KESTREL PARKWAY MEDIAN REPLANTING PROPOSAL

Drought-Tolerant & Deer-Resistant Landscape Conversion

Prepared for the MPII HOA Board of Directors

April 2026 | Ashland, Oregon

Executive Summary

This proposal recommends converting existing turfgrass in Kestrel Parkway medians to a curated palette of drought-tolerant, deer-resistant perennials, ornamental grasses, and decorative rock. The conversion reduces annual water consumption by an estimated 50–70%, lowers long-term maintenance costs, and improves community aesthetics year-round. Payback on initial installation investment is projected within 3–4 years through water and labor savings.

Problem Statement

Current turfgrass medians present three compounding cost and operational challenges:

- High water demand — turf requires 1–2 inches of water per week during the May–September growing season in Southern Oregon, driving significant irrigation costs.
- Ongoing maintenance burden — weekly mowing, seasonal fertilization, weed and pest control, and sprinkler repair create recurring labor and supply costs.
- Drought vulnerability — during water restrictions or drought emergencies, turf browns and dies, creating an unattractive curb presence and requiring costly re-seeding.

Proposed Solution

Replace turfgrass medians with a Zone 3 xeriscape design (plants are drought tolerant once established and survive on natural rainfall alone in most years). This is design is represented with perennials like Russian Sage, Yarrow, and Catmint:

- Install Dewitt Pro-5 Weed Barrier Fabric 5 oz, 6 x 250 Feet – Heavy-Duty Woven Landscape Ground Cover Mat
- 2–3 inches of 1 ½ in. drain rock over 3000 sq ft to suppress weeds and retain soil moisture.
- Mid-median drifts of Russian Sage and Blue Oat Grass for year-round color and texture.
- Flowering perennial masses of Rockrose and Yarrow for seasonal color and pollinator support.

Plant Selection

All selected species are confirmed deer-resistant, drought-tolerant once established, and appropriate for USDA Hardiness Zone 7b or 8 (Ashland, OR).

The following plants were considered for the median replanting proposal.

Plant	Type	Height	Bloom Season	Water Needs
English Lavender	Flowering perennial	18–24"	June–August	Low
Russian Sage	Flowering perennial	36–48"	July–September	Very Low
Catmint	Flowering perennial	12–18"	May–September	Low
Coneflower	Flowering perennial	24–36"	July–September	Low
Yarrow	Flowering perennial	18–24"	June–August	Very Low
Blue Oat Grass	Ornamental grass	18–24"	Non-flowering	Very Low
Agave	Accent succulent	24–36"	Non-flowering	Minimal
Spreading Juniper	Evergreen groundcover	12–18"	Non-flowering	Very Low
Rosemary	Evergreen shrub	24–36"	Non-flowering	Very Low

Financial Analysis

Estimated Annual Savings

The following projections are based on a 1,000 sq ft median footprint. Actual figures will vary based on total median area and current utility rates.

Cost Category	Current Annual (Turf)	Post-Conversion Annual	Annual Savings
Water / irrigation	$1,200 – $1,800	$180 – $360	$1,020 – $1,440
Mowing / labor	$800 – $1,200	$0	$800 – $1,200
Fertilizer / chemicals	$300 – $500	$0 – $50	$300 – $450
Sprinkler maintenance	$200 – $400	$100 – $150	$100 – $250
TOTAL (estimated)	$2,500 – $3,900	$280 – $560	$2,220 – $3,340

Estimated Installation Cost

Item	Estimated Cost
Weed Fabric Barrier	$535-745
Plant material (per 1,000 sq ft)	$400 – $600
Rock base	$800 – $1,400
Boulder placement (3–5 per section)	$500 – $1,000
Drip irrigation conversion	$600 – $1,000
Labor / installation	$2,300 – $3,300
TOTAL INSTALLATION (est.)	$5,000 – $8900

Projected payback period: 3–4 years. City of Ashland water conservation rebate programs offer incentives for lawn grass replacement. Qualifying customers can receive up to $3,000 (3000 sq ft, $1.25 per sq ft.) to remove their grass. Rebate amounts will vary based on the square footage of grass removed. All converted areas must be replaced with a low-water-use landscape (Water Conservation Programs | Ashland, OR

Environmental & Community Benefits

- Water conservation — 50–70% reduction in outdoor irrigation for affected median areas.
- Pollinator support — flowering perennials attract native bees and butterflies, supporting local ecosystem health.
- Reduced chemical use — elimination of fertilizers and pesticides reduces runoff into Bear Creek and Rogue River tributaries.
- Carbon footprint reduction — elimination of weekly gas-powered mowing reduces HOA greenhouse gas emissions.
- Drought resilience — selected plants thrive during Stage 2 and Stage 3 water restrictions with no visible decline.
- Year-round curb appeal — evergreen and structural plants maintain a polished appearance in all seasons.

