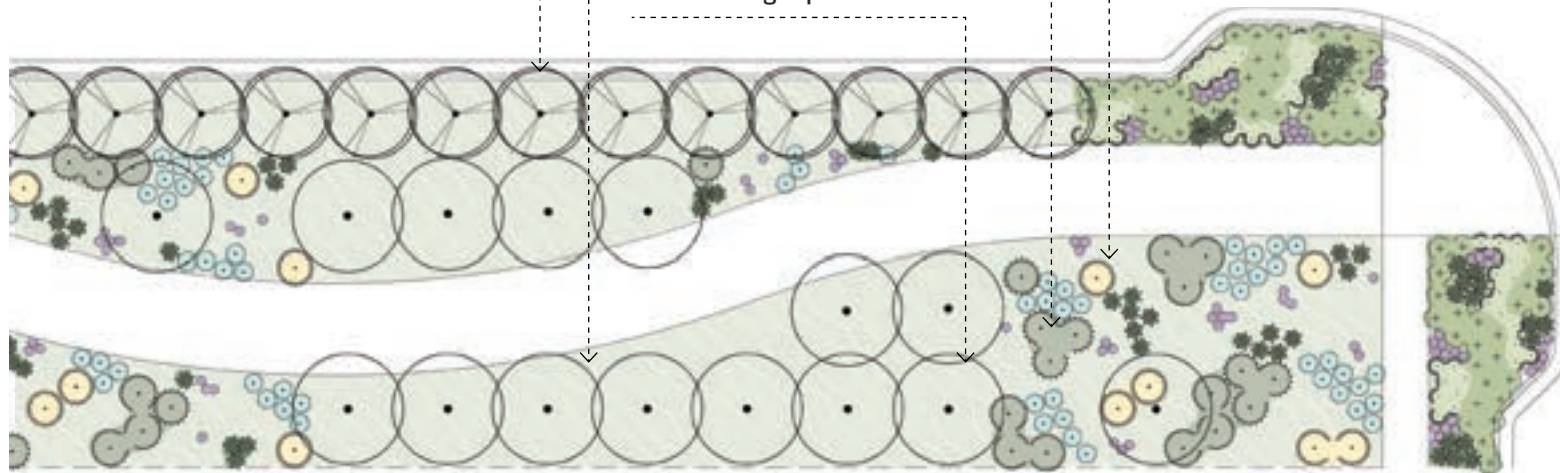
**Matrix Groundcover:**  
blend of hydroseeded grasses

**Special Street:**  
Lombardy Poplars

**Scatter Plants: Rabbitbrush**  
vary spacing and do not cluster closely  
min-5' max 25' spacing

**Shrubs: Sage**  
only shrub used on this street,  
cluster to mimic sage stands and  
for ease of maintenance

**Fruit Trees: 1 species per  
grouping, adjacent groups  
should change species**



## MAINTENANCE PLAN



GUMDROPPING - UNACCEPTABLE



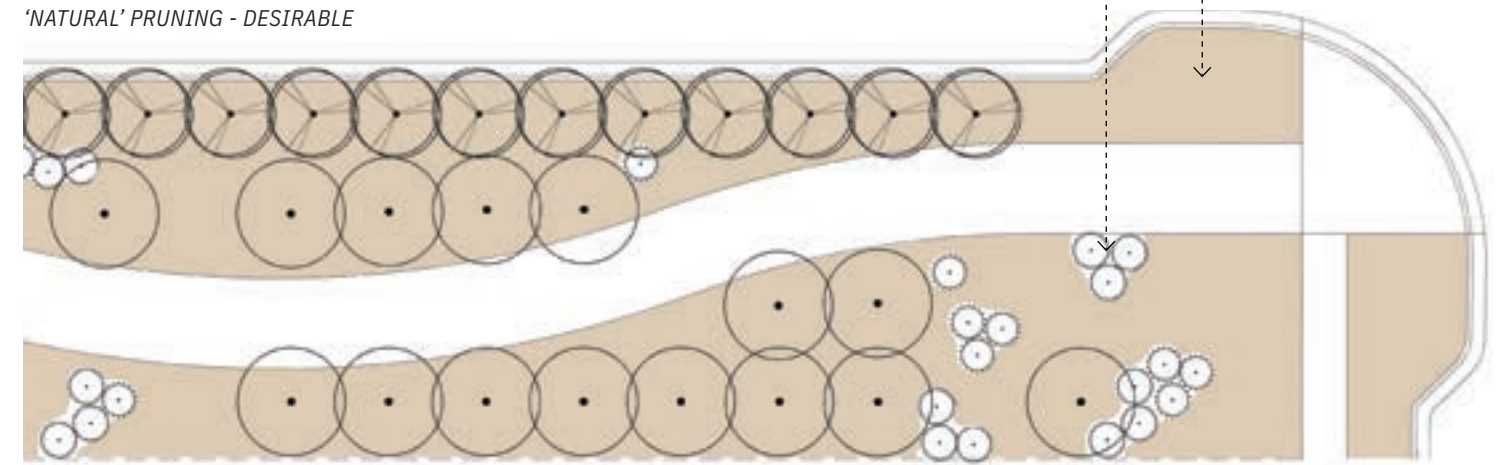
'NATURAL' PRUNING - DESIRABLE

### Mow:

Mow to 8" early March, "chop and drop"  
cut plant material as mulching

### Shrubs:

Do not mow, do not 'gumdrop'- allow form to  
look natural. Prune only dead/ broken branches  
and those impeding pedestrian traffic



1:10  
0 5 10 20



# Terraine Road - South: Plant Palette

## UNDERSTORY

Distribute species composition proportionally per 50' of roadway.



*BOUTELOUA GRACILIS* - BLUE GRAMA



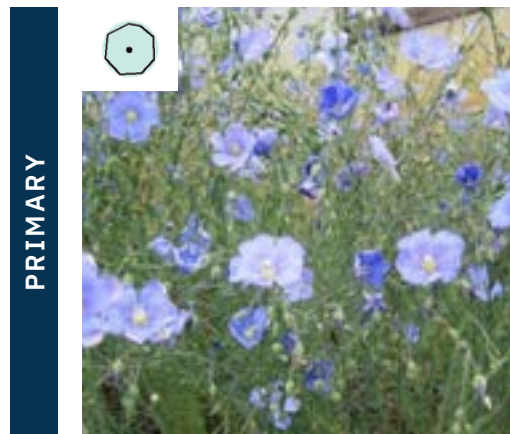
*SPOROBOLUS HETEROLEPIS* - PRAIRIE DROPSEED



*ACHNATHERUM HYMENOIDES* - INDIAN RICEGRASS



*BUCHLOE DACTYLOIDES* - BUFFALO GRASS



*SCHIZACHYRIUM SCOPARIUM* - BLUE FLAX



*ACHILLEA MILLEFOLIUM* - COMMON YARROW



*EURYBIA INTEGRIFOLIA* - THICK STEM ASTER



*ERICAMERIA NAUSEOSA* - RUBBER RABBITBRUSH



*ARTEMISIA FILIFOLIA* - SAND SAGE



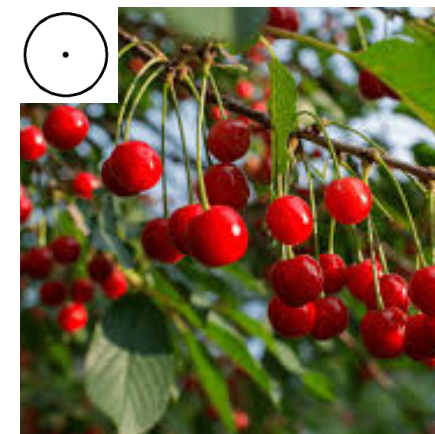
*ARTEMISIA TRIDENTATA* SSP. VASEYANA - BIG SAGEBRUSH

## CANOPY

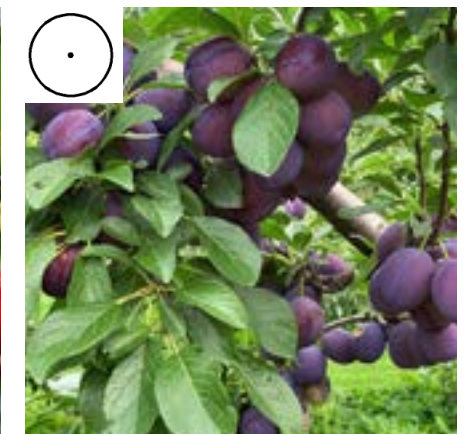
Plant multiple varieties of different fruiting tree species in orchards.



*POPULUS NIGRA* - LOMBARDY POPLAR



*PRUNUS* - CHERRY



*PRUNUS* - PLUM



*PRUNUS* - APRICOT



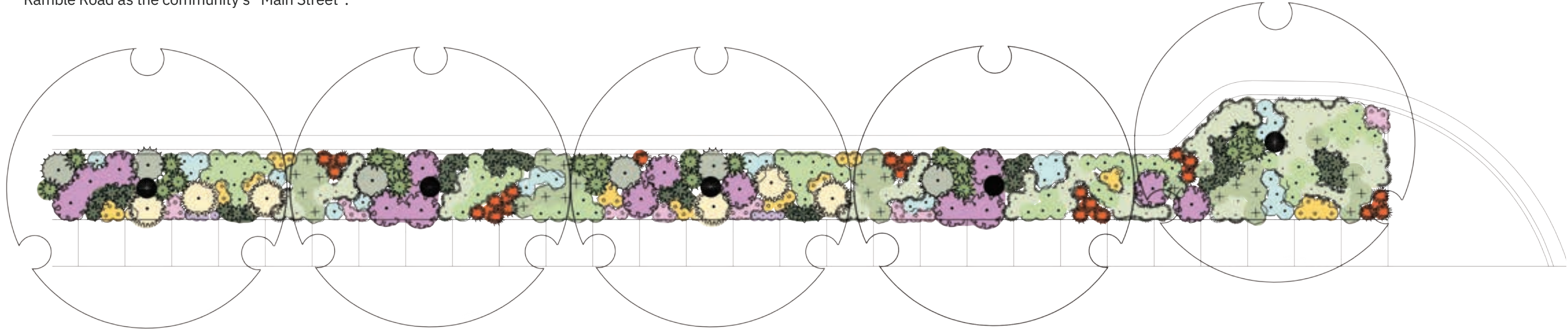
*MALUS* - APPLE



### Ramble Road: Character

**DESIGN INTENT**

- Ramble Road encircles a Central Meadow that frames a view to The Shed and The Grange.
- A shade tree allée paired with a colorful, ornamental native plant exhibition will reinforce Ramble Road as the community's "Main Street".



COLOR



ORNAMENTAL



VARIETY



# The Ramble: Section





# Ramble Road: Planting Plan

## IMPLEMENTATION

### TREES:

London Plane Tree used as large allée shade tree.

### GROUNDPLANE:

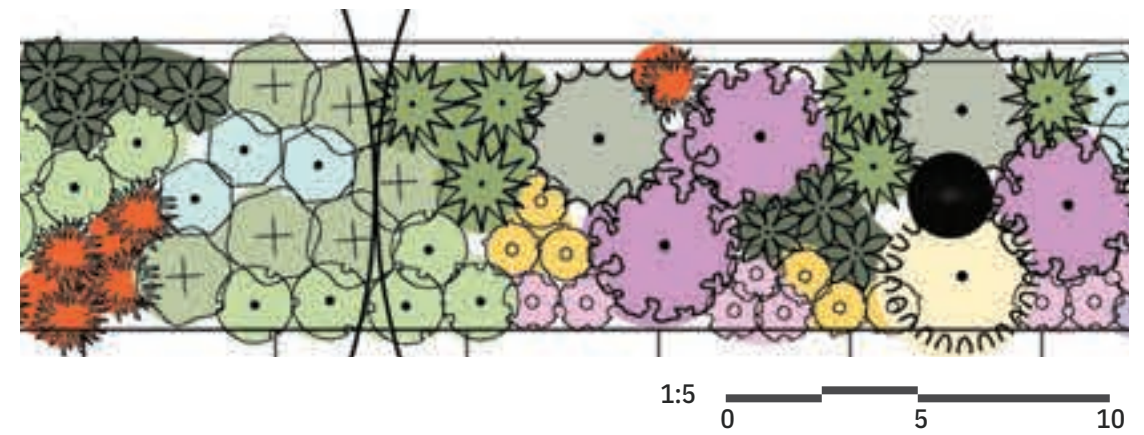
Wide variety of densely planted species for year-long foliage interest that can be enjoyed at pedestrian walking speed.

