



CHAIR, SHARON MANN; VICE-CHAIR, MIGUEL MAESTAS; COMMISSIONERS, MIKE HANSEN, LOUISE STRANDER, BROOKE ALFORD, NHAN NGUYEN AND DENNIS MARTINEZ

## **PLANNING COMMISSION PUBLIC HEARING AGENDA NOVEMBER 10, 2016 - 6:30 PM TUKWILA CITY HALL COUNCIL CHAMBERS**

- I. Call to order the public hearing
- II. Adopt the 10/27/16 Minutes
- III. Attendance

### **PUBLIC HEARING:**

- IV. CASE NUMBER: L16-0012, 2016 Landscaping Code Update  
APPLICANT: City of Tukwila  
REQUEST: Repeal TMC Chapter 18.52, Landscaping Code and adopt a new TMC 18.52, landscaping regulation chapter to implement Comprehensive Plan policies  
LOCATION: City-wide
- V. CASE NUMBER: E16-0003  
APPLICANT: City of Tukwila  
REQUEST: SEPA application for proposed revisions to TMC 18.52, landscaping  
LOCATION: City-wide
- VI. DIRECTOR'S REPORT
- VII. ADJOURN

Sample motions on the back

#### Sample Motions for Action on a Land Use Permit

To act in agreement with the recommendations and conditions (if any) in the staff report:

I move to **approve (with conditions)/deny** project number LXX-XXX based on the findings and conclusions (and conditions) contained in the staff report dated Month, Day Year.

To act in agreement with the recommendations in the staff report but to add/modify/delete any condition or finding, first make a motion to address the specific issue (condition or finding), then deliberate and vote on the revised condition language (and findings if necessary):

I make a motion to **amend the findings** contained in the staff report page XX to (read as follows, add an additional sentence) \_\_\_\_\_ based on the testimony provided during the hearing and/or provide other reason for the proposed change.

I make a motion to **amend** condition X contained in the staff report page XX to read as follows \_\_\_\_\_ based on the testimony provided at the meeting and/or provide other reason for the proposed change.

I make a motion to **delete** condition X contained in the staff report page XX (based on the testimony provided during the hearing, or provide other reason for the proposed change such as it is not necessary to comply with the decision criteria, etc.).

I make a motion to **add** a new condition as follows \_\_\_\_\_ (based on the testimony provided during the hearing and/or state the reasons for the new condition and how it relates to the decision criteria).

Then the final motion at the end of deliberations and discussions should be:

I move to **approve** project number LXX-XXX based on the findings and conclusions contained in the staff report dated Month, Day Year **as amended** during the PC/BAR deliberations.

To act against the recommendations in the staff report:

I move to **remand the project** back to staff to prepare revised findings and conclusions for project number LXX-XXX based on the testimony provided and the findings of the PC/BAR and postpone the issue until (date certain).

Or:

I move to **approve (with conditions)/deny** project number LXX-XXX based on the testimony provided during the hearing and the findings of the PC/BAR.

#### Sample Motions for Action on a Legislative Item

To forward a policy document unchanged to the City Council:

I make a motion to **forward** Document XX dated Month, Day Year to the City Council.

To amend a policy document under review:

I make a motion to **amend** the (text, policy, recommendation) in Document XX page XX to (read as follows, add an additional sentence, etc.) \_\_\_\_\_.

To forward an amended policy document to the City Council:

I make a motion to **forward** Document XX dated Month, Day Year **as amended** by the PC to the City Council







## PLANNING COMMISSION (PC) MINUTES

**Date:** October 27, 2016  
**Time:** 6:30 PM  
**Location:** Council Chambers

Minutes will be available and distributed on 11/7.





## STAFF REPORT TO THE PLANNING COMMISSION

Prepared October 31, 2016

FILE NUMBERS: L16-0012 Revisions to TMC 18.52, Landscaping Code  
E16-0003 SEPA Checklist

REQUEST: Public Hearing to consider repealing the current TMC 18.52, Landscaping, Recreation, Recycling/Solid Waste Space Requirements and adoption of new landscaping requirements. Based on direction from the Planning Commission staff will revise the draft regulations. The Planning Commission's recommendations then will be forwarded to the City Council for review.

PUBLIC HEARING: November 10, 2016

LOCATION: City wide

STAFF: Carol Lumb, Senior Planner  
Andrea Cummins, Urban Environmentalist

### ATTACHMENTS:

- A. Tukwila Tree and Environment Advisory Committee Draft TMC 18.52
- B. Current TMC 18.52
- C. TMC 18.28, Tukwila Urban Center District
- D. Urban Forestry Goals and Policies
- E. SEPA Application and Checklist
- F. Email from Daryl Tapio with attachments
- G. Puget Sound Energy Comments on Draft 18.52

### INTRODUCTION

The current landscaping regulations were adopted 17 years ago in 1999, four years after the 1995 Comprehensive Plan was adopted. Only minor revisions to the chapter have been made in recent years. The update of the landscaping regulations is the final phase of a three phase process:

Phase 1: Establishment of the Tukwila Tree and Environment Advisory Committee: a team of Tukwila residents, business and professional experts, and Planning Commission and City Council representatives appointed to guide development of goals and policies on the natural environment and urban forestry. The Committee met from September, 2012 to May, 2013 and provided recommendations to the Planning Commission on the goals and policies.

Phase 2: Update of the Natural Environment Element of the Comprehensive Plan incorporating the policy direction from the Advisory Committee: Planning Commission and City Council review and adoption of the revised Natural Environment Element, June to December, 2013.

Phase 3: Revise landscape and tree regulations in the Zoning Code to implement the new Comprehensive Plan goals and policies on urban forestry. The Tukwila Tree and Environment Advisory Committee met again in September and October 2016, to review and revise a staff draft of landscaping regulations to forward to the Planning Commission.

## **BACKGROUND**

The Tukwila Planning Commission advises the Mayor and City Council on matters relating to land use, comprehensive planning, and zoning (TMC2.36.030.) Additionally, all code cities are required to adopt development regulations that are consistent with and implement the City's Comprehensive Plan. (RCW 35A.63.105)

The Tukwila Comprehensive Plan has the following policies regarding urban forestry. Any proposed regulations must implement and be consistent with these policies.

### **Goal 4.12**

Trees are recognized by Tukwila citizens, business, City staff and decision-makers for their benefits to the environment, urban infrastructure and their aesthetic value.

4.12.3: Ensure that regulations recognize that larger trees provide more benefits than small trees.

### **Goal 4.13**

Overall city-wide tree canopy increased to a total of 29% by 2034. Canopy cover in individual zoning categories increased by 2034 as listed below:

Light Industrial zones: 3% increase from 20% to achieve 23% cover

Heavy Industrial zones: 1% increase from 9% to achieve 10% cover

Tukwila Urban Center and Tukwila South: 5% increase from 13% to achieve 18% cover

Office and Commercial: 3% increase from 29 %to achieve 32% cover

Parks: 5% increase from 38% to achieve 43% cover

Public Rights-of-Way: increase canopy coverage through street tree planting. Specific canopy goal to be established based on future assessment.

4.13.1 Promote tree retention throughout the City by:

- a. implementing educational programs for property owners and managers regarding tree selection and care, applicable regulations, selecting a qualified arborist, and other issues;
- b. except for hazard trees or trees that interfere with underground or overhead utilities, prohibiting removal of any tree four inches or larger in diameter at breast height (dbh)

- on all undeveloped property without an approved development or other land use permit, to provide the opportunity to preserve healthy trees during development;
- c. promoting the mutual goals of tree protection and urban development through the implementation of incentive programs and flexible site development regulations, especially to retain tree groves; and
- d. requiring financial assurances for required tree replanting and maintenance.

4.13.4 Ensure that required replacement trees at maturity will have equivalent or larger canopies than the removed tree(s), except where existing or future infrastructure and/or public or private utilities impede the planting of large trees.

4.13.6 Establish criteria for requiring professional assessment and corrective actions by property owners who damage code-required landscaping, street trees, or other required trees by topping, poor pruning practices, or root disturbance.

4.13.7 Where trees are regulated and required replacement trees cannot be accommodated on a site, establish procedures for off-site planting of replacement trees or payment into a dedicated tree replacement fund.

4.13.10 Provide flexibility in the landscape code to promote increased tree planting and/or planting of large canopy trees, and reward the preservation of existing healthy trees to assist in meeting the City's canopy goals.

4.13.11 Evaluate current parking lot landscape requirements to identify opportunities to increase tree canopy.

#### **Goal 4.14**

Tukwila's streetscapes and landscaped areas are sustainable and attractive, and its urban forest is healthy, diverse, and safe.

4.14.3 Modify landscape code and educate property owners, property managers, landscape maintenance companies and tree companies to promote best practices for soil preparation, planting techniques, pruning, trenching, and general tree care.

4.14.4 Ensure that landscaping and replacement trees in new development or re-development are properly cared for and thrive in perpetuity, through such means as maintenance agreements, monitoring and enforcement.

4.14.6 Modify landscape code to require diversity of tree species in landscape plantings and consideration of species already present in the vicinity.

4.14.7 Establish minimum standards and landscape specifications to ensure long-term tree health for street trees, required landscape trees and required replacement trees, including minimum soil volume, soil quality, plant quality, planting techniques, irrigation, mulching, tree pruning, and prohibition of topping.

## DISCUSSION OF PROPOSED CHANGES

The Tukwila Tree and Environment Advisory Committee draft landscaping chapter (Attachment A) contains proposed changes to the City's the Zoning Code. Below is a summary of each subsection of the draft landscaping chapter. The proposal is to repeal the current 18.52 and replace it with the proposed new text. The items in the current 18.52 that do not apply directly to landscaping (TMC 18.52.060, Recreation Space Requirements through 18.52.090, Design of Collection Points for Garbage and Recycling Containers) will be moved to TMC 18.50, Supplemental Development Standards.

Much of the proposed new landscaping code has been modeled on TMC 18.28, the Tukwila Urban Center chapter, which has its own landscaping requirements and is the most recent Council approved landscaping standards for the City. The proposed draft has been annotated to provide sources of the material and to note when the Advisory Committee made changes to the initial staff draft.

There are additional notations throughout the proposed draft landscaping code that indicate revisions that were made to incorporate comments received from Puget Sound Energy (PSE).

**TMC 18.52.010. Purpose:** The purpose section of the chapter has been expanded to add references to the new Comprehensive Plan goals and policies related to urban forestry, and low impact development and to recognize the benefits that trees provide to the built environment.

**TMC 18.52.020: Perimeter and Parking Landscaping Requirements by Zone District:** This subsection is comprised of a table that identifies the amount of landscaping required for the front, side and rear of properties in each zoning district. Where revisions are proposed, the proposed change is highlighted in yellow and strikeout/underline used to indicate where the amount required has been increased.

One addition to the table is the inclusion of required landscaping in parking lots. The proposed landscaping is identified along with the currently required landscaping for ease of comparison (the final landscape code will only show the adopted landscaping required for parking lots). A major change in the draft landscaping code is to require landscaping in parking lots in the Light Industrial, Heavy Industrial and Manufacturing Industrial Centers, Light and Heavy. The code allows flexibility in where this landscaping is located – it can be located in the parking lot or clustered to accommodate uses on-site. The proposed draft code also requires landscaping in parking lots regardless of the number of stalls needed – the current code does not require parking lot landscaping for projects that require 20 parking stalls or less. Finally, the table includes a number of footnotes – notes 1-10 are carry-overs from the current 18.52.

**TMC 18.52.030. Landscaping Types:** This subsection is a mix of standards found in TMC 18.28 and new text. It includes standards for trees, shrubs and groundcover and then describes Types I, II, and III landscaping, as well as the landscaping required in parking lots. This subsection also establishes standards for street trees in the public frontage; this language is a mix of language from 18.28 and new text, drawn primarily from the landscaping and tree code of the City of Tigard, Oregon.

**TMC 18.52.040. Screening and Visibility:** Most of this subsection is from either existing landscaping code or from TMC 18.28. The Visibility section is from the Crime Prevention Through Environmental Design standards found in 18.28.

**TMC 18.52.050. Significant Tree Retention:** This subsection is a mix taken from current code found in TMC 18.28 and language taken from the City of Tigard, Oregon landscaping code. The subsection includes an incentive to retain significant trees on a development site by allowing retained significant trees to be counted towards required landscaping trees. For each two percent of effective canopy cover provided by retained trees that is incorporated into the required landscaping, the applicant would receive a two percent reduction in the minimum landscape requirements. No more than 20% of the minimum landscape requirement may be reduced using this provision.

**TMC 18.52.060. Plant Material Requirements and Tree Standards:** Most of this subsection is drawn from TMC 18.28. The proposed code requires diversity of tree and shrub genus and species, with the guidance drawn from the City of Portland's landscaping code. Item #9 in this subsection includes language added by the Planning Commission at its October 27, 2016 meeting when it reviewed amendments to the Zoning Code to address low impact development.

New to the proposed landscaping code is providing standards based on the stature of the tree being planted. The code states a preference for large stature trees, but recognizes that not all sites can accommodate or are appropriate for large stature trees, such as street trees in the right-of-way.

**TMC 18.52.070. Soil Preparation, Planting, and Irrigation:** The current landscaping code does not provide guidance on soil preparation, which is key for plant survival and the health of trees. Most of this subsection is taken from TMC 18.28, which incorporated soil preparation standards for landscaping in the Urban Center in 2014.

**TMC 18.52.080. Maintenance and Pruning:** The current landscape code does not address maintenance of plant material. The language of this new subsection is taken primarily from TMC 18.28 with some revisions by the Advisory Committee and PSE.

**TMC 18.52.090. Landscape Plan Requirements:** The language in this subsection is a mix of current landscape code, TMC 18.52 and language from TMC 18.28.

**TMC 18.52.100. Procedures:** A new subsection has been added to the landscaping chapter that identifies criteria for the consideration of landscape modifications and establishes penalties for violations to the landscaping code.

## **REQUESTED ACTION**

Hold the public hearing on the proposed changes, deliberate and make a recommendation to the City Council.





## **TMC CHAPTER 18.52: Landscaping**

<b>18.52.010</b>	<b>Purpose</b>
<b>18.52.020</b>	<b>Landscaping Requirements by Zone District</b>
<b>18.52.030</b>	<b>Landscaping Types</b>
<b>18.52.040</b>	<b>Screening and Visibility</b>
<b>18.52.050</b>	<b>Significant Tree Retention</b>
<b>18.52.060</b>	<b>Plant Material Requirements and Tree Standards</b>
<b>18.52.070</b>	<b>Soil Preparation, Planting and Irrigation</b>
<b>18.52.080</b>	<b>Maintenance and Pruning</b>
<b>18.52.090</b>	<b>Landscape Plan Requirements</b>
<b>18.52.100</b>	<b>Procedures – Landscape Modifications and Violations</b>

### **18.52.010 Purpose:**

The purpose of this chapter is to establish minimum requirements for landscaping to:

- Implement the Urban Forestry Comprehensive Plan goals and policies by increasing tree canopy throughout the city to improve air quality, promote the health of residents, visitors and employees, and reduce heat islands and stormwater flows;
- Support the low impact development goals of the Comprehensive Plan and the City's National Pollution Discharge Elimination System permit;
- Promote safety;
- Provide screening between incompatible land uses;
- Mitigate the adverse effects of development on the environment;
- Improve the visual environment for both residents and nonresidents;
- Regulate the protection of existing landscaping;
- Establish requirements for the long-term maintenance of required landscaping and
- Establish procedures for modifying landscaping requirements and penalties for violations of the landscaping code

### **18.52.020 Perimeter and Parking Landscaping Requirements by Zone District**

- A. In the various zone districts of the City, landscaping in the front, rear and side yards and parking lots shall be provided as established by the various zone district chapters of this title. These requirements are summarized in the following table, except for Tukwila Urban Center (TUC) requirements, which are listed in TMC Chapter 18.28.

## 2016 Draft Landscaping Code

### Landscape Requirements by Zoning District (LF=linear feet; SF=square feet)

ZONING DISTRICTS	FRONT YARD (SECOND FRONT) LF	LANDSCAPE TYPE FOR FRONTS	LANDSCAPE FOR SIDE YARD LF	LANDSCAPE FOR REAR YARD LF	LANDSCAPE TYPE FOR SIDE/REAR	CURRENT LANDSCAPING REQUIRED FOR PKG LOTS SF	PROPOSED LANDSCAPING FOR PARKING LOTS SF
LDR (for uses other than residential)	15 <sup>2</sup>	Type I	10	10	Type I	<ul style="list-style-type: none"> <li>- None for up to 20 stalls;</li> <li>- 7/stall for 21-40 stalls;</li> <li>- 12/stall &gt;40 stalls</li> <li>- Plus perimeter landscape strip minimum of 2 LF with average of 5 LF width</li> </ul>	<u>20/stall for non-residential uses;</u> 15/stall if parking is placed behind building
MDR	15 <sup>1,2,11</sup>	Type I	10	10	Type I	Same as LDR	Same as LDR
HDR	15 <sup>1,2,11</sup>	Type I	10	10	Type I	Same as LDR	Same as LDR
MUO	15(12.5) <sup>2</sup>	Type I <sup>7</sup>	6 <sup>5,4</sup>	6 <sup>5,4,11</sup>	Type I <sup>7</sup>	<ul style="list-style-type: none"> <li>- None for up to 20 stalls;</li> <li>- 10/stall for 21-40 stalls;</li> <li>- Minimum of 200 SF of interior landscaping plus 15/stall &gt;40 stalls.</li> <li>- For areas placed behind buildings or otherwise screened from streets, parks and City trails, the interior landscape requirement is reduced to a minimum of 200 SF plus 10 SF for each pkg. stall over 40.</li> </ul>	20/stall adjacent to street; 15/stall if parking is placed behind building
O	15(12.5) <sup>2</sup>	Type I <sup>7</sup>	6 <sup>5,4</sup>	6 <sup>5,4</sup>	Type I <sup>7</sup>	Same as MUO	Same as MUO
RCC	20(10) <sup>2,3</sup>	Type I <sup>7</sup>	6 <sup>5,4</sup>	10 <sup>11</sup>	Type II	Same as MUO	Same as MUO
NCC	10 <sup>5,4</sup>	Type I <sup>7, 13</sup>	0 <sup>4</sup>	0 <sup>4,11</sup>	Type II	Same as MUO	Same as MUO

**Commented [CL1]:** To increase tree canopy per Comprehensive Plan goal of 3% for commercially zoned properties, propose increasing front landscaping and adding side and rear landscaping in some district Where changes in the amount of landscaping is proposed, the change is highlighted in yellow.

**Commented [CL2]:** This column is added for ease of comparing current parking lot landscaping requirements with proposed parking lot landscaping. It will not appear in the final table.

**Commented [CL3]:** The current five feet is proposed to be increased to six feet as this is the minimum area needed for a large stature tree.

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<b>RC</b>	10	Type I <sup>13</sup>	6 5 <sup>4</sup>	0 <sup>4</sup>	Type II <sup>8</sup>	- For areas adjacent to public or private streets, a minimum of 15/stall; - For areas placed behind bldgs. or otherwise screened from streets, parks and City trails, minimum 10 SF of interior landscape required/stall	Same as MUO
<b>RCM</b>	10lf	Type I	6 5 <sup>4</sup>	0 <sup>4</sup>	Type II <sup>8</sup>	Same as RC	Same as MUO
<b>C/LI</b>	15 12.5 <sup>2</sup>	Type II <sup>6</sup>	6 5 <sup>5,12</sup>	0 <sup>5,12</sup>	Type II <sup>8</sup>	Same as RC	15/stall 10/stall for pkg placed behind bldg..
<b>LI</b>	15 12.5 <sup>2</sup>	Type II	0 <sup>4,12</sup>	0 <sup>4,12</sup>	Type III	None	15/stall 10/stall for pkg placed behind bldg.
<b>HI</b>	15 12.5 <sup>2</sup>	Type II	0 <sup>4,12</sup>	0 <sup>4,12</sup>	Type III	None	15/stall
<b>MIC/L</b>	10 5 <sup>5</sup>	Type II	0 <sup>5,12</sup>	0 <sup>5,12</sup>	Type III	None	10/stall
<b>MIC/H</b>	10 5 <sup>5</sup>	Type II	0 <sup>5,12</sup>	0 <sup>5,12</sup>	Type III	None	10/stall
<b>TUC</b>	See TMC Chapter 18.28						Same
<b>TVS</b>	15 <sup>2,3</sup>	Type II	0 <sup>4</sup>	0 <sup>4</sup>	Type III	Same as RC	No change
<b>TSO</b>	15 <sup>9,2</sup>	Type I	0 <sup>10</sup>	0 <sup>10</sup>	Type III	Same as RC	No change

**Commented [CL4]:** Front landscaping is being increased and parking lot landscaping is being added to achieve Comprehensive Plan goal of 3% increase in tree canopy by 2034 in light industrial districts.

**Commented [CL5]:** Front landscaping is proposed to increase and parking lot landscaping is being added to achieve Comprehensive Plan goal of 1% increase in tree canopy by 2034 in heavy industrial districts.

**Commented [CL6]:** Landscaping required in TVS and TSO is subject to the Tukwila South Development Agreement and Tukwila South Master Plan – any changes to landscaping widths will be addressed through future amendments to the Development Agreement.

## 2016 Draft Landscaping Code

**Table 18-XX**

**Notes:**

1. Minimum required front yard landscaped areas in the MDR and HDR zones may have up to 20% of their required landscape area developed for pedestrian and transit facilities subject to the approval criteria in TMC Section 18.52.070 A.2.a.
2. In order to provide flexibility of the site design while still providing the full amount of landscaping required by code, the front yard landscape width may be divided into a perimeter strip and one or more other landscape areas between the building and the front property line, if the perimeter strip is a minimum of 10 feet and the landscape materials are sufficient to provide landscaping along the perimeter and screening of the building mass.
3. Required landscaping may include a mix of plant materials, pedestrian amenities and features, outdoor café-type seating and similar features subject to the approval criteria in TMC Section 18.52.060 A.2.a. Bioretention may also be used as required landscaping subject to the approval criteria in TMC Section 18.52.100. Required plant materials will be reduced in proportion to the amount of perimeter area devoted to pedestrian oriented space.
4. Increased to 10 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.
5. Increased to 15 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.
6. Increased to Type II if the front yard contains truck loading bays, service areas or outdoor storage.
7. Increased to Type II if any portion of the yard is within 50 feet of LDR, MDR or HDR.
8. Increased to Type III if any portion of the yard is within 50 feet of LDR, MDR or HDR.
9. Only required along public streets.
10. Increased to 10 feet if adjacent to residential uses or non-TSO zoning.
11. In the MDR and HDR districts and other districts where multifamily development is permitted, a community garden may be substituted for some or all of the landscaping. In order to qualify, a partnership with a nonprofit (501 (c)(3)) with community garden expertise is required to provide training, tools and assistance to apartment residents. Partnership with the nonprofit with gardening expertise is required throughout the life of the garden. If the community garden is abandoned, the required landscaping must be installed. If the garden is located in the front landscaping, a minimum of five (5) feet of landscaping must be placed between the garden and the street.
12. To accommodate the types of uses found in the C/LI, LI, HI and MIC districts, landscaping may be clustered to permit truck movements or to accommodate other uses commonly found in these districts if the criteria in TMC Section 18.52.070 A.2.c. are met.

**Commented [CL7]:** Notes 1,2 4-10 are directly from current code 18.52. Note 3 is the same except for the language added to permit bioretention facilities to be used as landscaping. Notes 11, 12 and 13 are new text.

**Commented [CL8]:** #11 added to allow the option of community gardens substituting for some or all landscaping.

**Commented [CL9]:** #12 added to provide flexibility for the location of landscaping in industrial districts.

## 2016 Draft Landscaping Code

13. For NCC and RC zoned parcels in the Tukwila International Boulevard District, the front landscaping may be reduced or eliminated if buildings are brought out to the street edge to form a continuous building wall, and, if a primary entrance from the front sidewalk as well as from off-street parking areas is provided.

**Commented [CL10]:** This language added to be consistent with Comprehensive Plan Policy 8.4.2 for Tukwila International Blvd.

### 18.52.030 Landscaping Types

**Commented [CL11]:** Mix of 18.28.230 and new text.

#### A. General Standards for All Landscaping Types

**Commented [CL12]:** New section that consolidates the language describing Types I, II, and III landscaping that was repetitive.

1. Trees
  - a. Trees shall be spaced based on the stature tree selected (small, medium or large stature of tree), excluding curb cuts and spaced regularly, except where there are conflicts with utilities.
  - b. Large and medium stature tree species are required, per the Tukwila approved Tree list, except where there is insufficient planting area (due to proximity to a building, street light, above or below ground utility, etc.) or the planned tree location does not permit this size tree at maturity.
2. Shrubs: Shrubs shall be spaced based on the mature size of the plant material selected and shall achieve a continuous vertical layer within three (3) years.
3. Groundcover:
  - a. Sufficient live groundcovers of varying heights, colors and textures to cover, within three (3) years, 100% of the yard area not needed for trees and shrubs.
  - b. If grass is being used as the groundcover, a four (4) foot diameter ring of bark mulch is required around each tree.
4. Bioretention may be used as a Type I or II landscape perimeter, provided the intent of the screen is achieved. To support bioretention facility function and plant survival, flexibility in plant materials and placement shall be allowed, provided public safety is not compromised.
5. The amount of landscaping on commercially zoned properties may be reduced by 15% if buildings are moved to the front of the site with no parking between the building and the front landscaping to create a more pedestrian friendly site design.

**Commented [CL13]:** From second sentence of 18.28.240 B.1. i.

**Commented [CL14]:** Revised by Committee to increase size of ring from three feet to four.

**Commented [CL15]:** This language added to allow this reduction only if there is no parking between the building and the front landscaping.

**Commented [CL16]:** The description of landscaping types is drawn from TMC 18.52.030 and 18.28.230 B. 4. and 5.

#### B. Type I - Light Perimeter Screening

1. The purpose of Type I landscaping is to enhance Tukwila's streetscapes, provide a light visual separation between uses and zoning districts, screen parking areas, and allow views to building entryways and signage.
2. Plant materials shall consist of the following:
  - a. Trees: a mix of deciduous and evergreen trees.
  - b. One shrub per seven linear feet.
  - c. Groundcover.

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### C. Type II - Moderate Perimeter Screening

1. The purpose of Type II landscaping is to enhance Tukwila's streetscapes, provide a moderate visual separation between uses and zoning districts, screen blank building walls and parking areas, and allow views to building entryways and signage.
2. Plant materials shall consist of the following:
  - a. Trees: a mix of deciduous and evergreen trees.
  - b. One shrub per four linear feet, excluding curb cuts.
  - c. Groundcover.

**Commented [CL17]:** The text in C. generally from 18.28.230 B. 4.

**Commented [CL18]:** Use figure 18-46 from TMC 18.28 to illustrate moderate and heavy landscaping?

### D. Type III - Heavy Perimeter Screening

1. The purpose of Type III landscaping is to provide extensive visual separation along property lines between highly incompatible development, such as warehousing and residential uses.
2. Plant materials shall consist of the following:
  - a. Trees consisting of at least 50% evergreen along the applicable property line (75% along property line adjacent to residential uses).
  - b. Privacy screening utilizing evergreen shrubs, screening walls or fences (up to 7 feet tall).
  - c. Groundcover.

**Commented [CL19]:** The text in D. generally from 18.28.230 B. 5.

### E. Parking Lot Landscaping: This landscaping is required to mitigate adverse impacts created by parking lots, such as noise, glare, stormwater run-off, and increased heat and to improve their physical appearance.

1. Trees shall be evenly distributed throughout the parking lot. Planting in continuous, landscaped planting strips between rows of parking is encouraged. Surface water management design may also be combined with landscaping in parking lots. In industrial districts, (C/LI, LI, HI, MIC/L, MIC/H), clustering of interior parking lot landscaping may be permitted to accommodate site usage.
2. Landscape islands:
  - a. Landscape islands must be a minimum of six feet wide, exclusive of overhang, and a minimum of 100 square feet in area. All landscaped areas must be protected from damage by vehicles through the use of curbs, tire stops, or other protection techniques.
  - b. Landscape islands shall be placed at the ends of each row of parking to protect parked vehicles from turning movements of other vehicles.
  - c. The number and stature of trees shall be based on the area available in the landscape island. A minimum of one large stature evergreen or deciduous tree or two medium stature trees are required for every 100 square feet of landscaped island,

**Commented [CL20]:** 618.28.240 B. 6.b.(3) portion.

**Commented [CL21]:** Last sentence in E. 1 - New text to allow flexibility of site design in industrial districts

**Commented [CL22]:** 18.28.240 B.6.b. (4)

**Commented [CL23]:** 18.28.240 B.6.b. (5)

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with the remaining area to contain a combination of shrubs, living groundcover, and mulch; and

**Commented [CL24]:** New text – goal is to increase number of large canopy trees in parking lots for shade and storm water purposes.

- d. For parking lots adjacent to public or private streets, if landscape islands are designed into the parking lot layout to divide continuous rows of parking stalls, the islands must be placed at minimum spacing of one for every 10 parking spaces. For parking areas located behind buildings or otherwise screened from public or private streets or public spaces, if landscape islands are used, islands shall be placed at a minimum of one for every 15 parking stalls.

**Commented [CL25]:** Portion of 18.28.240 B.6.b. (3)

- 3. Bioretention, which includes trees, shrubs, and groundcover, may be used to meet interior parking lot landscaping requirements. The bioretention facility must be designed by a professional trained or certified in Low Impact Development techniques as set forth in TMC Chapter 14.30. All bioretention facilities must be protected by curbing to prevent vehicle damage to the facility and for public safety.

**Commented [CL26]:** New text to support implementation of bioretention techniques as part of formal landscaping.

#### 4. Vehicular Overhang.

- a. Vehicle overhang into any landscaping area shall not exceed two feet.
- b. No plant material greater than 12 inches in height shall be located within two feet of the curb or other protective barrier in landscape areas adjacent to parking spaces and vehicle use areas.
- c. Raised curbs or curb stops shall be used around the landscape islands or bioretention facilities to prevent plant material from being struck by automobiles. Where bioretention is used, curb cuts shall be placed to allow stormwater runoff from adjacent pavements to enter the bioretention system.

**Commented [CL27]:** 5. a. and b. from Maple Valley landscape code

- 5. Pervious pavement shall be used, where feasible, including parking spaces and pedestrian paths.

**Commented [CL28]:** Last sentence in 5. c. - language recommended by OTAK, City's consultant on incorporating bioretention features into City code. First sentence from 18.52.035 4.d.

- 6. Parking lot landscape design shall accommodate pedestrian circulation.

**Commented [CL29]:** Added based on discussion by Advisory Committee 10/4/16.

### F. Street Trees in the Public Frontage.

#### 1. Street tree spacing.

- a. Street tree spacing in the public frontage shall be as specified in TMC Section 18.52.060 B.2. based on the stature size of the tree.
- b. Spacing must also consider sight distance at intersections, driveway locations, and utility conflicts as specified in TMC Section 18.52.060 B.2.
- c. Street trees in the public frontage shall be planted using the following general spacing standards:
  - i. At least three and one-half feet back from the face of the curb
  - ii. At least five feet from underground utility lines.
  - iii. At least 10 feet from utility poles.
  - iv. At least seven and one-half feet from driveways.
  - v. At least three feet from pad-mounted transformers (except 10 feet in front for access).

**Commented [CL30]:** 1.a is revised from 18.28.240 B.8. text

**Commented [CL31]:** 18.28.240 B. 8. last sentence

**Commented [CL32]:** This text from 18.28.240 B.8.b. with "general" text added at request of PW.

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vi. At least four feet from fire hydrants and connections.

- d. Planting and lighting plans shall be coordinated so that trees are not planted in locations where they will obstruct existing or planned street or site lighting, while maintaining appropriate spacing and allowing for their size and spread at maturity.
- e. Planting plans shall consider the location of existing or planned signage to avoid future conflicts with mature trees and landscaping.

**Commented [CL33]:** New text to ensure sign location is considered when landscaping plan is developed. Key Bank on TIB example of where this did not happen.

### 2. Tree grates.

- a. Tree grates are not encouraged, but when used, shall be designed so that sections of grate can be removed incrementally as the tree matures and shall be designed to avoid accumulation of trash.
- b. When used, tree grates and landscaped tree wells shall be a minimum 36 square feet in size (6' x 6'). Tree well size may be adjusted to comply with ADA standards on narrower sidewalks. See TMC Section 18.52.070 A. 1., "Soil Preparation and Planting," for structural soil requirements. Root barriers may be installed at the curb face if structural soils are not used.

**Commented [CL34]:** Text from 18.28.240 B. 8. C., except first sentence revised based on meeting with Public Works staff

### 3. Maintenance and Pruning.

- a. Street trees are subject to the planting, maintenance, and removal standards and Best Management Practices (BMPs), as adopted by the International Society of Arboriculture, as it now reads and as hereafter amended. Street trees planted prior to the adoption of the most current tree planting standards shall be exempt from these planting standards but are still subject to current removal and maintenance standards.
- b. Landscaping in the right of way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the City. See TMC Section 11.20.150.
- c. The following standards apply to street tree maintenance:
  - i. Street trees shall be maintained consistent with International Society of Arboriculture BMPs.
  - ii. Street trees shall be maintained in a manner that does not impede public street or sidewalk traffic, consistent with the specifications in the Public Works Infrastructure Design Manual, including:
    - a) Eight feet of clearance above public sidewalks;
    - b) 13 feet of clearance above public local and neighborhood streets;
    - c) 15 feet of clearance above public collector streets; and
    - d) 18 feet of clearance above public arterial streets.
  - iii. Street trees shall be maintained so as not to become a defective tree as defined in TMC Section 18.06.XXX.

**Commented [CL35]:** New text – City of Tigard Urban Forestry Manual, pg. 2-2. H.

**Commented [CL36]:** First sentence is from TMC 11.20.150.

**Commented [CL37]:** Items c.-iii.-vii.- are from City of Tigard Urban Forestry Manual, pg. 2-3.

### 4. Trees planted in a median shall be appropriate for the planting environment and meet the following requirements:

- a. Trees shall be consistent with previously approved median tree plans given space constraints for roots and branches at maturity.
- b. Median plantings shall provide adequate species diversity citywide and reasonable resistance to pests and diseases.
- c. Columnar trees may be considered for median plantings to avoid conflicts with vehicles and utilities.

**Commented [CL38]:** The City currently uses the term "hazardous tree" – however, the professional arborist industry uses the term "defective tree" instead. The definition will be revised to be called "defective tree", a more accurate term.

**Commented [CL39]:** 4. a. and b. from City of Tigard Urban Forestry Manual, (D. 1-2, pg. 4-1). Remaining text developed by staff. Currently there is no guidance on landscaping in medians in the City's code.



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- d. Structural soils shall be used to avoid the need for root barriers and to ensure the success of the median plantings.
- e. Any median tree that is removed must be replaced within the same median unless spacing constraints exist. Replacement trees shall be of the same stature or greater at maturity as the removed tree, consistent with other space considerations.

