

City of Tukwila Landscaping and Street Tree Regulations, Plans, Policies

Existing Ordinances – Plans/Policies	Goal/Objectives related to trees/vegetation	What is regulated	Exempt from regulation/ permit	Permits/ Requirements	Conflicts or overlaps with other ordinances	Standards	Gaps, Problems, Impacts of Implementation	Possible solutions for identified problems
<p>Landscape, Recreation, Recycling/solid Waste Space Requirements (TMC 18.52, 1999, plus some updates 2009, 2011)</p>	<p>Promote safety</p> <p>Provide screening between incompatible land uses</p> <p>Mitigate the adverse effects of development on the environment,</p> <p>Improve visual environment -</p> <ul style="list-style-type: none"> • enhance streetscapes • visual separation between uses & zoning districts • screen blank walls • screen parking areas • allow views to entryways and signage 	<p>Landscape perimeters (front, side, rear yards) - all land uses, except low density residential unless non dwelling unit</p> <p>Interior parking lots in all zones, except low density residential and manufacturing</p>	<p>Landscape perimeter may be averaged and front yard width may be divided as long as total square footage is achieved</p> <p>Perimeter landscaping can be increased in residential areas</p> <p>Plant materials can be reduced in proportion to area devoted to pedestrians</p>	<p>Part of land use permit</p> <p>New uses must bring landscaping up to current code</p> <p>Landscape plan must be prepared by licensed landscape architect</p>	<p>Some differences with Shoreline code</p> <p>Some differences with proposed Tukwila Urban Center Plan</p>	<p>Drought tolerant plants encouraged</p> <p>Automatic irrigation (with water conservation features) required</p> <p>No obstruction of views – driveway, sidewalk or streets, street or site lighting, no shrubs over 2 ft within 30 ft of intersections or pavement edges, no tree within 2 feet of sidewalk or pavement. No tree within 10 ft of underground utility lines</p> <p>40% horizontal tree coverage in 10 years only in MDR & HDR</p> <p>Topping and removal of trees prohibited (recently added to code)</p>	<p>Vague, but does not negate requirement for irrigation. Also often end up with drought tolerant plants mixed in with plants that need more water.</p> <p>No mechanism to ensure ongoing maintenance and operation of irrigation systems. No requirement to group plants by like water needs.</p> <p>10 ft from underground utilities not practical. Also There is no scientific evidence that shows that tree roots invade utility lines, except for sewer.</p> <p>Most sites do not comply, or groundcover deteriorates over time (foot traffic, weeds, lack of maintenance and replanting). No mechanism for verification. No studies to show what groundcover spacing or types of groundcover actually work. Tree coverage standard somewhat unclear. No mechanism for verification or means or staffing to enforce if standards not met.</p> <p>Many small or columnar trees being planted on frontages – achieving canopy coverage may never be attained</p> <p>Topping occurs frequently in TUC (street trees, parking lot trees, perimeter trees) and other areas, as does complete tree removal. May be due to desire for visibility of business. Code doesn't equate topping to removal – unclear what remedy should be.</p>	<p>Add requirement to group plants with like water needs</p> <p>Add requirements for ongoing irrigation system maintenance, or if plants not doing well, enforce landscape code</p> <p>Require root barriers, structural soils or silva cells where potential conflicts exist</p> <ul style="list-style-type: none"> • spacing policies, • inspection and enforcement mechanisms. • allow bark mulch in lieu of groundcover where appropriate. • require low fencing around landscaped areas to discourage pedestrians cutting through. • Change standards to something more measurable or enforceable (number of trees, tree sizes) • Clarify tree coverage standard • Educational programs to inform about why not to top trees and that it is prohibited for required landscape trees • Monitoring and enforcement provisions