## COLOR AND BLOOM GUIDE

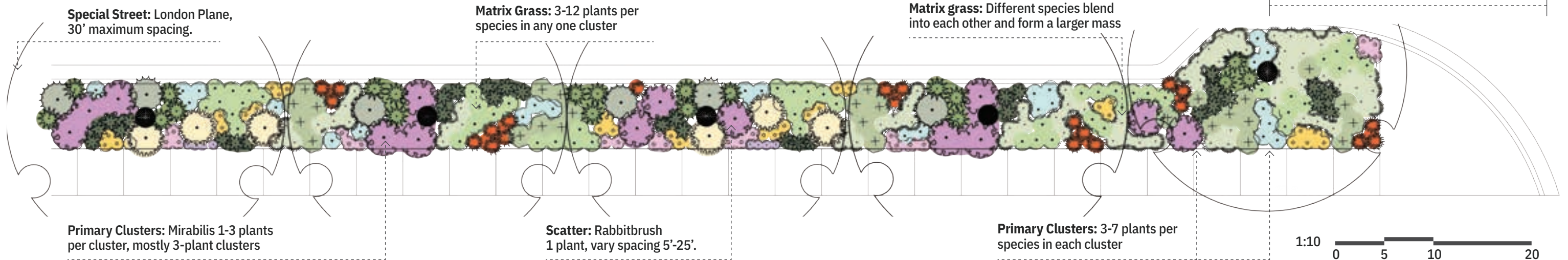
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<i>ACHNATHERUM HYMENOIDES</i>												
<i>BOUTELOA GRACILIS</i>												
<i>SPOROBOLUS HETEROLEPIS</i>												
<i>LINUM LEWISII</i>												
<i>ZAUSCHNERIA GARRETTII</i>												
<i>BERLANDIERA LYRATA</i>												
<i>ACHILLEA MILLEFOLIUM</i>												
<i>MIRABILIS MULTIFLORA</i>												
<i>PHLOX LONGIFOLIA</i>												
<i>ERICAMERA NAUSEOSA</i>												
<i>YUCCA UTAHENSIS</i>												
<i>ARTEMISIA TRIDENTATA VASEYANA</i>												

MOW TO 8"

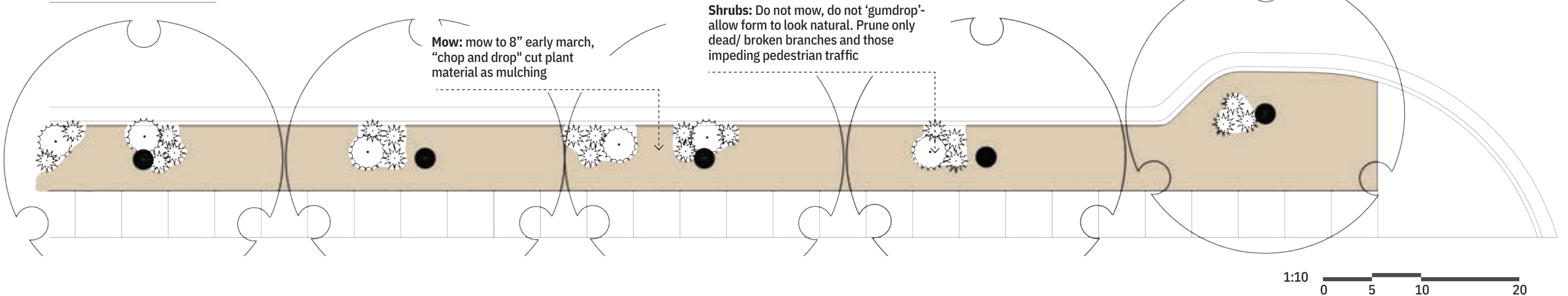
## PLANTING DETAIL



## PLANTING PLAN



## MAINTENANCE PLAN





# The Ramble: Plant Palette

## UNDERSTORY

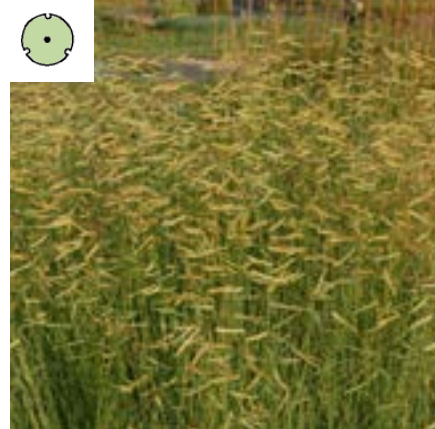
Distribute species composition proportionally per 50' of roadway.

## CANOPY

MATRIX



*ACHNATHERUM HYMENOIDES* - INDIAN RICEGRASS



*BOUTELOA GRACILIS* - BLUE GRAMA



*SPOROBOLUS HETEROLEPIS* - PRAIRIE DROPS



*ACHILLEA MILLEFOLIUM* - COMMON YARROW



*PLATANUS ACERIFOLIA* - LONDON PLANE TREE

PRIMARY



*BERLANDIERA LYRATA* - CHOCOLATE FLOWER



*PHLOX LONGIFOLIA* - LONGLEAF PHLOX



*ZAUSCHNERIA GARRETTII* - WASTACH FIRECHA.



*LINUM LEWISII* - BLUE FLAX



*MIRABILIS MULTIFLORA* - DESERT 4 OCLOCK

SCATTER



*ERICAMERIA NAUSEOSA* - RUBBER RABBITBRUSH



*ARTEMISIA TRIDENTATA VASEYANA* - BIG SAGE



*YUCCA UTAHENSIS* - UTAH YUCCA





### AREA 3

## Central Meadow

Linear green space for passive recreation and gathering.

### DESIGN INTENT

- **Weaving a path** through swaths of meadow plantings and groupings of shade trees which introduces the Terrain planting concepts that resonate throughout the community.
- **Utilizing the gentle slope** in the Central Meadow area as a naturalistic drainage feature that also serves as an informal play attraction.
- **Creating spots** for small groups to meet using boardwalks and built-in furniture;
- **Providing an open-air shade** structure for larger gatherings at neighborhood intersections.
- **Culminating the meadow** with the Lantern that anchors the Commons.







Central Meadow Landscape Concept

NORTH →



**AREA 4**

**Terraine Commons**

The nucleus of activity for the community

**DESIGN INTENT**

- Introducing strategically placed planters and curb-less edges that reduce the dominance and speed of vehicles and creates a space that vehicles, bicyclists, people, and plants share equally.
- Using specialty paving and lighting to blur the edges between sidewalk, lane, and street furniture; bollards to be used where needed for safety and for demarking special event areas..
- Allowing the Lantern to activate the Commons with outdoor cafe seating, benches, string lights and trees.











2.4

## STREETSCAPES



**GARDENS WITH A CONSCIENCE: CREATING BIODIVERSE HABITATS FOR WILDLIFE, GARDENING USING ORGANIC PRINCIPLES AND SYMPATHETIC TECHNIQUES, PLANTING THE RIGHT PLANT IN THE RIGHT PLACE TO CUT DOWN OR ELIMINATE WATERING ALTOGETHER, AND USING LOCAL AND NATURAL MATERIALS THAT HAVE A REDUCED CARBON FOOTPRINT AND CAN BE EASILY RECYCLED/ REPURPOSED AT THE END OF THEIR LIFE.**

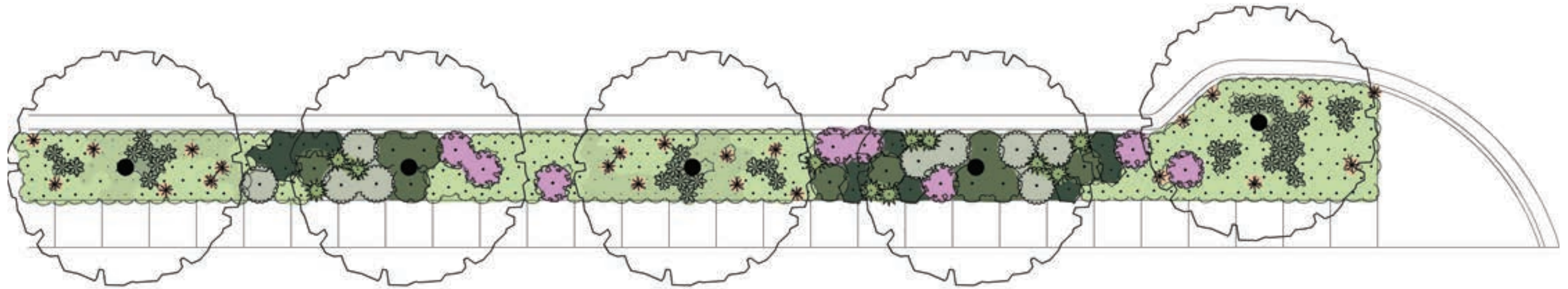
*-Kristina Clode, Gardens Illustrated January 2023*



## Collectors: Character

### DESIGN INTENT:

- The Collectors are the thoroughfares that connect the community with the regional road network. A regular street tree rhythm with structural evergreen and deciduous shrubs punctuates the predominantly grassy groundplane for a slightly more formal landscape treatment.
- Primary plant clusters and scatter plants are spaced further apart than other road types to account for faster travel speeds.



SHRUBS



STRUCTURE



EVERGREEN



# Collectors: Section





# Collectors: Planting Plan

## IMPLEMENTATION

### TREES:

Large shade trees with regular spacing. Species to change from street to street.

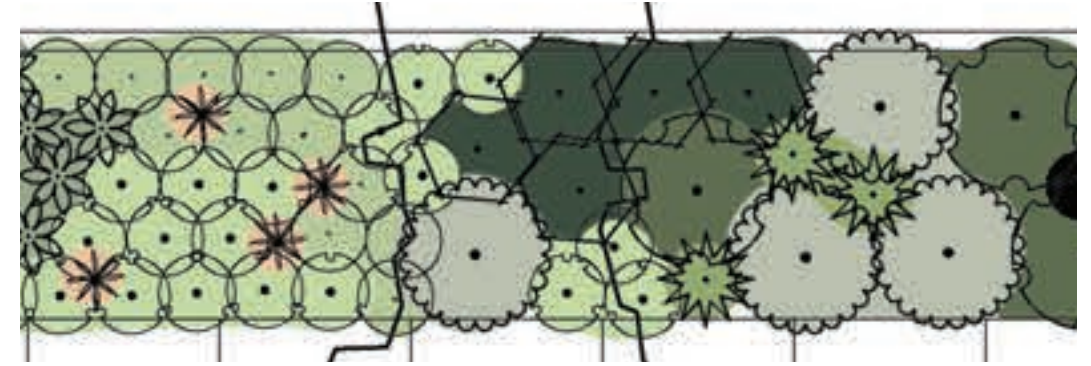
### GROUNDPLANE:

Simple large swaths of mixed grasses with pops of color that can be enjoyed when driving at the higher speeds on Collector Roads.

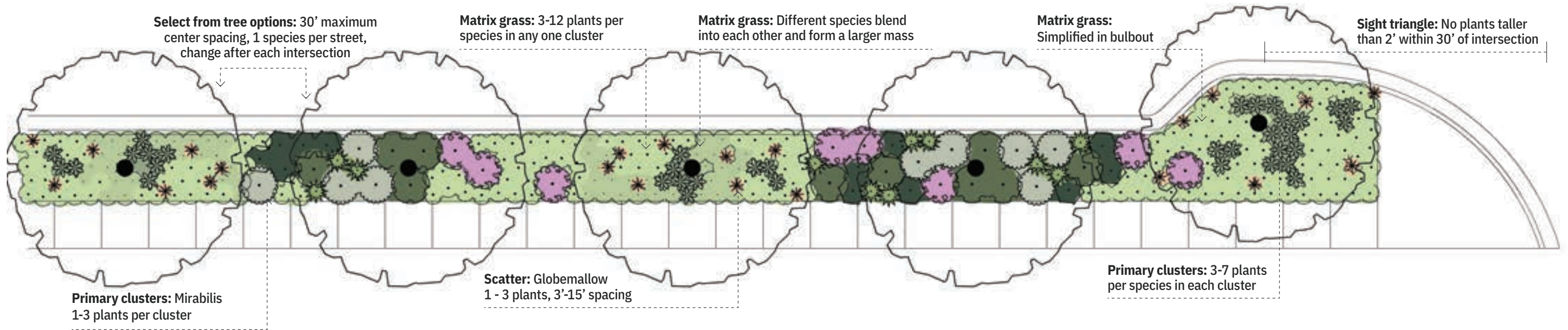
## COLOR AND BLOOM GUIDE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<i>SCHIZACHYRIUM SCOPARIUM</i>	Orange	Orange		Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
<i>BOUTELOA GRACILIS</i>	Orange	Orange		Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
<i>RHUS AROMATICA</i>	Grey	Grey	Grey	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
<i>MAHONIA REPENS</i>	Dark Purple	Dark Purple	Dark Purple	Dark Purple	Yellow	Dark Purple	Dark Purple	Dark Purple	Dark Purple	Dark Purple	Dark Purple	Dark Purple
<i>ARTEMISIA FILEFOLIA</i>	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
<i>YUCCA UTAHENSIS</i>	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
<i>ACHILLEA MILLEFOLIUM</i>						White	White	White	White			
<i>MIRABILIS MULTIFLORA</i>						Purple	Purple	Purple	Purple	Purple	Purple	Purple
<i>SPHAERALCEA MUNROANA</i>						Orange	Orange	Orange	Orange	Orange	Orange	Orange

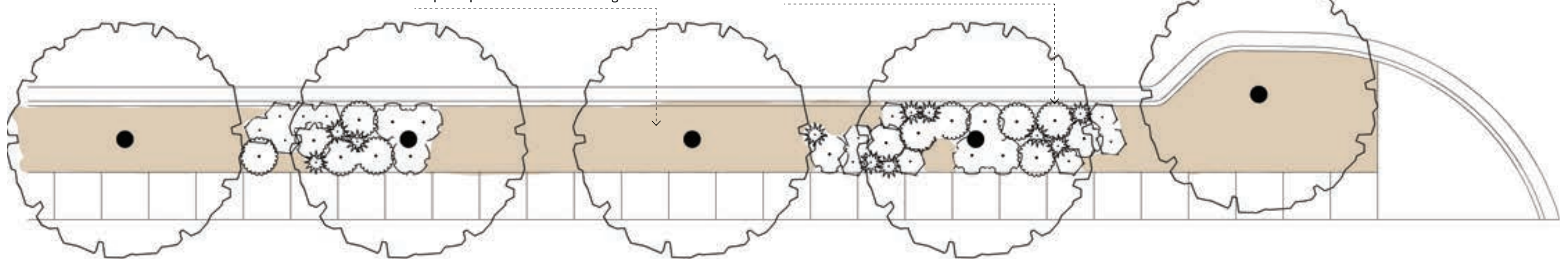
## PLANTING DETAIL



## PLANTING PLAN



## MAINTENANCE PLAN





# Collectors: Plant Palette

## ✿ UNDERSTORY

Distribute species composition proportionally per 50' of roadway.