**Commented [CL40]:** Text of “consistent with other space considerations” added by Advisory Committee.

### 18.52.040 Screening and Visibility

#### A. Screening

1. Screening of outdoor storage, mechanical equipment and garbage storage areas and fences:
  - a. Outdoor storage shall be screened from abutting public and private streets and from adjacent properties. Such screens shall be a minimum of eight feet high and not less than 60% of the height of the material stored. The screens shall be specified on the plot plan and approved by the Community Development Director. In the MDR and HDR zones, outdoor storage shall be fully screened from all public roadways and adjacent parcels with a high obscuring structure equal in height to the stored objects and with a solid screen of exterior landscaping.
  - b. Ground level mechanical equipment and garbage storage areas shall be screened with evergreen plant materials and/or fences or masonry walls.
  - c. Fences. All fences shall be placed on the interior side of any required perimeter landscaping.
2. A mix of evergreen trees and evergreen shrubs shall be used to screen blank walls.
3. Evergreen shrubs and evergreen trees shall be used for screening along rear property lines, around solid waste/recycling areas, utility cabinets and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages. Evergreen shrubs and trees shall be pruned so that 18-inches visibility at the base is maintained.

**Commented [AC41]:** Taken directly from current code, TMC 18.52.040 E.

**Commented [CL42]:** 18.52.040 F.

**Commented [CL43]:** 18.52.040 G.

**Commented [CL44]:** 18.52.030 D.2. and 18.28.040 B.1.a.

**Commented [CL45]:** Last sentence is from Crime Prevention Through Environmental Design guidance.

**Commented [CL46]:** Visibility subsection is from 18.28.240 B.2. The CPTED portion related to pruning of plant material has been moved to its own subsection under TMC 18.52.080 below.

#### B. Visibility

1. Design of new landscaping and maintenance of existing landscaping shall consider Crime Prevention Through Environmental Design (CPTED) principals and visibility for safety and views. Appropriate plant species shall be specified to avoid the need for excessive maintenance pruning.
2. Landscaping shall not obstruct views from or into building windows, the driveway, sidewalk or street. Landscape design shall allow for surveillance from streets and buildings and avoid creating areas that might harbor criminal activity.
3. Landscaping at crosswalks and other locations where vehicles and pedestrians intersect must not block pedestrians' and drivers' views.

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4. In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees or evergreens are recommended in front of private residences.

### 18.52.50 Significant Tree Retention

- A. All significant trees located within any required landscape area that are not dead, dying, diseased, or a nuisance species, as identified in the Tukwila Approved Tree List, and that do not pose a safety hazard, or conflict with overhead utility lines as determined by the City or an ISA certified arborist, shall be retained and protected during construction with temporary fencing or other enclosure, as appropriate to the site and following Best Management Practices for tree protection (See TMC Chapter 18.54.)
- B. Retained significant trees may be counted towards required landscaping. For each two percent of effective canopy cover provided by preserved trees incorporated into a development plan, a two percent reduction in the minimum landscape requirement may be granted. No more than 20% of the minimum landscape requirement may be reduced for any one development. Approval is required per TMC Section 18.52.100.
- C. The area designated for protection will vary based on the tree's diameter, species, age, and the characteristics of the planted area and utilize Best Management Practices for Protection (See TMC Chapter 18.54). Property owners may be required to furnish a report by an ISA certified arborist to document a tree's condition if a tree is to be retained. The Director may require that an ISA certified arborist be retained to supervise tree protection during construction. Grade changes around existing trees within the critical root zone are not allowed.

**Commented [CL47]:** A. Is a mix of TMC 18.52.030 D. 10 and 18.28.240 B.1.f.

**Commented [CL48]:** Added at request of PSE

**Commented [AC49]:** Revisions to TMC 18.54, the City's tree regulations, will propose tree protection requirements.

**Commented [CL50]:** From Tigard Municipal Code – 18.790.050 C.4. – modified to allow 2% reduction in required landscaping rather than Tigard's 1% reduction allowance.

**Commented [CL51]:** Portion of C. from 18.28.240 B.

**Commented [CL52]:** Last sentence revised by Advisory Committee.

### 18.52.060 Plant Material Requirements and Tree Standards

#### A. Plant Material Requirements

1. Plants shall meet the American Standard for Nursery Plant Stock (American Nursery and Landscape Associations-ANLA) (ANSI Z60.1) as it now reads and as hereafter amended, and shall be healthy, vigorous and well-formed, with well-developed, fibrous root systems, free from dead branches or roots. Plants shall be free from damage caused by temperature extremes, pre-planting or on-site storage, lack of or excess moisture, insects, disease, and mechanical injury. Plants in leaf shall be well foliated and of good color. Plants shall be habituated to outdoor environmental conditions (i.e. hardened-off).
2. Evergreen trees shall be a minimum of 6 feet in height at time of planting.
3. Deciduous trees shall have at least a two inch caliper at time of planting as measured 4.5 ft. from the ground, determined according to the American Standard for Nursery Stock as it now reads and as hereafter amended.

**Commented [CL53]:** From 18.52.030 D.1.

**Commented [CL54]:** 18.52.030 D.6.

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4. Shrubs shall be at least 18 inches in height, and full and bushy at time of planting.
5. New plant materials shall include native species or non-native species with lower water requirements and that are adapted to the climatic conditions of the Puget Sound Region. There must be a diversity of tree and shrub genus and species in the site landscaping, taking into account species in existing development around the site.
  - a. If there are more than eight required trees, no more than 40 percent may be of one species.
  - b. If there are more than 24 required trees, no more than 20 percent may be of one species.
  - c. If there are more than 25 required shrubs, no more than 50 percent may be of one species.
6. Any species that is listed on the State or King County noxious weed lists or otherwise known to be a nuisance or invasive shall not be planted.
7. Plant materials shall be selected that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, cultural requirements, tolerance to urban conditions, maintenance needs and growth characteristics.
8. The classification of plant material as trees, shrubs and evergreens shall be as listed in the Hortus Third, A Concise Dictionary of Plants Cultivated in the U.S. and Canada, as it now reads and as hereafter amended.
9. Plant material requirements for bioretention facilities shall be in accordance with the City's Bioretention Plant List, unless approved by the Director.
10. Non-developed site areas, such as utility easements, shall be landscaped and/or treated with dust and erosion control planting or surfacing such as evergreens, groundcover, shrubs, trees, sod or a combination of similar materials. In areas with overhead utility transmission lines, no shrubs or trees shall be allowed that could mature over 20 feet feet in height at maturity will be allowed. Trees should not be planted within 10 feet of underground utilities, such as power, water, sewer or storm drainage pipes.

**Commented [AC55]:** Consistent with TMC 18.28 and current TMC 18.52 standards.

**Commented [AC56]:** Revised based on Committee guidance to remove reference to drought tolerant plants.

**Commented [CL57]:** Items 5. a-c are from the City of Portland's landscaping code.

**Commented [CL58]:** 18.52.030 B.9.

**Commented [CL59]:** TMC 18.28.240 B.1.i. d -

**Commented [CL60]:** TMC 18.52.030 D.11.

**Commented [CL61]:** OTAK – NPDES permit language

**Commented [CL62]:** This language added by Planning Commission on 10/27/16 when reviewing revisions to landscape code to implement Low Impact Development amendments to code.

**Commented [CL63]:** Slightly revised text from TMC 18.52.040 J.

**Commented [CL64]:** Text revisions suggested by PSE

### B. Tree Standards

**Formatted:** Font: 12 pt

1. Tree species shall be appropriate for the planting environment as determined by the Department Director in consultation with the City environmentalist and seek to achieve a balance of the following:
  - a. Consistency with approved Tree List or Bioretention Plant List.
  - b. Compatibility with space constraints for roots and branches at maturity.
  - c. Adequate species diversity citywide and reasonable resistance to pests and diseases.
2. Trees shall be provided adequate spacing from new and existing trees according to the following standards wherever possible:

**Commented [CL65]:** From City of Tigard, Oregon Urban Forestry Manual

**Commented [CL66]:** From Tigard Urban Forestry Manual

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- a. Trees categorized as small stature on the tree list shall be spaced no greater than 20 feet on center and not closer than 15 feet on center from other newly planted or existing trees
  - b. Trees categorized as medium stature on the tree list shall be spaced no greater than 30 feet on center and not closer than 20 on center from other newly planted or any existing trees.
  - c. Trees categorized as large stature on the tree list shall be spaced no greater than 40 feet on center and not closer than 30 feet on center from other newly planted or existing trees.
  - d. Any tree determined to have a mature spread of less than 20 feet (a columnar or fastigate variety) is discouraged except under specific conditions and shall be considered a small stature tree and spaced accordingly.
3. Trees shall be placed according to the following standards:
- a. Small stature trees shall be planted with the center of their trunks a minimum of two feet from any hard surface paving.
  - b. Medium stature trees shall be planted with the center of their trunks a minimum of 2.5 feet from any hard surface paving;
  - c. Large stature trees shall be planted with the center of their trunks a minimum of 3 feet from any hard surface paving;
  - d. Trees shall generally be planted a minimum of:
    - i. Four feet on center from any fire hydrant, above-ground utility or utility pole;
    - ii. Two feet on center from any underground utility;
    - iii. Five feet on center from a street light standard;
    - iv. Twenty feet from a street intersection; however, a greater or lesser corner setback may be required based on an analysis of traffic and pedestrian safety impacts.
    - v. 5 – 10 feet from building foundations depending on species.
4. Where there are overhead utility lines, the tree species selected shall be of a type which, at full maturity, will not interfere with the lines or require pruning to maintain necessary clearances ~~height~~;
5. Root barriers may be installed according to the manufacture's specifications when a tree is planted within 5 feet of any hard surface paving or utility feature and in areas where structural soil is not required, subject to approval by the Department Director in consultation with the City's environmentalist.
6. Low water ~~usage~~ species are encouraged in order to minimize future irrigation requirements, except where site conditions within the required landscape areas ensure adequate moisture for growth.
7. Shade trees should be planted to shade buildings' east and west-facing windows to provide a balance between summer cooling and winter heating through solar gain.

**Commented [CL67]:** Tigard – Urban Forestry Manual pg. 7-4

**Commented [CL68]:** Sentence up to this point from Tigard Urban Forestry Manual pg. 2-2, #8.

**Commented [AC69]:** Highlighted wording and deletion of "height" at suggestion of PSE

**Commented [CL70]:** #5 a blend of language from Tigard Urban Forestry Manual pg. 2-2, G. and staff language.

**Commented [CL71]:** The Advisory Committee substituted the phrase "low water usage" for the phrase "Drought tolerant".

**Commented [CL72]:** Items #6 from 18.28.240 C.1. a.

**Commented [CL73]:** From 18.28.240 C.2.a.

## 18.52.70 Soil Preparation, Planting and Irrigation

### A. Soil Preparation and Planting

1. For landscaping in sidewalks and parking lots, or in limited areas of soil volume, structural soils (Cornell University product or similar) must be used to a preferred depth of 36 inches, to promote tree root growth and provide structural support to the paved area. Minimum soil volumes for tree roots shall be 750 cubic feet per tree (see specifications and sample plans for CU-Structural Soils). Trees and other landscape materials shall be planted according to specifications in "CU Structural Soils – A Comprehensive Guide", as it now reads and as hereafter amended, or using current BMPs as approved by the Director. Suspended pavement systems (Silva Cells or similar) may also be used if approved by the Director.
2. For soil preparation in bioretention areas, existing soils must be protected from compaction. Bioretention soil media must be prepared in accordance with standard specifications of the Surface Water Design Manual, adopted in accordance with TMC Chapter 14.30, to promote a proper functioning bioretention system. These specifications shall be adhered to regardless of whether a stormwater permit is required from the City.
3. For all other plantings, (such as large planting areas where soil volumes are adequate for healthy root growth) soils must be prepared for planting in accordance with BMP T5.13, "Post Construction Soil Quality and Depth," from the Washington Department of Ecology Stormwater Management Manual for Western Washington (as it now reads and as hereafter amended), regardless of whether a stormwater permit is required by the City.
4. The applicant will be required to schedule an inspection by the City of the planting areas prior to planting to ensure soils are properly prepared. Soil must be amended, tilled and prepped to a depth of at least 12 inches.
5. Installation of landscape plants must comply with BMPs including:
  - a. Planting holes that are the same depth as the size of the root ball and two - three times wider than the root ball.
  - b. Root balls of potted and balled and burlapped (B&B) plants must be loosened and pruned as necessary to ensure there are no encircling roots prior to planting. All burlap and all straps or wire baskets must be removed from B&B plants prior to planting.
  - c. The top of the root flare, where the roots and the trunk begin, should be placed at grade. The root ball shall not extend above the soil surface or the flare be covered by soil or mulch.
  - d. If using mulch around trees and shrubs, maintain at least a six-inch mulch-free ring around the base of the tree trunks and woody stems of shrubs. If using mulch around groundcovers until they become established, mulch shall not be placed over the crowns of perennial plants.

**Commented [CL74]:** 18.28.240 B.3.

**Commented [CL75]:** Language is mix of TUC landscaping chapter and new text developed by staff.

**Commented [AC76]:** Added 2. to acknowledge soils used for bioretention facilities are different from those used for other planting areas. Reference to TMC 14.30 at request of Public Works staff.

**Commented [CL77]:** 18.28.240 B.3.b.

**Commented [CL78]:** 4. from 18.28.240 B.3.c.

**Commented [CL79]:** 5. from 18.28.240 B.3.d.

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### B. Irrigation.

**Commented [CL80]:** B. from 18.28.240 B.4. except #3 below is new text added by the Advisory Committee.

1. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering and to ensure their long term viability.
2. All required plantings must be served by a permanent automatic irrigation system, unless approved by the Director.
  - a. Irrigation shall be designed to conserve water by using the best practical management techniques available. These techniques may include, but not be limited to: drip irrigation (where appropriate) to minimize evaporation loss, moisture sensors to prevent irrigation during rainy periods, automatic controllers to ensure proper duration of watering, sprinkler head selection and spacing designed to minimize overspray, and separate zones for turf and other landscaping and for full sun exposure and shady areas to meet watering needs of different sections of the landscape.
  - b. Exceptions to the irrigation requirement may be approved by the Director, such as xeriscaping (i.e., low water usage plantings), plantings approved for low impact development techniques, established indigenous plant material, or landscapes where natural appearance is acceptable or desirable to the City. However, those exceptions will require temporary irrigation until established.
3. All temporary irrigation must be removed at the end of the three-year plant establishment period.

**Commented [CL81]:** Added by Advisory Committee

### 18.52.080 Maintenance and Pruning.

- A. Any landscaping required by this chapter shall be retained and maintained by the property owner for the life of the development in conformance with the intent of the approved landscape plan and this chapter. Maintenance shall also include keeping all planting areas free of weeds and trash and replacing any unhealthy or dead plant materials.
- B. Green roofs or rooftop gardens shall be maintained to industry standards and any dead or dying plant material replaced.
- C. Pruning of trees and shrubs is only allowed for the health of the plant material, to maintain sight distances or sight lines, or if interfering with overhead utilities. All pruning must be done in accordance with American National Standards Institute (ANSI) A-300 specifications, as it now reads and as hereafter amended.
- D. No tree planted by a property owner or the City to fulfill landscape requirements, or any existing tree, may be topped or removed without prior approval from the City. Any tree topped or removed without approval shall be subject to code enforcement action per TMC Chapter 8.45 in addition to the requirements of TMC Section 18.52.100.B, Violations.

**Commented [CL82]:** 18.28.240 C. 9.a.

**Commented [CL83]:** New language based on Advisory Committee discussion 10/4/16.

**Commented [CL84]:** Added by Advisory Committee.

**Commented [CL85]:** 18.28.240 B.9.b.

**Commented [CL86]:** This text a mix of current code (18.52.050 B.) and new text.

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- E. Private property owners shall collect and properly dispose of all landscaping debris. Private property landscaping debris shall not be placed or blown into the public right of way for City collection. Violations will be subject to code enforcement action per TMC Chapter 8.45.

**Commented [CL87]:** New text to address problem of private property owners blowing debris into City ROW for City collection.

- F. Trees along the street frontages, as they mature, shall be limbed up, using proper ISA pruning techniques, to a minimum height of 8-18 feet depending on location of tree (over sidewalk, adjacent to road etc.) to allow adequate visibility and clearance for vehicles. Trees may be pruned to improve views of signage and entryways by using such techniques as windowing, thinning, and limbing up; however, no more than 1/4 of the canopy may be removed within any 2-year period. All pruning shall be done in accordance with ANSI Standard A-300 specifications, as it now reads and as hereafter amended.

**Commented [CL88]:** F. and G. are from the CPTED guidance in 18.28.240 B.2.

**Commented [CL89]:** Revised from 18.28.240 B.2. based on input from Public Works staff.

- G. Trees may only be pruned to lower their height to prevent interference with an overhead utility line with prior approval by the Director. The pruning must be carried out under the direction of ~~by~~ a certified arborist. The crown shall be maintained to at least 2/3 the height of the tree prior to pruning. Otherwise, trees shall not be topped.

**Commented [AC90]:** New language and stricken word at suggestion of PSE.

### 18.52.090 Landscape Plan Requirements

- A. Landscape plan design shall take into consideration the mature size of proposed landscape materials to minimize the future need for pruning (i.e. placement such that mature trees and shrubs will not cause problems for foundations, obscure signage, grow too close to overhead or underground utility lines, obstruct views of traffic, etc.).

**Commented [AC91]:** Added at the request of PSE

- B. A Washington State licensed landscape architect or other accredited landscape design professional shall prepare the landscape plans in accordance with the standards herein. Detailed plans for landscaping and screening shall be submitted with plans for building and site improvements. The plans shall, at a minimum, include the type, quantity, spacing and location of plants and materials; typical planting details; soil amendment/installation; tree protection details as applicable; and the location of irrigation systems and significant trees within 20 feet of the property line on adjacent properties. Underground and at-ground utilities shall be shown on the plans so that planting conflicts are avoided. A detailed list of items to be included on the landscape plan is available in the Landscape Plan handout, available on-line or at the DCD offices.

**Commented [CL92]:** New text to address frequent reasons given for requests to remove mature landscaping on a project site.

**Commented [CL93]:** All but last sentence in B. is from 18.52.050 A. New handout will be prepared with list of items that must be included on landscape plan.

- C. Installation of the landscaping and screening shall be completed and a Landscaping Declaration submitted by the owner or owner's agent prior to issuance of the Certificate of Occupancy. Any plant substitutions shall be noted on the Declaration. If necessary, due to weather conditions or construction scheduling, the installation may be postponed to the next planting season (October – April) if approved by the Director and stated on the building permit. A performance assurance device equal to 150% of the cost of the labor and materials must be provided to the City before the deferral is approved.

**Commented [CL94]:** Most of C. from 18.28.240 B.5. Underlined text new to reflect current requirement when Landscaping Affidavit is completed & provided to City.

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### 18.52.100 Procedures

#### A. Landscape Modifications

**Commented [CL95]:** This section identifies what types of modifications will be considered, the process for reviewing and establishes review criteria.

1. The following modifications to the requirements of this chapter may be considered either as a Type 2, Special Permission Director decision, or through design review if the project is subject to that process.
  - a. Modifications to the requirements of Type I, II, or III landscaping, including but not limited to the use of the landscape area for pedestrian and transit facilities, landscape planters, rooftop gardens or green roofs, terraced planters or green walls; or, revisions to existing landscaping;
  - b. Clustering and/or averaging of required landscaping. The landscape perimeter may be clustered if the total required square footage is achieved, unless the landscaping requirement has been increased due to proximity to LDR, MDR or HDR. In addition, up to 50% of the perimeter landscaping may be relocated to the interior parking to provide more flexibility for site organization.
  - c. Substitution of bioretention facility for required landscaping for Type I or II landscaping. Landscaping in a bioretention facility which includes trees, shrubs and groundcover may be counted up to 100% towards required landscaping depending on the location, type of bioretention facility proposed and proposed use.
  - d. Credit for retained significant trees towards landscaping requirement.
2. The following criteria apply to requests to modify required landscaping. Modifications to landscaping requirements may be approved only if the following criteria are met:
  - a. The modification or revision does not reduce the landscaping to the point that activities on the site become a nuisance to neighbors; and
  - b. The modification or revision does not diminish the quality of the site landscape as a whole; and
  - c. One or more of the following apply:
    - i. The modification or revision more effectively screens parking areas and blank building walls; or
    - ii. The modification or revision enables significant trees or existing built features to be retained; or
    - iii. The modification or revision is used to reduce the number of driveways and curb cuts and allow joint use of parking facilities between neighboring businesses.
3. Revisions to existing landscaping may be approved only if the following criteria are met:
  - a. The modification or revision does not reduce the landscaping to the point that activities on the site become a nuisance to neighbors; and
  - b. The modification or revision does not diminish the quality of the site landscape as a whole; and either

**Commented [CL96]:** 18.52.020 B.

**Commented [CL97]:** New language to address issues the Advisory Committee discussed regarding the different configurations of bioretention facilities, some of which wouldn't really look like a landscaped area.



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- c. Proposed vegetation removal, replacement, and any mitigation measures proposed are consistent with the purpose and intent given in this chapter; or
- d. The granting of an exception or standard reduction will not be detrimental to the public health, safety or welfare or injurious to other property in the vicinity; and

In addition, if trees are removed due to conflicts with utilities, these trees shall be replaced based on the tree replacement table found in TMC Chapter 18.52.100.

**Commented [CL98]:** PSE suggested language revised by staff.

- 4. Clustering or perimeter averaging of landscaping may be considered if:
  - a. It does not diminish the quality of the site landscape as a whole; and
  - b. It does not create a nuisance to adjacent properties; and
  - c. If adjacent to residential development, the impacts from clustering must be minimized; and
  - d. One or more of the following criteria must be met:
    - i. Clustering or perimeter averaging of plant material allows more effective use of the industrial property; or
    - ii. Clustering or perimeter averaging of landscaping enables significant trees to be retained; or
    - iii. Clustering or perimeter averaging is used to reduce the number of driveways and curb cuts and allow joint use of parking facilities between neighboring businesses; or
    - iv. Clustering or perimeter averaging avoids future conflicts with signage.
- 5. Landscaping in a bioretention facility, which includes trees, shrubs, and groundcovers as identified on the City's approved Bioretention Vegetation list and as regulated in TMC Chapter 14.30, may be counted up to 100% towards required Type I or Type II landscaping. Bioretention facilities shall not be counted towards required Type III landscaping. All of the following criteria must be met:
  - a. The bioretention facility has been designed by a professional trained or certified in Low Impact Development techniques; and
  - b. The landscaping meets the screening requirements of the specified landscape type; and
  - c. Public safety concerns have been addressed; and
  - d. The number of trees required by the landscape type are provided.
- 6. Credit for retained significant trees may be counted towards required landscaping if the following criteria are met:
  - a. Assessment of trees by an ISA Certified Arborist as to tree health, value of the trees and the likelihood of survivability during and after construction is provided; and
  - b. Retention of tree(s) supports the Tukwila Comprehensive Plan urban tree canopy goals and policies; and

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- c. A financial assurance is posted based on 50% of the value of the retained tree(s) to ensure tree replacement should the retained trees be damaged or die as a result of construction impacts. The financial assurance shall be retained for three years.

The value of the significant tree(s) to be retained, as determined by an ISA Certified Arborist, shall be posted on the tree prior to site preparation and retained throughout the construction of the project.

**Commented [CL99]:** This provision added by Advisory Committee.

### B. Violations

**Commented [CL100]:** New subsection that identifies what is a violation of the landscaping code and what the penalties and the required remedial measures will be.

1. **Violations:** The following actions shall be considered a violation of this chapter:
- Any removal or damage of landscaping that is required by this Chapter;
  - Topping or excessive pruning of trees or shrubs, except as explicitly allowed by this chapter.
  - Failure to replace dead landscaping materials.
2. **Penalties:** In addition to any other penalties or other enforcement actions, any person who fails to comply with the provisions of this chapter also shall be subject to a civil penalty as set forth below. Each unlawfully removed or damaged tree shall constitute a separate violation.
- The amount of the penalty shall be assessed based on the table below. The Director may elect not to seek penalties or may reduce the penalties if he or she determines that the circumstances do not warrant imposition of any or all of the civil penalties.
  - Penalties are in addition to the restoration of removed plant materials through the remedial measures listed below.
  - It shall not be a defense to the prosecution for a failure to obtain a permit required by this chapter that a contractor, subcontractor, person with responsibility on the site or person authorizing or directing the work erroneously believe a permit had been issued to the property owner or any other person.

**Commented [CL101]:** New violation item.

**Commented [CL102]:** From Federal Way Tree Code, FMC 19.120.270.

Type of Violation	Allowable Fines per Violation
Removal or damage of trees or specimen shrubs without applying for and obtaining required city approval	\$1,000 per tree, or up to the marketable value of each tree removed or damaged as determined by a certified arborist.

**Commented [CL103]:** From Federal Way Tree Code; City of Kirkland has similar monetary penalties.

"or specimen shrubs" added by Advisory Committee.

3. **Remedial Measures:** In addition to the penalties provided above, the Director shall require any person conducting work in violation of this chapter to mitigate the impacts of unauthorized work by carrying out remedial measures.
- Any illegal removal of required trees shall be subject to obtaining a tree permit and replacement with trees that meet or exceed the functional value of the removed trees. In addition, any shrubs and groundcover removed without city approval shall be replaced; and

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- b. To replace the tree canopy lost due to the tree removal, additional trees must be planted on-site. Payment may be made into the City's Tree Fund if the number of replacement trees cannot be accommodated on-site. The number of replacement trees required will be based on the size of the tree(s) removed as follows:

**Tree Replacement Requirements**

Diameter* of Tree Removed (*measured at height of 4.5 feet from the ground)	Number of Replacement Trees Required
4-6 inches (single trunk) 2 inches (any trunk of a multi-trunk tree)	3
Over 6-8 inches	4
Over 8-20 inches	6
Over 20 inches	8

**Commented [CL104]:** The current landscaping code does not provide specific penalties for the removal of required trees. This chart mirrors the tree replacement ratios required in the shoreline regulations. Requiring replacement trees is a way to replace lost tree canopy due to tree removal without a permit.

4. **Enforcement:** It shall be the duty of the Community Development Director to enforce this chapter pursuant to the terms and conditions of TMC Chapter 8.45 or as otherwise allowed by law.

**Commented [CL105]:** Items #4-5 are taken from the City's Sensitive Area regulations, TMC 18.45.

5. **Inspection Access**

- a. For the purposes of inspection for compliance with the provisions of a permit or this chapter, authorized representatives of the Community Development Director may enter all sites for which a permit has been issued.
- b. Upon completion of all requirements of a permit, the applicant shall request a final inspection by contacting the planner of record. The permit process is complete upon final approval by an authorized representative of the Community Development Director.



**CHAPTER 18.52**  
**LANDSCAPE, RECREATION,**  
**RECYCLING/SOLID WASTE**  
**SPACE REQUIREMENTS**

**Sections:**

- 18.52.010 Purpose
- 18.52.020 Perimeter Landscaping Requirements by Zone District
- 18.52.030 Perimeter Landscape Types
- 18.52.035 Interior Parking Lot Landscaping Requirements
- 18.52.040 General Landscaping and Screening Requirements
- 18.52.050 Landscape Plan Requirements
- 18.52.060 Recreation Space Requirements
- 18.52.065 Lighting
- 18.52.070 Recycling Storage Space for Residential Uses
- 18.52.080 Recycling Storage Space for Non-Residential Uses
- 18.52.090 Design of Collection Points for Garbage and Recycling Containers

**18.52.010 Purpose**

The purpose of this chapter is to establish minimum requirements for landscaping to promote safety, to provide screening between incompatible land uses, to mitigate the adverse effects of development on the environment, and to improve the visual environment for resident and nonresident alike.

*(Ord. 1872 §14 (part), 1999)*

**18.52.020 Perimeter Landscaping Requirements by Zone District**

A. In the various zone districts of the City, landscaping in the front, rear and side yards shall be provided as established by the various zone district chapters of this title. These requirements are summarized in the following table, except for Tukwila Urban Center (TUC) requirements, which are listed in TMC Chapter 18.28.

ZONING DISTRICTS	FRONT YARD (SECOND FRONT)	LANDSCAPE TYPE FOR FRONTS	SIDE YARD	REAR YARD	LANDSCAPE TYPE FOR SIDE/REAR
LDR (for uses other than dwelling units)	15 <sup>2</sup>	Type I	10	10	Type I
MDR	15 <sup>1,2</sup>	Type I	10	10	Type I
HDR	15 <sup>1,2</sup>	Type I	10	10	Type I
MUO	15 (12.5) <sup>2</sup>	Type I <sup>7</sup>	5 <sup>4</sup>	5 <sup>4</sup>	Type I <sup>7</sup>
O	15 (12.5) <sup>2</sup>	Type I <sup>7</sup>	5 <sup>4</sup>	5 <sup>4</sup>	Type I <sup>7</sup>
RCC	20 (10) <sup>2,3</sup>	Type I <sup>7</sup>	5 <sup>4</sup>	10	Type II
NCC	5 <sup>4</sup>	Type I <sup>7</sup>	0 <sup>4</sup>	0 <sup>4</sup>	Type II
RC	10	Type I	5 <sup>4</sup>	0 <sup>4</sup>	Type II <sup>8</sup>
RCM	10	Type I	5 <sup>4</sup>	0 <sup>4</sup>	Type II <sup>8</sup>
TUC – See TMC Chapter 18.28					
C/LI	12.5 <sup>5</sup>	Type I <sup>6</sup>	5 <sup>5</sup>	0 <sup>5</sup>	Type II <sup>8</sup>
LI	12.5 <sup>2</sup>	Type II	0 <sup>4</sup>	0 <sup>4</sup>	Type III
HI	12.5 <sup>2</sup>	Type II	0 <sup>4</sup>	0 <sup>4</sup>	Type III
MIC/L	5 <sup>5</sup>	Type II	0 <sup>5</sup>	0 <sup>5</sup>	Type III
MIC/H	5 <sup>5</sup>	Type II	0 <sup>5</sup>	0 <sup>5</sup>	Type III
TVS	15 <sup>2,3</sup>	Type II	0 <sup>4</sup>	0 <sup>4</sup>	Type III
TSO	15 <sup>9,2</sup>	Type I	0 <sup>10</sup>	0 <sup>10</sup>	Type III

**Notes:**

1. Minimum required front yard landscaped areas in the MDR and HDR zones may have up to 20% of their required landscape area developed for pedestrian and transit facilities upon approval as a Type 2 special permission decision.

2. In order to provide flexibility of the site design while still providing the full amount of landscaping required by code, the front yard landscape width may be divided into a perimeter strip and one or more other landscape areas between the building and the front property line, if the perimeter strip is a minimum of 10 feet and the landscape materials are sufficient to provide landscaping along the perimeter and screening of the building mass.

3. Required landscaping may include a mix of plant materials, pedestrian amenities and features, outdoor café-type seating and similar features, subject to approval as a Type 2 special permission decision. Required plant materials will be reduced in proportion to the amount of perimeter area devoted to pedestrian oriented space.

4. Increased to 10 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.

5. Increased to 15 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.

6. Increased to Type II if the front yard contains truck loading bays, service areas or outdoor storage.

7. Increased to Type II if any portion of the yard is within 50 feet of LDR, MDR or HDR.

8. Increased to Type III if any portion of the yard is within 50 feet of LDR, MDR or HDR.

9. Only required along public streets.

10. Increased to 10 feet if adjacent to residential uses or non-TSO zoning.

B. The landscape perimeter may be averaged if the total required square footage is achieved, unless the landscaping requirement has been increased due to proximity to LDR, MDR or HDR. Landscape perimeter averaging may be allowed as a Type 2 special permission decision if all of the following criteria are met:

1. Plant material can be clustered to more effectively screen parking areas and blank building walls.

2. Perimeter averaging enables significant trees or existing built features to be retained.

3. Perimeter averaging is used to reduce the number of driveways and curb cuts and allow joint use of parking facilities between neighboring businesses.

4. Width of the perimeter landscaping is not reduced to the point that activities on the site become a nuisance to neighbors.

5. Averaging does not diminish the quality of the site landscape as a whole.

(Ord. 2442 §1, 2014; Ord. 2251 §61, 2009; Ord. 2235 §13, 2009; Ord. 1872 §14 (part), 1999)

### **18.52.030 Perimeter Landscape Types**

#### **A. Type I landscape perimeter.**

1. Purpose is to enhance Tukwila's streetscapes, provide a light visual separation between uses and zoning districts, screen parking areas, and allow views to building entryways and signage.

2. Plant materials shall consist of the following:

a. One tree for each 30 lineal feet of required perimeter excluding curb cuts; and

b. One shrub for each 7 lineal feet of required perimeter excluding curb cuts or a planted berm at least 24 inches high; and

c. Living groundcover to cover 90% of the landscape area within three years.

#### **B. Type II landscape perimeter.**

1. Purpose is to enhance Tukwila's streetscapes, provide a moderate visual separation between uses and zoning districts, screen blank building walls and parking areas, and allow views to building entryways and signage.

2. Plant materials shall consist of the following:

a. One tree for each 20 lineal feet of required perimeter excluding curb cuts; and

b. One shrub for each 5 lineal feet of required perimeter excluding curb cuts; and

c. Living groundcover to cover 90% of the landscape area within three years.

#### **C. Type III landscape perimeter.**

1. Purpose is to provide extensive visual separation between industrial areas and nearby residential areas.

2. Plant materials shall consist of the following:

a. One tree per 20 lineal feet of required perimeter excluding curb cuts; and

b. Shrubs to provide a solid planting screen with a height of five to eight feet or a solid wooden fence or masonry wall to be approved by the Community Development Director; and

c. Living groundcover to cover 90% of the landscape area within three years.

#### **D. Plant material requirements.**

1. Plants shall meet the current American Standard for Nursery Stock (American Nursery and Landscape Association – ANLA), and shall be healthy, vigorous and well-formed, with well-developed, fibrous root systems, free from dead branches or roots. Plants shall be free from damage caused by temperature extremes, lack of or excess moisture, insects, disease, and mechanical injury. Plants in leaf shall be well foliated and of good color. Plants shall be habituated to outdoor environmental conditions (hardened-off).

2. A mix of evergreen trees and evergreen shrubs shall be used to screen blank walls.

3. Deciduous trees shall be used to allow visual access to entryways, signage and pedestrian use areas.

4. Evergreen shrubs shall be used to screen parking lots along street frontages.

5. In perimeters located adjacent to residential zones 75% of trees and shrubs shall be evergreen.

6. Evergreen trees shall be a minimum of 6 feet in height at time of planting.

7. Deciduous trees shall have at least a 2 inch caliper at time of planting, determined according to the American Standard for Nursery Stock.

8. Shrubs shall be at least 18 inches in height at time of planting.

9. No plants listed on the current King County Noxious Weed list may be used.

10. Existing vegetation may be used to meet the requirements of this chapter. All significant trees located within any required perimeter landscaping area which are not dead, dying, or diseased and which do not pose a safety hazard as determined by the Community Development Director shall be retained.

11. The classification of plant material as trees, shrubs and evergreens shall be as listed in the Hortus Third, A Concise Dictionary of Plants Cultivated in the U.S. and Canada.

(Ord. 2251 §62, 2009; Ord. 1872 §14 (part), 1999)

### 18.52.035 Interior Parking Lot Landscaping Requirements

Landscaping within parking areas shall be provided as shown below.

1. Requirements for each distinctly separate parking area within the LDR zone for uses other than dwelling units, and in the MDR and HDR zones:

a. For areas with up to 20 parking stalls per parking area, no interior landscaping is required.

b. For areas with 21 - 40 parking stalls per parking area, 7 square feet of interior landscape area is required for each parking stall.

c. For areas with more than 40 parking stalls per parking area, 12 square feet of interior landscape area is required for each parking stall (see Multi-Family Design Guidelines, Site Planning Section, No. 31, for the normal 15 square feet to be provided).

d. All parking areas shall have a perimeter landscape strip a minimum of 2 feet wide with an average width of 5 feet.