Implementation Timeline

Phase	Timeline	Activity
1 — Planning	April 2026	Board approval, contractor bidding, irrigation assessment
2 — Site Prep	May 2026	Turf removal, drip system conversion, boulder placement
3 — Planting	May–June 2026	Rock base installation, plant installation by zone
4 — Establishment	June–Sept 2026	Supplemental drip irrigation during root establishment
5 — Ongoing	Year 2+	Minimal irrigation, seasonal pruning, annual top-dressing

Base Material Cost Estimate — Weed Barrier Fabric

The DeWitt Pro-5 is the industry's best 5 oz. woven, needle-punched polypropylene fabric designed for professional and commercial use, approved by leading landscape architects and most government agencies, and it conserves soil moisture, increases growth, and prevents unwanted weeds from germinating. It is striped every 12 inches to aid in plant alignment and allows air, water, and nutrients to pass through while preventing weeds from germinating.

Installing a commercial-grade weed barrier fabric beneath all rock and mulch surfaces is strongly recommended for HOA roadway medians. Weed pressure in Southern Oregon medians is significant — without a barrier, annual grasses and broadleaf weeds will emerge through decorative rock within one to two seasons, dramatically increasing maintenance costs and reducing curb appeal.

The DeWitt Pro-5 was selected over standard builder-grade fabrics for the following reasons:

- 5 oz. weight — significantly heavier and more durable than the 1.5–3 oz. fabrics commonly sold at big-box stores, which degrade within 3–5 years under UV exposure and foot traffic.
- Woven, needle-punched polypropylene construction — allows air, water, and nutrients to pass freely to plant roots while blocking 99% of weed germination from below.
- UV stabilized — rated for 20+ years of outdoor exposure, making it a true long-term investment for a permanent HOA installation.
- Government and landscape architect approved — the Pro-5 has been approved by leading landscape architects and most government agencies for commercial and municipal use.
- 12-inch alignment stripes — printed strips every 12 inches aid in precise plant placement and ensure consistent spacing during installation.
- Puncture and tear resistant — withstands boulder placement, foot traffic, and irrigation stapling without compromising integrity.

For a permanent HOA median installation, cutting corners on weed barrier quality results in fabric failure within 3–5 years, requiring complete removal and replacement of all decorative rock — a far more costly outcome than investing in commercial-grade fabric upfront.

Coverage Calculation

Total median area to be covered: 3,000 sq ft. Each roll covers 6 ft x 250 ft = 1,500 sq ft. A 10% overlap allowance is required at seams and edges.

Item	Coverage Per Roll	Rolls Required	Unit Price (est.)	Material Total
DeWitt Pro-5, 6' x 250' roll	1,500 sq ft	3 rolls (with 10% overlap)	$471 per 3 pack (Amazon)	$471

Installation Cost Estimate

Cost Item	Detail	Estimate
Fabric material — 3 rolls	DeWitt Pro-5, 6' x 250', 5 oz.	$471
Landscape staples / pins	6" galvanized, approx. 300 staples @ ~$0.15 ea	$40 – $55
Installation labor	3,000 sq ft @ $0.08 – $0.12 per sq ft	$240 – $360
TOTAL — Weed Barrier Installed		$751 – $886

Base Material Cost Estimate — 1.5" Drain Rock

The following estimates are based on covering 3,000 square feet of median area with 1.5" drain rock at current Southern Oregon market rates of $25–$35 per ton. Drain rock weighs approximately 2,700–3,000 lbs per cubic yard (roughly 1.35 tons per yard).

