

Planning Commission
January 22, 2014



URBAN FORESTRY LANDSCAPING CODE UPDATES

Overview of changes

- Planting more
 - Street trees with roads/sidewalks, in M-2 and key PMI corridors
 - Standardize parking lot landscaping
- Plant better
 - Plant selection, locations, spacing, installation
- Health
 - Maintenance plans, pruning restricted, clarify responsibilities
- Incentives and flexibility
 - Small, Medium, Large sliding scale
 - Bonuses for tree retention, LID stormwater, evergreens
 - Fee in lieu, self-managed agency options
- Understandable and predictable
 - Reorganized section for clarity and consistency

Small, Medium, Large Trees

Change since last time:

- Mature height + crown spread + growth rate
 - Better reflects science and benchmarking

	Small Trees	Medium Trees	Large Trees
Minimum unpaved planting area (sq. ft.):	24	40	60
Minimum tree pit width (ft.):	4	5	6
Minimum tree pit length (ft.):	6	8	10
Minimum soil volume (cu. ft.):	72	120	180
Minimum spacing requirement (ft.) between trees:	10	25	40

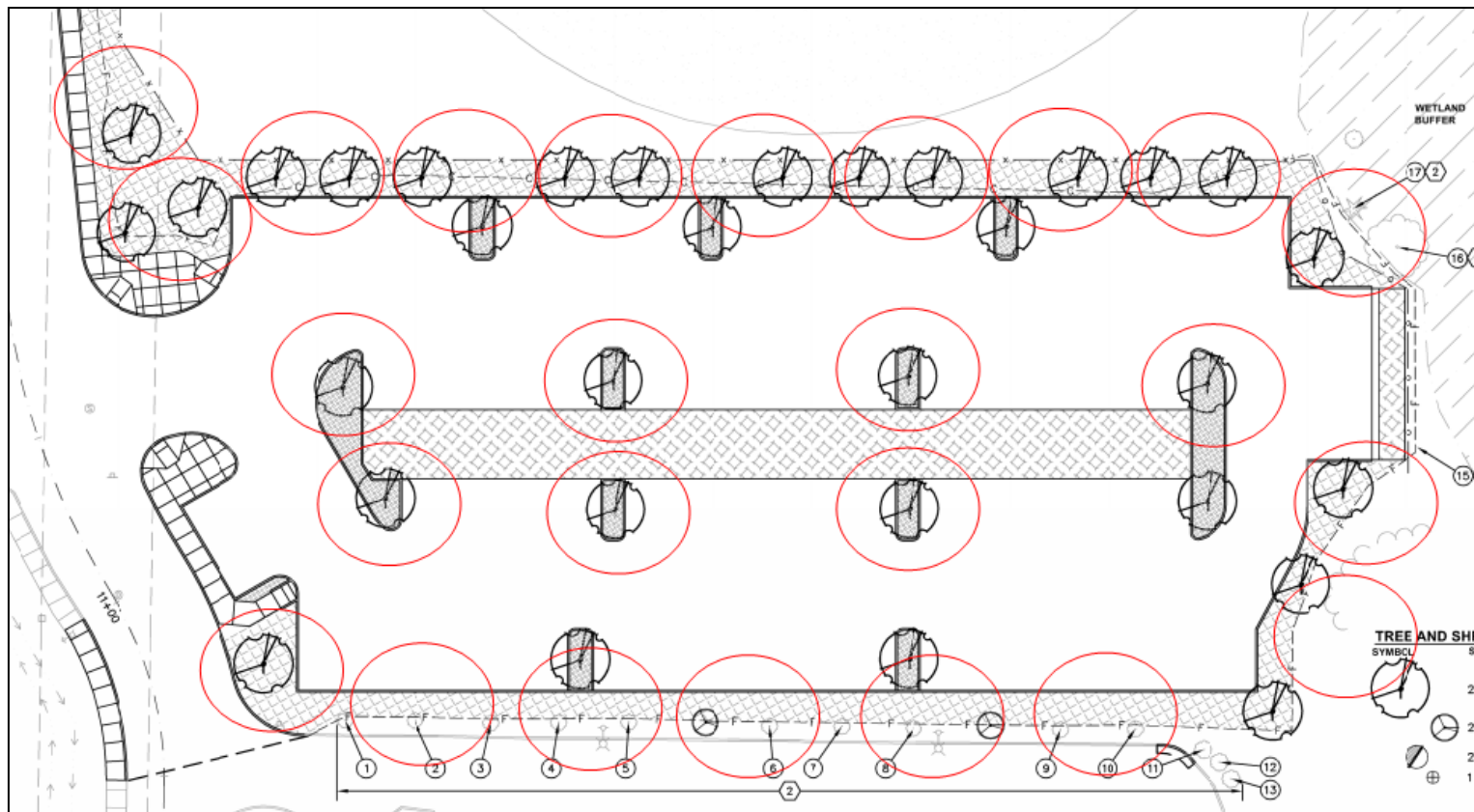
Small, Medium, Large Sliding Scale

- Street Trees (most zones):
 - Current Requirement: 3 trees /100 linear feet
 - Proposal:
 - 4 Small / 100 ft
 - 3 Medium / 100 ft
 - 2 Large / 100 ft
- Parking Lot Interior Trees:
 - Current Requirement: 1 tree per 1000 square feet
 - Proposal:
 - 1 Small / 700 sf
 - 1 Medium / 1000 sf
 - 1 Large / 1400 sf