2. Requirements for parking lots within the O, MUO, RCC, and NCC zones:

a. For lots with up to 20 parking stalls, no interior landscaping is required.

b. For lots with 21 - 40 parking stalls, a minimum of 10 square feet of interior landscape area is required for each parking stall over 20.

c. For lots with more than 40 parking stalls, a minimum of 200 square feet of interior landscape area plus 15 square feet for each parking stall over 40 is required. For areas placed behind buildings or otherwise screened from streets, parks and City trails the interior landscape requirement is reduced to a minimum of 200 square feet plus 10 square feet for each parking stall over 40.

3. Requirements for parking lots within the RC, RCM, C/LI, TSO and TVS zones:

a. For areas adjacent to public or private streets, a minimum of 15 square feet of landscaping is required for each parking stall.

b. For areas placed behind buildings or otherwise screened from streets, parks and City trails a minimum of 10 square feet of interior landscape area is required for each parking stall.

4. Planting Standards:

a. Interior landscape islands shall be distributed to break up expanses of paving. Landscaped areas shall be placed at the ends of each interior row in the parking area, with no stall more than 10 stalls or 100 feet from a landscape area.

b. The minimum size for interior parking lot planting islands is 100 square feet.

c. Planting islands shall be a minimum of 6 feet in any direction and generally the length of the adjacent parking space.

d. Raised curbs or curb stops shall be used around the landscape islands to prevent plant material from being struck by automobiles.

e. A minimum of 1 evergreen or deciduous tree is required per landscape island, with the remaining area to contain a combination of shrubs, living groundcover and mulch.

(Ord. 2442 §2, 2014; Ord. 2251 §63, 2009; Ord. 2235 §14, 2009; Ord. 1872 §14 (part), 1999)

### 18.52.040 General Landscape and Screening Requirements

A. **Appropriate plant materials.** New plant materials shall include native species or non-native species that have adapted to the climatic conditions of the Puget Sound Region and are suited to the planting site, taking into account final plant size, stresses such as heat or freezing, space for planting, overhead lines or underground utilities present, and shade or sun exposure. Drought resistant species are encouraged, except where site conditions within the required landscape areas assure adequate moisture for growth. Grass may be used as a groundcover where existing or amended soil conditions assure adequate moisture for growth. Landscape perimeter trees should be selected for compatibility with existing plant material or street trees.

B. **Site preparation.** Site preparation and planting of vegetation shall be in accordance with best management practices for ensuring the vegetation's long-term health and survival and shall include incorporation and tilling in of organic material to a depth of 18 inches and mulching.

C. **Coverage standards.** All landscaped areas in the MDR and HDR zones (including shrub beds) shall achieve 90% live ground coverage in three years, and all areas not occupied by a building (including surface parking areas) shall achieve 40% horizontal tree coverage in ten years.

D. **Visibility.** The landscaping shall not obstruct view from or into the driveway, sidewalk or street. Landscape design shall allow for surveillance from streets and buildings and avoid creating areas that might harbor criminal activity. No shrubs shall be planted or allowed to grow over two feet in height within thirty feet of intersecting curblines or pavement edges (see *TMC 11.20.090*). No tree may be planted within two feet of a sidewalk or pavement edge.

E. **Outside storage areas.** Outdoor storage shall be screened from abutting public and private streets and from adjacent properties. Such screens shall be a minimum of eight feet high and not less than 60% of the height of the material stored. Said screens shall be specified on the plot plan and approved by the Community Development Director. Except in the MDR and HDR zones, where outdoor storage shall be fully screened from all public roadways and adjacent parcels with a sight obscuring structure equal in height to the stored objects and with a solid screen of exterior landscaping.

A top screen cover may be exempted if the item(s) has a finished top and an equivalent design quality is maintained. The screening structure shall reflect building architecture as determined by the BAR to be appropriate.

F. Ground level mechanical equipment and garbage storage areas shall be screened with evergreen plant materials and/or fences or masonry walls.

G. **Fences.** All fences shall be placed on the interior side of any required perimeter landscaping.

H. **Lighting.** Trees shall not be planted in locations where they would obstruct existing or planned street or site lighting.

I. **Automatic irrigation.** All landscape areas shall be served by an automatic irrigation system. Water conservation features such as moisture sensors with automatic rain shut-off devices, automatic timers, pressure regulating devices, backflow prevention devices, separate irrigation zones for grass and planting beds, and sprinkler heads matched to site and plant conditions shall be installed. Irrigation water shall be applied with goals of avoiding runoff and overspray onto adjacent property, non irrigated areas and impervious surfaces.

J. **Utility easements.** Utility easements and other similar areas between property lines and curbing shall be landscaped and/or treated with dust and erosion control planting or surfacing such as evergreens, groundcover, shrubs, trees, sod or a combination of similar materials. In areas of overhead transmission lines, no shrubs or trees over 20 feet at maturity will be allowed. Trees should not be planted within 10 feet of underground water, sewer or storm drainage pipes.

(Ord. 2251 §64, 2009; Ord. 1872 §14 (part), 1999)

#### **18.52.050 Landscape Plan Requirements**

A. A Washington State licensed landscape architect shall prepare and stamp the landscape plans in accordance with the standards herein. Detailed plans for landscaping and screening shall be submitted with plans for building and site improvements. Included in the plans shall be type, quantity, spacing and location of plants and materials, site preparation and specifications for soils and mulches, location of all overhead and underground utilities (so as to avoid conflicts with proposed planting locations), typical planting details and the location of irrigation systems.

B. Installation of the landscaping and screening shall be completed and a Landscaping Declaration submitted by the owner or owner's agent prior to issuance of the certificate of occupancy. If necessary, due to weather conditions or construction scheduling, the installation may be postponed to the next planting season if approved by the Community Development Director and stated on the building permit. A performance assurance device equal to 150% of the cost of the labor and materials must be provided to the City before the deferral is approved. The property owner shall keep all planting areas free of weeds and trash and replace any unhealthy or dead plant materials for the life of the project in conformance with the intent of the approved landscape plan and TMC Section 8.28.180. Any landscaping required by this chapter shall be retained and

maintained for the life of the project. Additionally, topping or removal of required trees is prohibited. Only trees that pose a danger or are diseased, as determined by an ISA certified arborist, shall be allowed to be removed. Any illegal removal of required trees shall be subject to obtaining a tree permit and replacement with trees that meet or exceed the functional value of the removed trees.

(Ord. 2368 §53, 2012; Ord. 2251 §65, 2009; Ord. 1971 §19, 2001; Ord. 1872 §14 (part), 1999)

#### **18.52.060 Recreation Space Requirements**

In all MDR and HDR zoning districts, any proposed multiple-family structure, complex or development shall provide, on the premises and for the use of the occupants, a minimum amount of recreation space according to the following provisions:

##### **1. Required Area.**

a. For each proposed dwelling unit in the multiple-family development and detached zero-lot-line type of development, a minimum of 400 square feet (100 square feet for senior citizen housing) of recreation space shall be provided. Any multiple-family structure, complex or development shall provide a minimum of 1,000 square feet of total recreation space.

b. Townhouse units shall provide at least 250 square feet of the 400 square feet of recreation space as private, ground level open space measuring not less than 10 feet in any dimension.

c. The front, side and rear yard setback areas required by the applicable zoning district shall not qualify as recreation space. However, these setback areas can qualify as recreation space for townhouses if they are incorporated into private open space with a minimum dimension of ten feet on all sides.

##### **2. Indoor or Covered Space.**

a. No more than 50% of the required recreation space may be indoor or covered space in standard multi-family developments. Senior citizen housing must have at least 20% indoor or covered space.

b. The Board of Architectural Review may grant a maximum of two square feet of recreation space for each one square foot of extensively improved indoor recreation space provided. Interior facility improvements would include a full range of weight machines, sauna, hot tub, large screen television and the like.

##### **3. Uncovered Space.**

a. A minimum of 50% of the total required recreation space shall be open or uncovered, up to 100% of the total requirement may be in open or uncovered recreation space in standard multi-family developments. Senior citizen housing allows up to 80% of recreation space to be outdoors and has no minimum outdoor space requirement.



b. Recreation space shall not exceed a 4% slope in any direction unless it is determined that the proposed space design clearly facilitates and encourages the anticipated use as endorsed by the Director.

c. The Board of Architectural Review may grant a maximum credit of two square feet of recreation space for each one square foot of outdoor pool and surrounding deck area.

**4. General Requirements.**

a. Multiple-family complexes (except senior citizen housing, detached zero-lot-line and townhouses with nine or fewer units), which provide dwelling units with two or more bedrooms, shall provide adequate recreation space for children with at least one space for the 5-to-12-year-old group. Such space shall be at least 25% but not more than 50% of the total recreation space required under TMC 18.52.060.1, and shall be designated, located and maintained in a safe condition.

b. Adequate fencing, plant screening or other buffer shall separate the recreation space from parking areas, driveways or public streets.

c. The anticipated use of all required recreation areas shall be specified and designed to clearly accommodate that use.

*(Ord. 2199 §18, 2008; Ord. 1872 §14 (part), 1999)*

**18.52.065 Lighting**

A. Parking and loading areas shall include lighting capable of providing adequate illumination for security and safety. Lighting standards shall be in scale with the height and use of the associated structure. Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way.

B. In the MDR and HDR zones, porches, alcoves and pedestrian circulation walkways shall be provided with low level safety lighting. Pedestrian walkways and sidewalks may be lighted with lighting bollards.

*(Ord. 1872 §14 (part), 1999)*

**18.52.070 Recycling Storage Space for Residential Uses**

Apartment and condominium developments over six units shall provide 1-1/2 square feet of recycling storage space per dwelling unit and located in collection points as follows:

1. No dwelling unit within the development shall be more than 200 feet from a collection point.

2. Collection points shall be located so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.

3. Collection points shall not be located in any required setback or landscape area.

*(Ord. 1872 §14 (part), 1999)*

**18.52.080 Recycling Storage Space for Non-Residential Uses**

A. Recycling storage space for non-residential uses shall be provided at the rate of at least:

1. Two square feet per every 1,000 square feet of building gross floor area in office, medical, professional, public facility, school and institutional developments.

2. Three square feet per every 1,000 square feet of building gross floor area in manufacturing, industrial and other non-residential uses not specifically mentioned in these requirements.

3. Five square feet per every 1,000 square feet of building gross floor area in retail developments.

B. Outdoor collection points shall not be located in any required setback or landscape area.

C. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.

*(Ord. 1872 §14 (part), 1999)*

**18.52.090 Design of Collection Points for Garbage and Recycling Containers**

Residential and non-residential collection points shall be designed as follows:

1. An opaque wall or fence of sufficient size and height to provide complete screening shall enclose any outside collection point. Architectural design shall be consistent with the design of the primary structure(s) on the site.

2. Collection points shall be identified by signs not to exceed two square feet.

3. Weather protection of recyclables and garbage shall be ensured by using weather-proof containers or by providing a roof over the storage area.

*(Ord. 1872 §14 (part), 1999)*



## CHAPTER 18.28

### TUKWILA URBAN CENTER (TUC) DISTRICT

#### Sections:

#### INTRODUCTION

- 18.28.010 Purpose and Orientation
- 18.28.020 How to Use the Development Code
- 18.28.030 Applicability and Design Review  
*Table 18-1: Summary of Applicable Review Process and Standards/Guidelines*

#### District-Based Standards

- 18.28.040 Districts
- 18.28.050 District Land Uses  
*Table 18-2 Land Uses Allowed By District*
- 18.28.060 District Standards  
*Table 18-3 District Standards*
- 18.28.070 Structure Height
- 18.28.080 Maximum Block Face Length
- 18.28.090 Permitted Corridor Types for New Streets
- 18.28.100 Side and Rear Setbacks
- 18.28.110 Side and Rear Yard Landscaping Requirements

#### Corridor-Specific Standards

- 18.28.120 Corridors
- 18.28.130 Corridor Regulations  
*Figures 18-20 through 18-27  
Corridor Standards*
- 18.28.140 New Streets
- 18.28.150 Public Frontage Standards
- 18.28.160 Building Orientation to Street/Open Space
- 18.28.170 Frontage Building Coverage
- 18.28.180 Front Yard
- 18.28.190 On-Site Surface Parking Location
- 18.28.200 Architectural Design Standards
- 18.28.210 Front Yard Encroachments

#### Supplemental Development Standards

- 18.28.220 Special Corner Feature
- 18.28.230 Landscaping Types
- 18.28.240 General Landscaping
- 18.28.250 Open Space Regulations  
*Table 18-4 Provision of Open Space*
- 18.28.260 General Parking Requirements  
*Table 18-5 Provision of Parking*
- 18.28.270 General Parking Guidelines
- 18.28.280 Site Requirements

#### INTRODUCTION

##### 18.28.010 Purpose and Orientation

The purpose of this chapter is to implement the goals and policies of the Tukwila Comprehensive Plan and Southcenter Subarea Plan. This chapter contains the primary development

code that will be used to evaluate development projects or improvement plans proposed on properties within the Tukwila Urban Center (TUC) zone area. The Code contains regulations governing Use, Height, Building Placement, Public and Private Frontage, Parking, Streets, Blocks, Open Space, Landscaping, Site Design, and Architecture. See the Tukwila Comprehensive Plan and *Southcenter Subarea Plan* for more detail about the long range vision for the Plan area and a discussion of City actions and investments that support implementation of the Southcenter vision.

(Ord. 2443§2, 2014)

##### 18.28.020 How to Use the Development Code

A. The Development Code is organized into four primary sections:

1. District-based standards,
2. Corridor-based standards,
3. Supplemental development regulations, and
4. A separate Southcenter Design Manual.

B. Following are instructions on how to locate and review the development regulations that apply to a specific property:

1. Locate the property on the District Map (*Figure 18-16*), and Corridor Map (*Figure 18-19*). Identify which District and Corridor Type(s) apply to the property.

2. Review the District Standards (*Tables 18-2 and 18-3*) and Corridor Standards (*Figures 18-20 through 18-27*) and identify the specific standards for the applicable District and Corridor Type. Note that the tables and figures are intended as a summary and do not encompass all mandatory requirements presented throughout the development regulations.

3. District-Based Standards (TMC Sections 18.28.040 through 18.28.110) govern:

- a. The use of a building or site; see Table 2, "Land Uses Allowed by District."
- b. The scale and configuration of the built environment; see Table 3, "District Standards."

4. Corridor-Based Standards (TMC Sections 18.28.120 through 18.28.200) govern:

- a. Thoroughfare configuration, public frontage conditions, building and parking placement, front yard landscaping, and architectural aspects of that portion of a building's façade within the first 185 feet of a parcel, measured from the curb line provided, however, that for Future Corridors mapped on *Figure 18-19* these Corridor Standards do not apply until the Corridor is activated by: (i) City acquiring the right-of-way and installing thoroughfare and public frontage improvements or lawfully requiring dedication and installation of the same in connection with a project proposal; or (ii) an applicant or owner elects to install the Corridor improvements and provide public access in connection with adjoining development. See the Corridor Standards (*Figures 18-20 through 18-27*).

b. More detailed information about the development regulations and guidelines that apply to each Corridor can be reviewed in the subsequent sections. These regulations are set forth to ensure that the configuration, location, orientation and design of new development match the envisioned character of all streets and open spaces in the Plan area.

5. **Supplemental Development Regulations** (TMC Sections 18.28.220 through 18.28.280): These sections contain regulatory definitions, requirements and guidelines that are common for all properties in Southcenter. They address front yard encroachments, special corner features, new streets configurations and guidelines, open space, landscaping, site components, and parking.

C. **Interpretation of the Development Code.** Most sections of the code feature the following elements:

1. **Purpose.** Purpose statements are overarching objectives.

2. **Standards.** Standards use words such as "shall", "must", or "is/are required", signifying required actions.

3. **Guidelines.** Guidelines use words such as "should" or "is/are recommended", signifying voluntary measures.

4. **Alternatives.** Some standards within the code allow applicants to propose alternative methods of meeting the particular standards. In such cases, the applicant shall demonstrate how the proposal meets the purpose of the standard and the overall objectives of the Plan.

D. See the Applicability and Design Review section (TMC Section 18.28.030) to determine how the provisions in this chapter apply to properties in the TUC zone and which other Tukwila codes may apply to a specific property.

*(Ord. 2443§3 2014)*

## **18.28.030 Applicability and Design Review**

### **A. Relationship to Other Tukwila Codes.**

1. The provisions of this chapter apply to properties within the Southcenter Plan Area, shown on the District Map (*Figure 18-16*).

2. The provisions of this chapter shall modify the regulations and other provisions in TMC Title 18, "Zoning," provided that the regulations and provisions of the entire Tukwila Municipal Code shall apply when not specifically covered by this chapter; and, further, provided that where Title 18 and the goals of the Southcenter Plan and this chapter are found to be in conflict, the provisions of this chapter shall apply unless otherwise noted.

3. Areas within 200 feet of the Ordinary High Water Mark (OHWM) of the Green River are subject to the regulations in TMC Chapter 18.44, "Shoreline Overlay," which supersede this chapter when in conflict.

4. Areas meeting the definition of sensitive areas or sensitive area buffers are subject to the regulations of TMC Chapter 18.45, "Environmentally Sensitive Areas," and TMC Chapter 18.54, "Tree Regulations."

5. Alterations to non-conforming structures, uses, landscape areas or parking lots shall be made in accordance with the standards in TMC Chapter 18.70, "Non-Conforming Lots, Structures and Uses," except that existing structures greater than the applicable district's maximum building height at the time of adoption of Ordinance No. 2443 (effective June 10, 2014) shall not be considered non-conforming as to height provisions.

6. Tukwila has adopted local amendments to the International Building and Fire Codes, which should be reviewed early in the development process; see TMC Title 16, "Buildings and Construction."

7. Boundary line adjustments, lot consolidations, short plats, subdivisions and binding site improvement plans shall be subject to the requirements of TMC Title 17, "Subdivisions and Plats."

8. Signs shall be regulated according to Title 19, "Sign and Visual Communication Code."

9. Public and private infrastructure must be designed and built in compliance with the standards contained in the current edition of the Tukwila Public Works Department Infrastructure Design and Construction Standards.

B. **Intensification of Use.** Maximum block face length (TMC Section 18.28.080) and public frontage improvements (TMC Section 18.28.150) are required when an individualized assessment by the Director determines that the improvements are reasonably necessary as a direct result of the transportation impacts of a proposed development.

### **C. Pad Development, Expansions or Complete Redevelopment.**

1. Construction of a new pad building on a site with existing development shall meet all requirements for the new structure, and any alterations to non-conforming landscape areas or parking lots shall be made in accordance with the standards in TMC Chapter 18.70, "Non-Conforming Lots, Structures and Uses."

2. Expansions of existing buildings shall meet all requirements for the new portions of the structure, and any alterations to non-conforming landscape areas or parking lots shall be made in accordance with the standards in TMC Chapter 18.70, "Non-Conforming Lots, Structures and Uses."

3. Development of a vacant site or complete redevelopment of a site shall require compliance with all of the standards and guidelines in this chapter.

### **D. Design Review. (Table 18-1)**

1. Design review for projects located in the Regional Center (TUC-RC), Transit Oriented Development Neighborhood (TUC-TOD), Pond (TUC-P), or Commercial Corridor (TUC-CC) Districts:

a. Projects meeting the thresholds for design review set forth in subparagraph 18.28.030.D.1.b. and c. shall be evaluated using applicable regulations in this chapter and the guidelines set forth in the Southcenter Design Manual. Work performed within the interior of a structure does not trigger design review or application of District or Corridor Standards.

**b. *Major remodels and small-scale projects.***

Projects meeting any one of the following criteria shall be reviewed administratively as a Type 2 decision (see TMC Chapter 18.60):

(1) New non-residential structures between 1,500 and 25,000 square feet in size (total on premises).

(2) New residential or mixed-use buildings providing up to 50 dwelling units (total on premises).

(3) Any exterior repair, reconstruction, cosmetic alterations or improvements, when the cost of that work exceeds 10% of the building's current assessed valuation (the cost of repairs to or reconstruction of roofs screened by parapet walls is exempt). Compliance with corridor-based architectural design standards and building orientation is required for existing buildings only if they are destroyed by any means to an extent of more than 50% of their replacement cost at the time of destruction, in the judgment of the City's Building Official.

(4) Exterior expansions between 1,500 and 25,000 square feet in size (total on premises).

**c. *Large scale projects.*** Projects meeting the following criteria shall be reviewed by the Board of Architectural Review (BAR) as a Type 4 decision (see TMC Chapter 18.60):

(1) New non-residential structures greater than 25,000 square feet in size (total on premises).

(2) New residential or mixed-use buildings with more than 50 dwelling units (total on premises).

(3) Exterior expansions greater than 25,000 square feet in size (total on premises).

**d. *Minor remodels and very small scale projects.*** Projects NOT meeting the design thresholds set forth in subparagraph 18.28.030.D.1.b. or c. are not subject to design review and shall be evaluated using applicable regulations in this chapter EXCEPT for the corridor-based architectural design standards.

**2. Design Review for Projects located in the Workplace District.**

a. Buildings containing any dwelling units that meet the following thresholds for design review shall be evaluated using applicable regulations in this chapter and the guidelines set forth in the Southcenter Design Manual. Work performed within the interior of a structure does not trigger design review or application of District or Corridor Standards.

***Type of Review.***

(1) New small scale residential or mixed-use buildings providing up to 50 dwelling units (total on premises) shall be reviewed administratively as a Type 2 decision (see TMC Chapter 18.60).

(2) ***Major remodels.*** Any exterior repair, reconstruction, cosmetic alterations or improvements to buildings over 10,000 square feet, when the cost of that work exceeds 10% of the building's current assessed valuation (the cost of repairs to or reconstruction of roofs screened by parapet walls is exempt) shall be reviewed administratively as a Type 2 decision (see TMC Chapter 18.60).

(3) New large scale residential or mixed-use building projects with more than 50 dwelling units (total on premises) will be reviewed by the Board of Architectural Review (BAR) as a Type 4 decision (see TMC Chapter 18.60).

b. All other projects meeting the following thresholds for design review shall be evaluated using the applicable regulations in this chapter and the design review criteria in TMC Section 18.60.050.

***Type of Review:***

(1) Small scale new construction or exterior expansions between 1,500 and 25,000 square feet shall be reviewed administratively as a Type 2 decision (see TMC Chapter 18.60).

(2) ***Major remodels.*** Any exterior repair, reconstruction, cosmetic alterations or improvements to buildings over 10,000 square feet, when the cost of that work exceeds 10% of the building's current assessed valuation (the cost of repairs to or reconstruction of roofs screened by parapet walls is exempt) shall be reviewed administratively as a Type 2 decision (see TMC Chapter 18.60). Compliance with corridor-based building orientation/placement and architectural design standards is required for existing buildings only if they are destroyed by any means to an extent of more than 50% of their replacement cost at the time of destruction, in the judgment of the City's Building Official.

(3) Large-scale new construction or exterior expansions greater than 25,000 square feet shall be reviewed by the Board of Architectural Review as a Type 4 decision (see TMC Chapter 18.60).

**c. *Minor remodels and very small scale projects.*** Projects NOT meeting the design thresholds set forth in subparagraph 18.28.030.D.2.a. or b. shall be evaluated using applicable regulations in this chapter EXCEPT for the corridor-based architectural design standards.

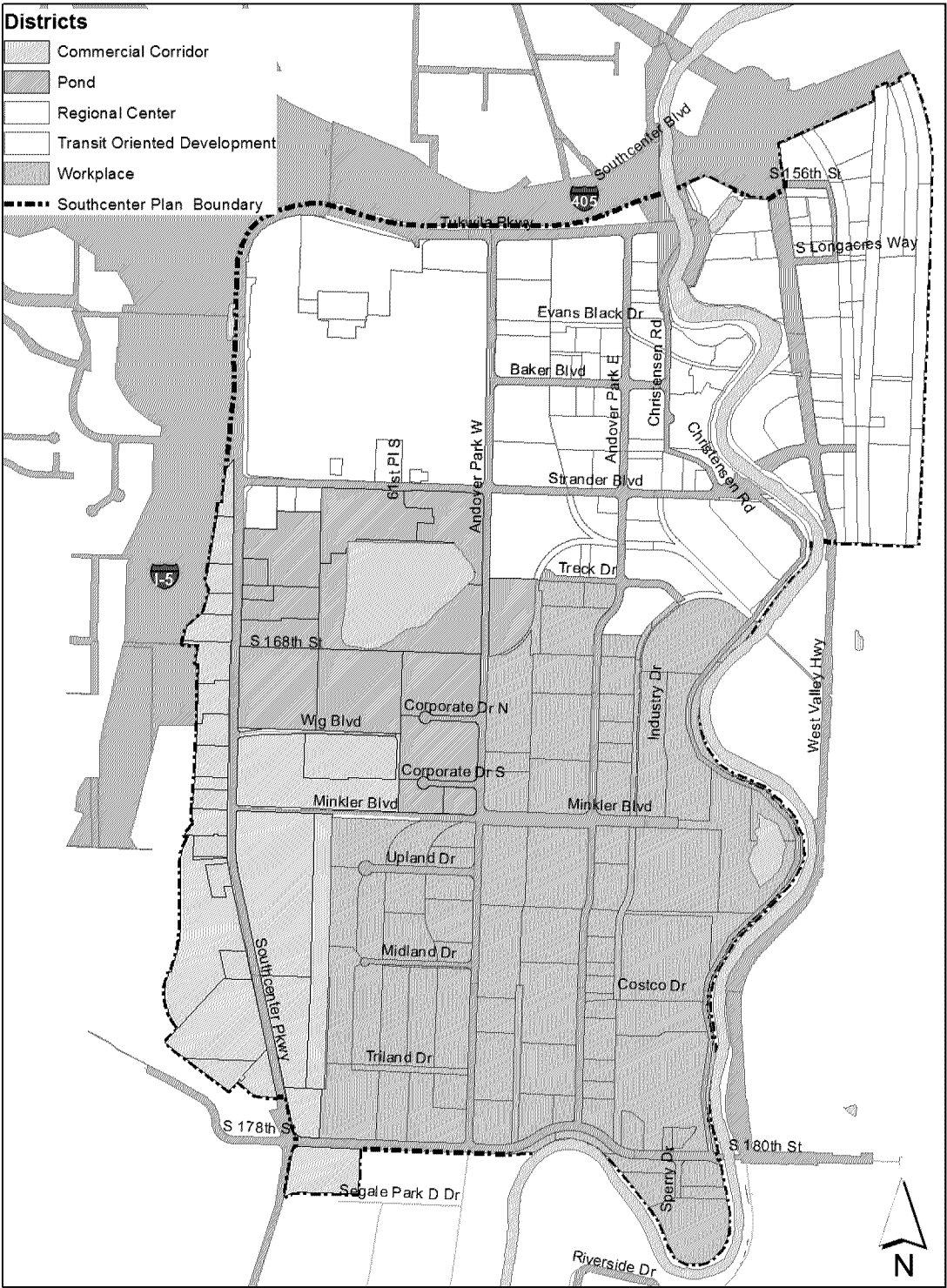
*(Ord. 2500 §14, 2016; Ord. 2443 §4, 2014)*

DISTRICT-BASED STANDARDS

18.28.040 Districts

A. Five Districts are hereby established within the Tukwila Urban Center in the specific locations and with the specific names indicated in the District Map (Figure 18-16).

Figure 18-16 District Map



**B. Districts – Purpose.**

1. **TUC-RC, Regional Center.** The area in the vicinity of Westfield Southcenter Mall, with easy access to the bus Transit Center, is intended to provide an area that will continue to infill and intensify with more retail, services, and entertainment uses southward toward Strander Boulevard and eastward across Andover Park West. Over the long term, infill development on the high-value property of the Mall may continue the transition from surface parking to structured parking, and may be increasingly characterized by mid-rise or high-rise building components built over the retail base.

2. **TUC-TOD, Transit Oriented Development (TOD) Neighborhood.** The area extending from the bus transit center on Andover Park West eastward towards the Sounder commuter rail/Amtrak station is intended to provide a more compact and vibrant mix of housing, office, lodging and supportive retail and service uses. Parking will be accommodated by a combination of off- and on-street parking spaces/lots. The overall structure of the TOD Neighborhood will be characterized by moderate development intensities and building heights. A fine-grained network of streets with pedestrian amenities will increase the walkability of the area.

3. **TUC-P, Pond District.** The northern edge of the Pond District is intended to provide an area of higher-density mixed-use development over retail, restaurants and services, oriented towards the Pond and a paved waterfront esplanade. Maximum building heights will be lower than in the adjacent Regional Center District, to provide sunlight to and views of the Pond. The eastern, western, and southern edges of the Pond will be characterized by a more natural park environment. Buildings will be separated from the Pond by streets on the eastern and southern edges, and stepped down in height toward the water to preserve views. Ground floors on these edges will range from office to support services and retail uses, with more private uses like residential above.

4. **TUC-CC, Commercial Corridor District.** Southcenter Parkway will continue to feature auto-oriented retail and services in a manner similar to the existing patterns of development in that area.

5. **TUC-WP, Workplace District.** The large southern portion of the plan area will continue to provide a wide range of distribution, warehousing, light industrial, “big box” retail, and furniture outlets, with incremental infill by office and other complementary commercial uses. Residential uses may front the Green River.

C. The scale and pattern of all development shall be governed by the standards and regulations for the applicable District.

(Ord. 2443§5, 2014)

**18.28.050 District Land Uses**

For permitted uses of a building or site, see *Table 18-2* “Land Uses Allowed by District.”

1. All Districts appear in the top row of the table.

2. The uses are organized by category and if allowed in a District are listed as either Permitted (P), Accessory (A), Conditional (C), or Unclassified Use Permit (UUP).

3. All permitted uses for a single district are allowed either alone or in combination with any other permitted uses within a parcel.

4. Other uses not specifically listed in this title are permitted should the Director determine them to be similar in nature to and compatible with other uses permitted outright within a District, consistent with the stated purpose of the District, and consistent with the policies of the Southcenter Plan.

(Ord. 2443§6, 2014)

**18.28.060 District Standards**

For the scale and configuration of the built environment, see *Table 18-3* “District Standards.”

1. All Districts appear in the top row of the table.
2. The primary regulations are listed in the left-most column of the table in the order that they appear in the text.
3. The development standards that apply to each District can be reviewed by cross referencing a regulation with a District.

4. More detailed information about the regulations and guidelines that apply to each District can be reviewed in the Tukwila Municipal Code section referenced in the row sub-headings. These regulations are set forth to ensure that the height and setbacks of new buildings and the scale of new blocks and streets are consistent with the purpose of each Southcenter District.

(Ord. 2443§7, 2014)

**18.28.070 Structure Height**

A. The minimum and maximum height of a structure shall be as specified by District or modified by a special height overlay. See *Table 3*, “District Standards.”

1. Structures oriented to Baker Boulevard shall have an average height at least as high as the minimum listed in *Table 18-3* “District Standards.”

**B. Pond Edge Height Limit.**

1. Development located within 150 feet of the edge of Tukwila Pond is not eligible for incentive height increases.

2. The maximum height in this location shall be as specified by District.

**C. Public Frontage Improvement Height Incentive.**

1. As an incentive to provide public frontage improvements and/or new streets that are not otherwise required under this code, allowable structure heights may be increased to the limits as specified for each District as shown in *Table 18-3* “District Standards,” when:

a. Developers construct public frontage improvements along their parcel frontages on existing streets, constructed to the standards of this code; or

b. Developers construct new 20 foot wide half streets with one side of public frontage improvements, constructed to the standards of this code; or

c. The existing sidewalk width and configuration along a parcel's frontage meets or exceeds the public frontage standard and, when averaged, the landscape width and street tree spacing meet the required public frontage standard. Additional sidewalk width may substitute for an equal area of landscaping.

d. In order to take advantage of this incentive, the public frontage improvements must start and stop at property boundaries, intersections or traffic signals and transition safely to neighboring conditions.

2. The public frontage height incentive will be applied proportionally to parcels with more than one frontage based on the following:

a. Each frontage will be evaluated separately based on its Corridor Type's public frontage standards.

b. The height bonus will be applied to a percentage of the total building footprint(s) on site based on the percentage of the parcel's total public frontage that, when averaged, meets the public frontage standard. For example, when averaged, if one of a parcel's two similar length frontages meets the corridor's public frontage standard, then 50% of the total building footprint on site is eligible for the height incentive.

**D. Multi-Family Height Incentive.**

1. As an incentive to construct residential dwelling units, allowable structure heights may be increased to the limits specified in **Table 18-3** "District Standards."

2. Structures may be completely residential or mixed use, with residential uses comprising at least half of the occupied floor area of the building.

E. Structures qualify for increased height as set forth in **Table 18-3** "District Standards," when integrating any of the following combination of height incentives:

1. In the TUC-TOD District, allowable structure heights may be increased to 115 feet for developments that meet both the frontal improvement and multi-family height incentive requirements.

2. In the TUC-TOD District, allowable structure heights may be increased to 115 feet for developments that achieve a LEED certification of silver or higher and meet either the frontal improvement or multi-family height incentive requirements.

3. In the TUC-TOD District, allowable structure heights may be increased to 115 feet for developments that meet the multi-family height incentive requirements and make at least 20% of the residential units affordable per the standards in WAC 365-196-870. For rental units, affordability is set at 50% of the county median family income, adjusted for family size. For owner-occupied units, affordability is set at 80% of the county median family income, adjusted for family size.

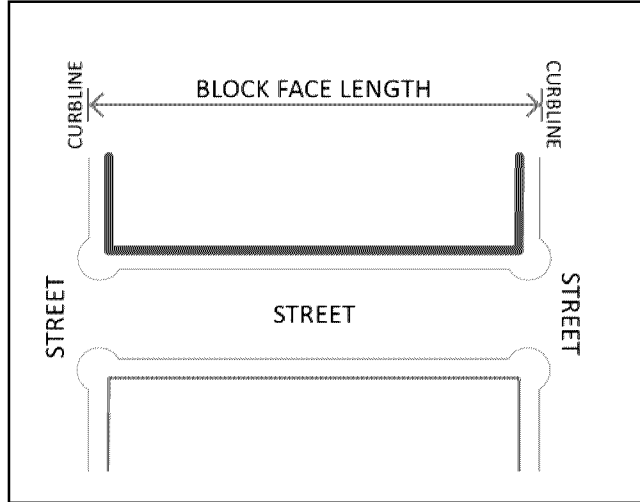
(Ord. 2443§8 2014)

**18.28.080 Maximum Block Face Length**

A. **Definition.** Block face length is a measure of a length of a block, in feet, from curb face to curb face of two intersecting and publicly accessible streets (public or private).

See **Figure 18-17 (below)**.

**Figure 18-17: Block face length**



**B. Regulation.**

1. When required per TMC Section 18.28.030.B, development sites (properties or assemblages of contiguous properties) with a block face that exceeds the specified maximum block face length standard must construct new publicly accessible streets in locations that result in the creation of city blocks that do not exceed the maximum block face length for that District.

2. For the purposes of determining block face length, alleys are considered as part of the interior of a block. For development sites bounded by rivers or ponds, property lines along the adjacent water body and pedestrian ways providing waterfront access may qualify as defining the edge of a block. In no other case shall pedestrian ways qualify as defining the edge of a block.

