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

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

<table>
<thead>
<tr>
<th>Desired features</th>
<th>Bonuses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larger trees</td>
<td>Sliding scale</td>
</tr>
<tr>
<td>Tree retention</td>
<td>RETAIN EXISTING CODE &amp; Distribution flexibility</td>
</tr>
<tr>
<td>Evergreen conifers</td>
<td>Additional credit - count as 1.1 to 1.3 trees &amp; Distribution flexibility</td>
</tr>
<tr>
<td>LID as primary treatment</td>
<td>Distribution flexibility</td>
</tr>
<tr>
<td>Self-managed agency plan</td>
<td>Some landscaping may be planted elsewhere &amp; Distribution flexibility</td>
</tr>
</tbody>
</table>
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