MATRIX



*SCHIZACHYRIUM SCOPARIUM - BLUESTEM*



*BOUPELOUA GRACILIS - BLUE GRAMMA*



*ACHILLEA MILLEFOLIUM - COMMON YARROW*

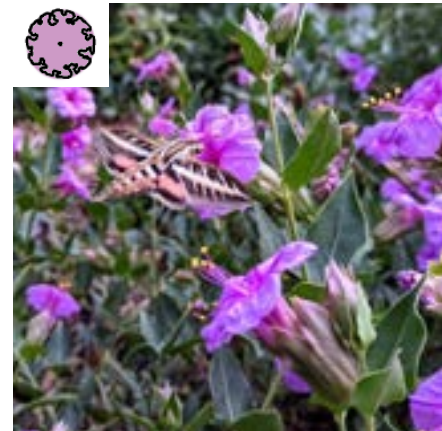
PRIMARY



*RHUS AROMATICA 'AUTUMN AMBER' - 3 LEAF*



*MAHONIA REPENS - CREEPING MAHONIA*



*MIRABILIS MULTIFLORA - DESERT 4 OCLOCK*



*YUCCA UTAHENSIS - UTAH YUCCA*

SCATTER



*ARTEMISIA FILIFOLIA - SAND SAGE*



*SPHAERALCEA MUNROANA - GLOBEMALLOW*

## ✿ CANOPY

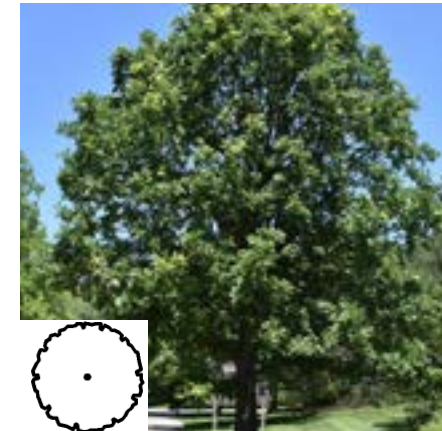
1 large species per street, see Streetscape Planting Diagram.



*CELTIS OCCIDENTALIS - HACKBERRY*



*PLATANUS ACERIFOLIA - LONDON PLANE TREE*



*QUERCUS MACROCARPA 'URBAN PINNACLE'*



# Connectors: Character

## DESIGN INTENT:

- Loosen up the formality in tree spacing and lay out the plant clusters to be more pedestrian-scaled.
- Connectors typically have parallel parking with concrete sidewalks on both sides of the road, so trees are an important source for shade.



GRASSES



TEXTURED



SEASONAL



# Connectors: Section





# Connectors: Planting Plan

## IMPLEMENTATION

### TREES:

Naturalistic tree layout with more variety in tree species; mix-and-match a shade tree and ornamental tree for each named street.

### GROUNDPLANE:

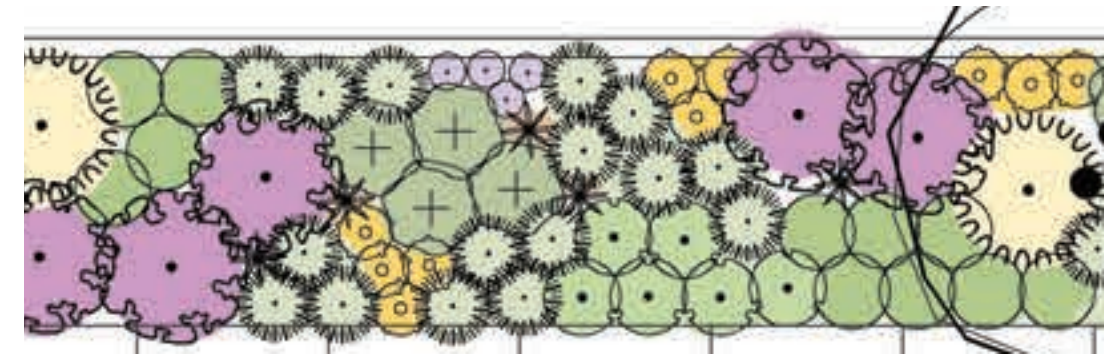
Mixed grasses and seasonal perennials blend to create a textured linear display.

## COLOR AND BLOOM GUIDE

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<i>BOUTELOA GRACILIS</i>												
<i>SCHIZACHYRIUM SCOPARIUM</i>												
<i>ACHNATHERUM HYMENOIDES</i>												
<i>SPOROBOLUS HETEROLEPIS</i>												
<i>MIRABILIS MULTIFLORA</i>												
<i>SPHAERALCEA MUNROANA</i>												
<i>EURYBIA INTEGRIFOLIA</i>												
<i>BERLANDIERA LYRATA</i>												
<i>ERICAMERA NAUSEOSA</i>												

MOW TO 8"

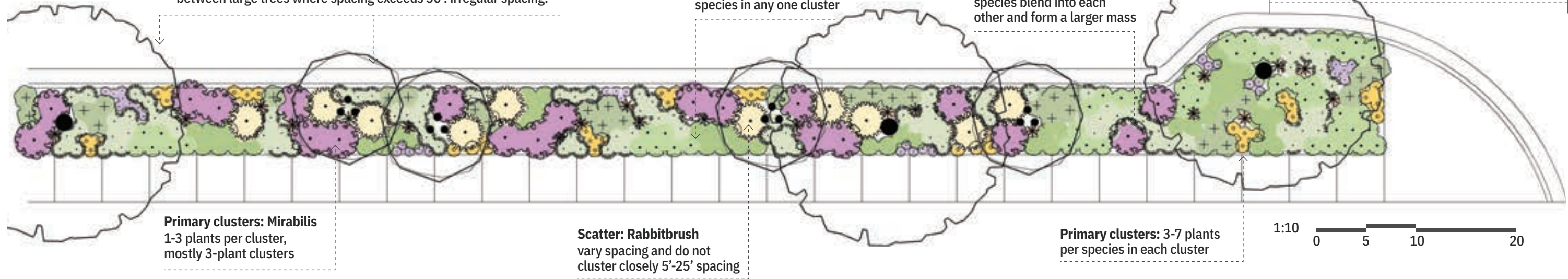
## PLANTING DETAIL



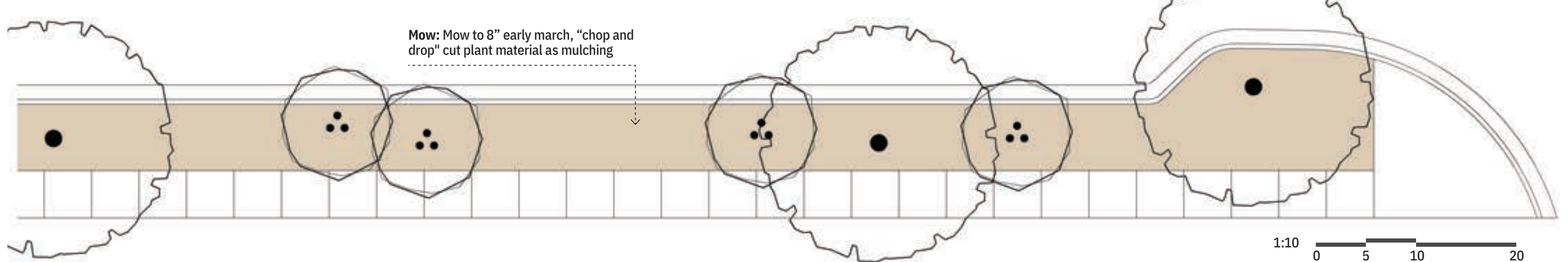
1:5  
0 5 10

## PLANTING PLAN

**Select from tree options:** 1 species of each type per street between intersections. maximum 30' spacing between small tree clusters, maximum 60' between large trees. Small tree cluster required between large trees where spacing exceeds 30'. irregular spacing.



## MAINTENANCE PLAN























# Connectors: Plant Palette





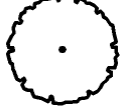



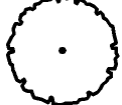



## ✿ UNDERSTORY

Distribute species composition proportionally per 50' of roadway.

MATRIX									
		<i>BOUTELOUA GRACILIS - BLUE GRAMA</i>		<i>SCHIZACHYRIUM SCOPARIUM - BLUESTEM</i>		<i>SPOROBOLUS HETEROLEPIS - PRAIRIE DROPSEED</i>		<i>ACHNATHERUM HYMENOIDES - INDIAN RICEGRASS</i>	
	PRIMARY								
			<i>MIRABILIS MULTIFLORA - DESERT 4 OCLOCK</i>		<i>EURYBIA INTEGRIFOLIA - HICK STEM ASTER</i>		<i>BERLANDIERA LYRATA - CHOCOLATE FLOWER</i>		
SCATTER									
		<i>ERICAMERIA NAUSEOSA - RUBBER RABBITBRUSH</i>		<i>SPHAERALCEA MUNROANA - GLOBEMALLOW</i>					

## ✿ CANOPY

1 large and 1 small tree type per street between intersections.

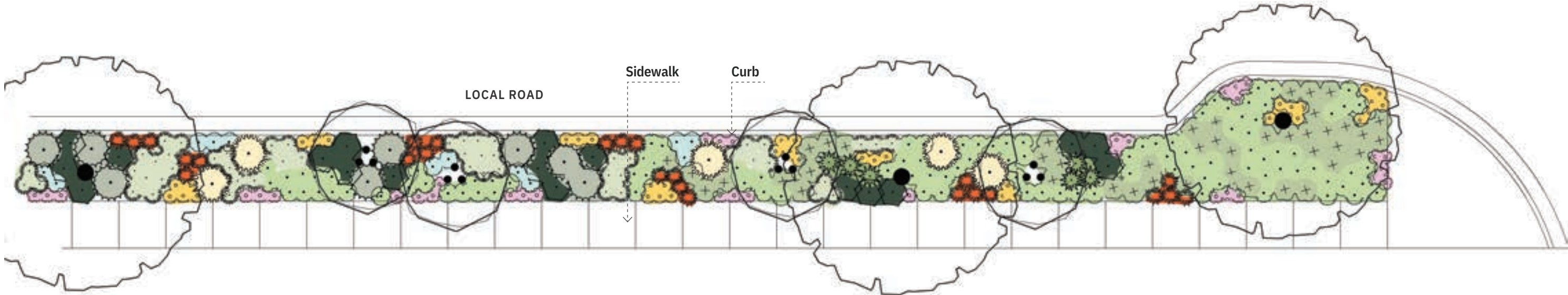
			
	<i>TILIA TOMENTOSA - SILVER LINDEN</i>		<i>PRUNUS DEMISSA - WESTERN CHOKECHERRY</i>
			
	<i>ULMUS X 'FRONTIER' - FRONTIER ELM</i>		<i>SYRINGA RETICULATA - JAPANESE TREE LILAC</i>
			
	<i>PHELLODENDRON AMURENSE - AMUR CORK</i>		<i>ACER GRANDIDENTATUM - BIGTOOTH MAPLE</i>



# Residential/Local Streets: Character

## DESIGN INTENT

- Draws from a larger plant palette to provide more flexibility and interest since Local Streets are the most prevalent street type.
- Relies on tough native and adapted species to create a flowing tapestry that creates interest.