3. New streets must be designed, configured, and located in accordance with TMC Section 18.28.140, "New Streets."

(Ord. 2443§9 2014)

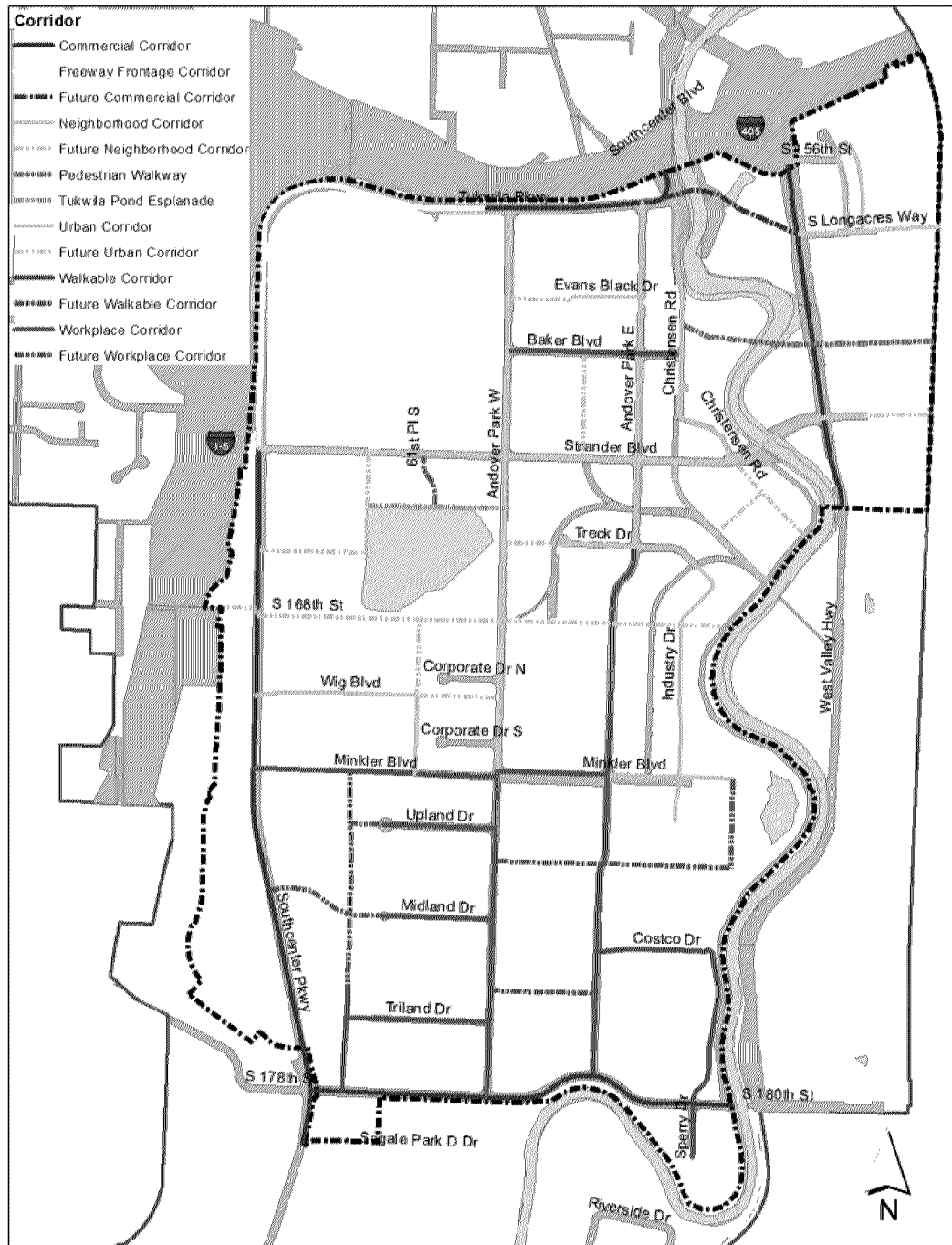


## 18.28.090 Permitted Corridor Types for New Streets

New streets built to satisfy maximum block face requirements or built voluntarily by a developer that are not shown on the Corridor Type Map (**Figure 18-19**) shall be built as one of the Corridor Types permitted in **Table 18-3**, “District Standards.” See TMC Section 18.28.140, “New Streets,” for more details.

(Ord. 2443 §10, 2014)

**Figure 18-19 Corridor Type Map**



## 18.28.100 Side and Rear Setbacks

A. The width of side and rear setbacks shall be as specified by *Table 18-3*, "District Standards."

B. Front yard setbacks are specified by the Corridor Standards (*Figures 18-20 through 18-27*).

(Ord. 2443§11, 2014)

## 18.28.110 Side and Rear Yard Landscaping Requirements

A. The width of side and rear yard landscaping shall be as specified by *Table 3*, "District Standards."

B. Side and rear yard landscaping shall be designed, planted and maintained as specified in TMC Section 18.28.230.B, "Side and Rear Yard Landscape Types," and TMC Section 18.28.240, "General Landscaping."

(Ord. 2443§12, 2014)

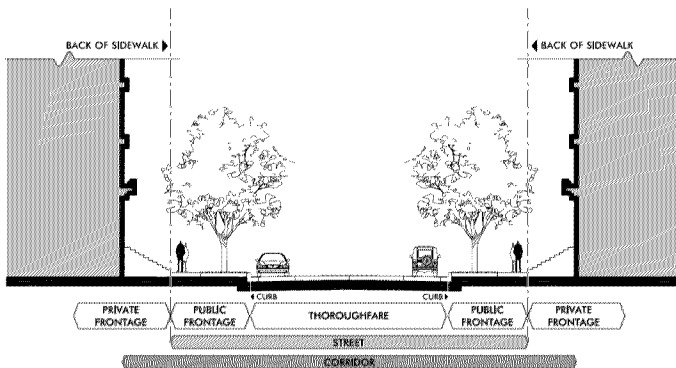
# CORRIDOR-SPECIFIC STANDARDS

## 18.28.120 Corridors

A. **Purpose.** To provide standards specific to a hierarchy of corridors and to implement the vision for Southcenter as set forth in the Subarea Plan.

B. A Corridor consists of the following elements (see *figure 18-18 below*):

*Figure 18-18 Corridor Definition of Terms*



1. **Street:** Comprised of the thoroughfare and public frontage.

a. **Thoroughfare** – Includes the moving and parking lanes from curb face to curb face.

b. **Public Frontage** – The portion of a property between the curb face and back of sidewalk, including the sidewalk and any sidewalk landscaped areas. Public frontage is also associated with pedestrian walkways and open spaces, such as Tukwila Pond or the Green River.

2. **Private Frontage.** The portion of a property between the back of sidewalk and the primary building façade along the street, pedestrian walkway or open space, and portions of all primary building façades up to the top of the first or second

floor, including building entrances, located along and oriented toward the street, pedestrian walkway or open space.

C. Eight Corridor Types are hereby established in the specific locations and with the specific names indicated in *Figure 18-19, "Corridor Type Map."*

1. **Walkable Corridors.** To provide and support a high-quality pedestrian realm for shopping and strolling along active retail, eating and entertainment uses, with buildings pulled up to the street and parking located to the side or rear, on Southcenter's primary streets connecting the Mall, Tukwila Pond, the Transit Center, and the Sounder Commuter Rail/Amtrak Station. Sidewalks associated with these Corridors should be wide and unobstructed to provide ample room for pedestrians to walk, and, where appropriate, to encourage activities including outdoor dining and locations for kiosks, food carts, and flower stalls.

2. **Pedestrian Walkways.** The design and location of this corridor is intended to supplement the existing and future street network with non-motorized pathways; to support and foster an alternative mode of travel to motorized vehicles within the area; and to provide a safe, pleasant, and direct route for pedestrians between significant activity areas (such as the Sounder Commuter Rail/Amtrak Station and Baker Boulevard, and the Mall and Tukwila Transit Center with Tukwila Pond Park). Pedestrian walkways should be wide with amenities such as trees, planters, benches and other street furniture. Buildings should be pulled up to the edge of the corridor and designed to be pedestrian-friendly. Where appropriate, uses such as kiosks, viewing areas, food carts and flower stalls shall be encouraged along this corridor. Walkways will be well-lit to create a safe night-time environment.

3. **Tukwila Pond Esplanade.** To provide a public esplanade environment along the northern edge of Tukwila Pond Park that functions as a focal point and central gathering spot for the urban center, suitable for shopping or strolling. The esplanade is intended to be integrated with adjoining retail and restaurant activities, providing an active waterside promenade to augment the shopping, eating and other uses in the vicinity.

4. **Neighborhood Corridors.** To provide an intimately-scaled pedestrian environment within northern Southcenter's higher density mixed-use neighborhoods, in a "complete streets" setting with on-street parking and bicycles sharing the roadway with vehicles.

5. **Urban Corridors.** To provide an attractive streetscape along the crossroads in the urban center, which provide greater capacity for transit and auto traffic, with modest improvements for pedestrian safety.

6. **Commercial Corridors.** To provide greater capacity for vehicles, and attractive streetscapes along heavily travelled roadways serving auto-oriented commercial uses, with modest improvements for pedestrian safety.

7. **Freeway Frontage Corridors.** To provide heavily travelled parkways oriented towards both the area's freeways and Westfield Southcenter Mall, with modest improvements for pedestrian safety.

8. **Workplace Corridors.** To provide streets serving truck loading and parking access for primarily warehouse/distribution uses in the southern part of the Southcenter area, with modest improvements for pedestrian safety.

(Ord. 2443§13, 2014)

#### 18.28.130 Corridor Regulations

A. This section contains regulations and guidelines for the provision, design, and configuration of new and existing streets and adjacent public and private frontage to ensure that these components of a Corridor support the type of development desired within each district, enhance the connectivity of the street network, create safe and attractive streetscape environments, encourage walking, and provide sufficient capacity and proper accessibility and circulation as the area intensifies.

B. The form of all development along a street, primary open space, or water body shall be governed by the standards and regulations of the applicable Corridor Type. Corridor Type establishes the following:

1. **For existing streets:** A specific configuration of the public frontage.

2. **For new streets:** A specific configuration for the thoroughfare and public frontage.

3. **For existing and new streets:** Specific private frontage requirements.

4. **For projects that trigger design review:** Architectural Design Standards.

C. **Modifications.** An applicant may propose modifications to the Corridor standards. Modifications must be approved by the Director as a Type 2 decision (TMC Chapter 18.104). The applicant must show that the modified Corridor design:

1. Satisfies the urban design goals as stated in each Corridor Type's purpose, requirements, and description;

2. Is designed to transition safely to the existing conditions at either end; and

3. Enhances the streetscape of the site and adjacent development.

D. **Summary of Standards.** *Figures 18-20 through 18-27* summarize the corridor regulations. TMC Sections 18.28.140 through 18.28.200 provide supporting details.

(Ord. 2443§14, 2014)

#### 18.28.140 New Streets

A. **Purpose.** New street regulations ensure the creation of an appropriate sized network of blocks, streets and pedestrian paths that will support the envisioned future development.

##### B. Regulations.

1. New streets shall be required when an individualized assessment by the Director determines that the improvements are reasonably necessary as a direct result of the proposed development. New streets may also be provided voluntarily by a developer, or constructed by the City.

##### 2. All New Streets:

a. New streets shall be designed based on their Corridor Type.

b. New street locations must meet safety and spacing requirements, as approved by the Public Works Director.

c. New streets may be publicly or privately owned and maintained, as approved by the Public Works Director.

d. New streets shall connect with existing streets and be configured to allow for future extension whenever possible.

e. Permanent dead ends shall not be permitted, unless the new street dead ends at a public access point to the Green River.

f. In order to maintain the accessibility provided by the block structure of the urban center, existing public streets or alleys may not be closed permanently unless the closure is part of the provision of a network of new streets that satisfies all street regulations.

g. New alleys and passageways do not satisfy street provision requirements.

h. New streets are encouraged to be located along side property lines. These new streets may require coordination with neighboring property owners in order to maximize the continuity of the new street network.

i. As part of new street construction or sidewalk improvements, landscaped areas within the street right-of-way should be designed to be functional stormwater treatment facilities where appropriate.

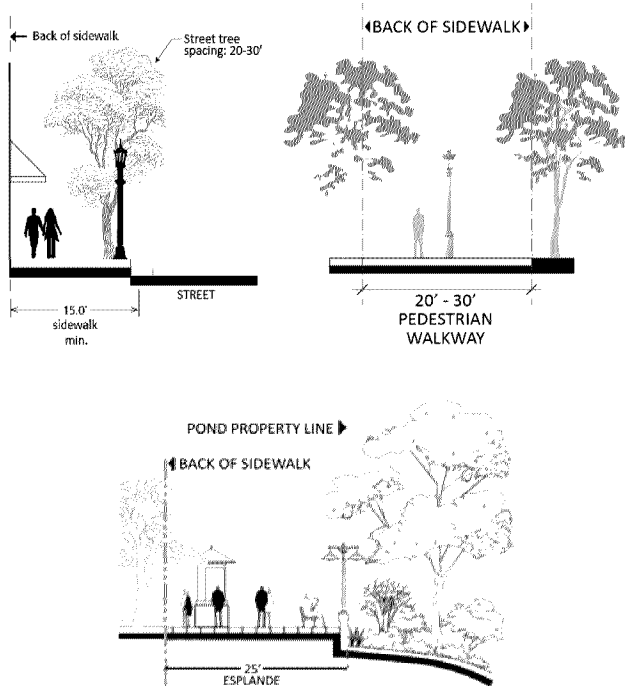
(Ord. 2443§15, 2014)

## 18.28.150 Public Frontage Standards

### A. Regulations.

1. Public frontage standards establish a specific configuration of improvements that match the configuration and design of new and existing thoroughfares. See *Figure 18-28* for an example of public frontage.

*Figure 18-28 Three examples of public frontages*



2. Installation of new public frontage improvements, if required by TMC Section 18.28.030.B or constructed voluntarily, shall be as specified by the Corridor Type's public frontage standards (see *Figures 18-20 through 18-27*) along all parcel frontages, except where the public frontage area already contains the required features.

3. In instances where existing public frontage areas already contain features that are sufficiently similar to those required in the Plan, all or part of the required public frontage requirements may be waived by the Director.

4. In instances where new streets are required or constructed voluntarily—that is, in instances where there are no existing public frontage conditions—the public frontage shall be configured as specified by the Corridor Type's public frontage standards. See *Figures 18-20 through 18-27*.

5. The exact location of the new back of sidewalk may or may not coincide with the front property line. As a result, newly installed public frontage improvements may be partially located on private property.

6. Along Tukwila Pond, all public frontage improvements are measured from the pond property line.

7. Each block shall have no more than 40% of the same species of large, open-habit deciduous trees. To provide optimum canopy cover for the streetscape, each block shall be

planted with deciduous trees at intervals set forth in the Corridor Standards (*Figures 18-20 through 18-27*). Spacing shall be a function of mature crown spread, and may vary widely between species or cultivars. The trees shall have a minimum branching width of 8 feet within 5 years and when mature shall be large broad canopy species selected from the City's recommended street tree list established for each corridor.

8. Pedestrian-scale decorative street lighting shall be installed with a maximum spacing consistent with recommendations of the Illuminating Engineering Society of America (IES). The light source shall be located 12 to 14 feet above finished grade. Where vehicular lights are needed, vehicular lighting height and location should be consistent with IES recommendations.

9. Where appropriate, special paving patterns should be used to emphasize the pedestrian realm within the public frontage. The sidewalk shall include a 1 foot wide paved auto passenger landing located along the curb where on-street parking is present.

10. Street furnishings such as benches and trash receptacles shall be provided where appropriate.

### B. Exceptions.

1. In instances where installation of required public frontage improvements as part of on-site construction are found to be impractical—for example in instances where the private frontage is particularly narrow or fragmented—the property owner may pay an in-lieu fee covering the construction cost to install the required public frontage improvements when they can be combined with those on adjacent properties or as part of a City-sponsored street improvement program with the approval of the Director.

2. When public frontage improvements are triggered by development on a portion of a larger site and the cost of the public frontage improvements is disproportionate to the triggering work, the Director will determine the degree of compliance.

(Ord. 2443§16 2014)

### 18.28.160 Building Orientation to Street/Open Space

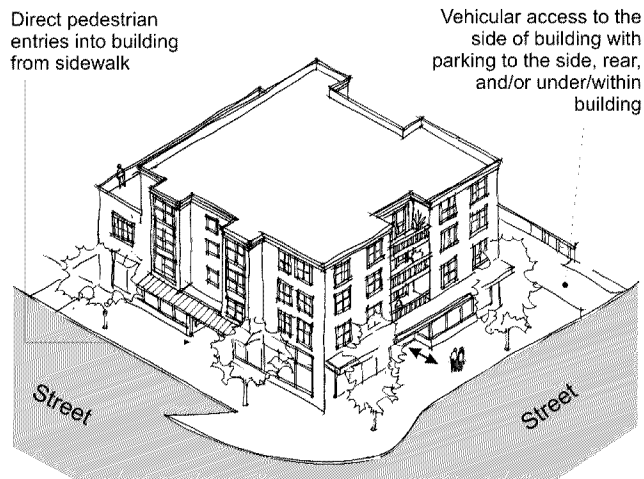
A. **Intent.** The building orientation to street provisions are intended to implement the vision for Southcenter by creating a network of “complete streets” and corridors that provide pedestrian comfort, bicycle safety, and automobile movement according to their location and necessary function in the overall area. The provisions herein include a hierarchy of street or “corridor” types ranging from vibrant and activated shopping and dining frontages (Walkable Corridors) to the Workplace Corridors, which accommodate significant truck traffic and support warehouse/distribution uses. The design provisions intend to physically enclose the street or pedestrian corridor to create the sense of an outdoor room with connections across the street to the extent appropriate for the particular street or corridor type. This is accomplished by locating buildings close to the street and containing visible pedestrian entries directly accessible from the street, with parking areas predominately located to the side or rear of buildings along most corridors.

#### B. Regulation.

1. Building orientation is required or not required, as specified by Corridor Type (see *Figures 18-20 through 18-27*).

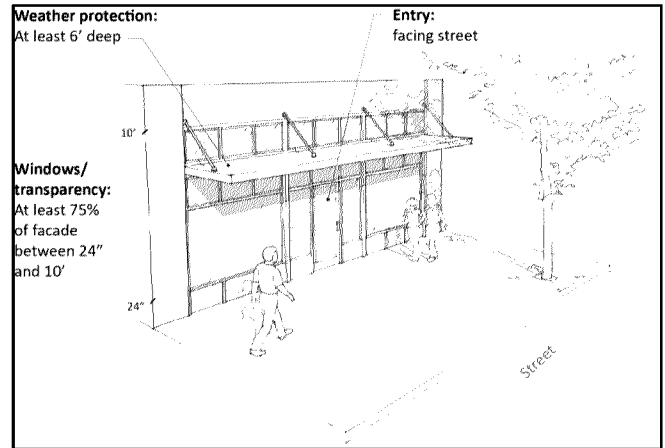
2. A building is oriented to a street or open space (*Figure 29*) if the building has a primary public entrance that opens directly on to or facing new or existing streets or open space, excluding alleys. See Section 7 of the Southcenter Design Manual for additional standards and guidelines for entrances.

**Figure 18-29 Example of a building oriented to the street**



3. Where building orientation to streets/open spaces is required for the applicable Corridor Type, weather protection at least 6 feet in width along at least 75 percent of the façade must be provided (see *Figures 18-30 and 18-31*). See Section 14 of the Southcenter Design Manual for additional standards and guidelines for weather protection.

**Figure 18-30 Example of features on a building oriented to street**



**Figure 18-31: Examples of building orientation to streets /open space treatments**



4. Parking structures, garages, and accessory buildings are permitted and encouraged to be located along alleys in lieu of streets or open spaces. Those portions of parking structures, garages, and accessory buildings that are within 185 feet of the street are subject to applicable Corridor Standards (see *Figures 18-20 through 18-27*).

C. **Corner Parcels.** New buildings located at the intersection of two or more Corridors where building orientation is required shall have an entrance(s) oriented towards at least one Corridor to be determined by the developer.

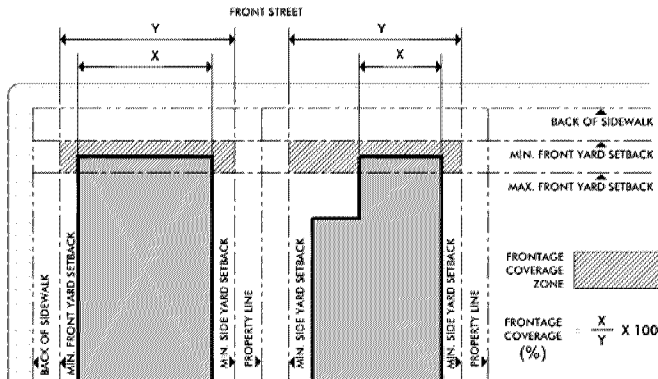
(Ord. 2443§17, 2014)

#### 18.28.170 Frontage Building Coverage

##### A. Regulations.

1. Frontage building coverage is the percentage of the length of the street frontage that is occupied by a primary building façade(s) excluding any side yard setbacks (Figure 18-32).

Figure 18-32 Frontage Building Coverage



2. Minimum building frontage coverage percentages are required by the Walkable Corridor and Tukwila Pond Esplanade Corridor Types (see frontage building coverage minimum in *Figures 18-20 and 18-22*).

3. Where required, all new development shall include buildings sited such that minimum frontage building coverage requirements are met.

##### B. Exceptions.

1. In order to provide vehicular access to parking areas in the interior or at the rear of a parcel if no other access is available, vehicular breezeways may count toward frontage coverage requirements.

a. A vehicular breezeway is a covered driveway penetrating the building.

b. The width of a vehicular breezeway shall not exceed the width of the curb cut plus the width of an adjacent pedestrian sidewalk.

c. In order to connect the public sidewalk with active open spaces, courtyards, parking areas, and alleys in the interior or at the rear of a parcel, pedestrian passages designed to the standards in the Open Space Regulations, TMC Section 18.28.250.E.2.j, may count toward frontage coverage requirements.

(Ord. 2443§18, 2014)

#### 18.28.180 Front Yard

##### A. Setback.

1. The minimum and/or maximum required front yard setback shall be as specified in the applicable Corridor Standards. See *Figures 18-20 through 18-27*.

2. Setbacks for the Walkable Corridor may be increased to allow for additional pedestrian space (see Figure 18-33) between the sidewalk and the building.

Figure 18-33 Example of exceeding maximum building setbacks to provide pedestrian space



##### B. Landscaping.

1. The minimum required landscaping shall be as specified in the applicable Corridor Standards. See *Figures 18-20 through 18-27*.

2. Front yard landscaping shall be designed, planted and maintained as specified in TMC Section 18.28.230.A, "Front Yard Landscape Types," and TMC Section 18.28.240, "General Landscaping."

3. Front yard landscaping requirements shall be waived if the public frontage improvements are built to the required standard. Exceptions: perimeter parking lot landscaping (see TMC Section 18.28.240.B.6) and blank wall screening standards (see Section 15 of the Southcenter Design Manual) still apply, where applicable.

(Ord. 2443§19, 2014)

### 18.28.190 On-Site Surface Parking Location

A. **Permitted Locations.** The permitted on-site surface parking locations on a parcel shall be as specified in the applicable Corridor Standards (*Figures 18-20 through 18-27*). See TMC Sections 18.28.260 and 18.28.270 for additional parking regulations and guidelines.

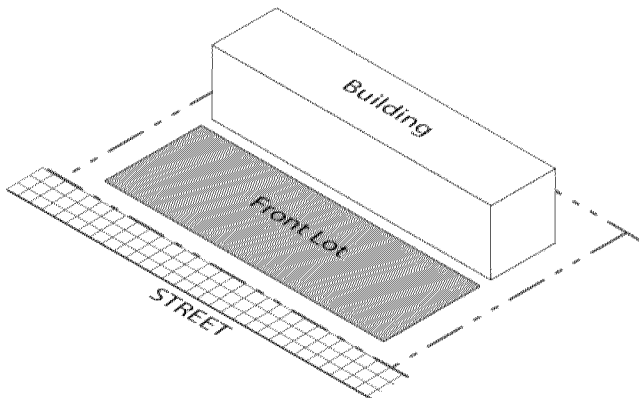
#### B. On Site Parking Types.

1. Parking areas shall be designed as one of the parking types defined in this section. A property's permitted parking types shall be as specified by Corridor Type. For all parking types, parking shall be connected with the street by a driveway as stated in TMC Section 18.28.260.C., "Vehicular Access."

#### 2. Surface Parking Lot – Front.

a. **Definition:** A parking lot that is located between a building and the primary street fronting a development (*Figure 18-34*).

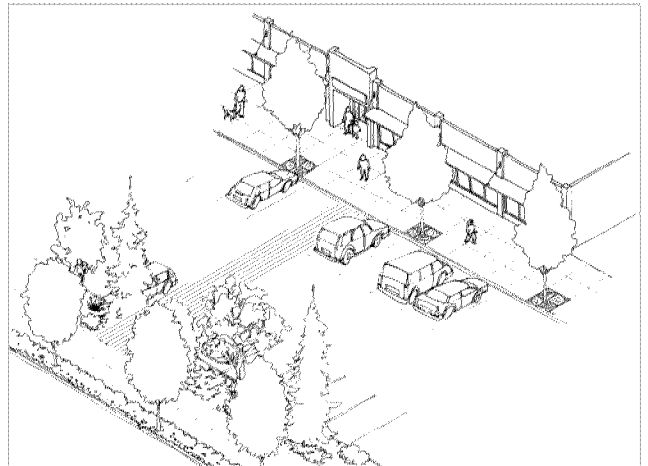
*Figure 18-34 Surface Parking - Front*



### 3. Street Front Parking:

a. This regulates the width of a front parking area allowed between a building and the closest street (*Figure 18-35*).

*Figure 18-35 Examples of Street Front Parking*



b. For new construction the maximum width of street front parking is regulated by Corridor Type. (*See Figures 18-20 through 18-27*.)

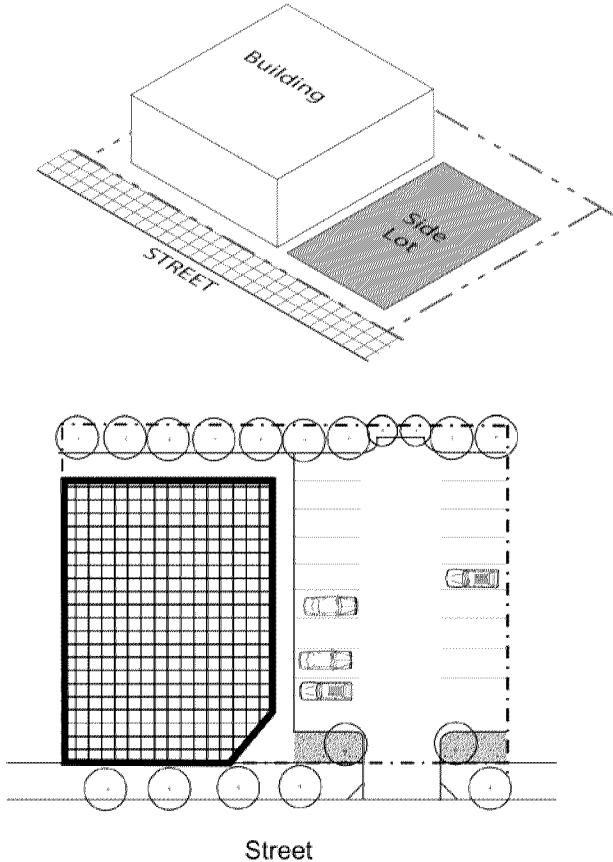
c. This standard does not apply when adding on to an existing building, constructing a parking garage or where there is an existing structure at least as wide as the proposed structure between the new construction and the closest street.

d. For buildings with complex shapes, the section of the building meeting the criteria must be at least 80 percent of the overall width of the building, measured parallel to the primary street.

4. Surface Parking Lot – Side.

a. **Definition:** A parking lot that is located in part or entirely along the side of a building, in a side yard, and fully or partially extends toward, but does not encroach into, the front yard setback area. Parking located between a building and a side property line that is directly visible from a street. (Figure 18-36).

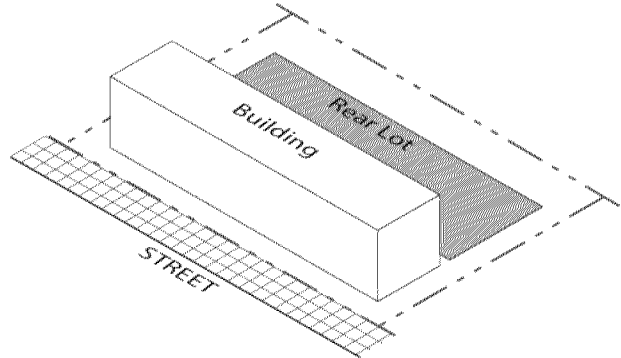
Figure 18-36 Examples of Surface Parking – Side



5. Surface Parking Lot – Rear.

a. **Definition:** A parking lot where a building(s) is located between the entire parking lot and the street so that it is not directly visible from a street. A rear parking lot does not extend beyond the rear wall of the primary building into any side yard setback, except where driveway access is provided. (Figure 18-37).

Figure 18-37: Surface Parking – Rear



6. Parking Structure.

- a. Parking structures may stand alone or be integrated into a building.
- b. Parking structures are permitted in all Districts.
- c. Those portions of parking structures that are within 185 feet of the street are subject to applicable Corridor Type standards.

(Ord. 2443 §20, 2014)



## 18.28.200 Architectural Design Standards

### A. Applicability and definitions (see Figure 18-38).

**Figure 18-38** Example of vertical modulation and horizontal modulation

Horizontal modulation (upper level stepback)



1. Architectural design regulations control the minimum required façade articulation and transparency, and are determined by Corridor Type as shown in the Corridor Standards. See Figures 18-20 through 18-27.

2. **Street Façade.** The architectural design regulations apply to the plane of a façade that fronts upon a street, extending from the ground up to the street façade eave line.

3. **Articulation.** The giving of emphasis to architectural elements that create a complementary pattern of rhythm, dividing large buildings into smaller identifiable pieces.

4. **Modulation.** The stepping back or projecting forward of portions of a building face, as a means of the building function and/or breaking up the apparent bulk of a structure's continuous exterior walls.

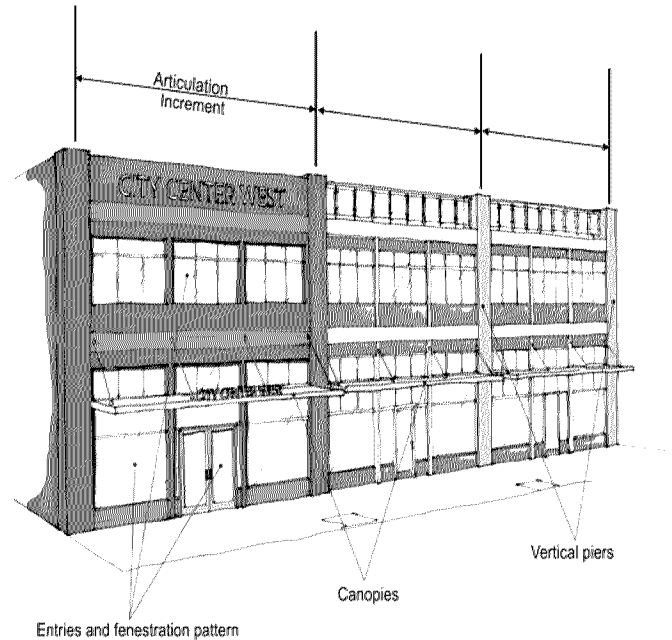
### B. Façade Articulation Regulations.

1. **Intent.** The objective of this section is to ensure that the length of new or renovated building façades maintain the desired human scale and urban character appropriate for the Southcenter area.

### 2. Façade Articulation Increment – Requirements.

The maximum increment shall be as specified by Corridor Type and ground level use. When a notch or pilaster/pier is used for the massing element, measurement of the vertical increment shall be from centerline to centerline of elements (see Figures 18-39 and 18-40). See the Southcenter Design Manual, Section 10, "Building Massing," A. and B., Façade Articulation, for techniques to achieve this standard.

**Figure 18-39** Façade articulation example for a mixed-use building

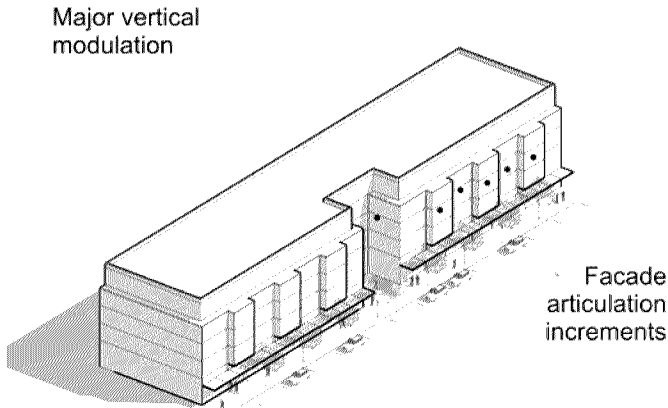


**Figure 18-40** Example of articulating façade of a residential building



3. **Major Vertical Modulation Increment** – Requirements. The maximum increment shall be as specified by Corridor Type. See *Figure 18-41* for an example, and the Southcenter Design Manual, Section 10, “Building Massing,” C., Major Vertical Modulation Increment, for techniques to achieve this standard.

*Figure 18-41: Major Vertical Modulation Example*



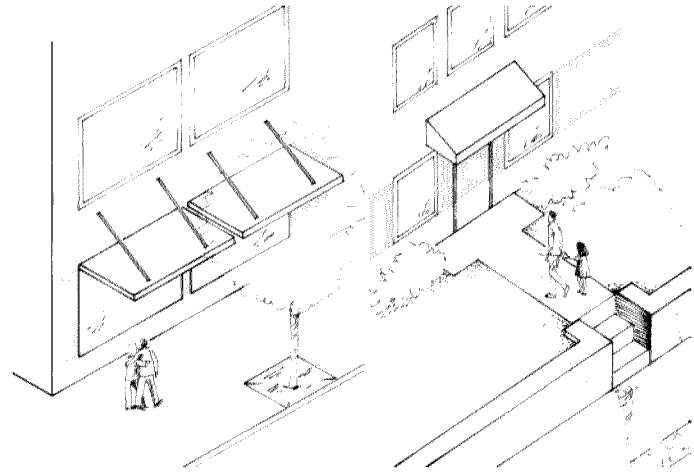
4. **Side and rear façades.** While there are no specific requirements for side or rear façades they should continue the design vocabulary used on the other sides of the building.

#### C. Ground Level Transparency Regulations.

1. **Intent.** The objective is to promote a hierarchy of vibrant and activated streets in the Southcenter area. Transparent windows and doors add visual interest to the street for pedestrians, help to promote commercial uses within the building, and enhance the safety of streets by allowing visibility towards the street by building users.

2. A minimum transparency percentage for the area between the height of 2 and 10 feet along the length of a building façade (*Figures 18-42 and 18-43*) that faces the applicable Corridor is listed in *Figures 18-20 through 18-27*.