Depth	Volume	Approx. Tons	Material Cost	Delivery (est.)	Labor (est.)	Total Estimate
2 inches	15.4 cu yds	~21 tons	$525 – $735	$150 – $300	$185 – $235	$860 – $1,270
3 inches	23.1 cu yds	~31 tons	$775 – $1,085	$200 – $400	$277 – $350	$1,252 – $1,835

Delivery typically requires 2 truckloads at each depth. A 10% overage is recommended when ordering. For decorative median beds, 2 inches is the recommended minimum for weed suppression and a finished appearance. Three inches is preferred for high-traffic or weed-prone areas. Rebates from the Medford Water Commission may offset a portion of material costs when rock replaces irrigated turf.

Accent Boulders — Granite (18–24 inch)

Six granite boulders are specified as permanent anchor points within the median. Boulders provide year-round structural interest, reduce plantable area requiring maintenance, and serve as natural deer deterrents at zone entry points. Granite (gray/speckled) was selected for its durability, low maintenance, and visual contrast against the silver and green plant palette.

Item	Specification	Unit Cost	Qty	Total Estimate
Granite boulder	18–24 inch diameter, gray/speckled	$80 – $150 each	12	$960 – $1,800
Delivery	Flatbed or boom truck, per load	$100 – $175	1	$100 – $175
Placement labor	Equipment operator + hand placement	$100 – $175	1 session	$100 – $175
TOTAL				$1,160 – $2,150

Each boulder weighs approximately 200–400 lbs. Placement requires a skid steer or small excavator for safe positioning. Boulders should be partially buried (one-third below grade) for a natural, settled appearance. Recommended placement: one boulder cluster per zone anchor point, spaced to frame sight lines from the roadway.

Base Material Cost Estimate — Firewise Mulch (Rock alternative)

The following estimates are based on covering 3,000 square feet of median area with firewise-rated mulch. Firewise mulch is a specially processed wood-chip or composted material designed to reduce ignition risk in wildfire-prone areas such as Southern Oregon. It is recommended by the National Fire Protection Association (NFPA) Firewise USA program as a safer alternative to standard bark mulch in high-risk zones. Material is priced at $45–$70 per cubic yard for firewise-rated product, reflecting its specialized processing.

Depth	Volume	Material Cost	Delivery (est.)	Labor (est.)	Total Estimate
2 inches	15.4 cu yds	$693 – $1,078	$100 – $150	$308 – $462	$1,101 – $1,690
3 inches	23.1 cu yds	$1,040 – $1,617	$150 – $200	$462 – $693	$1,652 – $2,510

Firewise mulch should be applied no deeper than 3 inches and kept at least 18 inches away from any structure, fence, or hardscape edge. It should never be placed against building foundations or wood fencing. Unlike standard bark mulch, firewise-rated products are typically composted or chipped to reduce volatile oils and resin content, significantly lowering ember ignition risk. Recommended replenishment cycle: every 1–2 years. Firewise mulch qualifies for

some Oregon Department of Forestry and HOA insurance-related incentive programs — consult your insurer for eligibility.

Plant Material Cost Estimate

The following pricing is based on current 2026 nursery rates for medium (1-gallon) container plants, 4 of each species for a total of 16 plants. Volume discounts of 10% or more are typically available when purchasing multiple plants of the same species. The fourth plant species is listed as Rockrose (Cistus spp.), a pink-flowering evergreen shrub that is deer resistant, drought tolerant, and well-suited to Medford's Zone 7b climate. Local sources in the Medford area include Livingscape Nursery, Shooting Star Nursery (Rogue Valley), and Teufel Nursery.

Plant	Type	Size	Qty	Unit Price	Subtotal
Russian Sage (Salvia yangii)	Flowering perennial	1-gallon	4	$15 – $18	$60 – $90
Yarrow (Achillea millefolium)	Flowering perennial	1-gallon	4	$12 – $16	$50 – $80
Blue Oat Grass (Helictotrichon sempervirens)	Ornamental grass	1-gallon	4	$22 – $27	$90 – $110
Rockrose (Cistus spp.) — pink flowering	Flowering shrub	1-gallon	4	$19 – $31	$75 – $125
Volume discount (est. 10%)					-$30 – -$45
Plant material subtotal			16 plants		$303 – $445

Cost Category	Detail	Total Estimate
Plant material (20 plants)	4 ea: Russian Sage, Yarrow, Blue Oat Grass, Rockrose	$303 – $445
Installation labor	16 plants @ $8 – $12 per plant	$160 – $240
TOTAL (supplied & planted)		$463 – $685

Rockrose (Cistus spp.) is an evergreen shrub producing showy pink flowers from spring into early summer. It thrives in full sun and well-drained soil, tolerates heat and drought once established, and deer rarely browse it. It is well-suited as an accent or anchor plant in roadway medians. Spring planting (April–June) is recommended for all four species to allow full-season establishment before Medford's summer heat. All plants should be maintained on drip irrigation for the first growing season.