Existing Ordinances – Plans/Policies	Goal/Objectives related to trees/vegetation	What is regulated	Exempt from regulation/ permit	Permits/ Requirements	Conflicts or overlaps with other ordinances	Standards	Gaps, Problems, Impacts of Implementation	Possible solutions for identified problems
						<p>Site prep IAW best management practices for long-term health and survival. Recently added to code: “tilling in organic material to depth of 18 inches and mulching”</p> <p><u>Landscape perimeter widths & planting requirements:</u> <i>MDR/HDR, Office/ Mixed Use Office, Urban Ctr, Tuk S.</i> Front yard - 15ft, Side & rear yards 10 ft. (5 ft MUO, 0 for Urb Ctr & Tuk S) 1 tree each 30 ft, 1 shrub each 7 ft Groundcover -90% cover 3 years (Can reduce landscaping if pedestrian facilities included).</p> <p><i>Commercial Light Industrial</i> Front yard – 12.5 ft Side yard – 5 ft Rear yard - 0 1 tree each 30 ft (front) 1 tree each 20 ft (side) Groundcover -90% cover 3 years</p> <p><i>Light & Heavy Industrial</i> Front yard 12.5 ft Side & Rear – 0 1 tree each 20 ft 1 shrub each 5 ft Groundcover -90% cover 3 years</p> <p><i>MIC</i></p>	<p>Problems enforcing this requirement.</p> <p>No requirements for new LDR (unless is a short plat or subdivision)</p> <p>Does not account for width of perimeter planting areas, only length (wider areas may allow for increased planting density)</p> <p>No requirement for interior plantings, but can get credit for interior plantings and do less perimeter planting for residential short plats (more than 5 lots)</p> <p>Small trees/columnar trees being put in even where space is available for larger trees</p>	<p>Penalties</p> <ul style="list-style-type: none"> • Landscape maintenance manual • Qualified tree/maintenance companies • Planting prep manual/training for landscapers • Add regular inspections to approve soil prep prior to planting • Require proof that soil amendments were acquired <ul style="list-style-type: none"> • Require large canopy trees where space is sufficient; • or apply variable requirement for number of trees depending on eventual tree size (ex. smaller the tree the higher the number required)

Existing Ordinances – Plans/Policies	Goal/Objectives related to trees/vegetation	What is regulated	Exempt from regulation/permit	Permits/Requirements	Conflicts or overlaps with other ordinances	Standards	Gaps, Problems, Impacts of Implementation	Possible solutions for identified problems
						<p>Front yard - 5 ft Side/rear – 0 1 tree each 20 ft 1 shrub each 5 ft Groundcover -90% cover 3 years</p> <p><i>Residential commercial</i> Front yard 20 ft Side 5 ft, Rear 10 ft 1 tree each 30 ft, 1 shrub each 7 ft Groundcover -90% cover 3 years</p> <p><i>Neighborhood commercial</i> Front - 5 ft Side 0, Rear 0 1 tree each 20 ft 1 shrub each 5 ft Groundcover -90% cover 3 years</p> <p><u>Parking lots:</u> <i>Residential:</i> no landscaping for 20 stalls or less. 21-40 stalls, 7 sq ft of landscaping/stall; 40+ stalls – 12 - 15 sq. feet landscaping/stall <i>Office, mixed use office, residential commercial, neighborhood commercial:</i> no landscaping 20 stalls or less; 21-40 stalls- 10 sq ft of landscaping/stall; 21-40 stalls- 200 sq feet plus 15 sq ft for each stall over 40.</p> <p>Landscaped islands (min 10 sq ft area and 6 ft wide) at ends of each interior row, no stall more than 10 stalls or 110 ft from landscaped area. 1 tree per island. Curbs or curb stops to protect plants.</p> <p>Utility easements – must be planted to control erosion. No shrubs or trees over 20ft. No trees within 10 ft of underground utilities</p>	<p>Little shade or canopy cover being provided in many parking lots.</p> <p>Poor tree health, poor groundcover, poor shrubs (lack of sufficient soil, lack of irrigation, poor pruning, poor maintenance in general).</p> <p>Fire Department prefers trees not be planted on the ends of islands – the canopy often is damaged or causes interference with fire truck in an emergency.</p> <p>Planting plans were often approved for a row of 20 stalls with landscaping at each end. Technically is in compliance with 1 tree for every 10 spaces, but not the intent of the code. Conflicts between sq. footage requirements & distance from landscaping?</p> <p>10 ft requirement for underground utilities may not allow for perimeter or street tree planting</p>	<ul style="list-style-type: none"> • Require at least some trees for smaller lots – need to eval. How it would affect # spaces. • Allow for clustering or require planting in strips between lines of parking stalls (could be for stormwater mgt) • Increase # of required trees or incentives • Require large canopy trees where space allows • Increase minimum size of planting areas to allow for large canopy trees • Lower light poles <p>Allow for closer planting when appropriate root barriers or other prevention is used</p>