*Figure 18-42 Ground level transparency requirements apply to the transparency percentage for the area between the height of 2 and 10 feet along the length of a building façade*



*Figure 18-43 Examples of percentage of transparency between 2 and 10 feet along the length of a building façade*



3. A minimum 3 foot zone behind the window glazing must provide an unobstructed view of the establishment's goods or services. Display areas separated from the interior of the space may be used to meet this requirement if they have a depth of at least 3 feet and contain displays that are regularly updated (see Figure 18-44).

Figure 18-44: Display window example

*This example meets the display window criteria:*



*This example does not meet the display window criteria:*



4. Darkly tinted glass, mirrored glass, and glass covered by screening sheets, white, or UV protection film shall not meet transparency requirements.

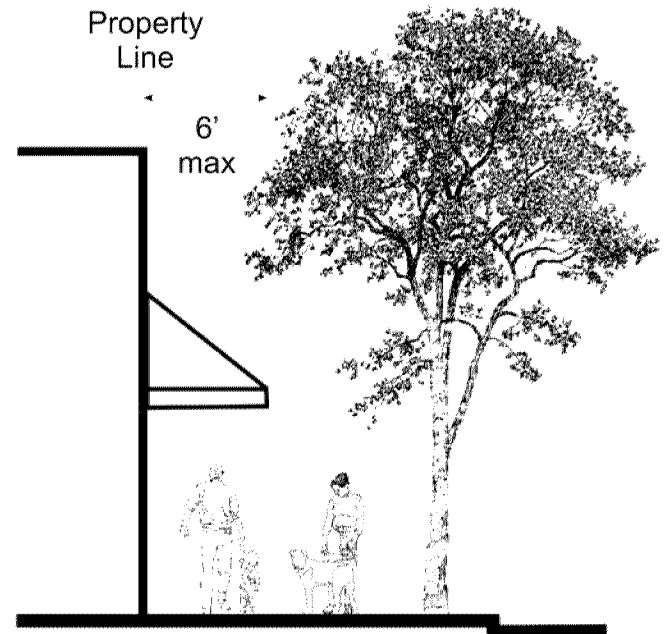
5. On sites where all sides of a building are subject to Corridor Standards per TMC Section 18.28.020.B.4.a., ground level transparency may be waived for the facade facing the least travelled Corridor.

(Ord. 2443 §21, 2014)

### 18.28.210 Front Yard Encroachments

Building overhangs such as trellises, canopies, awnings and freestanding covered walkways may extend horizontally into the public frontage up to a maximum of 6 feet and no closer than 8 feet from the back of curb. These overhangs must provide a minimum of 8 feet clear height above sidewalk grade and not interfere with street trees (see Figure 18-45).

Figure 18-45: Encroachment provisions for building overhangs or weather protection features



(Ord. 2443 §22, 2014)

## SUPPLEMENTAL DEVELOPMENT STANDARDS

### 18.28.220 Special Corner Feature

A. Special corner features are permitted by District as shown in Table 18-3, "District Standards."

B. A special corner feature is a distinctive building element used to emphasize the corner of a building at an important intersection. See the Southcenter Design Manual, Section 9, "Corner Treatments," for additional guidance.

C. Special corner feature masses may encroach up to 2 feet into the required setback areas but may not encroach into the public right-of-way. See TMC Section 18.28.210, "Front Yard Encroachments."

D. Special corner features may exceed the permitted height limit by 20 feet, up to a maximum of 115 feet.

(Ord. 2443 §23, 2014)

**18.28.230 Landscaping Types**

**A. Front Yard Landscaping Types.**

**1. Frontage Improvements per Corridor Type.**

a. When public frontage is constructed to meet the Corridor standard, any other front yard landscaping requirement shall be waived. Exceptions: perimeter parking lot landscaping (see TMC Section 18.28.240.B.6) and blank wall screening standards (see Section 15 of the Southcenter Design Manual) still apply, where applicable. To qualify for the waiver, public frontage improvements must be made along the entire street fronting the parcel. Public frontage improvements may continue into a courtyard or plaza.

b. For Corridor Types that contain a planting strip (Urban, Commercial, Freeway Frontage and Workplace), minimum plantings shall consist of:

(1) Trees at the spacing listed per Corridor Type.

(2) 1 shrub per 4 linear feet of frontage, excluding curb cuts, or a planted berm at least 24 inches high.

(3) Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the landscape area not needed for trees and shrubs. Groundcover must be planted with a minimum spacing of 12 inches on center for 4-inch pots and 18 inches on center for 1-gallon pots. If grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around each tree.

**2. Paved /Sidewalk Extension.**

a. Provide paved pedestrian areas along the back of sidewalk, such as plazas or courtyards that enhance/enlarge the public frontage.

b. Only permitted on parcels where the public frontage improvements meet the Corridor Standards in this code.

c. Must meet applicable pedestrian space design requirements (see TMC Section 18.28.250.E.).

**3. Streetscape.**

a. Cover front yards with landscaped, pervious surfaces that visually soften and enhance the built environment.

b. Provide pathways connecting the public sidewalk to the front door through parking areas.

c. 1 tree per 500 square feet of landscaped setback area or 1 tree per 20 to 30 linear feet of frontage (depending on tree species and location of underground or at-ground utilities and excluding curb cuts), whichever results in more trees.

d. Where there are existing street trees, the additional trees required by this section shall be planted behind the sidewalk in an informal pattern and consist of a mix of deciduous and evergreens.

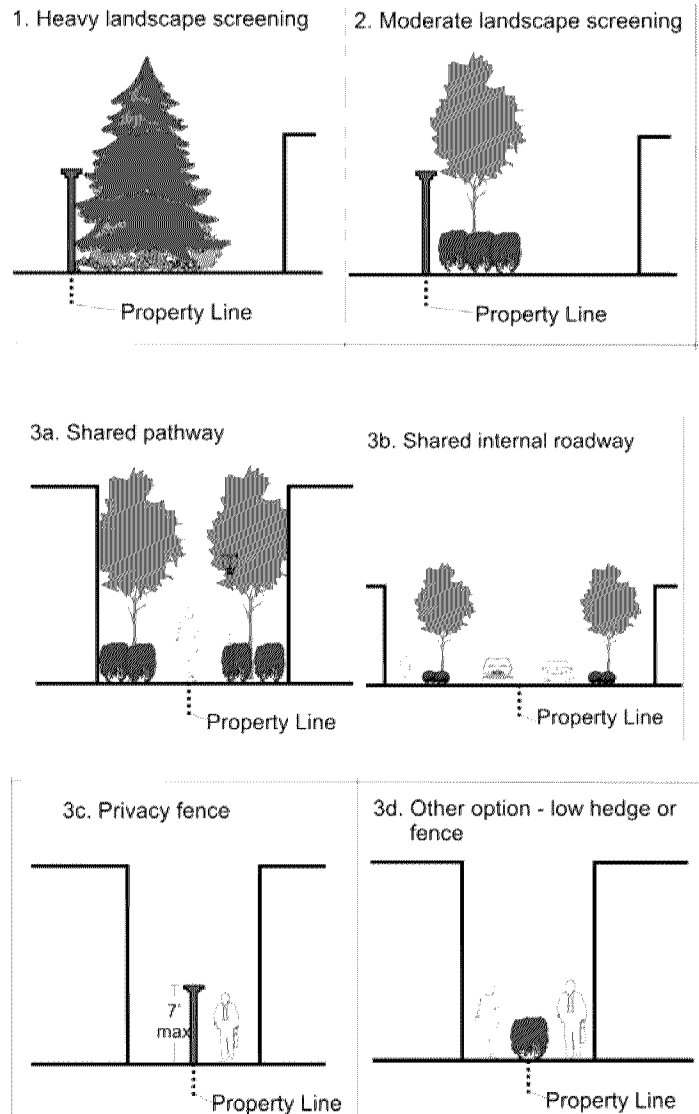
e. Minimum 1 shrub per 4 linear feet of frontage, excluding curb cuts, or a planted berm at least 24 inches high.

f. Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the landscape area not needed for trees and shrubs. Groundcover shall be planted with a minimum spacing of 12 inches on center for 4-inch pots and 18 inches on center for 1-gallon pots. If grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around each tree.

4. When there is an existing sidewalk that does not meet the Corridor standard for public frontage and the sidewalk remains in place, the required front yard landscaping width shall be measured from the back of sidewalk or edge of right-of-way, whichever is further from the road centerline.

**B. Side and Rear Yard Landscape Types (see Figure 18-46).**

*Figure 18-46 Illustrating the various side and rear yard treatment standards and options*



### 1. Groundcover.

a. This is appropriate where the adjacent uses are compatible and no screening is necessary.

b. Cover side and rear yards with landscaped, pervious surfaces. Landscaping treatment at a minimum shall consist of sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the landscape area not needed for trees and shrubs. Groundcover must be planted with a minimum spacing of 12 inches on center for 4-inch pots and 18 inches on center for 1-gallon pots. If grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around each tree.

2. Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

3. Shared internal drive along or adjacent to the property line. This is a desirable configuration for non-residential uses that can enhance circulation and provides an efficient use of space.

### 4. Moderate Screening.

a. Provide light visual separation along property lines between somewhat incompatible development.

b. Landscaping designed to screen parking/service areas and blank side and rear building façades.

c. Landscaping that maintains views to building entrances and signage.

d. 1 tree per 20 linear feet of property line (excluding curb cuts) spaced regularly (except where there are conflicts with utilities) and consisting of a mix of deciduous and evergreen trees along the applicable property line.

e. 1 shrub per 4 linear feet of property line, excluding curb cuts.

f. Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the yard area not needed for trees and shrubs. Groundcover must be planted with a minimum spacing of 12 inches on center for 4-inch pots and 18 inches on center for 1-gallon pots. If grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around each tree.

### 5. Heavy Screening.

a. Provide heavy visual separation along property lines between highly incompatible development, such as warehousing and residential uses.

b. Landscaping designed to screen parking/service areas and blank side and rear building façades.

c. 1 tree per 20 linear feet of property line (excluding curb cuts) spaced regularly (except where there are conflicts with utilities) and consisting of at least 50% conifers along the applicable property line (75% along property line adjacent to residential uses).

d. Privacy screening utilizing evergreen shrubs, screening walls or fences (up to 7 feet tall) is allowed.

e. Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the yard area not needed for trees and shrubs. Groundcover must be planted with a minimum spacing of 12 inches on center for 4-inch pots and 18 inches on center for 1-gallon pots. If grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around each tree.

(Ord. 2443 §24, 2014)

## 18.28.240 General Landscaping

A. The provisions herein are applicable to setbacks, public frontage areas, open space, and other areas on-premises. These regulations address plant materials and design, visibility, irrigation, landscape plans, utility and service areas.

### B. General Landscaping Requirements.

#### 1. Plant Materials.

a. A mix of evergreen trees and evergreen shrubs shall be used to screen blank walls.

b. All plant material shall meet the most recent American Standards for Nursery Plant Stock (ANSI Z60.1).

c. Evergreen trees shall be a minimum of 6 feet in height at time of planting.

d. Deciduous trees shall be a minimum 2.5 inch caliper six inches off the ground when installed.

e. Shrubs shall be at least 18 inches in height at time of planting.

f. Existing vegetation may be used to meet the perimeter landscaping requirements. All significant trees located within any required perimeter landscape area that are not dead, dying, or diseased and that do not pose a safety hazard as determined by the City or a qualified arborist shall be retained and protected during construction with temporary fencing or other enclosure, as appropriate to the site. The area designated for protection will vary based on the tree's diameter, species, age, and the characteristics of the planted area. Property owners may be required to furnish a report by an International Society of Arborist (ISA) certified arborist to document a tree's condition. The Director may require that an ISA certified arborist be retained to supervise tree protection during construction. Grade changes around existing trees are to be avoided whenever possible.

g. New plant materials shall include native species or non-native species that are drought tolerant and have adapted to the climatic conditions of the Puget Sound Region. There must be a diversity of tree and shrub genus and species in the site landscaping, taking into account species in existing development around the site.

h. No species that are listed on the State or King County noxious weed lists may be planted.

i. Plant materials shall be selected that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, tolerance to urban conditions, maintenance needs and growth characteristics. Large and medium canopy tree species are required, except where there is insufficient planting area (due to proximity to a building, street light, above ground or underground utility line, etc.).

**2. Visibility.**

a. Design of new landscaping and maintenance of existing landscaping shall consider Crime Prevention Through Environmental Design (CPTED) principals and visibility for safety and views. Appropriate plant species shall be specified to avoid the need for excessive maintenance pruning. Trees along the street frontages, as they mature, shall be limbed up to a minimum height of 6 feet (8 feet where they extend over sidewalks) to allow adequate visibility and clearance for vehicles. Trees may be pruned to improve views of signage and entryways by using such techniques as windowing, thinning, and limbing-up. However, no more than 1/4 of the canopy may be removed within any 2-year period, and the crown should be maintained to at least 2/3 the height of the tree. All pruning shall be done in accordance with ANSI Standard A-300 specifications. Trees may not be topped for any reason. Trees may only be pruned to lower their height to prevent interference with an overhead utility or electrical line, with prior approval by the Director.

b. Landscaping shall not obstruct views from or into the driveway, sidewalk or street. Landscape design shall allow for surveillance from streets and buildings and avoid creating areas that might harbor criminal activity.

c. Landscaping at crosswalks and other locations where vehicles and pedestrians intersect must not block pedestrians' and drivers' views.

d. Evergreen shrubs and trees shall be used for screening along rear property lines, around solid waste/recycling areas and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages.

**3. Soil Preparation and Planting.**

a. For trees planted in sidewalks and parking lots, Cornell University CU-Structural Soils must be used to a preferred depth of 36 inches, to promote tree root growth and provide structural support to the paved area. Minimum soil volumes for tree roots shall be 750 square feet per tree (see specifications and sample plans for CU-Structural Soils). Trees and other landscape materials shall be directly planted into a planting mix, approved by the Director, that is installed on top of the structural soils.

b. For all other plantings, soils must be prepared for planting in accordance with BMP T5.13, "Post Construction Soil Quality and Depth," from the Washington Department of Ecology Stormwater Management Manual for Western Washington (or as amended), regardless of whether a stormwater permit is required by the City.

c. The applicant will be required to schedule an inspection by the City of the planting areas prior to planting to ensure soils are properly prepared.

d. Installation of landscape plants must comply with best management practices including:

(1) Planting holes that are the same depth as the size of the root ball and 2 times wider than the size of the root ball.

(2) Root balls of potted and balled and burlapped (B&B) plants must be loosened and pruned as necessary to ensure there are no encircling roots prior to planting. At least the top 2/3 of burlap and all straps or wire baskets are to be removed from B&B plants prior to planting.

(3) The top of the root flare, where the roots and the trunk begin, should be about one inch from the surrounding soil. The root ball shall not extend above the soil surface.

(4) If using mulch around trees and shrubs, maintain at least a 3-inch mulch-free ring around the base of the plant trunks and woody stems of shrubs. If using mulch around groundcovers until they become established, mulch shall not be placed over the crowns of perennial plants.

**4. Irrigation.**

a. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering.

b. All required plantings must be served by a permanent automatic irrigation system.

(1) Irrigation shall be designed to conserve water by using the best practical management techniques available. These techniques may include, but not be limited to: drip irrigation to minimize evaporation loss, moisture sensors to prevent irrigation during rainy periods, automatic controllers to insure proper duration of watering, sprinkler head selection and spacing designed to minimize overspray, and separate zones for turf and shrubs and for full sun exposure and shady areas to meet watering needs of different sections of the landscape.

(2) Exceptions to the irrigation requirement may be approved by the Director, such as xeriscaping (i.e., low water usage plantings), plantings approved for low impact development techniques, established indigenous plant material, or landscapes where natural appearance is acceptable or desirable to the City. However, those exceptions will require temporary irrigation until established.

**5. Landscape Plan Requirements.**

a. A Washington State licensed landscape architect shall prepare and stamp the landscape plans in accordance with the standards herein. Detailed plans for landscaping and screening shall be submitted with plans for building and site improvements. Included in the plans shall be type, quantity, spacing and location of plants and materials; typical planting details; and the location of irrigation systems. Underground and at-ground utilities shall be shown on the plans so that planting conflicts are avoided.

b. Installation of the landscaping and screening shall be completed and a Landscaping Declaration submitted by the owner or owner's agent prior to issuance of the Certificate of Occupancy. If necessary due to weather conditions or construction scheduling, the installation may be postponed to the next planting season if approved by the Director and stated on the building permit. A performance assurance device equal to 150% of the cost of the labor and materials must be provided to the City before the deferral is approved.

**6. Parking Lots.**

**a. Setback and Perimeter Landscaping:**

(1) Surface parking lots shall set back a minimum of five feet from any open space, building façade, or Corridor back of sidewalk. The setback shall be designed and planted with:

(a) 1 evergreen shrub per 4 linear feet of property line, excluding curb cuts.

(b) Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the yard area not needed for trees and shrubs. Groundcover must be planted with a minimum spacing of 12 inches on center for 4-inch pots and 18 inches on center for 1-gallon pots. If turf grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around any tree.

(2) Surface parking lots shall be buffered from adjacent residential development with heavy screening in the side and rear setback areas.

**b. Interior Parking Lot Landscaping:**

(1) For surface parking lots adjacent to public or private streets, a minimum of 20 square feet of interior parking lot landscaping is required for each parking stall. In the Workplace District, a minimum of 15 square feet per stall is required for warehouse and light industrial uses.

(2) For surface parking lots located behind buildings or otherwise screened from public or private streets or public spaces, a minimum of 10 square feet of interior parking lot landscaping is required for each parking stall.

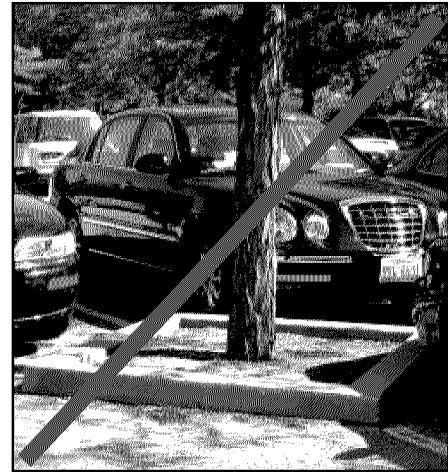
(3) Flexibility is allowed for the layout of parking lots and landscaped areas, but the goal is to provide shade from trees that are evenly distributed throughout the parking lot. Planting trees in continuous, landscaped planting strips between rows of parking is encouraged. This approach may also be combined with surface water management design. For parking lots adjacent to public or private streets, if landscape islands are designed into the parking lot layout to divide continuous rows of parking stalls, they must be placed at minimum spacing of every 10 parking spaces. For parking areas located behind buildings or otherwise screened from public or private streets or public spaces, if landscape islands are used, they shall be placed at a minimum of one island every 15 parking stalls.

(4) Landscape islands must be a minimum of 6 feet wide and a minimum of 100 square feet in area. All landscaped areas must be protected from damage by vehicles (curbs, tire stops, other techniques).

(5) Landscape islands shall be placed at the ends of each row of parking to protect parked vehicles from turning movements of other vehicles.

(6) A minimum of one large-canopy evergreen or deciduous tree or two medium-canopy trees are required for every 100 square feet of landscaped island, with the remaining area to contain a combination of shrubs, living groundcover, and mulch (*see Figure 18-47*).

*Figure 18-47: A single tree planted with no other materials and little room for viability is not acceptable.*



**7. Utility and Service Areas.** Utility easements and other similar areas between property lines and curbing shall be landscaped and/or treated with dust and erosion control planting or surfacing. Trees proposed under overhead transmission lines shall be approved by the City on a case-by-case basis.

**8. Street Trees in the Public Frontage.**

a. Street tree spacing in the public frontage shall be as specified in the applicable Corridor Standards. For smaller stature trees (those with canopies at maturity of less than 20 feet), spacing should be every 20 feet. For larger canopy trees, spacing should be wider as appropriate to the mature spread of the tree. Spacing will also need to consider sight vision distance at intersections, driveway locations, and utility conflicts.

b. Street trees in the public frontage shall be planted to at least the following spacing standards:

(1) At least 3.5 feet back from the face of the curb and with an approved root barrier installed on the curb side.

(2) At least 5 feet from underground utility lines.

(3) At least 10 feet from power poles.

(4) At least 7.5 feet from driveways.

(5) At least 3 feet from pad-mounted transformers (except 10 feet in front for access).



(6) At least 4 feet from fire hydrants and connections.

c. When used, tree grates and landscaped tree wells shall be a minimum 36 square feet in size (6' x 6'). Tree grates are not encouraged, but when used grates must have easily removable rings so that sections of grate can be removed incrementally as the tree matures. Tree well size may be adjusted to comply with ADA standards on narrower sidewalks. Root barriers must be installed at curb face. See TMC Section 18.28.240.B.3, "Soil Preparation and Planting," for structural soil requirements.

d. Planting and lighting plans shall be coordinated so that trees are not planted in locations where they would obstruct existing or planned street or site lighting, while maintaining appropriate spacing and allowing for their size and spread at maturity.

**9. Maintenance and Pruning.**

a. Any landscaping required by this chapter shall be retained and maintained by the property owner for the life of the project in conformance with the intent of the approved landscape plan and this chapter. Maintenance shall include keeping all planting areas free of weeds and trash and replacing any unhealthy or dead plant materials.

b. Pruning of trees is only allowed for the health of the tree, to maintain sight distances or sight lines into commercial areas, or if interfering with overhead utilities. All pruning must be done in accordance with American National Standards Institute (ANSI) A-300 specifications. No tree planted by a property owner or the City to fulfill landscape requirements, or any existing tree, may be topped or removed without prior approval from the City. If a tree is topped or removed without approval, it shall be replaced with a new tree that meets the intent of this chapter within 120 days or the property owner will be subject to code enforcement action per TMC Chapter 8.45. Options at the Director's discretion are to require replacement of the tree with a new tree of similar species that will achieve a similar canopy size at maturity, replace the tree with multiple smaller diameter trees of an appropriate species (only if there are limitations on space or conflicts with utility infrastructure), and/or require an in-lieu fee for off-site tree replacement.

**C. General Landscaping Considerations.**

**1. Plant Materials.**

a. Drought resistant species are encouraged in order to minimize irrigation requirements, except where site conditions within the required landscape areas ensure adequate moisture for growth.

b. The mature size of selected tree species should be suitable to lot size, the scale of adjacent structures, and the proximity to utility lines.

c. In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees are recommended in front of private residences.

d. All trees should be selected and located so they will not obstruct views to showroom windows and building signage as they mature.

e. Evergreen landscaping (*Figure 18-48*) is appropriate for screening utility vaults, loading docks and some storage areas. (Also see TMC Section 18.52.040 for screening outdoor storage areas.)

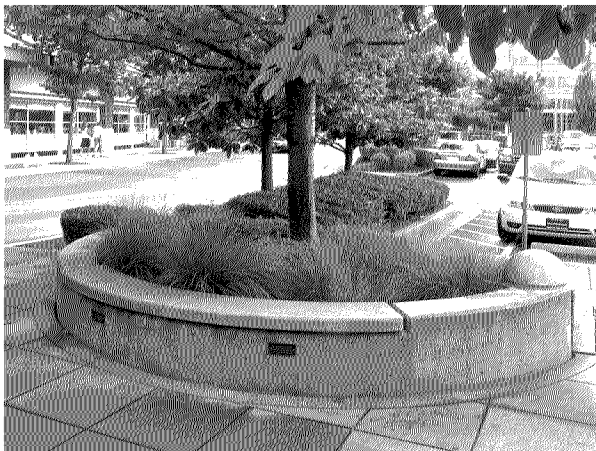
*Figure 18-48 Using evergreen landscaping to screen utilities*





f. Species selection is very important in grouped plantings (*Figure 18-49*). Drought tolerant species are strongly recommended and monoculture plantings are discouraged. Low maintenance cost and low replacement costs are two advantages of planting drought tolerant species in grouped configurations. Low (24-30 inches) shrubs, perennial or groundcover plantings that provide a superior degree of separation between the sidewalk and street at reduced maintenance costs may be used.

*Figure 18-49 Examples of landscaped tree wells*



## 2. Design.

a. Shade trees should be planted to shade buildings' east and west-facing windows to provide a balance between summer cooling and winter heating through solar gain.

b. All landscaped areas should be designed to allow aquifer filtration and minimize stormwater run-off utilizing bio-swales, filtration strips, and bio-retention ponds where appropriate.

(Ord. 2443 §25, 2014)

## 18.28.250 Open Space Regulations

A. **Purpose.** This section contains regulations and guidelines for the provision, design, and configuration of new open spaces that may be publicly accessible. Open space regulations are set forth to ensure that the provision, design, and configuration of new open spaces contribute to the character of and support the type of development desired within each District. Open space for residential uses is also intended to promote the health of residents by providing on-site open space for recreational activities, physical exercise, and/or food production. Open spaces may consist of pedestrian spaces for commercial uses, and common and private open space for residential uses.

B. All new open spaces, whether or not they are required by open space regulations, shall be designed and configured according to the following regulations.

C. The following requirements for the provision and design of pedestrian, common and private open spaces are organized by Use Type. These regulations are established to ensure a wide range of public spaces that complement the primary public streets and open spaces in each District as the Southcenter area intensifies.

### D. General Open Space Regulations.

1. Open space requirements for commercial and residential uses are as specified in *Table 18-4*, "Provision of Open Space."

2. Compliance with the open space square footage ratio listed in *Table 18-4* is required for new construction, the area of expansion of existing buildings and changes in use from one category in *Table 18-4* to another.

3. Open space for new or expanded commercial and residential uses shall be built within the development by developers at the time development occurs.

### 4. Options for provision of open space.

a. The square footage of all streets built per TMC Section 18.28.140, "New Streets," may be counted toward meeting the provision of open space requirements for pedestrian space. They may not be used to satisfy common and/or private open space requirements for residential uses.

b. The Director shall give credit for existing on-site open space amenities that meet the requirements of this section toward the open space square footage triggered by the new construction or change of use.

c. At the discretion of the Director, required pedestrian space for commercial uses or residential common open space may be constructed off-premises and/or as part of a larger open space being provided by the City or other private developments within that District or within 1,000 feet of the project premises.

d. If strict compliance with these regulations would create substantial practical difficulties for a site and none of the above approaches would provide relief, the property owner may apply for a Special Permission Modification and propose an alternate solution that meets the intent of the regulations.

(1) Special Permission Modification shall be a Type 2 decision. An applicant shall submit evidence of the above (subparagraph 18.28.250.D.4.d) to the Director, which could take the form of a brief report and site plan that addresses the difficulties of meeting the regulations, the proposed alternative solution, and how the proposed solution meets the intent of the applicable open space regulations.

(2) Applicants may request that up to 75 percent of their required pedestrian open space be provided indoors.

#### **E. Pedestrian Space for Commercial Uses.**

1. Pedestrian spaces for commercial uses are publicly accessible, outdoor, landscaped spaces used primarily for active or passive community recreation and civic purposes. These may include a linear green, square, plaza, courtyard, or pedestrian passage. Play areas for children may be provided indoors or outdoors. These spaces shall be privately owned and maintained, including keeping the space free of trash and graffiti. Amenities provided within the space, such as benches, planters, art and water features, shall be maintained for the life of the project.

#### **2. Pedestrian Space Design Requirements.**

a. Ground level pedestrian spaces shall be connected to public sidewalks and abut public rights-of-way on at least one side.

b. Ground level pedestrian spaces shall be located where they are visible and easily accessible to the public from adjacent sidewalks and avoid masses of shrubs around edges. The space shall not be more than 2 feet above or below the adjacent sidewalk.

c. Pedestrian spaces shall be comprised of a greater proportion of hardscape (paved areas, fountains, plants in pots), than softscape (grass or other landscape material). *See Figure 18-50*

*Figure 18-50 Examples of pedestrian spaces*



d. Pedestrian spaces shall be publicly accessible during the hours of operation of the use. Pedestrian spaces, except for passages, shall be a minimum of 500 square feet or the required amount of open space (whichever is less) in size, contain seating areas, and open on to pedestrian generators such as entrances to offices, stores, or restaurants.

e. Pedestrian spaces shall be located to take advantage of sunlight to the greatest extent possible. South-facing plazas are generally preferred, unless particular lot configurations prevent such orientation.

f. At least 3 feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space shall be provided. This provision may be relaxed or waived where there are provisions for movable seating that meet the purpose of the standard. See Section 4 of the Southcenter Design Manual for guidelines on designing walls for seating.

g. Site design features that create entrapment areas in locations with pedestrian activity shall be avoided.

h. Development shall incorporate Crime Prevention Through Environmental Design (CPTED) principles into open space site design.

i. Pedestrian spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses unless fully screened with an architecturally consistent wall or solid fence (no chain link) and landscaping.

j. Pedestrian passage design requirements:

(1) A passage shall serve as a pedestrian connector passing between buildings to provide shortcuts through long blocks and access to rear parking areas or courtyards. (See Figure 18-51.)

Figure 18-51: Examples of pedestrian passages



(2) Passages shall be paved and landscaped, and specifically reserved for pedestrian travel.

(3) Passages shall be a minimum of 10 feet and a maximum of 30 feet wide.

(4) The design of the passage shall encourage pedestrian circulation. This can be accomplished by:

(a) Having the walkway meet the public sidewalk in an engaging and identifiable manner.

(b) Providing pedestrian amenities such as alternative paving methods, seating, and planters.

(c) Designing the passage using CPTED principles.

(5) Incorporate design treatments to mitigate impacts of any blank walls along the passageways (see Section 15 of the Southcenter Design Manual).

(6) For properties adjacent to fixed rail transit or bus facilities, a passage may include transit station or bus stop access.

(7) For properties adjacent to the Green River, a passage may include a pedestrian connection between the Green River Trail and a publicly accessible street/sidewalk. The passage should be established in an easement allowing for public access through private property.

#### F. Common Open Space for Residential Uses.

##### 1. Purpose:

a. To provide accessible, safe, convenient, and usable common open space for residential uses;

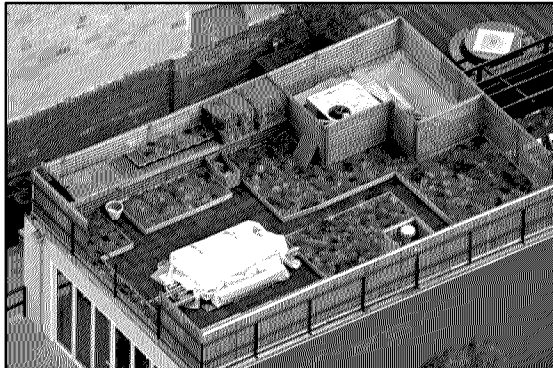
b. To promote the health of residents by providing access to common open space for recreational activities, physical exercise, and/or food production; and

c. To create common open spaces that enhance the residential setting.

2. Common open spaces are privately owned and maintained interior common spaces, such as pools or exercise rooms, and/or outdoor landscaped spaces, such as rooftop decks, ground level open spaces, children's play areas, or other multipurpose green spaces associated with multi-family developments that provide for the recreational needs of the residents of the development and are not publicly accessible.

3. Common open space design requirements (see *Figure 18-52* and Section 5 of the Southcenter Design Manual, for additional guidance).

*Figure 18-52 Common open space examples*



a. Required building setback areas shall not be counted towards common open space.

b. No more than 50 percent of the required common space may be indoor or covered space.

c. Common open spaces shall be easily visible and readily accessible to multi-family residents.

d. The common open spaces for a site shall provide at least one of the following amenities for every 200 square feet of common open space up to a maximum requirement of three amenities to accommodate a variety of ages and activities:

- (1) Site furnishings (tables, benches)
- (2) Picnic and/or barbecue areas
- (3) Patios, plazas, courtyards, or rooftop terraces
- (4) Active play areas for children
- (5) Urban (private/individual) garden plots
- (6) Pool and/or hot tub
- (7) Multi-purpose room with cooking facilities
- (8) Exercise facility

e. Common open spaces shall not be less than 20 feet wide.

f. Courtyards shall be a minimum of 30 feet along the east-west axis and 20 feet along the north-south axis.

g. Adequate fencing, plant screening or other buffer shall separate the common open space area from parking areas, driveways, utility areas, mechanical equipment or public streets. Rooftop utilities shall be adequately screened and separated from rooftop common open spaces.

h. Common open spaces shall be located to take advantage of sunlight to the greatest extent possible.

i. Site design features that create entrapment areas in locations with pedestrian activity shall be avoided.

j. Development shall incorporate Crime Prevention Through Environmental Design (CPTED) principles into open space site design.

k. Common open spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses, unless fully screened with an architecturally consistent wall or solid fence (no chain link) and landscaping.

l. Interior located common space must be:

(1) Located in visible areas, such as near an entrance lobby and near high traffic corridors.

(2) Designed to provide visibility from interior pedestrian corridors and to the outside. Windows should generally occupy at least one-half of the perimeter of the space to make the space inviting and encourage use.

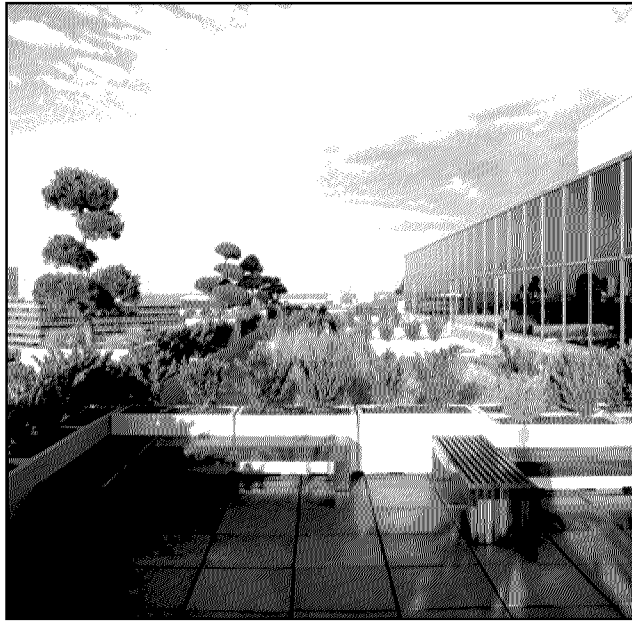
(3) Designed to specifically serve interior recreational functions and not merely leftover space used to meet the common space requirement.

m. Common open spaces shall be maintained by the property owner, including keeping the space free of trash and graffiti. Amenities provided within the space, such as benches, planters, art and water features, shall be maintained for the life of the project.

### G. Private Open Space for Residential Uses.

1. Private open spaces are privately owned and maintained and include outdoor balconies, decks, patios, yards, courtyards, rooftop decks or gardens (*Figure 18-53*), or landscaped areas used for recreation by inhabitants of a single dwelling unit.

*Figure 18-53 Rooftop Garden*



### 2. Private open space design requirements.

a. Required setback areas shall not be counted towards private open space provision requirements, unless configured as a private yard and accessed by secondary unit entrance(s).

b. Private open spaces shall have primary access from the dwelling unit served.

c. Private yard landscaping shall be consistent with “Side and Rear Yard Landscape Types” (TMC Section 18.28.230.B).

d. Access to a balcony or patio shall be limited to the dwelling served.

(Ord. 2443 §26, 2014)

### 18.28.260 General Parking Requirements

A. This section contains regulations and guidelines for the provision, locations, and design of parking. Parking regulations are set forth to ensure that the provision of parking, and the design and configuration of parking areas, contribute to the character of and support the type of development desired within each District in the urban center.