NATIVE



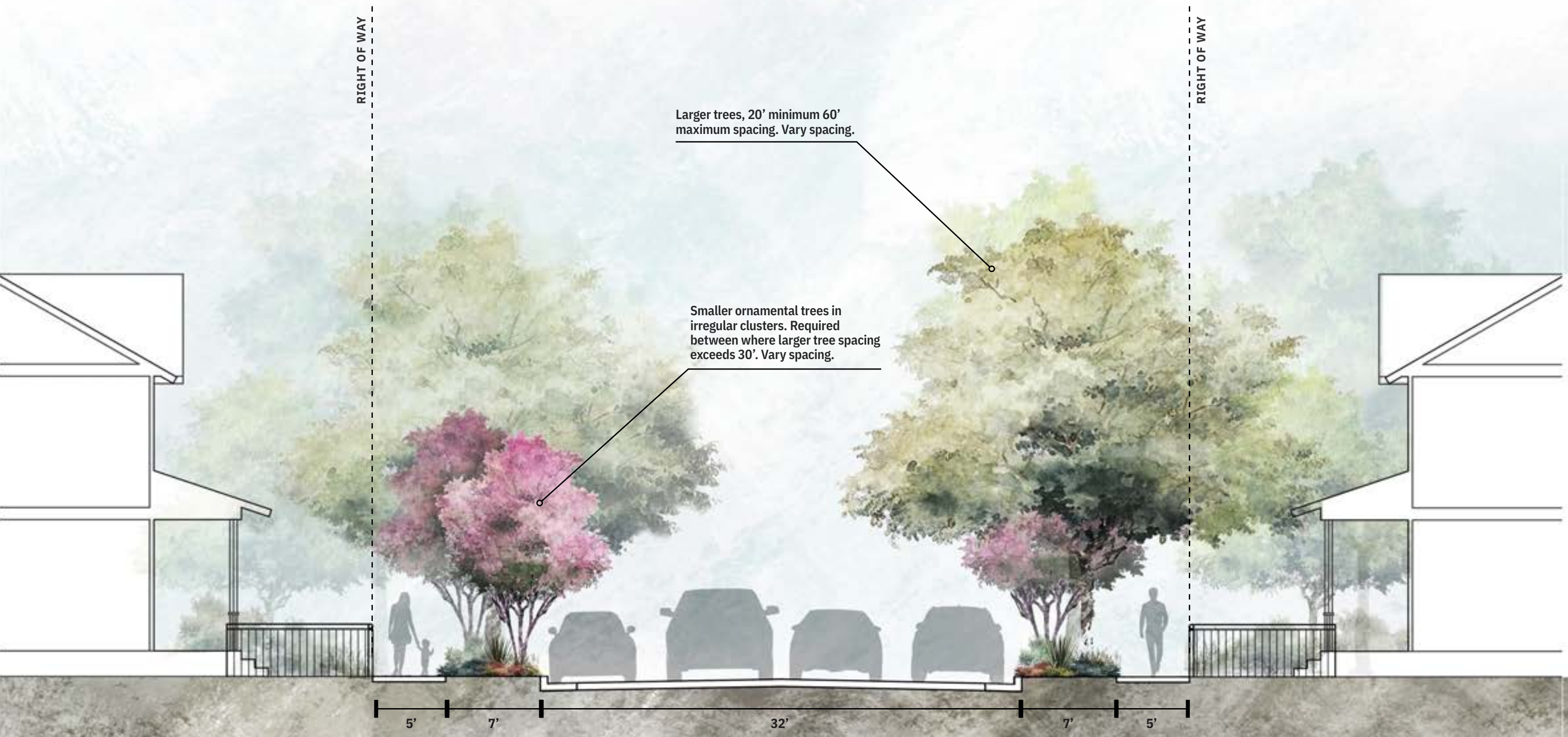
STRUCTURE



GRASSES



# Local: Section





# Local: Planting Plan

## IMPLEMENTATION

### TREES:

Mix of shade and small trees to provide seasonal interest.

### GROUNDPLANE:

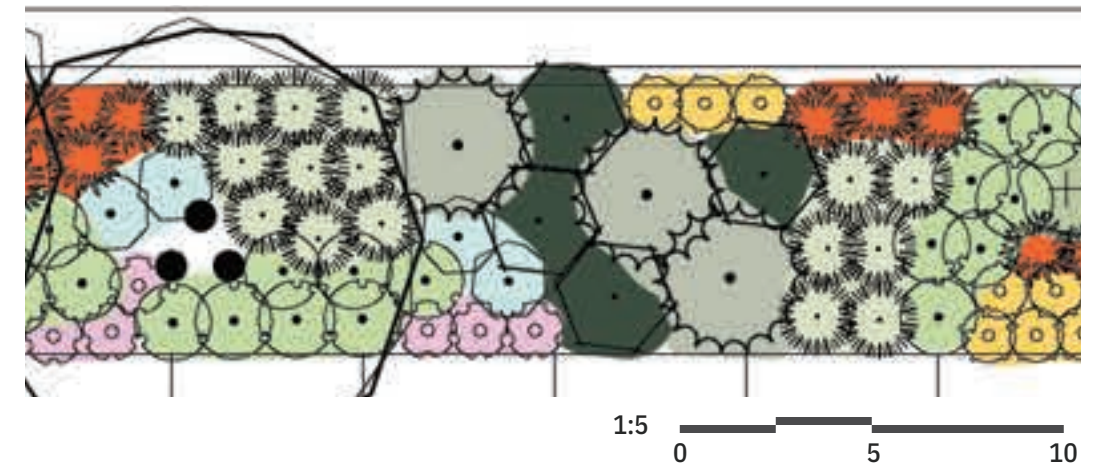
A gradually shifting matrix of grasses with a wide variety of perennials and shrubs add subtle texture and complexity.

## COLOR AND BLOOM GUIDE

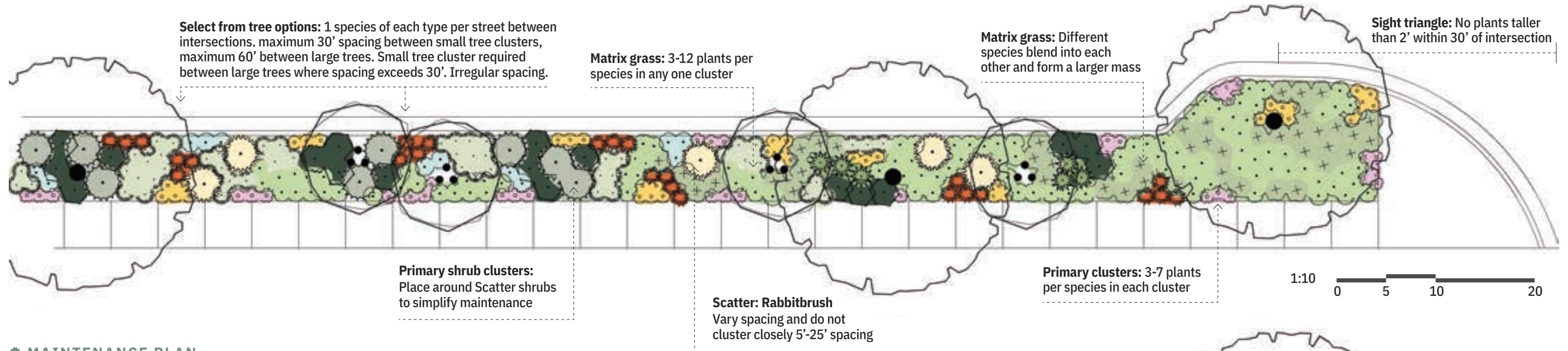
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<i>ACHNATHERUM HYMENOIDES</i>												
<i>BOUTELOA GRACILIS</i>												
<i>SPOROBOLUS HETEROLEPIS</i>												
<i>PHLOX LONGIFOLIA</i>												
<i>LINUM LEWISII</i>												
<i>BERLANDIERA LYRATA</i>												
<i>ZAUSCHNERIA GARRETTII</i>												
<i>ERICAMERA NAUSEOSA</i>												
<i>MAHONIA REPENS</i>												
<i>ARTEMISIA TRIDENTATA VASEYANA</i>												

MOW TO 8"

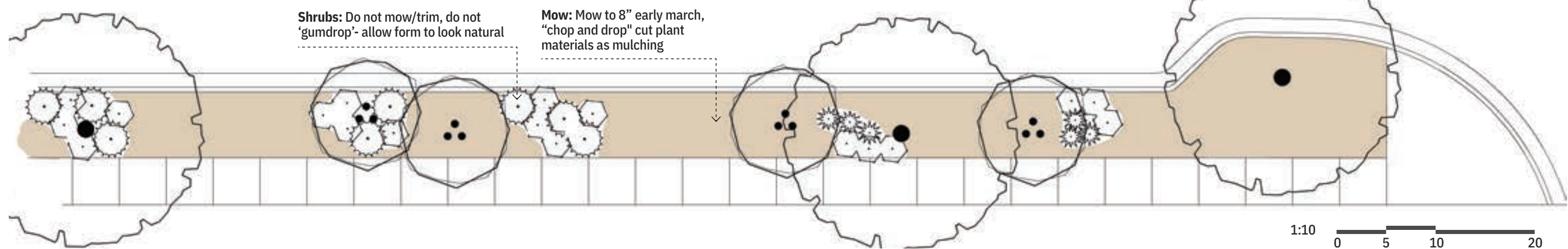
## PLANTING DETAIL



## PLANTING PLAN



## MAINTENANCE PLAN





# Local: Plant Palette

## UNDERSTORY

Distribute species composition proportionally per 50' of roadway.

MATRIX



*ACHNATHERUM HYMENOIDES* - INDIAN RICEGRASS



*BOUTELOA GRACILIS* - BLUE GRAMA



*SPOROBOLUS HETEROLEPIS* - PRAIRIE DROPSEED

PRIMARY



*BERLANDIERA LYRATA* - CHOCOLATE FLOWER



*PHLOX LONGIFOLIA* - LONGLEAF PHLOX



*ZAUSCHNERIA GARRETTII* - WASTACH FIRECHALICE



*LINUM LEWISII* - BLUE FLAX

SCATTER



*YUCCA UTAHENSIS* - UTAH YUCCA



*MAHONIA REPENS* - CREEPING MAHONIA



*ERICAMERIA NAUSEOSA* - RUBBER RABBITBRUSH



*ARTEMISIA TRIDENTATA VASEYANA* - BIG SAGE

## CANOPY

1 large and 1 small tree type per street between intersections.



*HARDY RUBBER TREE* - *EUCOMMIA ULMOIDES*



*N.M. PRIVET* - *FORESTIERA NEOMEXICANA*



*AMUR MAAKIA* *MAAKIA AMURENSIS*



*AMUR MAPLE* - *ACER GINNALA*



*PERSIAN IRONWOOD* - *PARROTIA PERSICA*



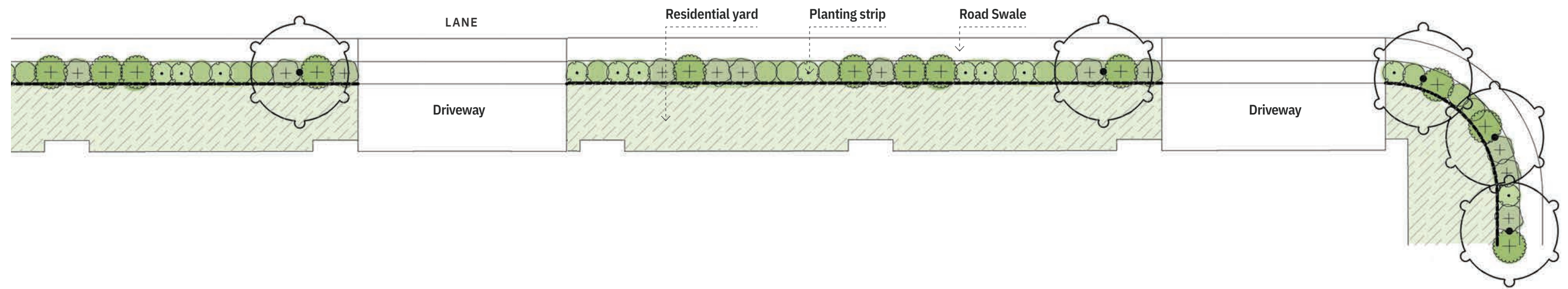
*WESTERN REDBUD* - *CERCIS OCCIDENTALIS*



## Lane: Character

### DESIGN INTENT

The Lanes along with the Meanders embrace the idea of a "Living Street" by acting as a flexible social space for tossing the baseball around and learning to ride that bicycle with training wheels. There is room for pedestrians, cyclists, and even cars.



### GRASSES



# Lane: Section





# Lane: Planting Plan

## IMPLEMENTATION

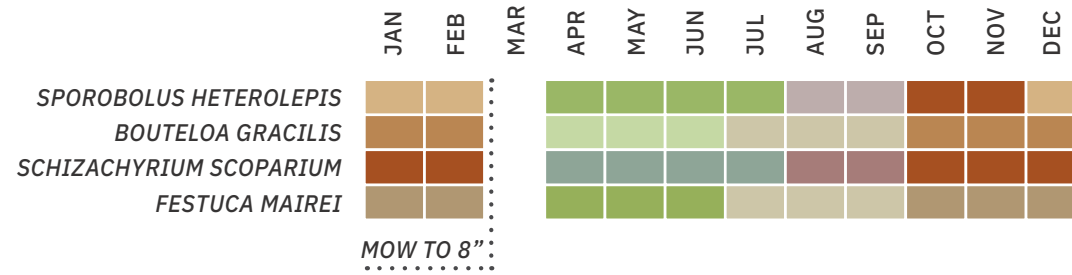
### TREES:

Plant trees at intersections and adjacent to each driveway in an irregular spacing.