Existing Ordinances – Plans/Policies	Goal/Objectives related to trees/vegetation	What is regulated	Exempt from regulation/ permit	Permits/ Requirements	Conflicts or overlaps with other ordinances	Standards	Gaps, Problems, Impacts of Implementation	Possible solutions for identified problems
Design and Improvement Standards Subdivision of Land (TMC 17.20)	Preserve existing trees	“Trees”		Landscape code also applies		Every reasonable effort to maintain as many trees and vegetation as possible & integrate into landscape design For subdivisions or shortplats over 5 lots, must plant 1 tree in each front yard.	Vague standard	Consider requirement for retaining % of trees on a site, or tree groves
Board of Architectural Review, (TMC 18.60, updated 2005)	Require design review of projects meeting thresholds	Criteria for landscape and site treatment (18.60.050) for				<u>Commercial and Light Industrial:</u> Landscape should enhance architectural features, strengthen view corridors, provide shade Prevent injury to plants by pedestrian or motor traffic. Plant in paved areas where building site limits planting area <u>Multi-Family, Hotel, Motel</u> Preserve natural features “that contribute to neighborhood character”, such as significant trees & stands of trees. Use landscaping to form aesthetically pleasing pedestrian-scale street scape & for visual focus for pedestrian and vehicle entries. Reflect existing significant vegetation in design. Enhance architectural features, strengthen view corridors, provide shade Provide landscape transitions to adjoining properties	Not clear criteria. No criteria to encourage creative plantings/plant palette, or good design – and often end up with the same plant palette in many new landscape installations. Lack of staff and decision-maker expertise in this area. Unclear how to do this. Not sure if this is done. Possible conflicts with site use. How to define “contribute to neighborhood character”? Unclear what is meant by significant trees or stands	Develop clear criteria to guide planners/decision makers Establish standards/guidelines Clarify policy <ul style="list-style-type: none"> • Develop criteria for evaluating • Define significant & stand of trees
Grading Code, TMC 16.54	Control erosion	No tree protection						Reference tree protection standards in code