### B. Number of Parking Spaces.

1. The minimum parking provision for vehicles required by all new development and changes in use shall be as specified in *Table 18-5 “Provision of Parking.”* In the case of

a use not specifically mentioned in this table, the requirements for the number of off-street parking spaces shall be determined by the Director as a Type 2 Special Permission Decision. Such determination shall be based on the requirements for the most comparable use specified in this section or a parking study.

2. Any off-street parking area already in use or established hereafter shall not be reduced below the ratios required in *Table 18-5*. Any change of use must meet the parking requirements of the new use.

3. A maximum of 30% of the total off-street parking stalls may be designed and designated for compact cars.

4. Electric vehicle charging stations and parking spaces shall be governed by TMC Section 18.56.135.

### 5. Parking Reductions.

a. New on-street parking spaces provided along adjacent new streets may be counted toward the minimum parking requirement for commercial development on that property.

b. Parking requirements for commercial development within 600 feet of the Sounder transit station or the Tukwila bus Transit Center, or residential development within 1,320 feet of either station may be reduced or modified by the Director as a Type 2 Special Permission Decision. This distance will be the walking distance measured from the lot line of the development to the lot line of the station.

c. A reduction in minimum parking requirements may be requested per TMC Section 18.56.140, “Administrative Variance from Parking Standards.”

d. **Shared Parking:** When two or more property owners agree to enter into a shared parking agreement, the setbacks and landscaping requirements on their common property line(s) may be waived with that land used for parking, driveway and/or building. The total number of spaces may be reduced if it is demonstrated through a parking study that complementary uses, internal trip capture or uses with different peak parking needs justify the reduction in number.

e. All or part of a development’s parking requirement may be satisfied through payment of in-lieu fees based on the current real cost of constructing a parking space in an exposed above-ground parking structure, when approved by the Director.

### C. Vehicular Access.

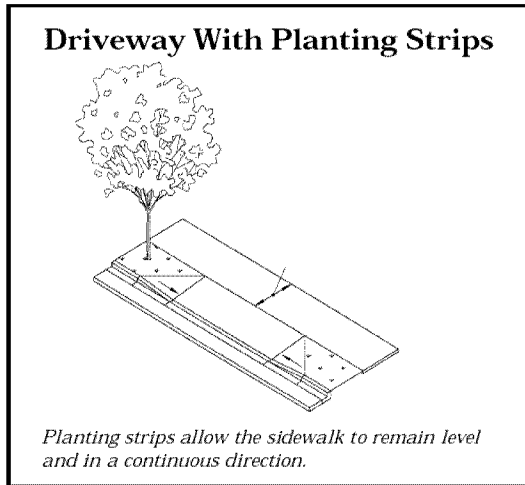
#### 1. Curb Cuts and Driveways.

a. When access to parking facilities and loading areas is provided from front or side streets, the maximum number of curb cuts associated with a single development shall be one two-lane curb cut or two one-lane curb cuts for each 500 linear feet of street frontage. Shared driveways and new public or private streets do not count against this total.

b. The maximum width of driveways/curb cuts is 15 feet for a one-lane and 30 feet for a two-lane driveway. In the Workplace District, the maximum width of driveways/curb cuts is 35 feet.

c. On Walkable and Neighborhood Corridors, the curb cut design for driveways or private streets shall match the height of the sidewalk to ensure that the sidewalk stays at a consistent grade for pedestrians, with the apron dipping down to meet the street level starting at the planting strip or tree wells (see Figure 18-54).

Figure 18-54 Example of driveway level with the height of the sidewalk



d. The total width of parking access openings on the ground level of structured parking may not exceed 30 feet when fronting on a public or private street.

e. Driveways shall be set back a minimum of five feet from adjoining properties (unless the driveway is shared with adjacent premises), and a minimum of three feet from adjacent buildings.

f. If two adjoining properties combine their side yards for the purposes of having a shared driveway, side yard landscaping requirements along that property line will be waived.

g. Driveways may not be signalized. In order to be considered for installation of a traffic signal, a new public or private street must be constructed per the standards in TMC Section 18.28.140.

h. These standards may be varied by the Director when there is a demonstrated conflict with truck maneuvering or fire access that cannot be addressed otherwise.

#### D. Parking Lots.

1. **Dimensions.** Minimum parking area dimensions for surface parking shall be as provided in TMC Chapter 18.56, Figure 18-6 "Off-street Parking Area Dimensions."

#### 2. Maneuverability.

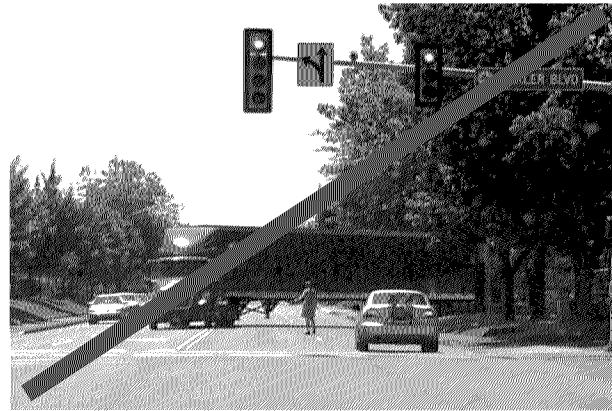
a. Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than 50 feet.

b. Tandem parking spaces (where one car is parked directly behind another) are allowed for residential units with two or more bedrooms and both spaces must be assigned for the exclusive use of that unit. All tandem parking spaces must

be designed for full size rather than compact size vehicles based on the dimensions in TMC Chapter 18.56, Figure 18-6

c. Turning and maneuvering space shall be located entirely on private property (Figure 18-55) unless specifically approved by the Public Works Director.

Figure 18-55 Not enough room on-site to exit loading area, resulting in disruption of traffic movements



d. The slope of off-street parking spaces shall not exceed 5%. The slope of entrance and exit driveways providing access for off-street parking areas and internal driveway aisles without parking stalls shall not exceed 15%.

#### 3. Surface.

a. The surface of any required off-street parking or loading facility shall be paved with asphalt, concrete or other similar approved material(s) and shall be graded and drained as to dispose of all surface water, but not across sidewalks.

b. All traffic-control devices, such as parking stripes designating car stalls, directional arrows or signs, curbs and other developments shall be installed and completed as shown on the approved plans.

c. Paved parking areas shall use paint or similar devices to delineate car stalls and direction of traffic.

d. Wheel stops shall be required on the periphery of parking lots so cars will not protrude into the public right-of-way, walkways, off the parking lot or strike buildings. Wheel stops shall be two feet from the end of the stall of head-in parking.

#### 4. Setbacks, Perimeter, and Interior Landscaping.

a. Surface parking lots shall set back a minimum of five feet from any back of sidewalk, open space, or building façade. The setback shall be designed and planted as specified in TMC Section 18.28.240.B.6.a.

b. See TMC Section 18.28.240.B.6.b for interior parking lot landscaping requirements.

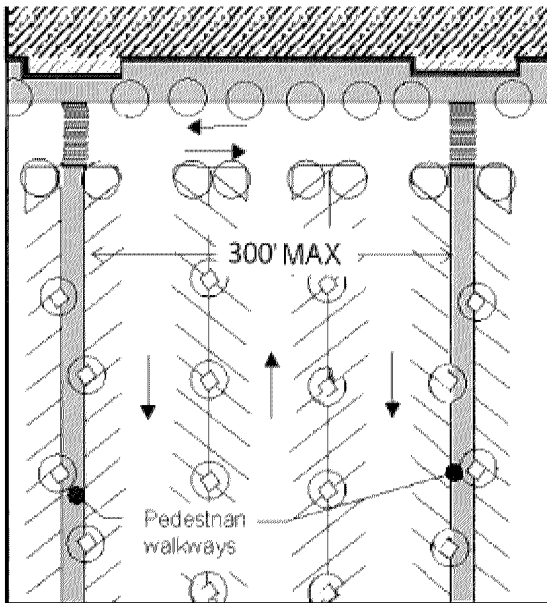


### 5. Parking Lot Walkways.

a. A hard-surfaced walkway a minimum of 6 feet in unobstructed width shall be provided for safe walking areas through surface parking lots between main building entrances and sidewalks adjacent to streets. Front surface parking lots shall provide such routes at a maximum spacing of every 300 feet or to each major building entrance, whichever is closer.

b. Walkways through parking areas (see *Figure 18-56*) shall be separated from vehicular parking and travel lanes by use of contrasting paving material, curbing, or landscaping and may be raised above the vehicular pavement. Trees and pedestrian-scaled lighting (maximum 15 feet in height) shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.

*Figure 18-56 Parking lot walkway standards and example*



c. Pedestrian crossings are required when a walkway crosses a paved area accessible to vehicles. Applicants must continue the sidewalk pattern and material across internal driveways.

6. **Lighting and Safety.** Parking and loading areas shall include lighting capable of providing adequate illumination for security and safety, provide clear views both to and within the site, and be in scale with the height and use of the associated structure. See also TMC Section 18.28.280.B, "Lighting."

### E. Drive-Through Facilities.

1. Stacking lanes shall be located to the rear or least visible portion of a building.

2. Stacking lanes shall be designed to accommodate expected queuing.

### F. Parking Structures.

1. Parking structures shall be located and designed to minimize their impact on public streets and public spaces. Consider using residential dwelling units, retail storefronts or office space to line the ground level façades of parking structures adjacent to a pedestrian-oriented street or open space.

2. Parking structures shall be buffered from adjacent residential development with heavy screening (see TMC Section 18.28.230.B.5, "Heavy Screening").

3. See the Southcenter Design Manual (Section 16, "Parking Structures") and the City of Tukwila's "Parking Structure Design Guidelines" (2001) for additional requirements and guidelines regulating parking structures, parking podiums, and garages.

(Ord. 2443 §27, 2014)

**18.28.270 General Parking Guidelines**

**A. Parking Lot Landscaping.**

*Note: See TMC Section 18.28.240B.6 for standards for perimeter and interior parking lot landscaping.*

1. Trees in parking areas, when mature, should be large and have a high-branching, broad-headed form to create maximum shade.

2. Landscaping in parking lot interiors and at entries should not obstruct a driver's clear sight lines to oncoming traffic.

**3. Rooftop Parking Landscape Alternatives.**

**a. Landscape Planters.**

(1) For a parking area on the top level of a parking structure, one planter that is 30 inches deep and 5 feet square should be provided for every 10 parking stalls on the top level of the structure.

(2) Each planter should contain a small tree or large shrub suited to the size of the container and the specific site conditions, including desiccating winds.

(3) The planter should be clustered with other planters near driving ramps or stairways to maximize visual effect.

(4) Only non-flammable mulch such as gravel should be used.

**b. Rooftop Garden or Green Roof.** An on-site rooftop area, equal in size to a minimum of 5 square feet of landscaping per each top level parking stall, may be covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.

**c. Terraced Planters.** Upper levels of parking structures can be stepped back and incorporate irrigated terraced planters, equal in size to a minimum of 5 square feet of landscaping per each top level parking stall.

**d. Green Wall.** The façade of the parking structure may be trellised and planted with vines or have an irrigated green wall system installed to provide a minimum of 5 square feet of landscaping per each top level parking stall.

**B. Loading Zones.** Loading zones should be separated from customer and occupant pedestrian areas.

**C. Bicycle Parking.**

**1. General Standards.**

a. Racks should be oriented to maximize their efficiency and aligned to keep obstructions away from pedestrian thoroughfares.

b. Clustered arrangements of racks should be set back from walls or street furniture to allow bikes to be parked at both ends or from either side.

c. Where more than one rack is installed, the minimum separation between aisles should be 48 inches (the aisle is measured from tip to tip of bike tires across the space between racks). This provides enough space for one person to walk one bike. In high traffic areas where many users park or retrieve bikes at the same time, the recommended minimum aisle width is 72 inches.

d. Multiple buildings should be served by many small racks in convenient locations rather than a combined, distant rack area.

**2. Short Term Parking.**

a. Bicycle racks should be easy to find and located no more than 50 feet from the entrance of destinations. If bicycle parking is not easily visible from the street, a sign must be posted indicating its location.

b. Racks should be located within sight of gathering places or in busy pedestrian areas that provide constant, informal surveillance of bikes and accessories.

c. Building overhangs, canopies or other features should be used to provide weather protection.

**3. Parking at the Workplace.**

a. Secure bicycle storage areas should be used to park bikes for a full working day.

b. Bike storage areas should be located in high visibility areas close to elevators, stairs and entrances.

c. Bicycle parking should always be protected from the elements either indoors, covered by building elements, or in a separate shelter.

d. Bicycle storage areas should be located as close or closer to elevators or entrances than the closest car parking space, and no more than 200 feet from access points.

*(Ord. 2443 §28, 2014)*



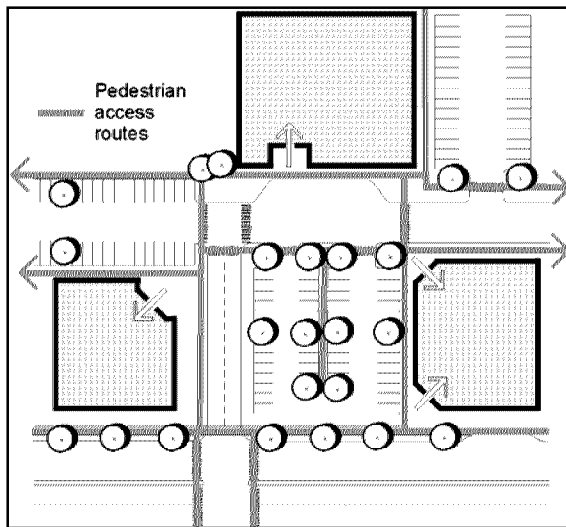
## 18.28.280 Site Requirements

### A. Pedestrian Circulation.

*Note: For walkways through parking lots, see TMC Section 18.28.260.D.5*

1. Redevelopment of a superblock site shall strive to create a pedestrian-friendly environment within the internal layout (see *Figure 18-57*). In addition to providing any required new streets, this can be accomplished by defining a network of pedestrian walkways that serve as a “grid”, connecting these walkways to uses with the site and to the larger street network, and creating smaller parking areas in place of one large parking lot.

*Figure 18-57: Example of good internal pedestrian circulation. Note connections from the street, between buildings and through parking lots.*

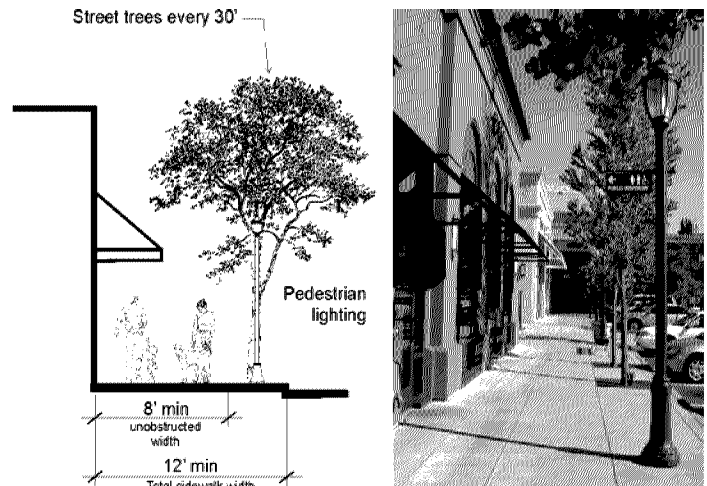


2. Pedestrian access points shall be provided along property edges at pedestrian arrival points and coordinated with crosswalks, transit stops, trails and paths, and existing and planned adjacent development.

3. Pedestrian paths must be provided across landscape areas, where needed, to allow convenient pedestrian circulation and prevent plants from being trampled and their roots compacted.

4. Walkways shall be provided along any building featuring a customer or residential entrance, and along any façade abutting a parking area (see *Figure 18-58*).

*Figure 18-58 Internal walkway standards and an example along retail or mixed-use buildings*



5. In the Regional Center, TOD, and Pond Districts, where a walkway crosses a driveway or a paved area accessible to vehicles, the crosswalk shall be distinguished by the use of durable low maintenance surface materials, such as pavers, bricks, or scored concrete, to enhance pedestrian safety and comfort, as well as the attractiveness of development. Pedestrian refuge islands and “speed tables” may also be used to minimize curb cuts and ramps (speed tables maintain the level of the adjacent sidewalk at identified pedestrian crossings, reversing the situation where a pedestrian must enter the zone of moving vehicles to cross the street). These pedestrian features shall be designed to accommodate fire lanes and emergency vehicle access routes.

6. The pedestrian marking style used shall be consistent throughout the development.

**B. Lighting** (also see Section 3 of the Southcenter Design Manual).

#### 1. Safety.

a. Pedestrian-oriented areas, including building entrances, walkways and paths, plazas, parking lots, and parking structures shall be illuminated to increase safety and provide clear views both to and within the site.

b. Pedestrian walkways where stairs, curbs, ramps, and crosswalks occur shall be lit for nighttime safety.

#### 2. Glare Prevention.

a. Where appropriate, exterior lighting practices must follow the recommendations of the Illuminating Engineering Society of North America (IES).

b. New lighting fixtures shall be “dark sky” compliant, i.e. emitted light should be directed downward from the horizontal plane of the light source to preserve a dark sky and prevent unnecessary light pollution. Exceptions may be made for uplit trees and plants and exterior architectural lighting operated on timers to shut off after midnight nightly.

c. Where feasible, new fixtures shall use a reflector and/or a refractor system for efficient distribution of light and reduction of glare.

d. House-side shields and internal reflector caps shall be used to block light from illuminating residential windows.

3. Height.

a. The maximum mounting height for building-mounted lights is 20 feet above finished grade in Workplace and Corridor Commercial Districts and 14 feet above finished grade in all other Districts.

b. The maximum height for pole-mounted lighting at parking lots is 20 feet from grade to light source; lower heights should be used wherever possible.

c. The maximum height for pole-mounted lighting at pedestrian plazas, walkways, and entry areas is 12 to 14 feet in height from grade to light source.

C. Walls and Fences (also see Section 4 of the Southcenter Design Manual).

1. All fences shall be placed on the interior side of any required perimeter landscaping.

2. Overall height of fences and walls located in the front yard shall not exceed 3 feet.

3. Barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted. Chain link fencing is permitted only within the Workplace District.

4. Screening walls shall not exceed a height of 7 feet.

D. Utility and Service Areas (also see Section 2 of the Southcenter Design Manual).

1. Service areas shall be appropriately screened. Garbage and recycling dumpsters visible from the public realm shall be screened from view using durable materials that complement the building, and incorporate landscaping integrated with other on-premises and adjacent landscaping. The opening to the service area shall be located away from the public sidewalk.

2. Utility and equipment cabinets shall be placed in less visible areas and screened, or located inside of a building.

3. Service equipment, including satellite receiving dishes, transformers, and backflow devices, shall be located away from streets and enclosed or screened from view by landscaping, fencing or other architectural means.

4. Screening of on-site mechanical equipment shall be integrated as part of a project's site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. Picket fencing, chain-link fencing and exposed sheet metal boxes are not permitted outside of the Workplace District.

*(Ord. 2443 §29, 2014)*

## Urban Forestry

### **GOAL 4.12**

*Trees are recognized by Tukwila citizens, businesses, City staff and decision-makers for their benefits to the environment, urban infrastructure and their aesthetic value.*

#### **POLICIES**

- 4.12.1 Develop a formal urban forest management plan to promote and guide preservation, restoration and maintenance of a sustainable urban forest, using the goals and policies of this chapter as a basis for guidance.
- 4.12.2 Ensure that the benefits of trees are factored into site design and permit decisions.
- 4.12.3 Ensure that regulations recognize that larger trees provide more benefits than small trees.
- 4.12.4 Seek to create and fund an urban forester/municipal arborist position within the City, or contract for such services, to provide expertise for urban forest management planning, oversight of tree planting and maintenance, and assistance to all City departments that have responsibilities for tree management.
- 4.12.5 Educate the public, elected officials and City staff about the importance of and benefits provided by trees in Tukwila.
- 4.12.6 Develop tree valuation methods to reflect the value trees provide, for use in assessing fines, determining damages or estimating loss of tree benefits.
- 4.12.7 Identify funding sources to support urban forestry planning and management, and establish an urban forestry budget and account.
- 4.12.8 Consider developing an “exceptional” or “heritage” tree program to foster tree appreciation in the community.
- 4.12.9 Encourage public involvement in urban forest stewardship through volunteer events, free training workshops, and other means.



## GOAL 4.13

*Overall City-wide tree canopy increased to a total of 29% by 2034.*

*Canopy cover in individual zoning categories increased by 2034 as listed below:\**

*Light Industrial zones: 3% increase from 20%, to achieve 23% cover*

*Heavy Industrial zones: 1% increase from 9%, to achieve 10% cover*

*Tukwila Urban Center and Tukwila South: 5% increase from 13%, to achieve 18% cover*

*Office and Commercial: 3% increase from 29 %, to achieve 32% cover*

*Parks: 5% increase from 38%, to achieve 43% cover*

*Public Rights-of-Way: Increase canopy coverage through street tree planting.*

*Specific canopy goal to be established based on future assessment.*

*No net loss of canopy cover in individual zoning categories, as listed below:*

*Low-Density Residential: Maintain current City-wide canopy coverage of 47%*

*Medium- and High-Density Residential: Maintain current City-wide coverage of 40%*

## POLICIES

### 4.13.1 Promote tree retention throughout the City by:

- implementing educational programs for property owners and managers regarding tree selection and care, applicable regulations, selecting a qualified arborist, and other issues;
- except for hazard trees or trees that interfere with underground or overhead utilities, prohibiting removal of any tree four inches or larger in diameter at breast height (dbh) on all undeveloped property without an approved development or other land use permit, to provide the opportunity to preserve healthy trees during development;
- promoting the mutual goals of tree protection and urban development through the implementation of incentive programs and flexible site development regulations, especially to retain tree groves; and
- requiring financial assurances for required tree replanting and maintenance.

### 4.13.2 Improve retention of trees on steep slopes.

*\* NOTE: Some public rights-of-way (such as WSDOT's) are not included in the total City-wide canopy calculation. Rights-of-way adjacent to public streets (i.e., where street trees would be planted) are included in each zoning category.*

- 4.13.3** Continue to protect trees in sensitive areas and the shoreline through relevant regulations.
- 4.13.4** Ensure that required replacement trees at maturity will have equivalent or larger canopies than the removed tree(s), except where existing or future infrastructure and/or public or private utilities impede the planting of large trees.
- 4.13.5** Develop mechanisms for protecting tree roots for public and private surface and underground infrastructure installation, including – in some cases – requiring the presence of a certified arborist when working in the critical root zone; replacement of trees where damage is unavoidable; and either requiring replanting or payment into a tree replacement fund as compensation, if planting on-site is not feasible. Establish reasonable procedures to ensure consideration of tree root protection during routine or emergency maintenance of existing utilities, and provide training to City and other public utility maintenance staff on root protection techniques.
- 4.13.6** Establish criteria for requiring professional assessment and corrective actions by property owners who damage code-required landscaping, street trees, or other required trees by topping, poor pruning practices or root disturbance.
- 4.13.7** Where trees are regulated and required replacement trees cannot be accommodated on a site, establish procedures for off-site planting of replacement trees or payment into a dedicated tree replacement fund.
- 4.13.8** Develop tree planting and urban forest rehabilitation programs for City parks and other publicly-owned lands. Collaborate with other agencies, such as Washington's Department of Transportation, to promote planting in highway interchanges and other locations.
- 4.13.9** Collaborate with other government, non-profit organization, school and private sector entities, to promote urban forest management and restoration.
- 4.13.10** Provide flexibility in the landscape code to promote increased tree planting and/or planting of large canopy trees, and reward the preservation of existing healthy trees to assist in meeting the City's canopy goals.
- 4.13.11** Evaluate current parking lot landscape requirements to identify opportunities to increase tree canopy.

## GOAL 4.14

*Tukwila's streetscapes and landscaped areas are sustainable and attractive, and its urban forest is healthy, diverse, and safe.*

### POLICIES

- 4.14.1 Develop tree/urban forest inventories and assess the health of trees and forests in Tukwila's public spaces.
- 4.14.2 Develop maintenance plans and programs for trees on City property or rights-of-way to ensure that maintenance pruning is properly carried out, that diseases and pest infestations are managed, that hazardous trees are identified and managed in a timely manner to reduce risks, and that invasive vegetation is properly managed.
- 4.14.3 Modify landscape code, and educate property owners, property managers, landscape maintenance companies and tree companies to promote best practices for soil preparation, planting techniques, pruning, trenching and general tree care.
- 4.14.4 Ensure that landscaping and replacement trees in new development or re-development are properly cared for and thrive in perpetuity, through such means as maintenance agreements, monitoring and enforcement.
- 4.14.5 Develop a mechanism to ensure that tree removal and maintenance companies have the necessary qualifications and liability insurance to work in Tukwila.
- 4.14.6 Modify landscape code to require diversity of tree species in landscape plantings and consideration of species already present in the vicinity.
- 4.14.7 Establish minimum standards and landscape specifications to ensure long-term tree health for street trees, required landscape trees and required replacement trees, including minimum soil volume, soil quality, plant quality, planting techniques, irrigation, mulching, tree pruning, and prohibition of topping.
- 4.14.8 Develop an approved/recommended tree list for street trees, landscape perimeter planting and parking lots that recognizes the importance of the concept of "right tree, right place", taking into account available planting space and infrastructure/utility conflicts, and that considers the importance of species diversity, climate conditions, canopy coverage goals, allergy issues, urban wildlife benefits, and tolerance of urban conditions.

- 4.14.9** Work with electric utility providers to limit trimming of trees and other vegetation to that which is necessary for the safety and maintenance of transmission lines, where feasible and according to American National Standards Institute (ANSI) professional arboricultural specifications and standards.
- 4.14.10** Perform vegetation management that is needed in utility rights-of-way that are located in sensitive areas or shoreline areas, in a manner that will maintain, restore or improve the shoreline or sensitive area ecological function.

### ***Implementation Strategies – Urban Forestry***

- Prepare and publish technical specifications for landscape professionals and landscape contractors reflecting best management practices/standards for achieving adequate soil conditions, plant quality specifications, proper planting techniques, proper mulch placement, tree care and pruning, and other relevant information.
- Prepare and make available technical guidance for homeowners on tree selection, planting, care, pruning, selecting a good arborist, and identifying and controlling invasive plants.
- Conduct volunteer activities in parks and other public areas to help carry out urban forest restoration plans, to remove invasive plants and plant native trees and other vegetation.
- Create “Adopt an Urban Forest,” “Ivy Removal Team,” or similar programs, to actively remove invasive plants and promote ongoing stewardship of urban forests in the City’s parks and other public areas.
- Add an urban forestry page to the City’s website that contains information about programs, regulations, technical guidance, finding a certified arborist, and other relevant issues.
- Expand the annual Arbor Day celebration to widen public participation;
- Evaluate other jurisdiction’s heritage tree programs, and reach out to business and resident community to determine interest in a heritage tree program in Tukwila.
- Develop mechanisms for monitoring tree canopy growth, removal and replacement – in addition to periodic tree canopy assessments – using GIS and remote sensing methods;
- Review and amend, as necessary, SAO and Shoreline regulations to ensure consideration of tree retention, particularly in steep slope areas.



- Incorporate requirements in geotechnical studies to ensure evaluation of the role trees play in slope stability.
- Develop incentives for increasing retention of trees on steep slopes.
- Provide ongoing training for City staff from all departments on tree selection, site preparation, proper planting techniques, protection of tree roots during construction activities, proper pruning, and general tree care.
- Prepare and publish technical specifications manuals for utility companies and City staff to identify techniques to protect tree roots during installation of public and private surface and underground infrastructure.
- Revise City regulations to allow assessment of fines or requirement of financial guarantees in the enforcement of corrective actions.
- Prepare an urban forest inventory for publically-owned trees in the City.
- Notify property owners about applicable tree regulations via inclusion of fliers in storm water utility bill, direct mailings, and media announcements.
- Improve the frequency of landscape and tree replacement inspections, and increase enforcement.
- Develop street tree plans for various parts of the City, taking into account the need for diversity for tree health and urban design issues.
- Modify landscape, tree and right-of-way vegetation regulations, including consideration of a point system for landscape requirements, clarification of responsibilities for trees on City ROW, identifying incentive programs, and allowing for fines based on the value of trees damaged or removed.
- Develop street tree regulations that prioritize shade over ornamental needs.

## RELATED INFORMATION

[Natural Environment Background Report](#)

[Tukwila Sensitive Areas Map](#)

[Tukwila Shoreline Master Program](#)

[WRIA 9 Salmon Habitat Enhancement Plan](#)

[Abandoned Underground Coal Mine Hazards Assessment Report](#)

[Tukwila Urban Tree Canopy Assessment](#)

[Tukwila Municipal Code, Chapter 18.45](#)

# ATTACHMENT E



## CITY OF TUKWILA

Department of Community Development

6300 Southcenter Boulevard, Ste 100

Tukwila, WA 98188

Telephone: (206) 431-3670

## SEPA ENVIRONMENTAL REVIEW

### APPLICATION

**FOR STAFF USE ONLY Permits Plus TYPE: P-SEPA**

<b>Planner:</b>	<b>File Number:</b>
<b>Application Complete Date:</b>	<b>Project File Number:</b>
<b>Application Incomplete Date:</b>	<b>Other File Numbers:</b>

**NAME OF PROJECT/DEVELOPMENT:** UPDATE OF TMC 18.52, LANDSCAPING CODE

**BRIEF DESCRIPTION OF SCOPE OF WORK:** COMPLETELY REVISE THE LANDSCAPING REGULATIONS THAT APPLY TO COMMERCIAL, INDUSTRIAL MULTIFAMILY AND NON-RESIDENTIAL DEVELOPMENT IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT.

Public Notice will be provided via published notice in the Seattle Times.

**LOCATION OF PROJECT/DEVELOPMENT:** *Give street address or, if vacant, indicate lot(s), block and subdivision, access street, and nearest intersection.*

City-wide

**LIST ALL TAX LOT NUMBERS** (this information may be found on your tax statement).

N/A

### DEVELOPMENT COORDINATOR/PROJECT CONTACT:

The individual who:

- has decision making authority on behalf of the owner/applicant in meetings with City staff,
- has full responsibility for identifying and satisfying all relevant and sometimes overlapping development standards, and
- is the primary contact with the City to whom all notices and reports will be sent.

**PLEASE PRINT CLEARLY**

Name: City of Tukwila Dept. of Community Development, ATTN: Carol Lumb

Address: 6300 Southcenter Blvd., Suite 100

CITY, ST, ZIP Tukwila, WA 98188

Phone: 206-431-3661

E-mail: Carol.Lumb@Tukwilawa.govSignature: Date: 10-20-16

## STATE ENVIRONMENTAL POLICY ACT CHECKLIST

Please respond to all questions. Use separate sheets as necessary. Department of Ecology provides a guidance on filling the SEPA checklist at DOE Environmental Checklist Guidance

### A. BACKGROUND

1. Name of proposed project, if applicable:  
TMC 18.52 - Tukwila Landscaping Code Revision
2. Name of Applicant:  
City of Tukwila, Department of Community Development
3. Date checklist prepared:  
October 20, 2016
4. Agency requesting  
checklist: City of  
Tukwila
5. Proposed timing or schedule (including phasing, if applicable):  
Review by Planning Commission, November, 2016; review and adoption by City Council, February/March, 2017
6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Revisions are planned to the City's tree regulations in 2017, which relate to the City's landscaping regulations.
7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
No environmental information has been prepared for this project – the regulations apply to proposed development or redevelopment in the City's commercial, industrial, multi-family and non-residential development in the low density residential district.
8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

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9. List any government approvals or permits that will be needed for your proposal.
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Tukwila City Council approval

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10. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposal is to repeal the current landscaping code in TMC 18.52 and replace it with new landscaping regulations. The major revisions include adding required parking lot landscaping in the Light Industrial, Heavy Industrial and Manufacturing Industrial Center Light and Heavy districts; permitting flexibility in where landscaping is located in the industrial districts, including allowing clustering of landscaping; providing guidance on the planting of trees in the street frontage, soil preparation specifications, tree standards, and procedures for landscape modifications, including clustering of landscaping, use of bioretention facilities as landscaping, modifications to existing landscaping and credit for retaining of significant trees. The new landscaping code identifies violations and establishes monetary penalties as well as the number of replacement trees required.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, the tax lot number, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City-wide

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12. Does the proposal lie within an area designated on the City's Comprehensive Land Use Policy Plan Map as environmentally sensitive?
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- 

To the extent any project site contains identified sensitive areas, yes. The City's Sensitive Area regulations found in TMC 18.45 or the City's shoreline regulations found in TMC 18.44 would continue to apply in addition to any landscaping requirements in TMC 18.52.

**B. ENVIRONMENTAL ELEMENTS****1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

N/A - This is a non-project action. Possible sites to be developed or redeveloped are located throughout the City with varying topography and soils.

- b. What is the steepest slope on the site (approximate percent slope)?

N/A

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland and whether the proposal results in removing any of these soils.

Varies

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A – Non-Project Action

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A – Non-Project Action

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A – Non-Project Action

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A – Non-Project Action

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A – Non-Project Action

2. **Air**

- a. What types of emissions to the air would result from the proposal (for example, dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A – Non-Project Action

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A – Non-Project Action

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A – Non-Project Action

3. **Water**

- a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A – Non-Project Action

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A – Non-Project Action

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A – Non-Project Action

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

N/A – Non-Project Action

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A – Non-Project Action

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A – Non-Project Action

**b. Ground:**

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A – Non-Project Action

2. Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve:

N/A – Non-Project Action

**c. Water Runoff (including storm water):**



1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow? Will this water flow into other waters? If so, describe.

N/A – Non-Project Action

2. Could waste materials enter ground or surface waters? If so, generally describe.

N/A – Non-Project Action

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe:

N/A – Non-Project Action

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts if any:

N/A – Non-Project Action

4. **Plants: N/A – Non-Project Action**

- a. Check or circle types of vegetation found on the site:

<input type="checkbox"/>	Deciduous tree: alder, maple, aspen, other
<input type="checkbox"/>	Evergreen tree: fir, cedar, pine, other
<input type="checkbox"/>	Shrubs
<input type="checkbox"/>	Grass
<input type="checkbox"/>	Pasture
<input type="checkbox"/>	Crop or grain
<input type="checkbox"/>	Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
<input type="checkbox"/>	Water plants: water lily, eelgrass, milfoil, other
<input type="checkbox"/>	Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A – Non-Project Action

- c. List threatened or endangered species known to be on or near the site.

N/A – Non-Project Action

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A – Non-Project Action

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A – Non-Project Action

5. **Animals**

- a. List any birds or animals which have been observed on or near the site or are known to be on or near the site:

Birds:	Hawk, heron, eagle, songbirds, other:
Mammals:	Deer, bear, elk, beaver, other:
Fish:	Bass, salmon, trout, herring, shellfish, other:
Other:	

N/A – Non-Project Action

- b. List any threatened or endangered species known to be on or near the site.

N/A – Non-Project Action

- c. Is the site part of a migration route? If so, explain.

N/A – Non-Project Action

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A – Non-Project Action

- e. List any invasive animal species known to be on or near the site:

N/A – Non-Project Action

**6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A – Non-Project Action

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- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A – Non-Project Action

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- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A – Non-Project Action

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**7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A – Non-Project Action

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1. Describe any known or possible contamination at the site from present or past uses.