Recommendation

The HOA Board is asked to approve the following actions:

- Authorize release of requests for bids from licensed landscape contractors for the median conversion project.
- Direct the HOA Treasurer to identify funding from reserves or assess a one-time special contribution for installation costs.
- Authorize staff to contact the Ashland Water Department regarding available turf-removal rebates.
- Approve the proposed plant palette and five-zone layout as the design standard for all HOA roadway medians.

This investment positions the HOA as a responsible steward of community resources, reduces long-term operating costs, and ensures the community's common areas remain attractive and resilient regardless of drought conditions or water restrictions.

Master Project Cost Summary

The following table consolidates all estimated costs for the Kestral Parkway median replanting project. All figures are estimates based on current 2026 Southern Oregon market rates. Actual costs will vary based on contractor bids, material availability, and site conditions. A 10% contingency is included to account for unforeseen conditions.

Line Item	Area / Qty	Depth / Size	Low Estimate	High Estimate
Weed Barrier Fabric	3,000 sq ft	-	$471	$471
1.5" Drain Rock	3,000 sq ft	2 inches	$860	$1,270
Granite Boulders (18–24")	12 boulders	Placed	$960	$1,800
Firewise Mulch (alt.)	2,500 sq ft	2 inches	$1,101	$1,690
Plant Material + Labor (20 plants)	4 ea of 4 species	1-gallon	$463	$685

Recommended scenario (2" rock + boulders + plants):

Item	Low Estimate	High Estimate
Weed Barrier Fabric	$471	$471
1.5" Drain Rock — 3000 sq ft @ 2"	$860	$1,270
Plant Material + Installation — 20 plants	$463	$685
Granite Boulders (18–24")	$1,160	$2,150
Subtotal	$2954	$ 4,576

Item	Low Estimate	High Estimate
Labor 35 - 50 hrs @$65 per hr	$2,275	$3,250
10% Contingency	$523	$783
TOTAL PROJECT ESTIMATE	$5,752	$8,609

Note: The above totals do not include significant turf remediation, irrigation system modification, or design/permitting fees, which may add $500–$2,000 depending on scope. The Ashland water conservation program may offer rebates for turf removal which may offset $3,000 of project costs. Contractors should be asked to provide line-item bids matching the categories above for accurate comparison.

Plant Reference Gallery

The following illustrations represent the four plant species specified for this project. All species are deer resistant, drought tolerant once established, and suited to USDA Hardiness Zone 7b (Medford, OR).

1. Russian Sage (Salvia yangii) — Zones 5–9

Height: 36–48" | Bloom: July–September | Color: Violet-blue | Water: Very Low

Wispy silver stems with tiny violet-blue flowers create a hazy, cloud-like effect. Strongly aromatic — deer reliably avoid it. Excellent as a mass planting mid-median.

2. Yarrow (Achillea millefolium) — Zones 3–9

Height: 18–24" | Bloom: June–August | Color: Yellow, pink, white | Water: Very Low

Flat-topped flower clusters in warm tones above ferny foliage. Spreads to fill space, tolerates poor soils, and requires almost no supplemental water once established.

3. Blue Oat Grass (Helictotrichon sempervirens) — Zones 4–9

Height: 18–24" | Bloom: Non-flowering | Color: Steel blue foliage | Water: Very Low

Striking steel-blue clumping grass that holds its color year-round. Provides excellent textural contrast in medians. Low maintenance, deer resistant, and extremely drought hardy.

4. Rockrose (Cistus spp.) — Zones 7–10

Height: 24–48" | Bloom: April–June | Color: Pink | Water: Very Low

Evergreen shrub with showy pink flowers from spring into early summer. Thrives in full sun and well-drained soil. Deer resistant, heat tolerant, and requires no supplemental water after establishment.