<p>TMC 11.20 Right-of-Way Vegetation and Public Works Infrastructure Design and Construction Standards (2010)</p>	<p>Facilitate planting, maintenance, restoration, replacement, survival of trees, shrubs and groundcover in public ROW.</p> <p>Protect public from injury</p> <p>Promote drought tolerant vegetation</p> <p>Beautification</p> <p>Walkable community</p>	<p>Vegetation in street landscape strips</p>	<p>Permit not needed for maintenance of vegetation</p>	<p>Right-of-Way permit or part of development permit</p>		<p>Prohibits: Cottonwood, Lombardy Poplar, Gum, Maple, trees with invasive roots or that breed disease, or any illegal vegetation</p> <p>General vegetation maintenance responsibility of abutting property owner. Retention or replacement of vegetation required by abutting property owner</p> <p>Requires removal of dead trees by adjacent owner</p> <p>Prohibits topping (except for utilities or safety). Removal and damage prohibited, but replacement required at expense of person who caused damage</p> <p>Prohibits tree interference with sidewalks, roadways, utilities. Repair from root damage from private tree is tree owner's responsibility</p> <p>Requires maintenance of sight distance (vegetation trimming responsibility of adjacent owner)</p> <p>Two year irrigation required</p>	<p>Lots of Sweet Gum and maples have been planted in ROW. Not clear what "invasive roots" means (all trees have potential for invasive roots) or "breed disease" means</p> <p>Unevenly applied. Very limited City budget to replace removed or diseased/damaged street trees or other vegetation. Insufficient # of employees.</p> <p>PW crew or City contractor usually does this instead of adjacent property owner</p> <p>Street trees have been topped by adjacent owners even where utilities not an issue. Penalty or remedy for topping not specified. Applied if police report filed (i.e. responsible person identified) – penalty is time and materials for replacement, not value of tree damaged</p> <p>Unevenly applied</p> <p>Unevenly applied</p> <p>Unevenly applied. Often PW waters new trees – water comes out of PW budget (and is insufficient to cover needs).</p> <p>Two year irrigation not sufficient for many areas, especially with narrow planting strips, trees planted in sidewalks & medians in very urbanized areas</p> <p>Frequent damage to street trees from vehicles when planted along street edge vs. behind sidewalk. Leaves</p>	<ul style="list-style-type: none"> Develop approved street tree list/planting strip size and infrastructure conflicts Require root barriers in some cases Increase City budget if responsibility is City's Tree planting program with adjacent property owners or volunteer groups <p>Decide responsibility</p> <ul style="list-style-type: none"> Require replacement for topped trees Educate property owners Establish a penalty in addition to replacement Include value of tree in penalty calculation <p>Decide responsibility</p> <p>Decide responsibility</p> <p>Resolve who pays water bill, who maintains irrigation system</p> <p>Determine if and under what conditions temporary vs. permanent irrigation needed for street trees –</p> <ul style="list-style-type: none"> Plant trees closer to sidewalk or
--	--	--	--	--	--	---	---	--

							<p>clog storm drains, requiring crew time to remove. Some trees damage curbs and gutters</p> <p>Proliferation of small and columnar street trees in new public road projects that don't provide much canopy (even where no overhead utilities present and there is space for larger trees).</p> <p>Many trees not healthy/not thriving</p> <p>Excessive use of same species of trees</p>	<ul style="list-style-type: none"> plant trees in a landscape strip with sidewalk behind (where not precluded by other design factors) increase budget and crew for maintenance Engage property owners in leaf removal in fall Change code to require or incentivize large canopy/shade street trees where space & infrastructure allow Larger planting strips to allow for larger trees, where possible; and/or standards for soil (structural soils, Silva cells to allow room and health for tree roots in small spaces) Standards for diversity of tree species
CBD Tree Program (Resolution 1276, 1993)	Harmony and consistency on streets in CBD	<p>Establishes street tree list for Gateways, Main Streets, Nodes, Secondary Streets, Pedestrian Links</p> <p>Specifies one tree species for each street</p> <p>Tree staking & planting guide and detail</p>			Future Tukwila Urban Center Plan likely to have different plan		<p>Never completely implemented & apparently not being followed for new projects in urban center</p> <p>Use of same species is poor practice – greater diversity needed for long term</p> <p>Tree planting standards not best practice</p>	<p>Establish new street tree plant list for whole City, taking into account sizes of planting strips/overhead utilities</p> <p>Require certain percentage of different species to ensure diversity</p> <p>Develop new City-side standards/planting manual</p>
Landscape Maintenance (TMC 8.28.180)	Nuisances/maintenance of vegetation	Unmaintained landscaping - commercial, manufacturing, industrial, or multi-family residential areas			+ international code to require landscape maintenance in single family dwellings		Generally only applied when there is overgrowth of landscaping or weeds (such as blackberries) and not for ensuring the health of trees or landscaping.	