N/A – Non-Project Action

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2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A – Non-Project Action

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3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A – Non-Project Action

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4. Describe special emergency services that might be required.

N/A – Non-Project Action

5. Proposed measures to reduce or control environmental health hazards, if any:

N/A – Non-Project Action

*b. Noise*

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A – Non-Project Action

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A – Non-Project Action

3. Proposed measures to reduce or control noise impacts, if any:

N/A – Non-Project Action

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A – Non-Project Action

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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N/A – Non-Project Action

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1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

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N/A – Non-Project Action

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- c. Describe any structures on the site.

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N/A – Non-Project Action

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- d. Will any structures be demolished? If so, what?

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N/A – Non-Project Action

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- e. What is the current zoning classification of the site?

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N/A – Non-Project Action

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- f. What is the current comprehensive plan designation of the site?

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N/A – Non-Project Action

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- g. If applicable, what is the current shoreline master program designation of the site?

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N/A – Non-Project Action

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- h. Has any part of the site been classified as an "environmentally sensitive" area?  
If so, specify.

N/A – Non-Project Action

- i. Approximately how many people would reside or work in the completed project?

N/A – Non-Project Action

- j. Approximately how many people would the completed project displace?

N/A – Non-Project Action

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A – Non-Project Action

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A – Non-Project Action

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A – Non-Project Action

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing?

N/A – Non-Project Action

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

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N/A – Non-Project Action

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- c. Proposed measures to reduce or control housing impacts, if any:

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N/A – Non-Project Action

#### **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

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N/A – Non-Project Action

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- b. What views in the immediate vicinity would be altered or obstructed?

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N/A – Non-Project Action

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- c. Proposed measures to reduce or control aesthetic impacts, if any:

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N/A – Non-Project Action

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#### **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

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N/A – Non-Project Action

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- b. Could light or glare from the finished project be a safety hazard or interfere with views?

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N/A – Non-Project Action

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- c. What existing off-site sources of light or glare may affect your proposal?

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N/A – Non-Project Action

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- d. Proposed measures to reduce or control light and glare impacts, if any:

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N/A – Non-Project Action

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**12. Recreation**

- a. What designed and informal recreational opportunities are in the immediate vicinity?

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N/A – Non-Project Action

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- b. Would the proposed project displace any existing recreational uses? If so, describe.

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N/A – Non-Project Action

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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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N/A – Non-Project Action

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**13. Historic and Cultural Preservation**

Are there any buildings, structures, or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

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N/A – Non-Project Action

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- a.
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- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

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N/A – Non-Project Action

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- c. Describe the methods used to assess the potential impacts to cultural and historic
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resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A – Non-Project Action

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A – Non-Project Action

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

N/A – Non-Project Action

- b. Is the site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

N/A – Non-Project Action

- c. How many parking spaces would the completed project or non-project proposal have? How many would the project eliminate?

N/A – Non-Project Action

- d. Will the proposal require any new or improvements to existing roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A – Non-Project Action

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

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N/A – Non-Project Action

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- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A – Non-Project Action

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- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

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N/A – Non-Project Action

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- h. Proposed measures to reduce or control transportation impacts, if any:

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N/A – Non-Project Action

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#### 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

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N/A – Non-Project Action

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- b. Proposed measures to reduce or control direct impacts on public services, if any.

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N/A – Non-Project Action

---

#### 16. Utilities

- a. Circle utilities currently available at the site: N/A – Non-Project Action  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system

other: \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate

vicinity which might be needed.

---

N/A – Non-Project Action

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## **NON-PROJECT PROPOSALS (E.G., SUBURBAN PLANS AND ZONING CODE TEXT CHANGES) MUST COMPLETE THE FOLLOWING PAGES).**

### **C. SUPPLEMENTAL SHEET FOR NON-PROJECT PROPOSALS**

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposals be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

---

The proposed action is to adopt new landscaping regulations that will require additional landscaping in many zoning districts in the City to implement Comprehensive Plan Goals 4.13 and 4.14 and policies 4.13.10, 4.13.11, 4.14.3, 4.14.4, 4.14.6, and 4.14.7 to increase tree canopy throughout the City. The additional trees will have the benefit of improving air quality, decreasing storm water run-off and reducing heat islands in parking lots, among other benefits. The new landscaping regulations also permit the use of bioretention facilities, in compliance with new low impact development regulations, to substitute for formal landscaping, which will also have a beneficial effect on storm water run-off. New development that takes place under the new landscaping regulations will address air emissions, increases to the discharge of water, toxic or hazardous substances and production of noise.

---

Proposed measures to avoid or reduce such increases are:

---

N/A

---



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2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed landscaping regulations continue the current requirement to retain significant trees on development sites when the trees are not dead, dying, diseased or a nuisance species. The retained trees may count towards required landscaping on the site. The proposed regulations will not affect animals, fish or marine life, except to the extent that retained trees, or new tree canopy or bioretention facilities integrated into the landscaping reduces storm water run-off, which in turn improves water quality in the City's river and streams (Green/Duwamish River, Gilliam, Southgate and Riverton Creeks).

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A – the new landscape code affects the installation of new landscaping materials for new and re-development. Any proposals for new or re-development will address impacts on existing plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed revisions to the landscaping code will not affect energy or natural resources except to the extent that additional tree canopy will reduce heat islands and divert stormwater run-off.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitats, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed revisions to the landscaping code will not affect environmentally sensitive areas; any site containing an environmentally sensitive area is still subject to the City's sensitive area regulations, TMC 18.45 and/or the City's shoreline regulations, TMC 18.44.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed revisions to the landscaping code will affect new or re-development in commercial, industrial, multi-family and non-residential development in the single family district the City by revising, in some zoning districts, the amount of front, side or rear landscaping and/or amount of parking lot landscaping required; allow the use of bioretention facilities to substitute for required landscaping; permit landscaping to be clustered in some zoning districts; establish violations and penalties. The proposed revisions to the landscaping code will not allow or encourage land or shoreline uses that are incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

How would the proposal be likely to increase demands on transportation or public service and utilities?

The proposed revisions to the landscaping code will not increase demand on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

N/A

6. Identify, if possible, whether the proposal may conflict with Local, State, or Federal laws or requirements for the protection of the environment.

The proposed revisions to the landscape code will not conflict with other Tukwila ordinances, or State or Federal requirements related to the protection of the environment.

#### D. SIGNATURE

Under the penalty of perjury the above answers under ESA Screening Checklist and State Environmental Policy Act Checklist are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Carol Hunt

Date Submitted: 10-20-16



# ATTACHMENT F

**Carol Lumb**

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**From:** Daryl Tapio <dtolympic@yahoo.com>  
**Sent:** Wednesday, August 10, 2016 11:05 AM  
**To:** Mayor; Tukwila City Council; Carol Lumb; Nora Gierloff  
**Subject:** Tukwila Tree Ordinance Update  
**Attachments:** Tukwila Tree Letter 031213.pdf

Tukwila Mayor, City Council, and City Planners,

I have been informed that Tukwila is starting a process to update the Tree and Landscaping Ordinance in the coming year.

I have owned property in the city for over 20 years and have built many houses in Tukwila. I also attended the Tree Committee meetings in March 2013 which led to updating the Comprehensive Plan. Attached is a letter I prepared regarding tree policy that I sent to the city as well as many citizens in the community at that time (See attached).

Tukwila prepared a Tree Canopy Report in 2012 which identified the current conditions. The assessment indicated that Tukwila property owners, who currently have control over their trees, are doing an exceptional job in maintaining a high level of tree canopy. For the residential single family neighborhood the canopy was 47%, for multifamily 51%, numbers much higher than other cities.

People like trees and landscaping and plant them on their own without government controls. Trees also start growing on their own and thrive in this climate.

Creating tree regulations which always transfer rights from the property owners to the city creates added work for the city, is highly controversial, and is not something many property owners favor. It also makes building and developing more difficult, expensive, and frustrating. There are many reasons and justifications for removing, altering, and planting landscaping and having the city and neighbors highly involved in the decision making process makes it a cumbersome process.

Please keep in mind that control over a tree either lies with the the property owner or the city. There is no middle ground, one or the other has control. If a permit is required or a city planner needs to agree if a tree be removed then the city has control. Currently, property owners have control over their trees with the exception of trees within critical areas. If changes are made to the ordinance which require city approval that will be a major transfer of rights from property owners to the city.

I look forward to being part of this discussion and will assist in informing other property owners on proposed changes to the tree ordinance.

Sincerely,

Daryl Tapio.





***Daryl Tapio***

---

***P.O. Box 69736, Seattle WA 98168,  
Email: [dtolympic@yahoo.com](mailto:dtolympic@yahoo.com), Phone (206)931-3998***

Carol Lumb and Sandra Whiting  
Tukwila Planning Dept.  
City of Tukwila  
6200 Southcenter Blvd  
Tukwila, WA 98188

March 12, 2013

SENT VIA EMAIL

CC: Tukwila City Council, Planning Commission, Mayor, and City Administrator

RE: Comments on Staff Comp Plan Amendment Proposal on Urban Forestry

Attn: Carol and Sandra

I reviewed the Tukwila Planning Department's proposed Comp Plan Amendments that were posted on the city website for the March 13, 2013 Tree Committee meeting. I have also attended two committee meetings and listened to the audio of the last meeting. I have the following comments to share with the Committee, Staff, Mayor, Council, and Planning Commission. This will also be shared with property owners in Tukwila and throughout the region.

There are two paths to choose with tree and environmental policy; paths that diverge significantly in the cost of administration, reputation for a municipality, and the outcomes for positive development and tree canopy.

One path is a positive approach that involves education, organizing tree planting programs, preparing recommended tree lists and sharing best practices, and helping property owners achieve their dreams of improving their property. This path recognizes the complexity of redevelopment and the many factors that go into a property owner's decision to modify their homes or property.

The other path is a negative approach that starts with the assumption that property owners make poor decisions regarding their landscaping and need to be micromanaged by the city and monitored closely by neighbors utilizing methods such as 24/7 hotlines. This involves transferring the control of trees from the property owners to the city and then requiring permits, expensive surveys/studies/reports from so-called experts, regulations, code enforcement, penalties, tree assessments, financial guarantees, covenants, maintenance agreements, and prohibiting any construction activity in large diameter areas around trees. This path involves the city being an obstacle for property owners in the effort to improve their property.

According to the Canopy Report dated Dec. 2012, residential property owners in Tukwila without government regulations are currently doing an exceptional job protecting tree canopies in residential areas. For single-family property the tree canopy is 47%, and for multi-family 51%, numbers much higher than many other cities. This empirical data is being ignored and arbitrary goals of desired canopy targets are being proposed.

**Daryl Tapio**

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**P.O. Box 69736, Seattle WA 98168,  
Email: [dtolympic@yahoo.com](mailto:dtolympic@yahoo.com), Phone (206)931-3998**

Is the goal of this effort about trees or is it about control? This is a fundamental question that needs to be adequately discussed and answered definitively. It also should be clearly specified in the Comp Plan. If this effort is truly about trees and achieving a certain percentage of tree canopy in each zone, then the goal can be met by the second approach described above with relative ease.

We are fortunate enough to live in a climate that is virtually ideal for growing trees. They grow quickly and if properly selected and planted require very little maintenance or watering. I have planted many trees in the area and some of the trees planted four years ago are now 8 to 10 feet in height. On some of my property a grove of trees appeared without planting, both coniferous and deciduous, and many grew to heights of 30 feet in 5 years.

The staff proposed Comp Plan embraces the negative approach. I have attached a copy of the Staff Comp Plan Proposal with all of the sections highlighted in yellow that could result in regulations, fees, permits, and ultimately transferring the control of trees from property owners to the city.

In the meetings I have attended and listened to it is apparent that there is nobody on the committee or in the room with first-hand experience in the areas of building homes or small-site development. This is a critical piece of the puzzle that is missing. The discussion of the committee is a one-sided discussion. Without input from property owners who want to improve their property and have permitting and construction experience it is impossible to create a policy that would allow efficient redevelopment in a city that desperately needs more redevelopment.

Some of the discussion at the last meeting was offensive, outrageous and truly despicable. A committee member referred to creating an enforcement policy that embraced high fines and financial penalties on property owners for cutting or pruning their own trees as follows: "HIT THEM HARD! We may not catch every one, but those that we do, MAKE THEM PAY! MAKE AN EXAMPLE!" The most telling part of this discussion was that nobody in the room countered this statement or said that they disagreed. A policy created in this environment will not result in a harmonious relationship between property owners and the city.

The committee and city staff are deliberately ignoring empirical data, presenting a one-sided argument and proposing Comp Plan amendments that would lead to transferring the control over trees from the property owners to the city. There is a better policy choice that would lead to better relationships with property owners and builders and result in a better and greener city. The Mayor, Council, and management needs to provide clear direction on this issue prior to more city resource expenditures.

Sincerely,



Daryl Tapio

Attachments: Highlighted Comp Plan Proposal, Tree Canopy Report p. 17

## Landcover: High Density Residential

High-Density Residential: allows up to 22.0 dwelling units per net acre. Senior citizen housing is allowed up to 60 dwelling units per acre, subject to additional restrictions. The district is intended to provide a high-density, multiple-family district which is also compatible with commercial and office areas.

The majority of High Density Residential land cover is impervious (56%), with 33% canopy. Pervious surface represents 11% while bare soil represents less than one percent (0.1%)

*Property owners are doing an exceptional job managing their trees without gov. regulating*

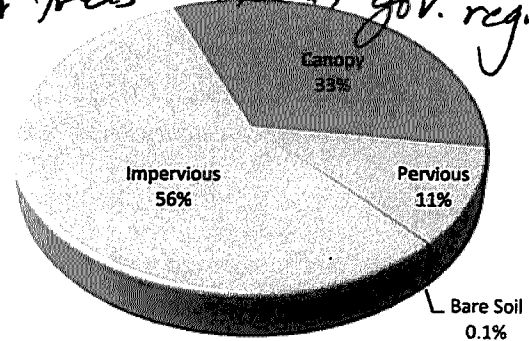


Figure 8 – High Density Residential

## Landcover: Medium Density Residential

Medium Density Residential: allows up to 14.5 dwelling units per net acre. The district is intended to provide areas for family and group residential uses, and serves as an alternative to lower density family residential housing and more intensively developed group residential housing and related uses.

Slightly over half of Medium Density Residential landcover is canopy (51%), while 35% is impervious and 14% is pervious. Bare soil represents less than one percent (0.05%).

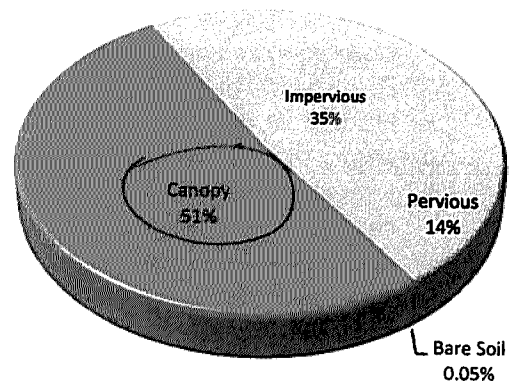


Figure 9 – Medium Density Residential

## Landcover: Low Density Residential

Low Density Residential: allows a maximum of 6.7 dwelling units per net acre. It is intended to provide low density family residential areas together with a full range of urban infrastructure services in order to maintain stable residential neighborhoods and to prevent intrusions by incompatible land uses.

Almost half of the landcover in the Low Density Residential zone is canopy (47%) while 29% is pervious. Impervious land cover represents 22% and bare soil and open water represent 1% each.

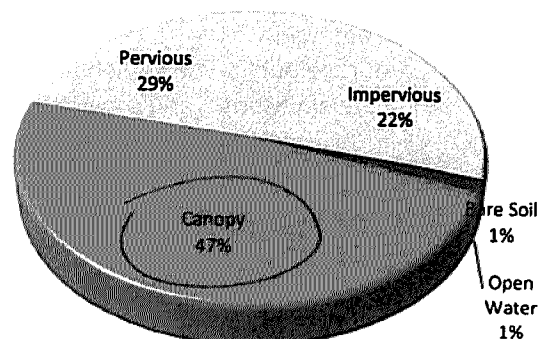


Figure 10 – Low Density Residential

## Proposed Urban Forestry Goals, Policies for the Natural Environment Chapter

*The following goals are an expansion of the existing goals and policies in Chapter 1 of the Comprehensive Plan: See Goal 1.3 and Policies 1.3.1, 1.3.2; Goal 1.4 and policies 1.4.1 and 1.4.2; Goal 1.6, second bullet; Policy 1.6.4; Goal 1.7 and policy 1.7.4; Goal 1.8, policy 1.8.3 and 1.8.6; Goal 1.10, Policy 1.10.12*

**Goal 1: Trees are recognized by Tukwila citizens, businesses, City staff and decision-makers for their benefits to the environment (air quality, habitat, climate change), urban infrastructure (stormwater attenuation, slope stability, temperature) and their aesthetic value (economic benefits, safety/crime reduction, visual and recreational benefits, etc.)** *Note: a discussion of the benefits of trees will be included in a narrative section that introduces the goal, so they won't need to be in the goal itself).*

### Policies for Goal 1:

1. Develop a formal urban forest management plan to promote and guide preservation, restoration and maintenance of a sustainable urban forest, using the goals and policies of this chapter (as a basis) for guidance.
2. Ensure that the benefits of trees are factored into site design and permit decisions.
3. Ensure that regulations recognize that larger trees provide more benefits than small trees.
4. Seek to create and fund an urban forester/municipal arborist position within the City, or contract for such services, to provide expertise for urban forest management planning, oversight of tree planting and maintenance, and assistance to all City departments that have responsibilities for tree management.
5. Educate the public, elected officials and City staff about the importance of and benefits provided by trees in Tukwila.
6. Develop tree valuation methods to reflect the value trees provide, for use in assessing fines, determining damages or estimating loss of tree benefits.
7. Identify funding sources to support urban forestry planning and management and establish an urban forestry budget and account.
8. Consider developing an "exceptional" or "heritage" tree program to foster tree appreciation in the community.
9. Encourage public involvement in urban forest stewardship through volunteer events, free training workshops, and other means.

*Highlighted sections would result in regulations, fees, permits, fines and transfer the control of trees from property owners to the city.*

**Goal 2. Tree Canopy Goal: Overall city-wide tree canopy increased to a total of 28% by 2028 by achieving the following goals for different land use categories:**

Industrial zones: 1 % increase to 14% cover  
Medium and High Residential Density zones: No net loss to maintain current 40% cover  
Low Density Residential: No net loss to maintain current 47% cover  
Office and Commercial: 1% increase to 30% cover  
Tukwila Urban Center and Tukwila South: 3% increase to achieve 16% cover

**Policies for Goal 2:**

1. Promote tree retention throughout the City by:
  - a. implementing educational programs for property owners and managers;
  - b. exploring incentives for tree retention and planting;
  - c. prohibiting tree removal on all undeveloped property without an approved development permit;
  - d. protecting healthy stands or groves of trees on property proposed for development through changes in regulations, including incentives; and
  - e. requiring financial assurances for required tree replanting and maintenance.
2. Improve retention of trees on steep slopes through modifications in regulations, ensuring the evaluation of the role that trees play in slope stability during geotechnical reviews, and by providing incentives.
3. Require in-kind replacement of trees where removal is allowed to ensure that replacement trees at maturity will have similar canopies to that of the removed tree(s), except where existing or future infrastructure impedes the planting of large trees.
4. Require protection of trees for all public and private infrastructure installation or maintenance, and require the presence of a certified arborist when working in the critical root zone. Where damage to trees is not avoidable, require replanting or payment into a tree replacement fund as compensation.
5. Require professional assessment of damaged trees and require corrective actions to restore tree health or replace trees that are not likely to survive and thrive.
6. When all required replacement trees cannot be accommodated on a site, require off-site planting of replacement trees, or payment into a dedicated tree replacement fund.
7. Identify potential tree planting locations on publicly owned properties and develop tree planting and urban forest rehabilitation programs for City parks and other publicly owned lands. Collaborate with other agencies, such as Washington Department of Transportation to promote planting in highway interchanges and other locations.
8. Collaborate with other government, non-profit organizations and private sector entities to promote urban forest management and restoration.

**Goal 3. Tukwila's streetscapes and landscaped areas are sustainable and attractive and its urban forest is healthy, diverse, and safe.**

**Policies for Goal 3:**

1. Encourage retention of existing healthy trees wherever possible, through regulations, incentives, and education.
2. Develop tree/urban forest inventories and assess the health of trees and forests in Tukwila's public spaces.
3. Develop maintenance plans and programs for trees on City property or rights-of-way to ensure that maintenance pruning is properly carried out, diseases and pest infestations are managed, hazardous trees are identified and managed in a timely manner to reduce risks, and invasive vegetation is managed.
4. Modify codes and educate property owners, property managers, landscape maintenance companies and tree companies to promote best practices for soil preparation, planting techniques, pruning, trenching, and general tree care.
5. Ensure that landscaping and replacement trees in new development or re-development are properly cared for and thrive in perpetuity, through such means as maintenance agreements, monitoring and enforcement.
6. Develop a mechanism to ensure that tree removal and maintenance companies have the necessary qualifications and liability insurance for work in Tukwila.

## Carol Lumb

---

**From:** Padvorac, Andy <andy.padvorac@pse.com>  
**Sent:** Thursday, October 06, 2016 1:39 PM  
**To:** Carol Lumb  
**Cc:** Andrea Cummins  
**Subject:** Landscape Ordinance - PSE Comments  
**Attachments:** Draft TMC 18.52 landscaping code-PSE edits Oct. 6th.docx

Carol,

Puget Sound Energy appreciates the opportunity to support the city's update process with comments. Enclosed are PSE's comments on this draft code update. I used "track changes" in the document you emailed out on September 16<sup>th</sup> – after I accepted all of the edits included in that proposed document. All of the PSE edits have been highlighted in yellow to make them more obvious.

PSE's focus is on right-tree, right-place. We have suggested wording to help avoid conflicts between new vegetation and overhead power lines, and tried to clarify processes to resolve conflicts between existing vegetation and power lines. The citations for those sections are noted below. As a side note, the code uses the phrase "utility lines" rather than "power lines," and PSE's comments follow that. That said, clearances to overhead powerlines are much more critical than what is needed for telecommunication lines.

**Page 7 – 18.52.030.D.1;** Edit wording, suggest revising definition of "hazardous tree" (18.06.395)

**Page 8 – 18.52.040.A.9;** Edit wording

**Page 10 – 18.52.040.B.4;** Edit wording

**Page 12 – 18.52.050.B.1;** Edit wording, maybe move utility text to new section

**Page 14 – 18.52.050.B.6;** Edit wording (street-side utilities can be in easements or city right-of-way)

**Page 18 – 18.52.060.C.1.g.iv;** Add section and wording

**Page 19-20 – 18.52.070.A.2.b;** Add section and wording

**Page 21 – 18.52.070.B.1.b;** Edit wording

Thank you!

**Andy Padvorac, AICP / CESCL**

Sr. Land Planner  
Puget Sound Energy  
Ofc 425-456-2550  
Cel 206-790-8153

**From:** Carol Lumb [mailto:Carol.Lumb@TukwilaWA.gov]

**Sent:** Friday, September 16, 2016 4:12 PM

**To:** Padvorac, Andy; Bonnie Wong; Bruce Paquette; Dana Ramsey; Daryl Tapio; Gasper Alexander; Gordon Manley;

Joshua Watler; Katrina Dohn; Kelli Turner; Kriner, Kerry; Kim Karns; Kristine Murphy; Nhan Nguyen; Robert Ferguson; Sunny Mulholland (sunnymulholland@hotmail.com)  
**Cc:** Andrea Cummins  
**Subject:** Next Tree and Environment Advisory Committee Meeting

Dear Interested Party:

The next Tree and Environment Advisory Committee meeting will be **Thursday, September 29, 2016** from 6:00 p.m. to 8:30 p.m. in conference room #2, 6300 Southcenter Blvd., Tukwila, WA 98188. The Committee will pick up where it left off after its meeting on September 13th, on page 4, at TMC 18.52.030, Perimeter Landscaping Types, of the attached document. The attached draft landscaping code includes more citations on sources used to develop the draft code and was provided to the Committee at their meeting on September 13<sup>th</sup>.

The Tree and Environment Advisory Committee web site will be updated as any new materials are developed, and new meeting dates are established. You can check for any updates here: <http://www.tukwilawa.gov/departments/community-development/community-planning/tree-environment-advisory-committee/>.

Please let me know if you have any questions.

Carol Lumb

*Carol Lumb, AICP, Senior Planner  
Department of Community Development  
City of Tukwila  
6300 Southcenter Blvd., Suite 100  
Tukwila, WA 98188  
206-431-3661  
[Carol.Lumb@Tukwilawa.gov](mailto:Carol.Lumb@Tukwilawa.gov)*

*Tukwila, the City of opportunity, the community of choice*

**\*\*My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56\*\***



## **2016 Draft Landscaping Code**

(PSE Edits Oct. 6<sup>th</sup>)

### **TMC 18.52: Landscaping**

#### **18.52.010 Purpose**

#### **18.52.020 Perimeter Landscaping Requirements by Zone District**

- A. Landscaping by Zone District
- B. Clustering Landscaping
- C. Bioretention Facility Substitution
- D. Plant Material Clustering and Signage

#### **18.52.030 Perimeter Landscaping Types**

- A. Type I
- B. Type II
- C. Type III

#### **18.52.040 Plant Material Requirements and Tree Standards**

- A. Plant Material Requirements
- B. Tree Standards

#### **18.52.050 General Landscaping and Screening Requirements**

- A. Purpose
- B. General Landscaping Requirements
  - 1. Visibility
  - 2. Soil preparation and planting
  - 3. Design
  - 4. Screening of Outdoor Storage, Mechanical Equipment and Garbage Storage Areas
  - 5. Irrigation
  - 6. Utility Easements
  - 7. Maintenance and pruning
  - 8. Landscape Plan Requirements

#### **18.52.060 Parking Lot Landscaping**

- A. Purpose
- B. Interior Parking Lot Landscaping
- C. Street Trees in the Public Frontage

#### **18.52.070 Procedures**

- A. Landscape Modifications
  - 1. Types of Modifications
  - 2. Modification Approval Criteria
- B. Violations
  - 1. Chapter violations
  - 2. Remedial Measures

## 2016 Draft Landscaping Code

(PSE Edits Oct. 6<sup>th</sup>)

3. Enforcement
4. Inspection Access
5. Penalties

### 18.52.010 Purpose:

The purpose of this chapter is to establish minimum requirements for landscaping to:

- promote safety;
- provide screening between incompatible land uses;
- mitigate the adverse effects of development on the environment;
- improve the visual environment for resident and nonresident alike;
- implement Urban Forestry Comprehensive Plan goals;
- increase tree canopy throughout the city to improve air quality, promote the health of residents, visitors and employees, reduce heat islands, and storm water flows;
- support the low impact development goals of the Comprehensive Plan and the City's National Pollution Discharge Elimination System permit;
- regulate the protection of existing landscaping; and
- establish requirements for the long-term maintenance of required landscaping.

### 18.52.020 Perimeter Landscaping Requirements by Zone District

A. In the various zone districts of the City, landscaping in the front, rear and side yards shall be provided as established by the various zone district chapters of this title. These requirements are summarized in the following table, except for Tukwila Urban Center (TUC) requirements, which are listed in TMC Chapter 18.28.

**Table XX**

ZONING DISTRICTS	FRONT YARD (SECOND FRONT)	LANDSCAPE TYPE FOR FRONTS	SIDE YARD	REAR YARD	LANDSCAPE TYPE FOR SIDE/REAR
LDR (for uses other than dwelling units)	15 <sup>2</sup>	Type I	10	10	Type I
MDR	15 <sup>1,2,11</sup>	Type I	10	10	Type I
HDR	15 <sup>1,2,11</sup>	Type I	10	10	Type I
MUO	15 <sup>2</sup>	Type I <sup>7</sup>	6-6 <sup>4</sup>	6-6 <sup>4,11</sup>	Type I <sup>7</sup>
O	15 <sup>2</sup>	Type I <sup>7</sup>	6-6 <sup>4</sup>	6-6 <sup>4</sup>	Type I <sup>7</sup>

**Commented [CL1]:** General note: to increase tree canopy per Comprehensive Plan goal of 3% for Commercially zoned properties, propose increasing front landscaping and adding side and rear landscaping in some districts. Other commercial districts increased or landscaping added for same reason – see chart.

**Commented [CL2]:** The current five feet is being increased to six feet as this is the minimum area needed for a large stature trees.

## 2016 Draft Landscaping Code

(PSE Edits Oct. 6<sup>th</sup>)

RCC	20 <sup>2,3</sup>	Type I <sup>7</sup>	6 <sup>6,4</sup>	10 <sup>11</sup>	Type II
NCC	10 <sup>5,4</sup>	Type I <sup>7</sup>	6 <sup>6,4</sup>	6 <sup>9,4,11</sup>	Type II
RC	10	Type I	6 <sup>6,4</sup>	6 <sup>9,4</sup>	Type II <sup>8</sup>
RCM	10	Type I	6 <sup>6,4</sup>	6 <sup>9,4</sup>	Type II <sup>8</sup>
TUC – See TMC Chapter 18.28 (to be integrated into TMC 18.52)					
C/LI	15 <sup>12,6,5</sup>	Type I <sup>6</sup>	5,12	0 <sup>5,12</sup>	Type II <sup>8</sup>
LI	15 <sup>12,6,2</sup>	Type II	0 <sup>4,12</sup>	0 <sup>4,12</sup>	Type III
HI	15 <sup>12,6,2</sup>	Type II	0 <sup>4,12</sup>	0 <sup>4,12</sup>	Type III
MIC/L	10 <sup>5,6</sup>	Type II	0 <sup>5,12</sup>	0 <sup>5,12</sup>	Type III
MIC/H	10 <sup>5,6</sup>	Type II	0 <sup>5,12</sup>	0 <sup>5,12</sup>	Type III
TVS	15 <sup>2,3</sup>	Type II	0 <sup>4</sup>	0 <sup>4</sup>	Type III
TSO	15 <sup>9,2</sup>	Type I	0 <sup>10</sup>	0 <sup>10</sup>	Type III

**Commented [CL3]:** For NCC only an increase in the front landscaping is proposed, no side or rear landscaping is proposed for NCC and RC due to the small size of most lots.

**Commented [CL4]:** Landscaping required in TVS and TSO is subject to the Tukwila South Development Agreement and Tukwila South Master Plan –any changes to landscaping widths will be addressed through any amendments to the Development Agreement.

### Notes:

1. Minimum required front yard landscaped areas in the MDR and HDR zones may have up to 20% of their required landscape area developed for pedestrian and transit facilities subject to the approval criteria in TMC 18.52.070 A.2.a.
2. In order to provide flexibility of the site design while still providing the full amount of landscaping required by code, the front yard landscape width may be divided into a perimeter strip and one or more other landscape areas between the building and the front property line, if the perimeter strip is a minimum of 10 feet and the landscape materials are sufficient to provide landscaping along the perimeter and screening of the building mass.
3. Required landscaping may include a mix of plant materials, pedestrian amenities and features, outdoor café-type seating and similar features subject to the approval criteria in TMC 18.52.060 A.2.a. Bioretention may also be used as required landscaping subject to the approval criteria in TMC 18.52.070 A.2.d. Required plant materials will be reduced in proportion to the amount of perimeter area devoted to pedestrian oriented space.
4. Increased to 10 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.
5. Increased to 15 feet if any portion of the yard is within 50 feet of LDR, MDR or HDR.
6. Increased to Type II if the front yard contains truck loading bays, service areas or outdoor storage.
7. Increased to Type II if any portion of the yard is within 50 feet of LDR, MDR or HDR.
8. Increased to Type III if any portion of the yard is within 50 feet of LDR, MDR or HDR.
9. Only required along public streets.
10. Increased to 10 feet if adjacent to residential uses or non-TSO zoning.
11. In the MDR and HDR districts and other districts where multifamily development is permitted, a community garden may be substituted for some or all of the landscaping. In order to qualify, a partnership with a nonprofit with community garden expertise is required to provide training, tools and assistance to apartment residents. Partnership with the nonprofit with gardening expertise is required throughout the life of the garden. If the community garden is abandoned, the required landscaping must be installed.
12. To accommodate the types of uses found in the C/LI, LI, HI and MIC districts, landscaping may be clustered to permit truck movements or to accommodate other uses commonly found in these districts if the criteria in TMC 18.52.070 A.2.c. are met.

**Commented [CL5]:** As part of obtaining approval of a new National Pollution Discharge Elimination System permit from Washington State Dept. of Ecology, the City is incorporating the use of bioretention techniques to reduce the amount of storm water run-off. The landscaping code is incorporating recommendations from the City's consultant on the use of bioretention as part of the formal site landscaping.

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13. The amount of landscaping in commercially zoned properties may be reduced by 15% if buildings are moved to the front of the site to create a more pedestrian friendly site design.

**Commented [CL6]:** Applies to all commercially zoned districts

### **B. Clustering of Landscaping**

The landscape perimeter may be clustered if the total required square footage is achieved, unless the landscaping requirement has been increased due to proximity to LDR, MDR or HDR. See TMC 18.52.070 A.2.c. for approval criteria. In addition, up to 50% of the perimeter landscaping may be relocated to the interior parking to provide more flexibility for site organization. See TMC 18.52.070 A.2.a. for approval criteria.

**Commented [CL7]:** 18.52.020 B.

**Commented [CL8]:** New text to allow flexibility in site design.

### **C. Bioretention Facility Substitution**

Landscaping in a bioretention facility which includes trees, shrubs and groundcover may be counted up to 100% towards required landscaping depending on the location and proposed use. See TMC 18.52.070 A.2.d. for approval criteria.

**Commented [CL9]:** New text based on recommendations from OTAK on allowing up to 20% of required front yard landscaping in multifamily districts to count toward landscaping requirement.

### **D. Plant Material Clustering and Signage**

Landscaping may be clustered to avoid conflicts with proposed signage. See TMC 18.52.070 A.2.c. for approval criteria.

**Commented [CL10]:** New text, based on experience with some requests to remove trees due to signage being blocked.

## **18.52.030 Perimeter Landscaping Types**

**Commented [CL11]:** Mix of 18.28.230 and next text.

### **A. Type I - Light Screening**

1. The purpose of Type I landscaping is to enhance Tukwila's streetscapes, provide a light visual separation between uses and zoning districts, screen parking areas, and allow views to building entryways and signage.
2. Plant materials shall consist of the following:
  - a. Trees spaced regularly at a distance based on the stature of tree selected (small, medium or large, see TMC 18.52.040 B.2. below) except where there are conflicts. Large canopy trees are preferred unless it can be shown that site conditions do not permit this size tree at maturity.
  - b. Shrub spacing is based on the mature size of plant material selected. One shrub per 7 lineal feet, excluding curb cuts, and which achieves a continuous vertical layer within three (3) years.
  - c. Sufficient live groundcovers of varying heights, colors and textures to cover, within three (3) years, 100% of the yard area not needed for trees and shrubs. If grass is being used as the groundcover, a three-foot diameter ring of bark mulch is required around each tree.