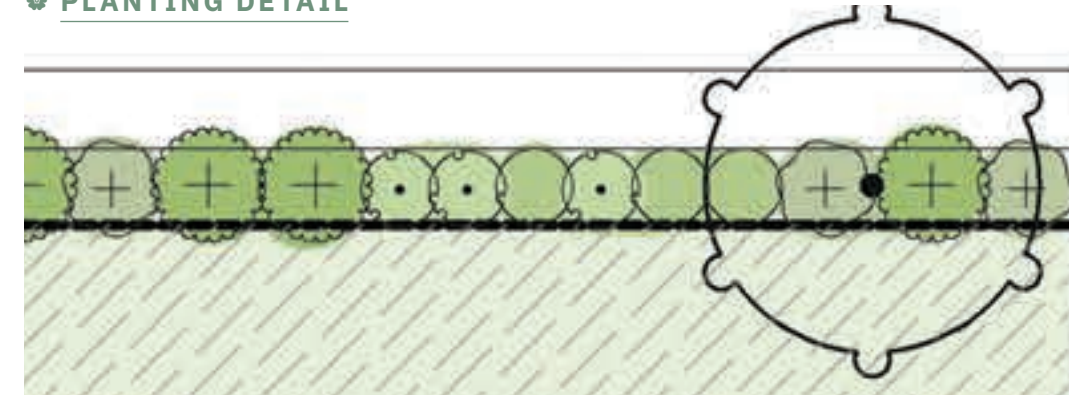
### GROUNDPLANE:

Planting should give year-round interest and be forgiving of errant tires, bumpers, and kickballs. Repeated groupings of species should be avoided; the layout should appear random.

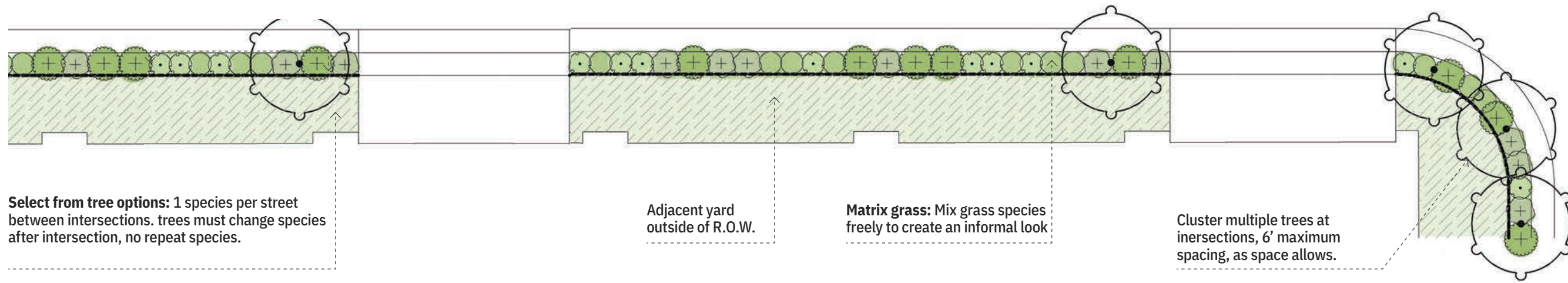
## COLOR AND BLOOM GUIDE



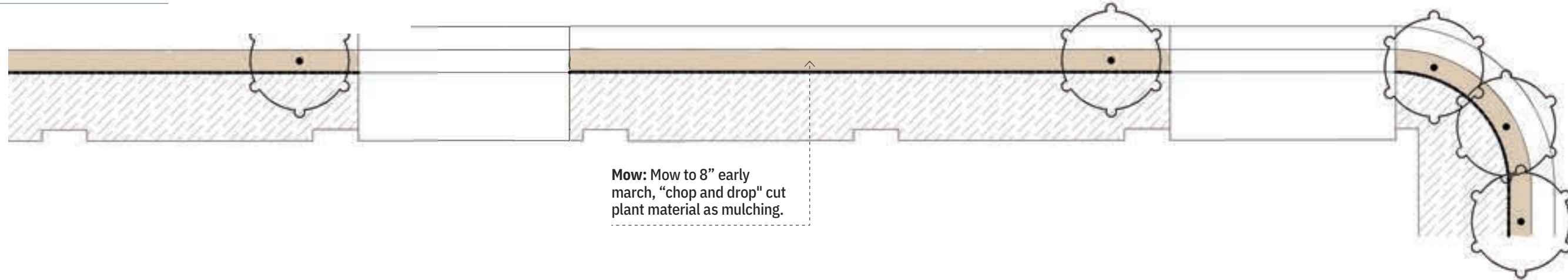
## PLANTING DETAIL



## PLANTING PLAN



## MAINTENANCE PLAN





# Lane: Plant Palette

## ✿ UNDERSTORY

PRIMARY



*FESTUCA MAIREI - ATLAS FESCUE*



*BOUTELOA GRACILIS - BLUE GRAMA*



*SPOROBOLUS HETEROLEPIS - PRAIRIE DROPSEED*



*SCHIZACHYRIUM SCOPARIUM - BLUESTEM*

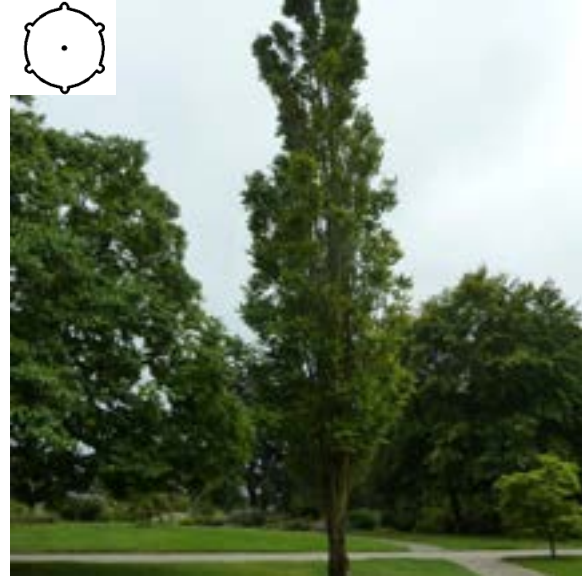
## ✿ CANOPY



*ACER GRISEUM*



*ACER GRANDIDENTATUM 'SCHMIDT'*



*KOELREUTERIA PANICULATA 'FASTIGIATA'*



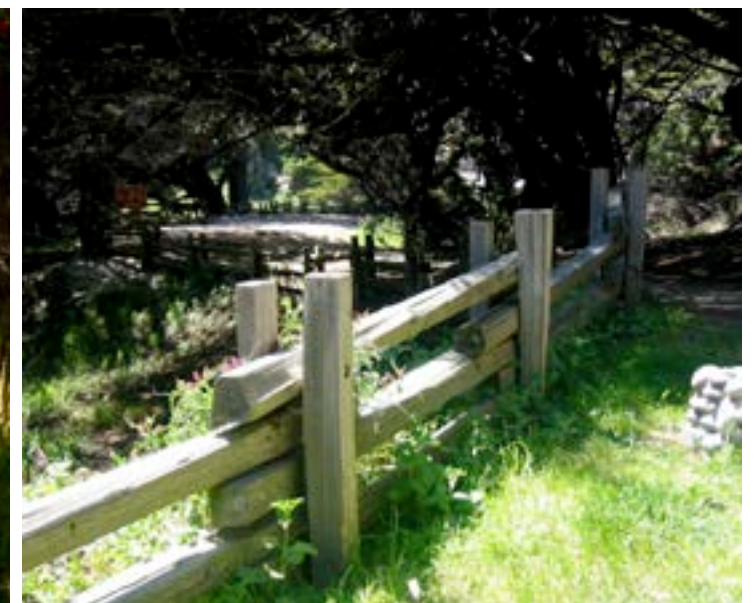
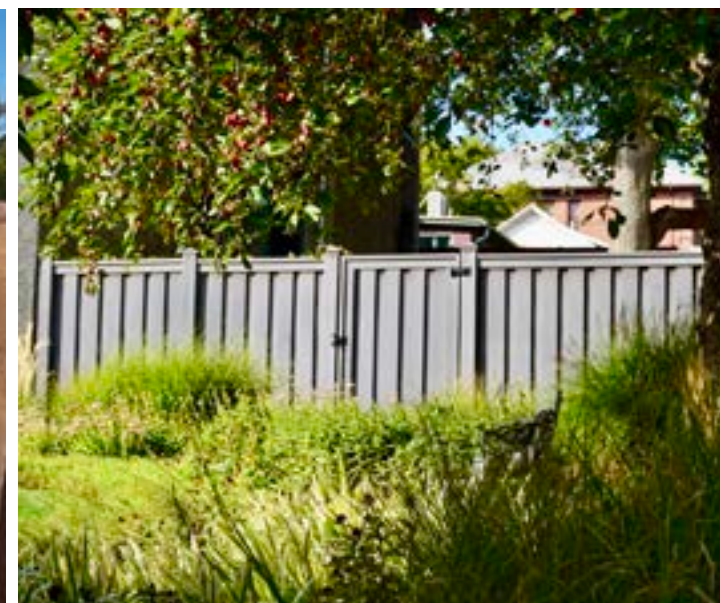
*MALUS 'ROYAL RAINDROPS'*



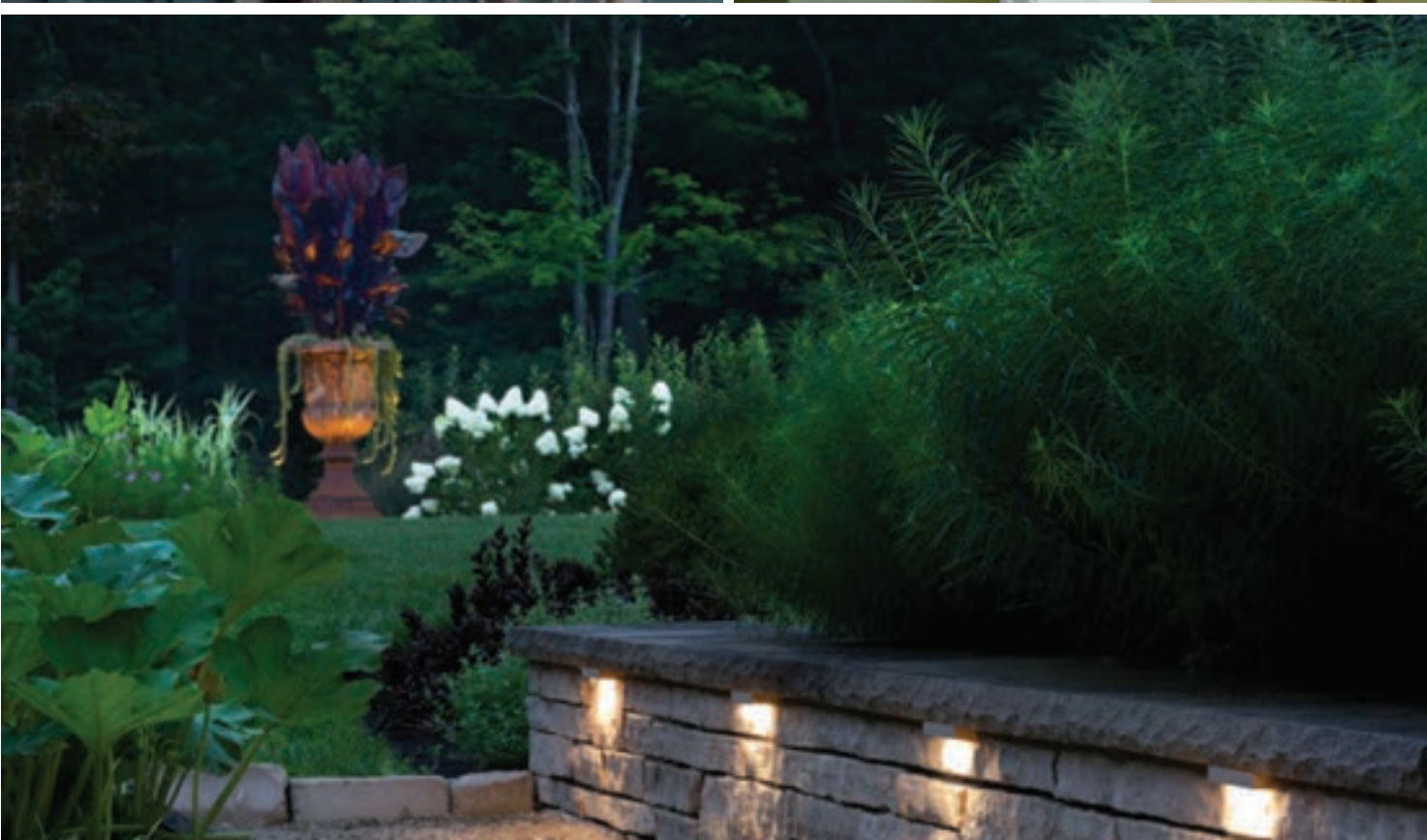
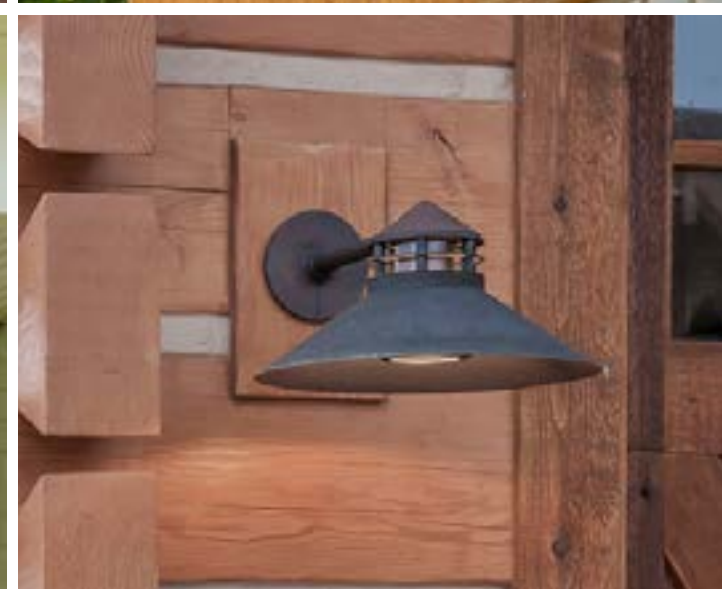
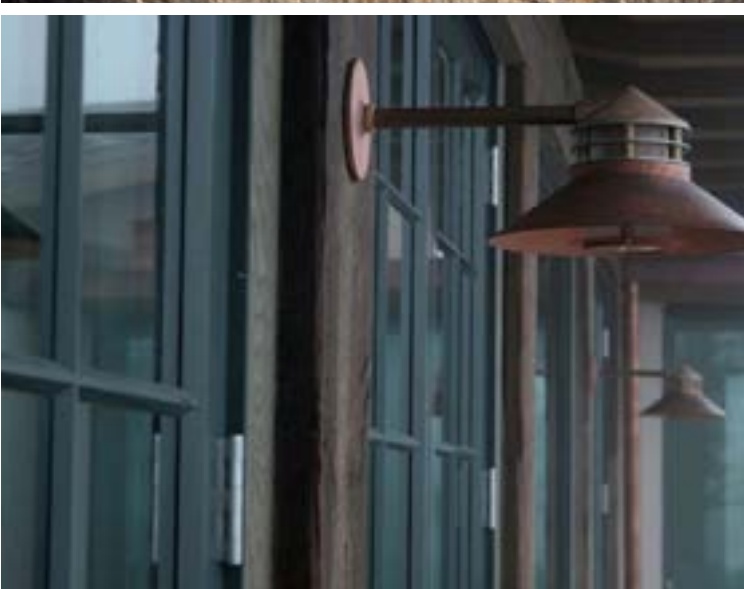
## 2.5