Example

CURRENT: 47 trees

PROPOSED: 25 – 50 trees



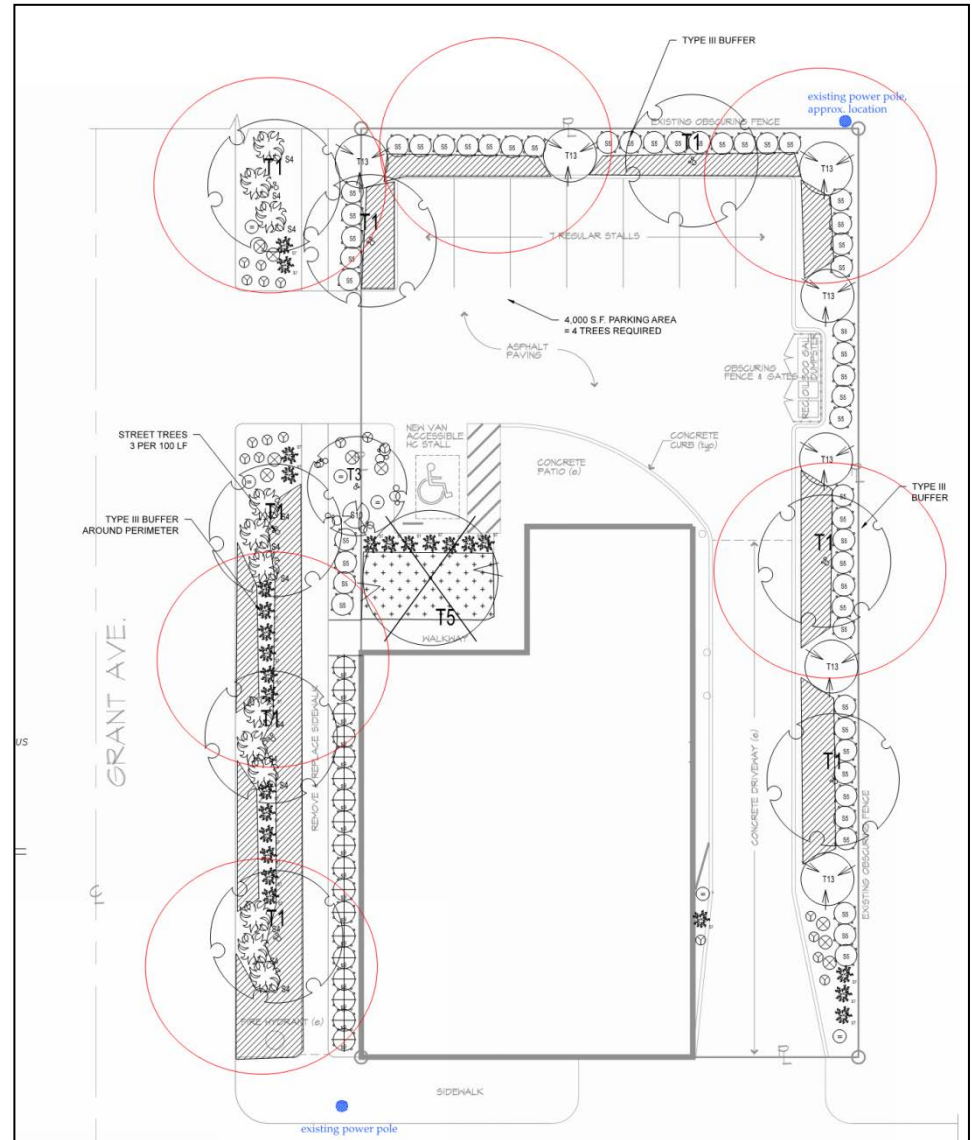
Example

CURRENT: 10 trees

- 6 street trees
- 4 parking lot trees

PROPOSED: 6 – 14 trees

- 4 - 8 street trees
- 3 - 6 parking lot trees



Self-managed agencies

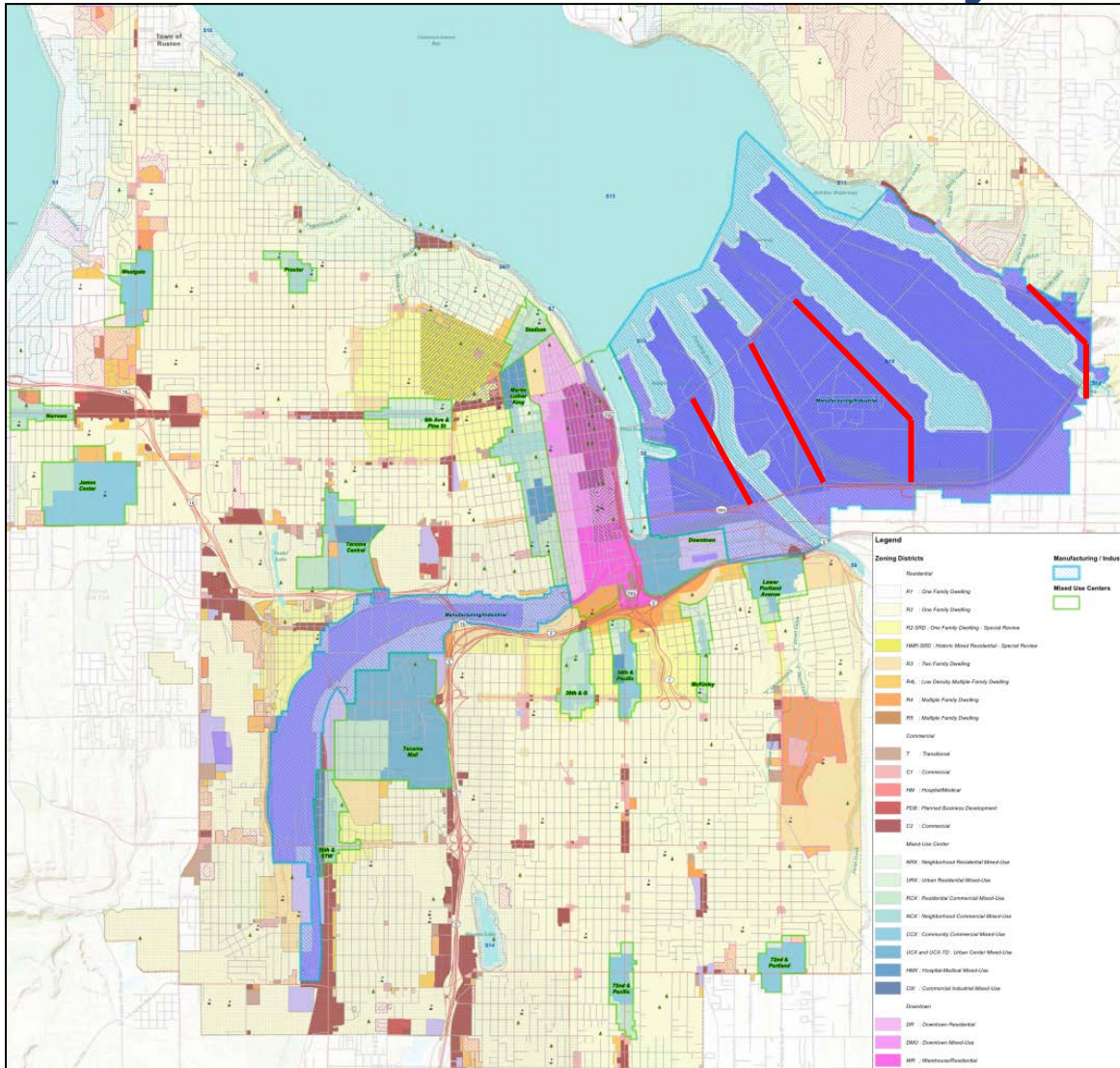
Proposal:

- Public agencies with Urban Forestry Plans
- Plant required landscaping elsewhere
- Incentive to develop urban forestry efforts

Change since last time:

- No Comp Plan changes proposed
- Removed specific number (50%), replaced with intent statement

Industrial Districts “key corridors”



Incentives/Bonuses

Desired features	Bonuses
Larger trees	Sliding scale
Tree retention	RETAIN EXISTING CODE & Distribution flexibility
Evergreen conifers	Additional credit - count as 1.1 to 1.3 trees & Distribution flexibility
LID as primary treatment	Distribution flexibility
Self-managed agency plan	Some landscaping may be planted elsewhere & Distribution flexibility

Code organization

- Retains but reorganizes existing code
- Organization:
 - Intent and applicability
 - General section
 - Credits and flexibility
 - Specific requirements
- Consolidates “Landscaping Types” into table
- Increases consistency

Request Commission guidance

- Requesting Commission direction
 - Consider authorizing packet, but...
 - Continue working on remaining issues

Remaining issues (fine tuning):

- Credits
 - How much bonus to give?
- Self-managed agencies process
 - Process, duration, review...
- Rounding required #'s – how works with tree sizes?
- Distribution and quantity requirements
- Cleanups

Remaining issues – fine tuning

- Continue & broaden consultation
 - Metro Parks
 - Port of Tacoma
 - Public Works
 - Code Enforcement
 - Environmental Services
 - Commenters from 2011-12 effort
- Continue staff “road testing” of draft code