**Commented [CL12]:** This text should read the same as C.2.a below -- we missed making this correction

### **B. Type II - Moderate Screening**

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1. The purpose of Type II landscaping is to enhance Tukwila's streetscapes, provide a moderate visual separation between uses and zoning districts, screen blank building walls and parking areas, and allow views to building entryways and signage.
2. Plant materials shall consist of the following:
  - a. Trees shall be spaced based on the stature tree selected (small, medium or large stature of tree) (excluding curb cuts) spaced regularly (except where there are conflicts with utilities) and consisting of a mix of deciduous and evergreen trees along the applicable property line. The preference is for large canopy trees unless it can be shown that site conditions do not permit this size tree at maturity.
  - b. 1 shrub per 4 linear feet of property line, excluding curb cuts and which achieves a continuous vertical layer within three (3) years.
  - c. Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the yard area not needed for trees and shrubs. If grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around each tree.

### **C. Type III - Heavy Screening.**

1. The purpose of Type III landscaping is to provide extensive visual separation along property lines between highly incompatible development, such as warehousing and residential uses.
2. Plant materials shall consist of the following:
  - a. Trees shall be spaced based on the stature tree selected (excluding curb cuts) spaced regularly (except where there are conflicts with utilities) and consisting of at least 50% evergreen along the applicable property line (75% along property line adjacent to residential uses). The preference is for large canopy trees unless it can be shown that site conditions do not permit this size tree at maturity.
  - b. Privacy screening utilizing evergreen shrubs, screening walls or fences (up to 7 feet tall) is allowed.
  - c. Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the yard area not needed for trees and shrubs. If grass is being used as the groundcover, a 3-foot diameter ring of bark mulch is required around each tree.

### **D. Significant Tree Retention**

1. Significant trees located within any required landscape area that are not dead, dying, diseased, or a nuisance species, as identified in the Tukwila Approved Tree List, and that do not pose a safety hazard or conflict with overhead utility

**Commented [CL13]:** D.1. almost verbatim from current code 18.52.030 D.10. First part of paragraph is from 18.28.240 B.f.

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lines, as determined by the City or an ISA certified arborist, shall be retained and protected during construction with temporary fencing or other enclosure, as appropriate to the site and following Tree Protection Best Management Practices (See TMC 18.54.XX)

**Commented [CL14]:** Revisions to TMC 18.54, the City's tree regulations, will propose tree protection requirements.

PSE NOTE: the city's definition of "hazardous tree," 18.06.395 has been interpreted to not allow removal of a tree that will grow too tall underneath overhead utility lines. We request the definition be revised to:

"Hazardous tree" means a tree with a structural defect or disease, or which impedes safe vision or traffic flow, or will mature at a height that could be too close to overhead utility lines, or otherwise currently poses a threat to life or property."

2. Retained significant trees may be counted towards required landscaping. For each two percent of effective canopy cover provided by preserved trees that is incorporated into a development plan, a two percent reduction in the minimum landscape requirement may be granted. No more than 20% of the minimum landscape requirement may be reduced for any one development. Approval is required per TMC 18.52.070 A.2.e.
3. The area designated for protection will vary based on the tree's diameter, species, age, and the characteristics of the planted area and utilize Best Management Practices for Protection (See TMC 18.54.XX). Property owners may be required to furnish a report by an ISA certified arborist to document a tree's condition if tree to be retained. The Director may require that an ISA certified arborist be retained to supervise tree protection during construction. Grade changes around existing trees are to be avoided.

**Commented [CL15]:** From Tigard Municipal Code – 18.790.050 C.4 – modified to allow 2% reduction in required landscaping rather than Tigard's 1% reduction allowance.

**Commented [CL16]:** Portion of #3 from 18.28.240 B.

**Commented [CL17]:** Revisions to TMC 18.54, the City's tree regulations, will propose tree protection requirements.

### **18.52.040 Plant Material Requirements and Tree Standards**

#### **A. Plant Material Requirements**

1. Plants shall meet the current American Standard for Nursery Plant Stock (American Nursery and Landscape Associations-ANLA) (ANSI Z60.1) and shall be healthy, vigorous and well-formed, with well-developed, fibrous root systems, free from dead branches or roots. Plants shall be free from damage caused by temperature extremes, pre-planting or on-site storage, lack of or excess moisture, insects, disease, and mechanical injury. Plants in leaf shall be well foliated and of good color. Plants shall be habituated to outdoor environmental conditions (i.e. hardened-off).
2. A mix of evergreen trees and evergreen shrubs shall be used to screen blank walls.

**Commented [CL18]:** From 18.52.030 D.1.

**Commented [CL19]:** 18.52.030 D.2. and 18.28.040 B.1.a.

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3. Evergreen trees shall be a minimum of 6 feet in height at time of planting.
4. Deciduous trees shall be a minimum 2 inch caliper six inches off the ground when installed.
5. Shrubs shall be at least 18-24 inches in height, and full and bushy at time of planting.
6. New plant materials shall include native species or non-native species that are drought tolerant and are adapted to the climatic conditions of the Puget Sound Region. There must be a diversity of tree and shrub genus and species in the site landscaping, taking into account species in existing development around the site.
  - a. If there are more than 8 required trees, no more than 40 percent may be of one species.
  - b. If there are more than 24 required trees, no more than 20 percent may be of one species.
  - c. If there are more than 25 required shrubs, no more than 50 percent may be of one species.
7. No species that are listed on the State or King County noxious weed lists or otherwise known to be a nuisance or invasive may be planted.
8. Plant materials shall be selected that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, tolerance to urban conditions, maintenance needs and growth characteristics. Large and medium stature tree species are required, per Tukwila Approved Tree list except where there is insufficient planting area (due to proximity to a building, street light, above ground or underground utility line, etc.).
9. Landscape plans shall take into consideration the mature size of proposed landscape materials to minimize the future need for pruning i.e. placement such that mature trees will not cause problems for foundations, obscure signage, grow too close to overhead utility lines, obstruct traffic etc.
10. The classification of plant material as trees, shrubs and evergreens shall be as listed in the Hortus Third, A Concise Dictionary of Plants Cultivated in the U.S. and Canada, or as updated.
11. Evergreen landscaping is appropriate for screening utility vaults and cabinets, loading docks and some storage areas.
12. Species selection is very important in grouped plantings. Species with like cultural requirements should be grouped together. Drought tolerant species are strongly recommended and monoculture plantings are prohibited. Low

**Commented [CL20]:** 18.52.030 D.6

**Commented [CL21]:** Mostly 18.52.030 D.7

**Commented [CL22]:** Not sure source – both 18.28 and 18.52 specify 18"

**Commented [CL23]:** 6 main text from 18.28.240 B.1.g

**Commented [CL24]:** Items 6. a-c are from the City of Portland's landscaping code.

**Commented [CL25]:** 18.52.030 B.9

**Commented [CL26]:** 18.28.240 B.1.i

**Commented [CL27]:** Staff developed this language based on problems we have encountered.

**Commented [CL28]:** 18.52.030 D.11

**Commented [CL29]:** 18.28.240 B.c.e

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maintenance cost and low replacement costs are two advantages of planting drought tolerant species in grouped configurations.

**Commented [CL30]:** 18.28.240 C.f.

13. Plant material requirements for bioretention facilities shall be in accordance with the City's bioretention plant list.

**Commented [CL31]:** OTAK

### **B. Tree Standards**

1. Tree Species: shall be appropriate for the planting environment as determined by the Department Director in consultation with the City environmentalist and seek to achieve a balance of the following:
  - a. Consistency with approved Tree List or Bioretention Landscaping List.
  - b. Compatibility with space constraints for roots and branches at maturity.
  - c. Providing adequate species diversity citywide and reasonable resistance to pests and diseases.
2. Tree Spacing: trees shall be provided adequate spacing from new and existing trees according to the following standards wherever possible:
  - a. Trees categorized as small stature on the tree list shall be spaced no greater than 20 feet on center and not closer than 15 feet on center from other newly planted or existing trees
  - b. Trees categorized as medium stature on the tree list shall be spaced no greater than 30 feet on center and not closer than 20 on center from other newly planted or any existing trees.
  - c. Trees categorized as large stature on the tree list shall be spaced no greater than 40 feet on center and not closer than 30 feet on center from other newly planted or existing trees.
  - d. Any tree determined to have a mature spread of less than 20 feet (a columnar or fastigiate variety) is discouraged except under specific conditions and shall be considered a small stature tree and spaced accordingly.
3. Trees shall be placed according to the following standards:
  - a. Small stature trees shall be planted with the center of their trunks a minimum of two feet from any hard surface paving.
  - b. Medium stature trees shall be planted with the center of their trunks a minimum of 2.5 feet from any hard surface paving;
  - c. Large stature trees shall be planted with the center of their trunks a minimum of 3 feet from any hard surface paving;
  - d. Trees shall be planted a minimum of:
    - i. 4 feet on center from any fire hydrant, above-ground utility or utility pole;
    - ii. 2 feet on center from any underground utility;
    - iii. 5 feet on center from a street light standard;

**Commented [CL32]:** From City of Tigard, Oregon Urban Forestry Manual

**Commented [CL33]:** From Tigard Urban Forestry Manual

**Commented [CL34]:** Tigard — Urban Forestry Manual pg. 7-4



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- iv. 20 feet from a street right of way corner; however, a greater or lesser corner setback may be required based on an analysis of traffic and pedestrian safety impacts.
  - v. 5 – 10 feet from building foundations depending on species.
- 
- 4. Where there are overhead utility lines, the tree species selected shall be of a type which, at full maturity, will not interfere with the lines or require topping or pruning to maintain necessary clearances ~~height~~;
  - 5. Root barriers may be installed according to the manufacture's specifications when a tree is planted within 5 feet of any hard surface paving or utility feature and in areas where Structural Soil is not required, subject to approval by the Department Director in consultation with the City's environmentalist.
  - 6. Drought resistant species are encouraged in order to minimize irrigation requirements, except where site conditions within the required landscape areas ensure adequate moisture for growth.
  - 7. The mature size of selected tree species should be suitable to lot size, the scale of adjacent structures, and the proximity to utility lines to minimize the need for future pruning.
  - 8. In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees or conifers are recommended in front of private residences.
  - 9. All trees should be selected and located so they will not obstruct views to windows and building signage as they mature.
  - 10. Shade trees should be planted to shade buildings' east and west-facing windows to provide a balance between summer cooling and winter heating through solar gain.

**Commented [CL35]:** Tigard Urban Forestry Manual pg. 2-2

**Commented [CL36]:** Tigard Urban Forestry Manual pg. 2-2

**Commented [CL37]:** #6-9 18.28.240 C.1. a-d

**Commented [CL38]:** This text accidentally repeated below under Design only need it in one spot -- from 18.28.240 C.2

### **18.52.050 General Landscaping and Screening Requirements**

#### **A. Purpose:**

The purpose of this section is to provide standards applicable to setbacks, public frontage areas, open space, and other areas on-premises and to the planting of street trees. These regulations address plant materials and design, visibility, irrigation, landscape plans, utility and service areas.

#### **B. General Landscaping Requirements.**

##### **1. Visibility.**

**Commented [CL39]:** Whole Visibility subsection is from 18.28.240 B.2

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- a. Design of new landscaping and maintenance of existing landscaping shall consider Crime Prevention Through Environmental Design (CPTED) principals and visibility for safety and views. Appropriate plant species shall be specified to avoid the need for excessive maintenance pruning. Trees along the street frontages, as they mature, shall be limbed up, using proper ISA pruning techniques, to a minimum height of 6-16 feet depending on location of tree (over sidewalk, adjacent to road etc.) to allow adequate visibility and clearance for vehicles. Trees may be pruned to improve views of signage and entryways by using such techniques as windowing, thinning, and limbing up. However, no more than 1/4 of the canopy may be removed within any 2-year period. All pruning shall be done in accordance with ANSI Standard A-300 specifications, as revised. Trees may only be topped and pruned to lower their height to prevent interference with an overhead utility or electrical line and with prior approval by the Director. The pruning must be carried out under the direction of by a certified arborist. The crown shall be maintained to at least 2/3 the height of the tree prior to pruning. [PSE note: the "crown" criteria of 2/3 if not feasible for vegetation maintenance by utilities.] Otherwise, trees shall not be topped.

**Commented [CL40]:** Revised from 18.28.240 B.2. based on input from PW

PSE note: consider moving text that is specific to utility tree topping and pruning to a new section "4" for clarity.

- b. Landscaping shall not obstruct views from or into the driveway, sidewalk or street. Landscape design shall allow for surveillance from streets and buildings and avoid creating areas that might harbor criminal activity.
- c. Landscaping at crosswalks and other locations where vehicles and pedestrians intersect must not block pedestrians' and drivers' views.
- d. Evergreen shrubs and trees shall be used for screening along rear property lines, around solid waste/recycling areas, utility cabinets and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages. Evergreen shrubs and trees shall be pruned so that 18 inches visibility at the base is maintained.

### **2. Soil Preparation and Planting.**

- a. For landscaping planted in sidewalks and parking lots, or in limited areas of soil volume, structural soils (Cornell University product or similar) must be used to a preferred depth of 36 inches, to promote tree root growth and provide structural support to the paved area. Minimum soil volumes for tree roots shall be 750 cubic feet per tree (see specifications and sample plans for CU-Structural Soils). Trees and other landscape materials shall be planted per specifications in "CU Structural Soils – A Comprehensive Guide" or using

**Commented [CL41]:** 18.28.240 B.3

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current BMPs as approved by the Director. Suspended pavement systems (Silva Cells or similar) may also be used if approved by the Director.

**Commented [CL42]:** Language is mix of TUC landscaping chapter and new text developed by staff.

- b. For landscaping planted in a bioretention facility, soils appropriate for use in such facility must be used. See TMC 14.30, Surface Water Management for soil standards.

**Commented [CL43]:** Added b. to acknowledge soils used for bioretention facilities are different from those used for other planting areas. Reference to TMC 14.30 at request of PW

- c. For all other plantings, (such as large planting areas where soil volumes are adequate for healthy root growth) soils must be prepared for planting in accordance with BMP T5.13, "Post Construction Soil Quality and Depth," from the Washington Department of Ecology Stormwater Management Manual for Western Washington (or as amended), regardless of whether a stormwater permit is required by the City.

**Commented [CL44]:** 18.28.240 B.3.b.

- d. The applicant will be required to schedule an inspection by the City of the planting areas prior to planting to ensure soils are properly prepared. Soil must be amended, tilled and prepped to a depth of at least 12 inches.

**Commented [CL45]:** 4. d. and e from 18.28.240 B.3.

- e. Installation of landscape plants must comply with best management practices including:

- (1) Planting holes that are the same depth as the size of the root ball and 3 times wider than the root ball.
- (2) Root balls of potted and balled and burlapped (B&B) plants must be loosened and pruned as necessary to ensure there are no encircling roots prior to planting. All burlap and all straps or wire baskets must be removed from B&B plants prior to planting.
- (3) The top of the root flare, where the roots and the trunk begin, should be placed at grade. The root ball shall not extend above the soil surface or the flare be placed below grade.
- (4) If using mulch around trees and shrubs, maintain at least a 6-inch mulch-free ring around the base of the tree trunks and woody stems of shrubs. If using mulch around groundcovers until they become established, mulch shall not be placed over the crowns of perennial plants.

### **3. Design.**

- a. Shade trees should be planted to shade buildings' east and west-facing windows to provide a balance between summer cooling and winter heating through solar gain.
- b. All landscaped areas should be designed to allow aquifer filtration and minimize stormwater run-off utilizing bio-swales, filtration strips, and bioretention ponds where appropriate.

**Commented [CL46]:** From TMC 18.28, Tukwila Urban Center chapter.

**Commented [CL47]:** 18.28.240 c.2.

### **4. Screening of outdoor storage, mechanical equipment and garbage storage areas and fences.**

**Commented [CL48]:** This is currently a requirement in the TUC district – however, City-wide we do not want to have all landscaping areas serve as storm water collection areas – we meant to revise this before sending to Committee to say: "Landscape areas may be designed to allow..."

**Commented [AC49]:** Taken directly from current code, TMC 18.52.040 E.

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- a. Outdoor storage shall be screened from abutting public and private streets and from adjacent properties. Such screens shall be a minimum of eight feet high and not less than 60% of the height of the material stored. The screens shall be specified on the plot plan and approved by the Community Development Director. In the MDR and HDR zones, outdoor storage shall be fully screened from all public roadways and adjacent parcels with a high obscuring structure equal in height to the stored objects and with a solid screen of exterior landscaping.
- b. Ground level mechanical equipment and garbage storage areas shall be screened with evergreen plant materials and/or fences or masonry walls.
- c. Fences. All fences shall be placed on the interior side of any required perimeter landscaping.

Commented [CL50]: 18.52.040 F

Commented [CL51]: 18.52.040 G

### **5. Irrigation.**

- a. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering and to ensure their long term viability.
- b. All required plantings must be served by a permanent automatic irrigation system, unless approved by the Director.
  - (1) Irrigation shall be designed to conserve water by using the best practical management techniques available. These techniques may include, but not be limited to: drip irrigation (where appropriate) to minimize evaporation loss, moisture sensors to prevent irrigation during rainy periods, automatic controllers to insure proper duration of watering, sprinkler head selection and spacing designed to minimize overspray, and separate zones for turf and other landscaping and for full sun exposure and shady areas to meet watering needs of different sections of the landscape.
  - (2) Exceptions to the irrigation requirement may be approved by the Director, such as xeriscaping (i.e., low water usage plantings), plantings approved for low impact development techniques, established indigenous plant material, or landscapes where natural appearance is acceptable or desirable to the City. However, those exceptions will require temporary irrigation until established.

Commented [CL52]: Taken directly from TMC 18.28, Tukwila Urban Center (TUC) District

Commented [CL53]: #5 from 18.28.240 B.4.

### **6. Utilities along Streets, Easements.**

~~Utility alignments along streets, whether in easements or in city street rights-of-way, and other similar areas when located between property lines and behind street curbing shall be landscaped and/or treated with dust and erosion control planting or surfacing such as evergreens, groundcover, shrubs, trees, sod or a combination of similar materials. In areas of overhead transmission utility lines, no shrubs or trees shall be allowed that could~~

Commented [CL54]: Taken directly from current code, TMC 18.52.040 J.

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~~mature over 20 feet in height at maturity will be allowed.~~ Trees should not be planted within 10 feet of underground water, sewer or storm drainage pipes.

### **7. Maintenance and Pruning.**

- a. Any landscaping required by this chapter shall be retained and maintained by the property owner for the life of the project in conformance with the intent of the approved landscape plan and this chapter. Maintenance shall include keeping all planting areas free of weeds and trash and replacing any unhealthy or dead plant materials.
- b. Pruning of trees is only allowed for the health of the tree, to maintain sight distances or sight lines into commercial areas, or if interfering with overhead utilities. All pruning must be done in accordance with American National Standards Institute (ANSI) A-300 specifications.
- c. No tree planted by a property owner or the City to fulfill landscape requirements, or any existing tree, may be topped or removed without prior approval from the City. Any tree topped or removed without approval shall be subject to code enforcement action per TMC Chapter 8.45 in addition to the requirements of TMC 18.52.070 B, Violations.
- d. Private property owners shall collect all on-site landscaping debris and dispose of this material properly. Private property landscaping debris shall not be placed or blown into the public right of way for City collection. Violations will be subject to code enforcement action per TMC Chapter 8.45.

**Commented [CL55]:** Taken directly from TMC 18.28, Tukwila Urban Center district -

**Commented [CL56]:** 18.28.240 C.9.a

**Commented [CL57]:** 18.28.240 C.9.b

**Commented [CL58]:** This text a mix of current code (18.52.050 B.) and new text.

**Commented [CL59]:** New text to address problem of private property owners blowing debris into City ROW for City collection.

### **8. Landscape Plan Requirements.**

- a. A Washington State licensed landscape architect or other landscape design professional shall prepare and stamp the landscape plans in accordance with the standards herein. Detailed plans for landscaping and screening shall be submitted with plans for building and site improvements. Included in the plans shall be type, quantity, spacing and location of plants and materials; typical planting details; soil amendment/installation; tree protection details as applicable; and the location of irrigation systems and significant trees within 20 feet of the property line on adjacent properties. Underground and at-ground utilities shall be shown on the plans so that planting conflicts are avoided. A detailed list of items to be included on the landscape plan is available in the Landscape Plan handout, available on-line or at the DCD offices.
- b. Installation of the landscaping and screening shall be completed and a Landscaping Declaration submitted by the owner or owner's agent prior to issuance of the Certificate of Occupancy. Any plant substitutions shall be noted on the Declaration. If necessary due to weather conditions or construction scheduling, the installation may be postponed to the next planting season (October – April) if approved by the Director and stated on the building permit. A performance assurance device equal to 150% of the

**Commented [CL60]:** All but last sentence in a. is from 18.52.050 A. New handout being prepared with list of items that must be included on landscape plan.

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cost of the labor and materials must be provided to the City before the deferral is approved.

**Commented [CL61]:** Most of b. from 18.28.240 B.5. Underlined text new to reflect current requirement when Landscaping Affidavit is completed & provided to City.

### **18.52.060 Parking Lot Landscaping**

A. **Purpose:** The purpose of this section is to mitigate adverse impacts created by parking lots which include noise, glare, and increased heat and to improve their physical appearance.

**Commented [CL62]:** Need to add storm water to list of impacts parking lot landscaping addresses.

#### **B. Interior Parking Lot Landscaping:**

1. For surface parking lots adjacent to public or private streets, a minimum of 20 square feet of interior parking lot landscaping is required for each parking stall except in C/LI, LI and HI, a minimum of 15 square feet per stall is required and in the MIC/L, and MIC/H, a minimum of 10 square feet per stall is required.

**Commented [CL63]:** 18.28.240 B.6.b. Remainder of text new to require less landscaping in parking lots located in industrial districts.

2. For surface parking lots located behind buildings or otherwise screened from public or private streets or public spaces, a minimum of 10 square feet of interior parking lot landscaping is required for each parking stall in all zones.

**Commented [CL64]:** 18.28.240 B.6.b.(2)

3. Trees shall be evenly distributed throughout the parking lot and planted in continuous, landscaped planting strips between rows of parking is encouraged. Surface water management design may also be combined with landscaping in parking lots. However, in industrial districts, (C/LI, LI, HI, MIC/L, MIC/H) clustering of interior parking lot landscaping may be permitted to accommodate site usage.

**Commented [CL65]:** 18.28.240 B.6.b.(3) portion.

**Commented [CL66]:** #3 - New text to allow flexibility of site design.

4. For parking lots adjacent to public or private streets, if landscape islands are designed into the parking lot layout to divide continuous rows of parking stalls, they must be placed at minimum spacing of every 10 parking spaces. For parking areas located behind buildings or otherwise screened from public or private streets or public spaces, if landscape islands are used, they shall be placed at a minimum of one island every 15 parking stalls.

**Commented [CL67]:** Portion of 18.28.240 B.6.b.(3)

5. Landscape islands must be a minimum of 6 feet wide, exclusive of overhang, and a minimum of 100 square feet in area. All landscaped areas must be protected from damage by vehicles (curbs, tire stops, or other techniques).

**Commented [CL68]:** 18.28.240 B.6.b.(4)

6. Landscape islands shall be placed at the ends of each row of parking to protect parked vehicles from turning movements of other vehicles.

**Commented [CL69]:** 18.28.240 B.6.b.(5)

7. The number and stature of trees shall be based on the area available in the landscape island. A minimum of one large stature evergreen or deciduous tree or two medium stature trees are required for every 100 square feet of landscaped

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island, with the remaining area to contain a combination of shrubs, living groundcover, and mulch.

**Commented [CL70]:** New text – goal is to increase number of large canopy trees in parking lots

8. Bioretention, which includes trees, shrubs, and groundcover, may be used to meet interior parking lot landscaping requirements. The bioretention facility must be designed by a professional trained or certified in Low Impact Development techniques.

**Commented [CL71]:** New text to support implementation of bioretention techniques as part of formal landscaping.

9. Vehicular Overhang.

- a. Vehicle overhang into any landscaping area shall not exceed two feet.
- b. No plant material greater than 12 inches in height shall be located within two feet of the curb or other protective barrier in landscape areas adjacent to parking spaces and vehicle use areas.
- c. Raised curbs or curb stops shall be used around the landscape islands to prevent plant material from being struck by automobiles. Where bioretention is used, curb cuts shall be placed to allow stormwater runoff from adjacent pavements to enter the bioretention system.

**Commented [CL72]:** 9. a. and b. from Maple Valley landscape code

10. Pervious pavement shall be used, where feasible, adjacent to landscape areas.

**Commented [CL73]:** Last sentence in 9. c. – language recommended by OTAK, City's consultant on incorporating bioretention features into City code. First sentence from 18.52.035 4.d.

### **C. Street Trees in the Public Frontage.**

**Commented [CL74]:** New text – supports new NPDES permit and reduction of impervious surfaces throughout City.

1. Purpose: The purpose of this section is to implement Comprehensive Plan goals and policies to increase tree canopy throughout the City along street frontages on both public and private property.

- a. Street tree spacing in the public frontage shall be as specified above in Section 18.52.040 B.2. based on the stature size of the tree. Spacing must also consider sight vision distance at intersections, driveway locations, and utility conflicts as specified above in Section 18.52.040 B.2.
- b. Street trees in the public frontage shall be planted using the general guidance of the following spacing standards:

**Commented [CL75]:** First sentence revised from 18.28.240 B.8 text

**Commented [CL76]:** 18.28.240 B.8. last sentence

- (1) At least 3.5 feet back from the face of the curb
- (2) At least 5 feet from underground utility lines.
- (3) At least 10 feet from power poles.
- (4) At least 7.5 feet from driveways.
- (5) At least 3 feet from pad-mounted transformers (except 10 feet in front for access).
- (6) At least 4 feet from fire hydrants and connections.

**Commented [CL77]:** 18.28.240 B.8.b. – yellow text added at request of PW.

- c. Tree grates are not encouraged, but when used, shall be designed so that sections of grate can be removed incrementally as the tree matures and shall be designed to avoid accumulation of trash. When used, tree grates and landscaped tree wells shall be a minimum 36 square feet in size (6' x 6'). Tree well size may be adjusted to comply with ADA standards on narrower sidewalks. See TMC Section 18.28.240.B.3, "Soil Preparation

**Commented [CL78]:** 18.28.240 B.8.C., yellow text revised based on meeting with PW staff

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- and Planting,” for structural soil requirements. Root barriers may be installed at the curb face if structural soils are not used.
- d. Planting and lighting plans shall be coordinated so that trees are not planted in locations where they will obstruct existing or planned street or site lighting, while maintaining appropriate spacing and allowing for their size and spread at maturity.
  - e. Planting plans shall consider the location of existing or planned signage to avoid future conflicts from mature trees and landscaping.
  - f. Street trees are subject to the most current planting, maintenance, and removal standards and BMPs. Street trees planted prior to the adoption of the most current tree planting standards shall be exempt from these planting standards but are still subject to current removal and maintenance standards.
  - g. Street Tree Maintenance: Landscaping in the right of way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the City. See TMC 11.20.150.
    - i. Street trees shall be maintained consistent with International Society of Arborists best management practices.
    - ii. Street trees shall be maintained in a manner that does not impede public street or sidewalk traffic, consistent with the specification in the Public Works Infrastructure Design Manual, including:
      - a) 8 feet of clearance above public sidewalks;
      - b) 13 feet of clearance above public local and neighborhood streets;
      - c) 15 feet of clearance above public collector streets; and
      - d) 18 feet of clearance above public arterial streets.
    - iii. Street trees shall be maintained so as not to become a defective tree as defined in TMC 18.06.XXX.
    - iv. For reasons of public and worker safety, trees near overhead utility lines shall only be pruned, topped or removed by professionals certified to work near energized utility wires.
  - h. Trees planted in a median shall be appropriate for the planting environment, to achieve a balance of the following:
    - i. Consistency with previously approved median tree plans given space constraints for roots and branches at maturity.
    - ii. Compatibility with space constraints for roots and branches at maturity;
    - iii. Providing adequate species diversity citywide and reasonable resistance to pests and diseases.
    - iv. Columnar trees may be considered for median plantings to avoid conflicts with vehicles.

**Commented [CL79]:**

**Commented [CL80]:** New text to ensure sign location is considered when landscaping plan is developed. Key Bank on TIB example of where this did not happen.

**Commented [CL81]:** New text – City of Tigard Urban Forestry Manual, pg. 2-2. H.

**Commented [CL82]:** From TMC 11.20.150 – i – iii are from City of Tigard Urban Forestry Manual, pg. 203

**Commented [CL83]:** The terminology currently used is “hazardous tree” – the definition will be revised to be called “defective tree”, a more accurate term.

**Commented [CL84]:** h. i - iii from City of Tigard Urban Forestry Manual, (pg. 4-1). Remaining text developed by staff. Currently there is no guidance on landscaping in medians in the City's code.



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- v. Structural soils shall be used to avoid the need for root barriers and to ensure the success of the median plantings.
- vi. Any median tree that is removed must be replaced within the same median unless spacing constraints exist. Replacement trees shall be of the same stature or greater at maturity as the removed tree.

### **18.52.070 Procedures**

#### **A. Landscape Modifications**

1. The following modifications to the requirements of this chapter may be considered either as a Type 2, Director decision or through the design review process if the project is subject to design review.
  - a. Modifications to the requirements of Type I, II, or III landscaping or revisions to existing landscaping;
  - b. Clustering and/or averaging of required landscaping;
  - c. Substitution of bioretention facility for required landscaping
  - d. Credit of retained significant trees towards landscaping requirement
2. The following criteria apply to requests to modify required landscaping or revise existing landscaping:
  - a. Modifications to required landscaping. Such modifications can include, but are not limited to the use of the landscape area for pedestrian and transit facilities, landscape planters, rooftop gardens or green roofs, terraced planters or green walls. The modification to landscaping requirements may be approved if two or more of criteria i-iii are met.
    - i. The modification or revision more effectively screens parking areas and blank building walls; or
    - ii. The modification or revision enables significant trees or existing built features to be retained; or
    - iii. The modification or revision is used to reduce the number of driveways and curb cuts and allow joint use of parking facilities between neighboring businesses.

In addition, both criteria below must be met:

- i. The modification or revision does not reduce the landscaping to the point that activities on the site become a nuisance to neighbors.; and
- ii. The modification or revision does not diminish the quality of the site landscape as a whole.

**Commented [CL85]:** This section identifies what types of modifications will be considered, the process for reviewing and establishes review criteria.

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- b. Revisions to existing landscaping may be approved if either i or ii are met and both ~~iii, iv~~ iv and ~~iv~~ are met:
- i. Proposed vegetation removal, replacement, and any mitigation measures proposed are consistent with the purpose and intent given in this chapter; or
  - ii. The granting of an exception or standard reduction will not be detrimental to the public health, safety or welfare or injurious to other property in the vicinity; and
  - iii. The modification or revision does not reduce the landscaping to the point that activities on the site become a nuisance to neighbors.; and
  - iv. The modification or revision does not diminish the quality of the site landscape as a whole.
  - v. If modification or revision does diminish the site landscape, such as tree pruning, topping or removal to maintain safe clearance to overhead utility lines, then commensurate off-site planting will be provided.
- c. Clustering or perimeter averaging of landscaping may be considered if it does not diminish the quality of the site landscape as a whole and, if adjacent to residential development, the impacts from clustering to residential (LDR, MDR or HDR) must be considered. In addition, one or more of the following criteria must be met:
- i. Clustering or perimeter averaging of plant material allows more effective use of the industrial property; or
  - ii. Clustering or perimeter averaging of landscaping enables significant trees to be retained; or
  - iii. Clustering or perimeter averaging is used to reduce the number of driveways and curb cuts and allow joint use of parking facilities between neighboring businesses;
  - iv. Clustering or perimeter averaging avoids future conflicts with signage
  - v. Clustering or perimeter averaging the width of the perimeter landscaping does not create a nuisance to adjacent properties.
- d. Landscaping in a bioretention facility, which includes trees, shrubs, and groundcovers as identified on the City's approved Bioretention Vegetation list and as regulated in TMC 14.30, may be counted up to 100% towards required Type I or Type II landscaping. Bioretention facilities shall not be counted towards required Type III landscaping. All of the following criteria must be met:
- i. The bioretention facility has been designed by a professional trained or certified in Low Impact Development techniques; and
  - ii. The landscaping meets the screening requirements of the specified landscape type (Type I or II) and
  - iii. Public safety concerns have been addressed; and
  - iv. The number of trees required by the landscape type are provided.

**Commented [CL86]:** My apologies for the crazy formatting – I cannot get Word to accept the edits!

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- e. Credit of retained significant trees may be counted towards required landscaping if the following criteria are met:
- Assessment of trees by an ISA Certified Arborist as to tree health, value of the trees and the likelihood of survivability during and after construction is provided.
  - Retention of tree(s) supports the Tukwila Comprehensive Plan urban tree canopy goals and policies;
  - A financial assurance is posted based on 50% of the value of the retained tree(s) to ensure tree replacement should the retained trees be damaged or die as a result of construction impacts. The financial assurance shall be retained for three years.

### **B. Violations of this Chapter**

- Violations.** The following actions shall be considered a violation of this chapter:
  - Any removal or damage of landscaping that is required by this Chapter;
  - Topping or excessive pruning of trees, except as allowed by this code.
- Remedial Measures:** In addition to penalties provided in TMC Chapter 8.45, the Director shall require any person conducting work in violation of this chapter to mitigate the impacts of unauthorized work by carrying out remedial measures.
  - Any illegal removal of required trees shall be subject to obtaining a tree permit and replacement with trees that meet or exceed the functional value of the removed trees; and
  - To replace the tree canopy lost due to the tree removal, additional trees must be planted on-site or payment may be made into the City's Tree Fund if the trees cannot be accommodated on-site. The number of replacement trees required will be based on the size of the tree(s) removed as follows:

**Commented [CL87]:** Clarifies what is a violation of this chapter, and how violations will be addressed.

**Tree Replacement Requirements**

Diameter* of Tree Removed (*measured at height of 4.5 feet from the ground)	Number of Replacement Trees Required
4-6 inches (single trunk) 2 inches (any trunk of a multi-trunk tree)	3
Over 6-8 inches	4
Over 8-20 inches	6
Over 20 inches	8

**Commented [CL88]:** The current landscaping code does not provide specific penalties for the removal of required trees. This chart mirrors the tree replacement ratios required in the shoreline regulations. Requiring replacement trees is a way to replace lost tree canopy due to tree removal without a permit.

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3. **Enforcement.** It shall be the duty of the Community Development Director to enforce this chapter pursuant to the terms and conditions of TMC 8.45.
4. **Inspection Access**
  - a. For the purposes of inspection for compliance with the provisions of a permit or this chapter, authorized representatives of the Community Development Director may enter all sites for which a permit has been issued.
  - b. Upon completion of all requirements of a permit, the applicant shall request a final inspection by contacting the planner of record. The permit process is complete upon final approval by an authorized representative of the Community Development Director.
5. **Penalties.**
  - a. Any violation of any provision of this chapter, or failure to comply with any of the requirements of this chapter shall be subject to the penalties prescribed in TMC Chapter 8.45, Enforcement and shall be imposed pursuant to the procedures and conditions set forth in that chapter.
  - b. It shall not be defense to the prosecution for a failure to obtain a permit required by this chapter that a contractor, subcontractor, person with responsibility on the site or person authorizing or directing the work erroneously believe a permit had been issued to the property owner or any other person.

**Commented [CL89]:** Items #3-5 are taken from the City's Sensitive Area regulations, TMC 18.45