### WALL & FENCE DETAILS

Fencing is to be minimized and landscape treatments used in lieu of fencing. Fences, walls, shrub screens and gates are to extend the architecture of the residence, give definition and variety to the streetscape and outdoor spaces, and screen service areas. Designs are to draw from the rural western ranch traditions which are generally more informal, rustic and textural.







## 2.6

### STREET & PATH LIGHTING APPROACH

At Terraine, the lighting allows for enjoyment of the dark nighttime sky, with the levels subtly increasing as you get closer to the Terraine House and larger community spaces. Fixtures are located at wayfinding decision points.

- Use pedestrian scale, post-mounted, full cut-off fixtures to reduce light pollution,
- Standard street lighting will not be used to reinforce the rustic ranch road aesthetic in an effort to reinforce, and to support dark sky principles,
- Lantern buildings located throughout the community provide subtle beacons of light in each neighborhood,
- Lighting on neighborhood streets is bright enough for safety and for outdoor social recreation and gathering but dark enough to give the birds and bugs rest,
- Lighting along paths is low level, and only provided on main pathways and meanders.





WE HAVE SUCH A BRIEF OPPORTUNITY  
TO PASS ON TO OUR CHILDREN OUR  
LOVE FOR THIS EARTH, AND TO TELL OUR  
STORIES. THESE ARE THE MOMENTS  
WHEN THE WORLD IS MADE WHOLE.  
IN MY CHILDREN'S MEMORIES, THE  
ADVENTURES WE'VE HAD TOGETHER IN  
NATURE WILL ALWAYS EXIST.

*-Richard Louv*







# 3

## THE RIBBONWALK AND OPEN SPACE TREATMENTS

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The RibbonWalk is a sequence of experiences that weave together the four landscape zones and the cultural and social facets of the community. The emerging trail system that will unfold over a period of 15 years includes opportunities

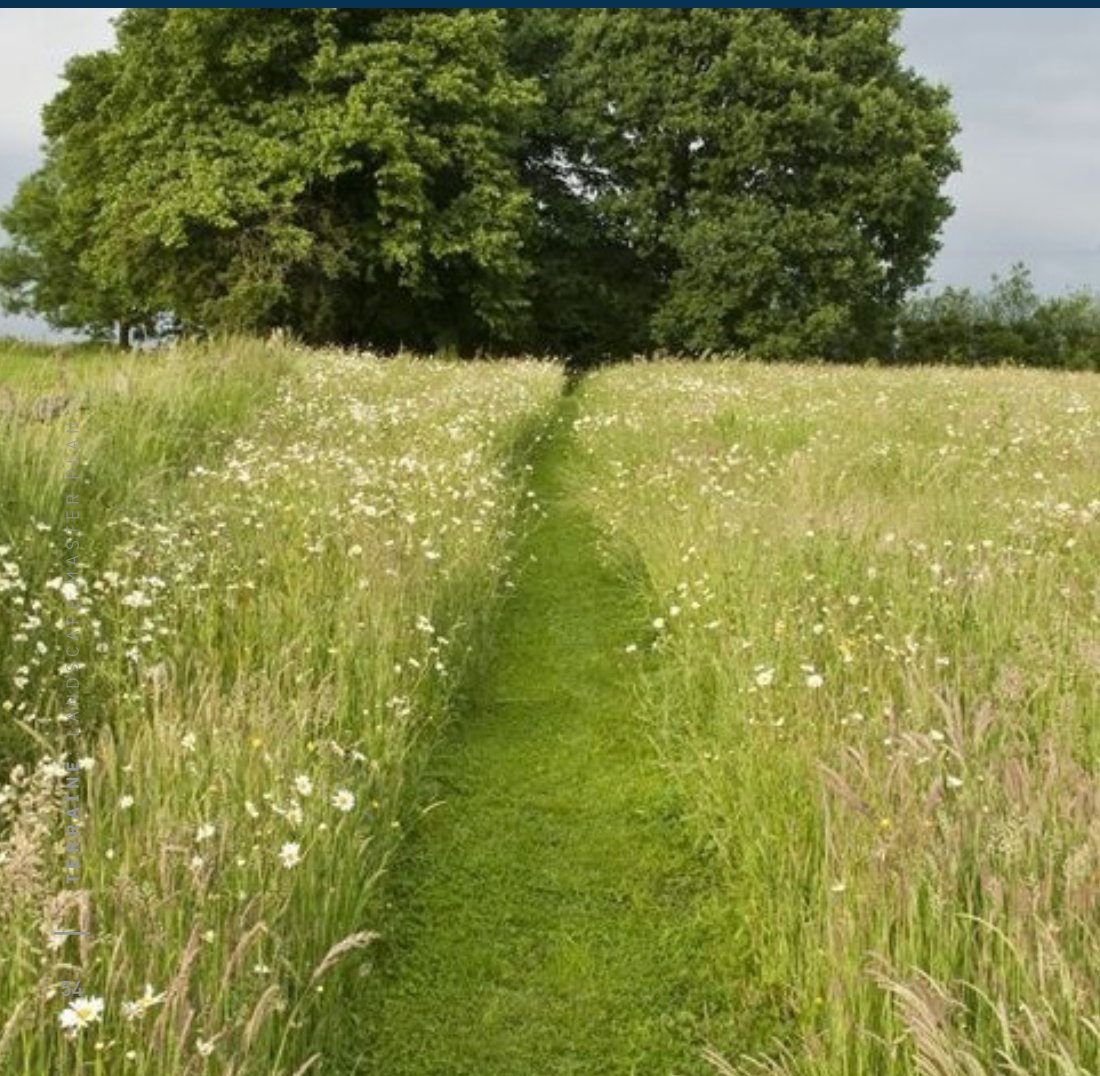
for reflection, storytelling, whimsy, recreation, education and reconnection with nature. It also, most importantly, provides a safe and convenient alternative to move around the neighborhoods within Terraine without the need of a car.





WE HAVE ALL SEEN IT—  
THE BEGINNING OF A  
PATHWAY DRAWING US  
TOWARD AN ADVENTURE.

~SCA Trail Building and Maintenance Manual



TERRAINE LANDSCAPE MASTER PLAN

### 3.1

## THE RIBBONWALK VISION & OBJECTIVES

The RibbonWalk is a rich system of trails and amenities for outdoor exploration and recreation that includes a series of neighborhood hubs or “lanterns”, hideaways, overlooks, “special places” and interpretive opportunities that knit together to create a walkable community that promotes a healthy lifestyle and exploration. **The vision for the RibbonWalk is based on the goal of creating a “walkable village” that is linked to the region, based on the following foundational objectives:**



#### PRIORITIZE:

To prioritize the pedestrian or bicycle by providing safe and convenient routes to many destinations within and outside of Terraine while reducing parking needs.



#### ENHANCE:

To enhance the communities awareness of the sagelands ecosystem and the importance of participating in restoring and caring for this dynamic system.



#### CREATE:

To use best practices to create a trail system that it is comfortable, safe, sustainable, accessible and integrated into the community and sagelands landscape.



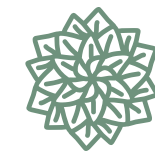
#### CREATE:

To create opportunities for interaction, socializing and random “bumping into each otherness” by integrating an assortment of social and recreational experiences such as neighborhood hubs, overlooks, outdoor niches, and “outdoor rooms.”



#### COMMUNITY:

To set the table for an engaged community to steward the ecosystem, including opportunities for education and research.



#### EMPHASIZE:

To emphasize the use of unmanufactured, rustic, and authentic treatments for landscape elements.





### 3.2

## THE RIBBONWALK EXPERIENCES - INFUSING SERENDIPITY INTO DISCOVERY

The RibbonWalk is envisioned as a sequence of trails, paths, boardwalks and neighborhood gathering places. The trails offer expansive views of the sagelands ecosystem, and the Wasatch and Oquirrh Ranges. The trails weave through neighborhoods and varying landscape zones to provide places for wandering, reflection, recreation and neighborhood gathering or to simply provide a safe route to walk or bicycle to school.



The system weaves through each of the landscape zones: Sagelands, Meadowlands, Cultivated Lands and Active Lands and utilizes the distinct but related plant palette of each zone to create an identity for each neighborhood area and to demonstrate the richness of the ecosystem as an abstract, dynamic system of wildness and beauty. Each trail is designed to complement the landscape while providing neighborhood “hubs” and places to relax, recreate or explore nature, art and science.

The following sections provide more detail on the range of trail improvements, community gathering places, and furnishings that may occur along the RibbonWalk.



CHILDREN NEED THE OPPORTUNITY TO EXPLORE THEIR NEIGHBORHOODS, TO DREAM UP THEIR NEXT ADVENTURE, TO BUILD DENS, TO FEEL FREE IN NATURE, TO OVERCOME PHYSICAL AND EMOTIONAL CHALLENGES. IT'S VITAL THAT THE PLACES WE BUILD GIVE CHILDREN A CHANCE TO DO THESE THINGS, OR ELSE WE ALL LOSE OUT.

-Tim Jarvis, Environmental Scientist

#### RIBBONWALK SYSTEM

- Connectors (paved)
- Greenways (paved)
- Bonneville Shoreline Trail (soft surface)
- Multi-Use Trails (soft surface)
- Future Trail Connection
- Future Regional Connectors
- ▲ Trailheads
- \* Lanterns
- ⊞ Viewpoint Shelter Location
- Property Boundary








### 3.3

## GATHERING PLACES

The following section describes the hierarchy of village gathering spaces that occur along the RibbonWalk, including the design intent and conceptual plans.

### THE MAIN OBJECTIVES OF THESE AREAS ARE TO:

-  Provide each neighborhood with a distinct identity
-  Design walkable and safe environments that catalyze social interaction and exploration
-  Utilize furnishings and landscape structures that emphasize comfort and safety while instilling a bit of whimsy and unique character.

### BELOW:

GATHERING PLACE AT THE CENTRAL MEADOW INCLUDES A LONG FARM TABLE WITHIN THE ORCHARD FEATURE





## The Central Meadow, The Main Lantern and the Commons

### Reimagining our streets around the concept of shared space

The Central Meadow, Main Lantern and the Commons make up the main gathering places at the Village providing a multi-functional sequence of shared spaces for passive recreation, gathering, strolling, and outdoor community events. The Central Meadow is flanked by two one-way streets (Ramble Road) and includes a dry creekbed, boardwalks, benches and tables all tucked into a meadow and/or cultivated landscape. See also Section 2.3.3.

**BELOW:**  
VIEW OF THE COMMONS LOOKING  
EAST OVER THE TERRAINE HOUSE  
FROM THE RIBBON TRAIL.







**At the north end, the Main Lantern building punctuates the end of the meadow while providing a shared, intimate indoor space for community use.** The Main Lantern is the first in a series of smaller neighborhood lanterns that will take on unique themes to not only provide an identity for the neighborhoods, but also to provide more intimate places to have smaller gatherings.