Median Location

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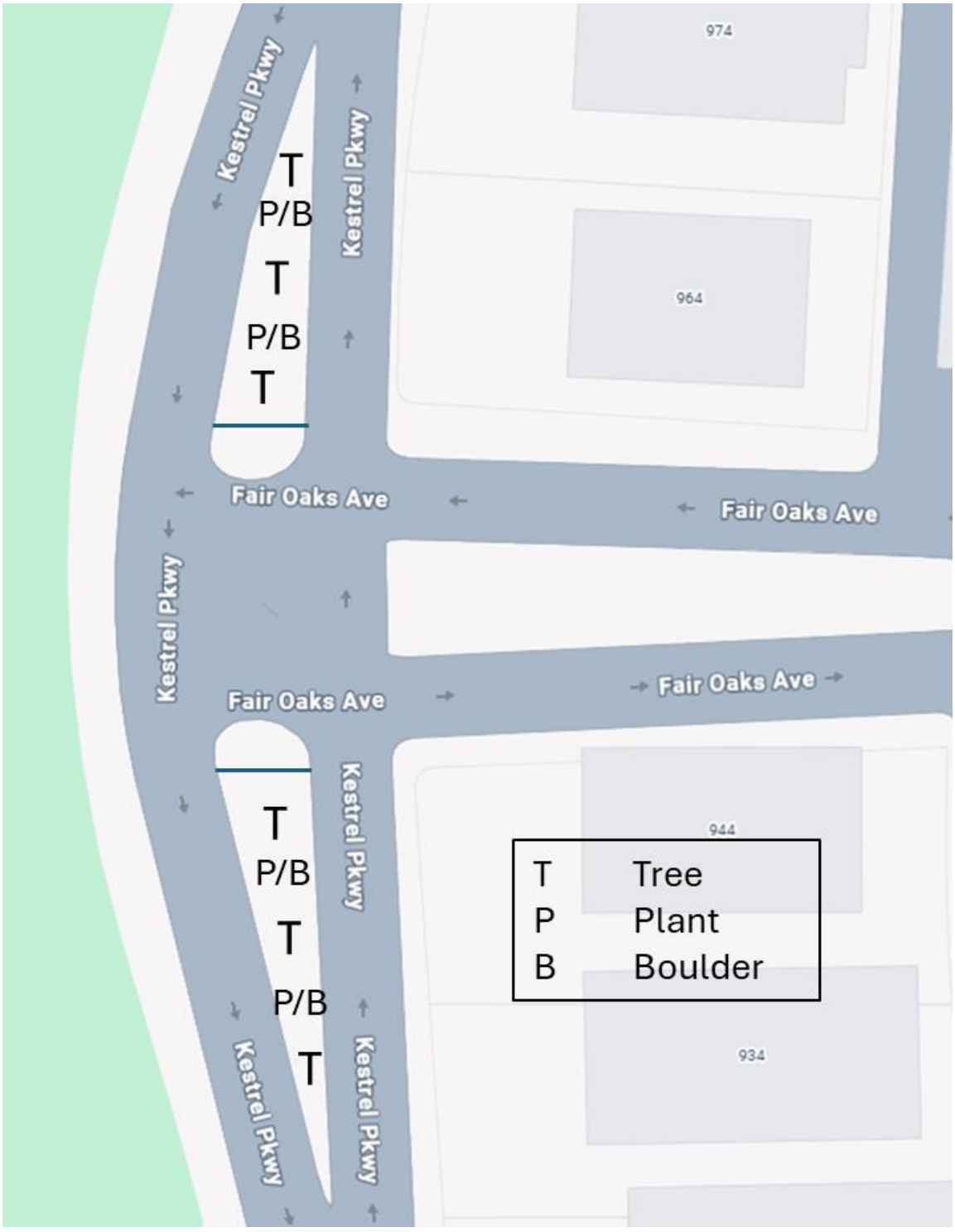
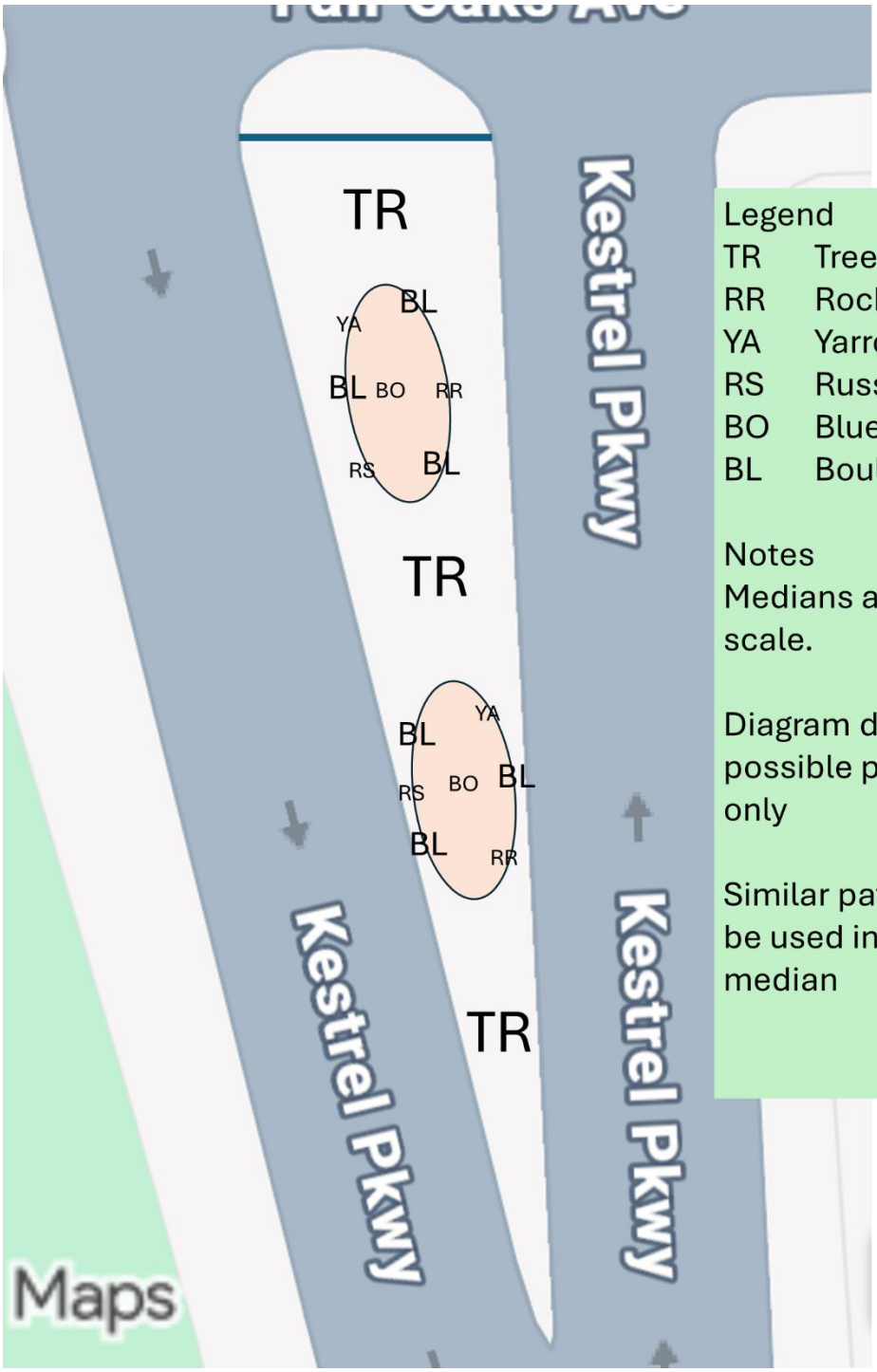


Median Layout



Legend

TR	Tree
RR	Rock Rose
YA	Yarrow
RS	Russian Sage
BO	Blue Oat Grass
BL	Boulder (Granite)

Notes

Medians are not to scale.

Diagram depicts possible placement only

Similar pattern would be used in other median

Kestrel Parkway Rendering

1. Yellow Polished Pebbles (1)
2. White Rock Rose Pink (1)
3. Blue Oat Grass (1)
4. Common Yarrow (1)
5. Granite Boulder 8 (3)
6. Blooming Sage Russian (1)

Kestrel Parkway Rendering

1. Granite Boulder 8 (3)
2. Blooming Sage Russian (1)
3. Yellow Polished Pebbles (2)
4. Common Yarrow (1)
5. White Rock Rose Pink (1)
6. Blue Oat Grass (1)

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[Drain Rock 1 1/2" - Hilton Landscape Supply]

DeWitt Pro-5 Fabric Weed Barrier
Amazon.com