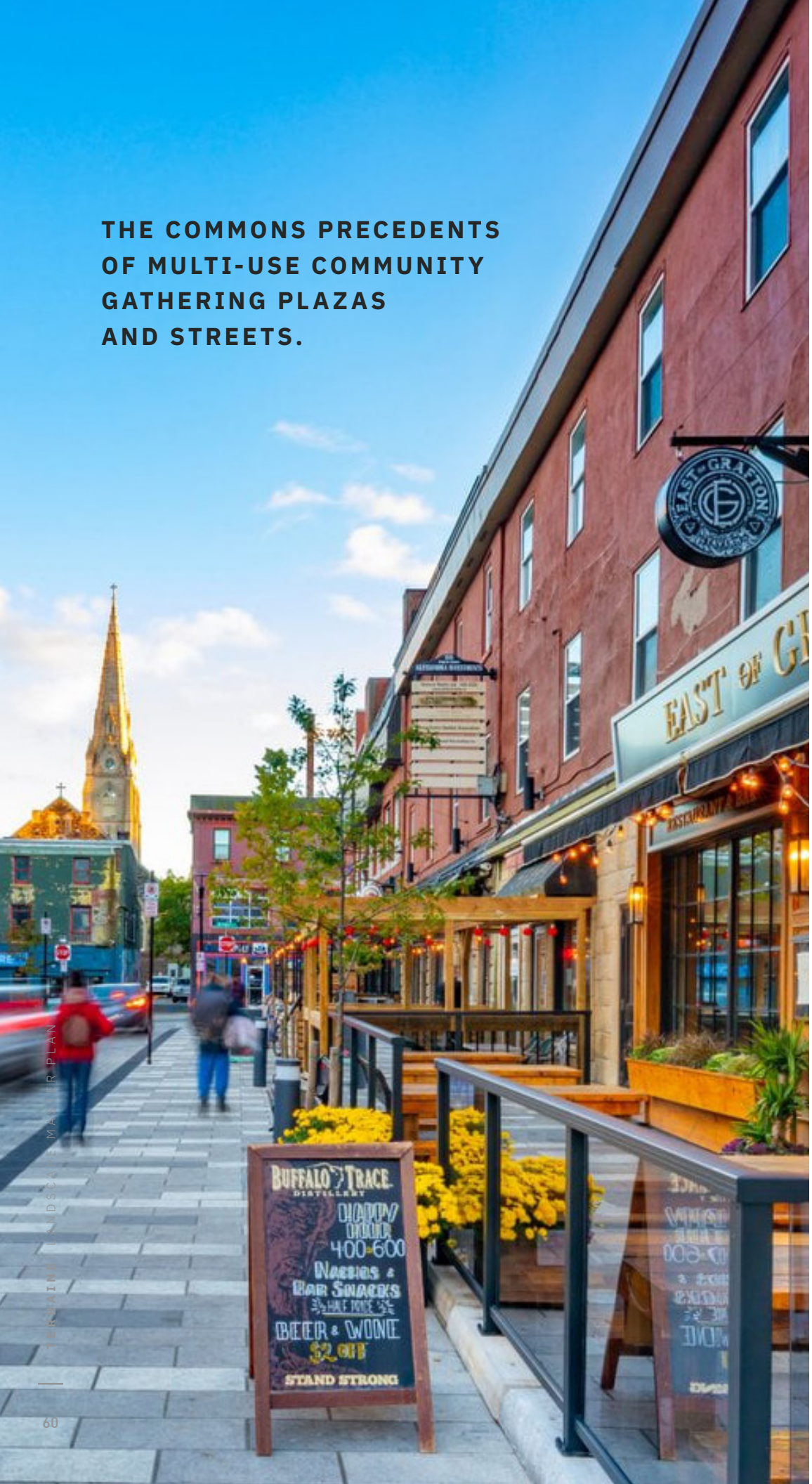


**The Commons is an informal gathering area connected to The Shed and Grange where the street design meets the needs of pedestrians, cyclists, children and residents and where the speeds and dominance of cars is reduced.** It is envisioned that the Commons will be able to adapt to community festivals and outdoor events by using bollards to redirect cars and/or define outdoor spaces as needed.





**THE COMMONS PRECEDENTS  
OF MULTI-USE COMMUNITY  
GATHERING PLAZAS  
AND STREETS.**







GATHERING AND GROWING



COLOR



ARCHITECTURAL GEMS - FOR ART CREATION & DISPLAY, DESIGNED BY UTAH ARCHITECTURE STUDENTS

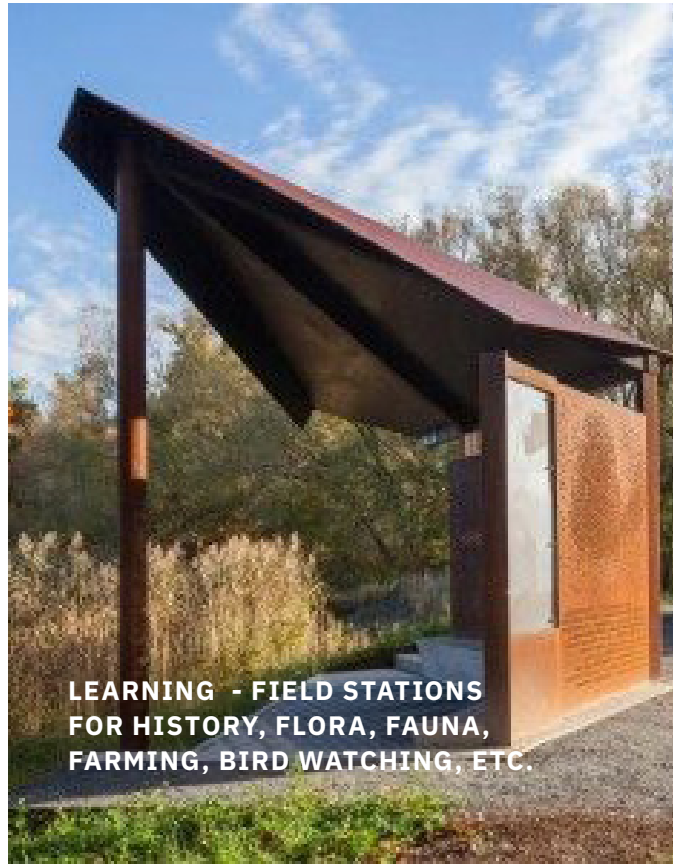


### Neighborhood Lanterns: Greenhouses, Studios, Library Nooks

These are the smaller gathering spaces for neighborhoods that are open to all. Each neighborhood lantern will have a theme that forms part of the neighborhood's identity and will collectively become destinations on the RibbonWalk system. See RibbonWalk System diagram for locations of Lanterns.

This page provides examples of the kinds of uses and themes that Lanterns could take on.





LEARNING - FIELD STATIONS FOR HISTORY, FLORA, FAUNA, FARMING, BIRD WATCHING, ETC.



MUSIC - WITH PIANO ROOM OR RECORDING STUDIO THAT YOU CAN SIGN UP TO RENT BY THE HOUR; SPACES THAT ENCOURAGE OPEN JAM SESSION, COMMUNITY MUSIC MAKING



BOOK ROOM AND READING NOOKS - TINY LIBRARIES



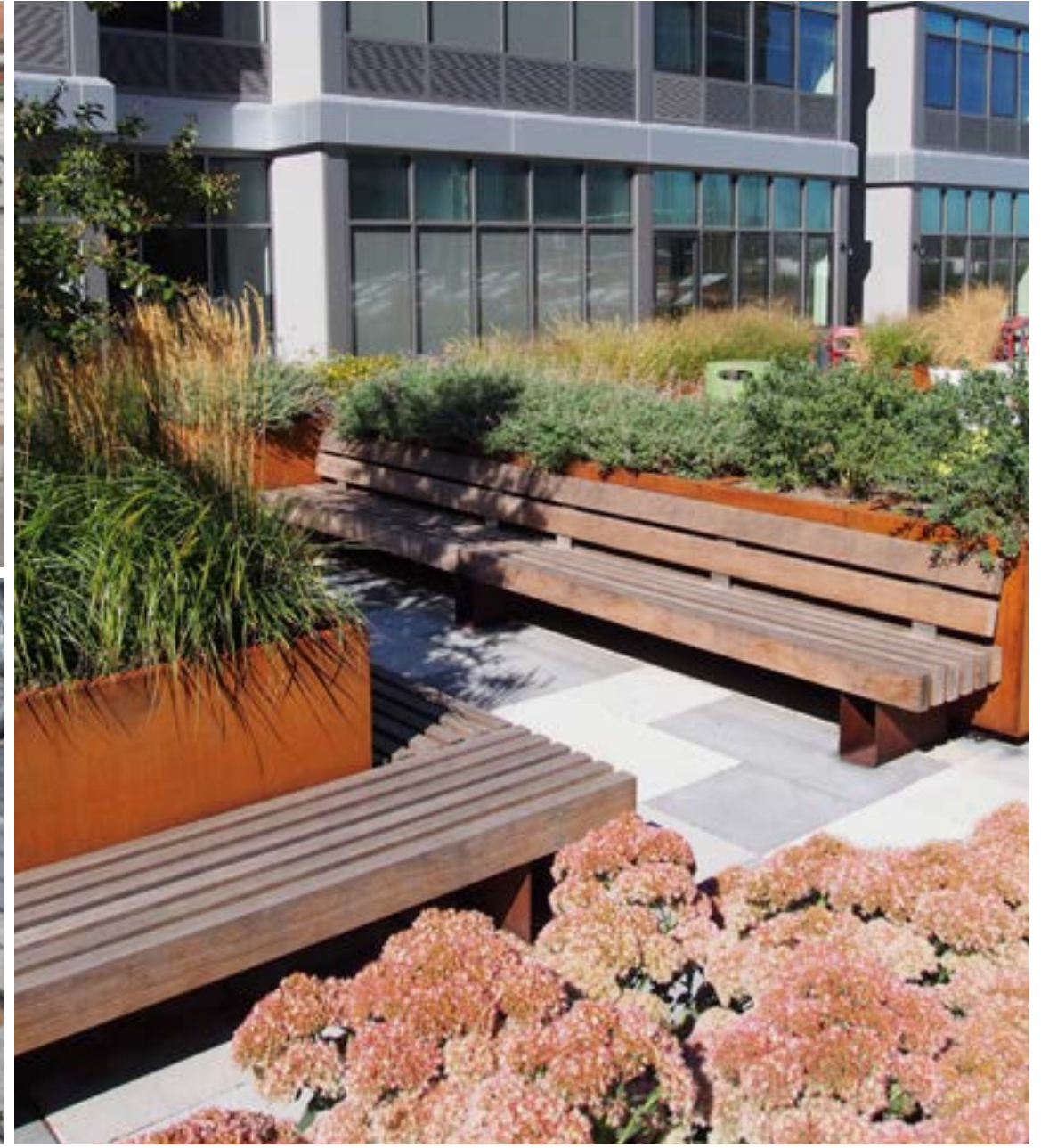




## Outlooks

The RibbonWalk system includes a few open air structures to gather, sit and take in the views of the Wasatch and Oquirrh Mountains. These are envisioned as simple, unique, timber structures that provide a bit of shade and a place to sit and meet while blending into the sagelands open space system.





**Furnishing and Details**  
Benches, seats, bike racks, and walls utilize a combination of wood or metal applications that have more rustic detailing and “rougher” treatments.







I KNOW YOU'RE TIRED BUT COME, THIS IS THE WAY.

-Rumi

### 3.4

## TRAIL TYPES, LANDSCAPE TREATMENTS & DETAILS

The assortment of trail and path types within Terraine provide rich and varied experiences that connect up the community. The following pages describe the assortment of trail types, materials, trail destinations and details.



## Hard Surface Trails

Textured concrete



### MULTI-USE (10'-12')

Active trails for bikes, trikes, and joggers alike.



### COLLECTOR GREENWAY TRAILS (8')

For the daily stroll and "Good Morning" wave to your neighbors.



### PROPERTY ACCESS (5'-6')

Gets you and your friends to your door.



MULTI-USE TRAIL - TYP.



COLLECTOR GREENWAY TRAIL - TYP.

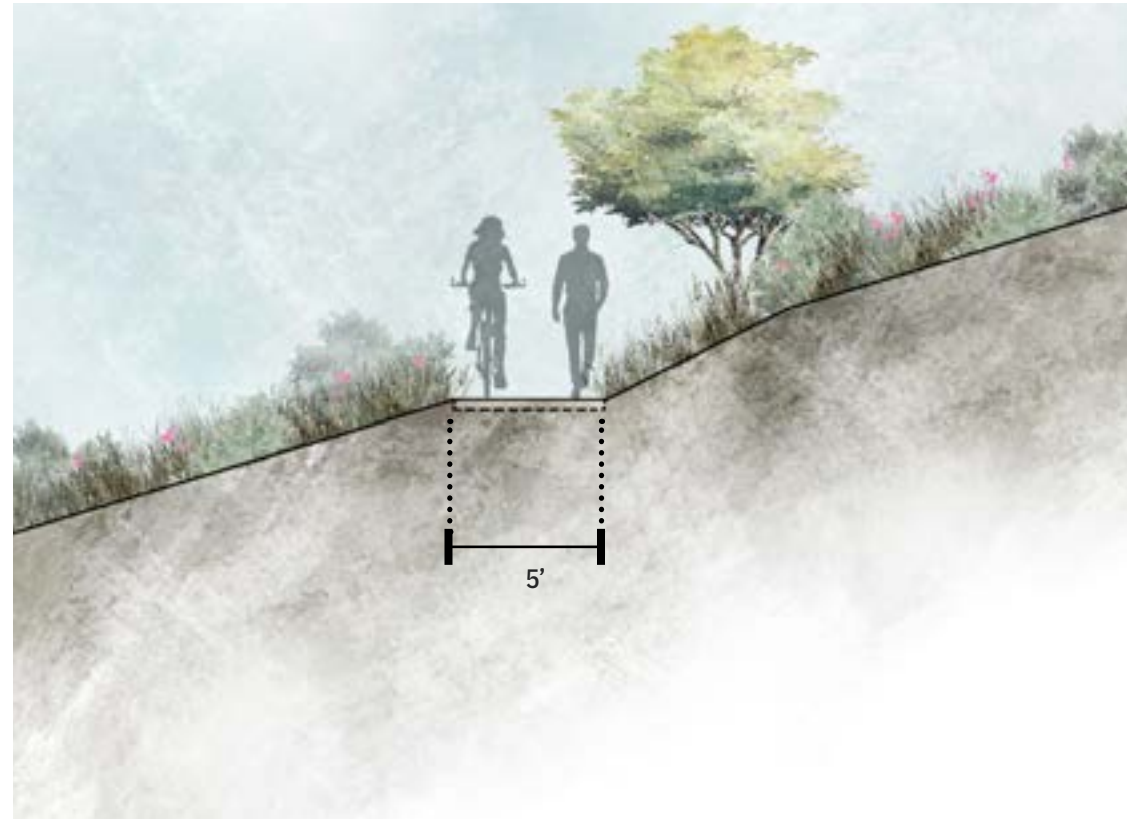


PROPERTY ACCESS PATH - TYP.

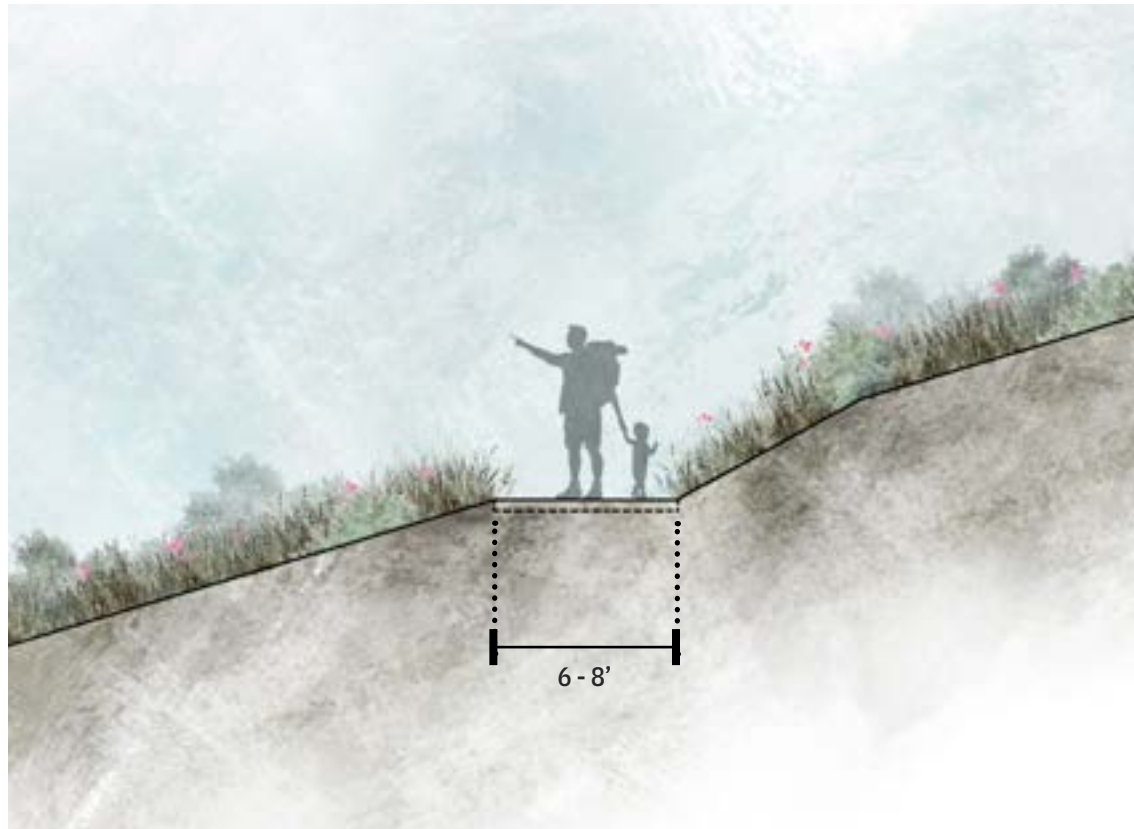




HILLSIDE HIKING TRAIL



SHARED USE TRAIL



BONNEVILLE SHORELINE TRAIL



MOUNTAIN BIKING SINGLETRACK TRAIL

**Soft Surface Trails:**



**HILLSIDE HIKING**

Narrow hiking trail that will take you all around the Sagelands.



**SHARED USE**

Gets everyone up into the Sagelands for a casual bike or hike.



**BONNEVILLE SHORELINE**

Takes you beyond Terrain for a longer trek around SLC.



**MOUNTAIN BIKING SINGLETRACK**

Strap on the Go-Pro!

- Traditional Trail
- Flow trail



## Meanders:



### WITHIN MEANDER (COLLECTOR + PROPERTY ACCESS PATH)

For moving about the unique meanders and welcoming neighbors to your front porch.



WITHIN MEANDER (COLLECTOR + PROPERTY ACCESS PATH)

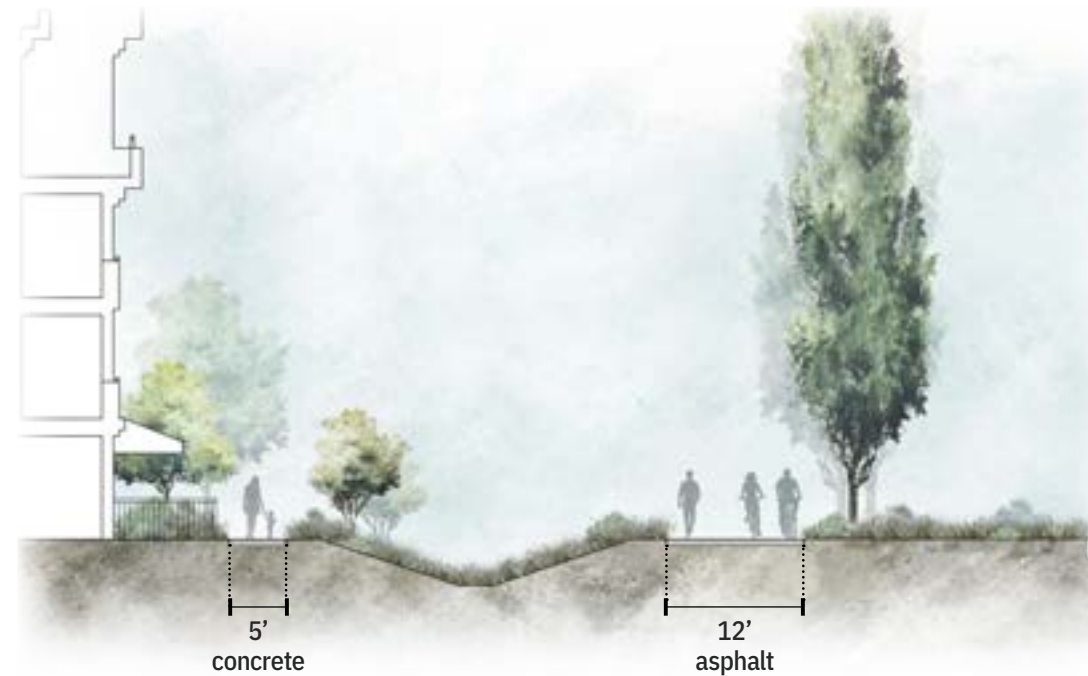




**HILLSIDE MULTI-USE**



**STREETSIDE MULTI-USE**



**HIGHWAY CORRIDOR MULTI-USE**  
 (NOT TO SCALE WITH OTHER SECTIONS, REDUCED SCALE TO FIT ON PAGE)

**Meanders Con't:**



**HILLSIDE MULTI-USE**

Transitions from Sagelands to Home Zones



**STREETSIDE MULTI-USE**

Runs along all the streets to give you access to the whole community and amenities.



**HIGHWAY CORRIDOR MULTI-USE**

For longer bike trips and walks around town



### 3.5

## THE SAGELANDS

The sagelands are the open space conservation areas that surround the community while providing a network of permeable trails. These areas are to be preserved and restored and may contain the most sensitive resources. These landscapes provide for the ongoing research and support of the important work of preserving the sagebrush ecosystem.

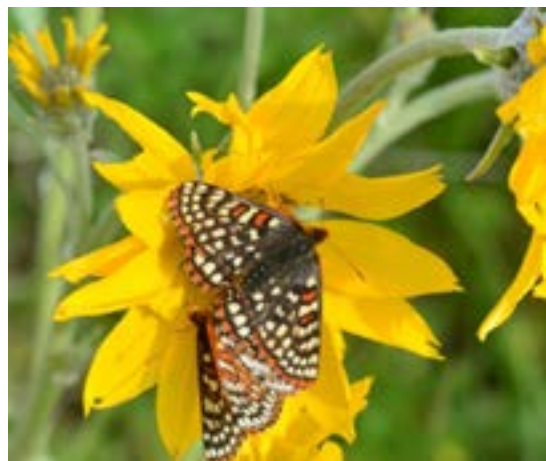
### OBJECTIVES:

The objectives of the sagelands areas are to:

- *build on, reestablish and enhance the dynamic ecosystem that provides the “starting point” for creating an informal and functional landscape that surrounds the community,*
- *create opportunities for the community to engage, learn and support the native ecosystem,*
- *support ongoing research of the Great Basin Sagebrush landscape through partnerships with local and regional institutions and community organizations, and*
- *provide a network of permeable trails, landscape structures and furnishings that preserve the integrity of the ecosystem and incorporate the best in sustainable design and construction practices.*







## Sagelands Plant Palette

The open space plant palette consists of native and adapted plantings of the Great Basin Sagebrush landscape. These plantings are to be used to restore and enhance open space areas as well as provide a gradual transition to the four primary plant community zones within residential areas. This sagebrush habitat supports and sustains the native fauna that in turn helps maintain the natural cycle of a healthy ecosystem.

### GRASSES:

- |                            |                         |
|----------------------------|-------------------------|
| <i>Andropogon gerardii</i> | Big Bluestem            |
| <i>Bouteloua gracilis</i>  | Blue Gramma             |
| <i>Eriocoma hymenoides</i> | Indian Ricegrass        |
| <i>Festuca idahoensis</i>  | Idaho Fescue            |
| <i>Hesperostipa comata</i> | Needle and Thread Grass |
| <i>Leymus cinereus</i>     | Basin Wildrye           |
| <i>Poa secunda</i>         | Mini Oat Grass          |
| <i>Sporobolus airoides</i> | Alkali Sacaton          |

### SHRUBS:

- |                               |                             |
|-------------------------------|-----------------------------|
| <i>Artemisia cana</i>         | Silver Sage                 |
| <i>Artemisia tridentata</i>   | Big Sage Brush              |
| <i>Atriplex canescens</i>     | Four Wing Saltbrush         |
| <i>Cercocarpus ledifolius</i> | Curl Leaf Mountain Mahogany |
| <i>Ericameria nauseosa</i>    | Rubber Rabbitbrush          |
| <i>Purshia tridentata</i>     | Bitterbrush                 |
| <i>Shepherdia argentea</i>    | Buffaloberry                |

### PERENNIALS:

- |                               |                      |
|-------------------------------|----------------------|
| <i>Achillea millefolium</i>   | Common Yarrow        |
| <i>Balsamorhiza sagittata</i> | Arrowleaf Balsamroot |
| <i>Eriogonum umbellatum</i>   | Sulfur Buckwheat     |
| <i>Linum lewisii</i>          | Lewis Flax           |
| <i>Rumex hymenosepalus</i>    | Carnegie Dock        |
| <i>Sphaeralcea munroana</i>   | Globemallow          |
| <i>Stanleya pinnata</i>       | Prince's Plume       |



### 3.6

## SIGNAGE

The objective of sign design at Terraine is to utilize regional architecture vernacular by using simple, honest materials that complement the landscape. Signs could include hammered metals, wood and/or stone used in contemporary ways. The imagery on this page illustrates the design direction for sign types throughout Terraine.

 WAYFINDING

 INTERPRETIVE

 EDUCATIONAL







**TERRAINE**

WEST BENCH