



CITY OF WOODINVILLE

TREE BOARD PACKET

September 23,
- ~~June 24~~, 2015

*CITY HALL COUNCIL CHAMBERS
17301 133RD AVENUE NE
WOODINVILLE, WASHINGTON 98072*



**CITY OF WOODINVILLE
TREE BOARD AGENDA
REGULAR MEETING WEDNESDAY, SEPTEMBER 23, 2015 5:30 PM**



• Thomas L Quigley • Michael Munniks • Ron Smith • Steve Yabroff • Stephanie Young

5:30 **CALL TO ORDER**

5:31 **ROLL CALL**

5:32 **APPROVE AGENDA IN CONTENT & ORDER**

5:33 **PUBLIC COMMENTS**

BUSINESS AND DISCUSSION ITEMS

5:38 **1. Approval of Draft Minutes – June 24, 2015**

5:40 **2. Approval of Draft Minutes – July 22, 2015**

5:42 **3. Study Session – Review Landscaping Requirements**

6:02 **PUBLIC COMMENTS**

6:07 **ADJOURNMENT**

(Note: The agenda may be rearranged or changed at the beginning of the meeting, with a consensus of Tree Board members present.)

Issue Date: September 16, 2015

Staff Contact: Jenny Ngo, Sr. Planner

Faxed to: News Media
E-mailed to: Tree Board
Publish: Not published
Post: 1) In-House, 2) Post Office, 3) Outdoor Display & 4) Website

**CITY OF WOODINVILLE, CITY COUNCIL CHAMBERS
17301 133RD AVE. NE, WOODINVILLE, WA 98072**

NEXT REGULAR MEETING OCTOBER 28, 2015, 5:30 PM

AGENDA ITEM 1



City of Woodinville, Washington

TREE BOARD REGULAR MEETING MINUTES OF June 24, 2015

Woodinville City Hall City Council Chambers, 17301 133rd Avenue NE, Woodinville, WA

<p><u>CALL TO ORDER</u></p>	<p>The regular meeting for the Woodinville Tree Board was called to order at 5:32 p.m. by Chair Quigley.</p>
<p><u>ROLL CALL</u></p>	<p><u>Tree Board Present:</u> Tom Quigley, Steve Yabroff, and Ron Smith</p> <p><u>Absent:</u> Stephanie Young, Michael Munniks</p> <p><u>City Staff Present:</u> Jenny Ngo, Senior Planner</p> <p>MAIN MOTION: to excuse Board Member There was a motion to excuse Board Members Young and Munniks from the meeting.</p> <p>Motion by: Board Member Yabroff Second by: Board Member Smith Action for the Main Motion: PASSED 3 - 0 Vote: Ayes: 3. Nayes: 0. Abstain: 0.</p>
<p><u>APPROVAL OF AGENDA ORDER AND CONTENT</u></p>	<p>Motion to change agenda to include discussion of Board goals and activities. Agenda order approved as revised.</p>
<p><u>PUBLIC COMMENTS</u></p>	<p>None.</p>
<p><u>BUSINESS AND DISCUSSION ITEMS</u></p> <p><i>Approval of May 27, 2015 Regular Tree Board Minutes as presented</i></p>	<p>1. <u>Approval of May 27, 2015 Tree Board Meeting Minutes as presented.</u></p> <p>MAIN MOTION: to approve the regular meeting minutes of May 27, 2015, as presented.</p> <p>Motion by: Board Member Yabroff Second by: Board Member Smith Action for the Main Motion: PASSED 3 - 0 Vote: Ayes: 3. Nayes: 0. Abstain: 0.</p>

<p><i>Discussion and Review of Draft Landscape Code</i></p>	<p><u>1. Discussion & Review of Draft Landscaping Code</u> The Tree Board was presented a draft of the Landscaping Code. Senior Planner Ngo provided an overview of the draft code, including major changes and document organization. Board Member Smith recommended provisions for walkway reductions. Board Member Yabroff recommended using development prototypes that could test the draft code and potentially identify weaknesses and strengths. Board Member Smith further suggested using existing developments, such as those in the CBD, as examples.</p> <p>Board Members suggested clarifying the table in WMC 21.16.060 to show other requirements, such as street trees, or to consider a minimum percentage requirement.</p> <p>Chair Tom Quigley stated that he was interested in seeing standards that could better reflect site-specific features and constraints, rather than prescribed widths and types. He suggested potential options for clustering of landscaping.</p> <p>Board Member Smith stated that he envisions zones as an entire landscaping district or design area, rather than by landscaping per individual landuse.</p>
<p><i>Discussion of Tree Board Goals</i></p>	<p><u>2. Discussion of Tree Board Goals</u> Chair Quigley suggested that time in the agenda be provided in future meetings to discuss goals of the Tree Board, particularly in regards to education and outreach. He suggested that the Tree Board consider taking on a project during this year and to allocate 10 minutes per Tree Board minutes to discuss future opportunities.</p> <p>Board Member Yabroff mentioned increasing education in regards to tree canopy and fire hazards, particularly in respect to fires in Washington State.</p>
<p><u>PUBLIC COMMENTS</u></p>	<p>None.</p>
<p><u>ADJOURNMENT</u></p>	<p>Board Member Young called the meeting adjourned. The meeting was adjourned at 6:25 p.m.</p>

Sandy Guinn
Sr. Administrative Assistant

AGENDA ITEM 2



City of Woodinville, Washington

TREE BOARD REGULAR MEETING MINUTES OF July 22, 2015

Woodinville City Hall City Council Chambers, 17301 133rd Avenue NE, Woodinville, WA

<u>CALL TO ORDER</u>	The regular meeting for the Woodinville Tree Board was called to order at 5:40 p.m. by Chair Quigley.
<u>ROLL CALL</u>	<p><u>Tree Board Present:</u> Tom Quigley, Steve Yabroff, and Stephanie Young</p> <p><u>Absent:</u> Ron Smith, Michael Munniks</p> <p><u>City Staff Present:</u> Jenny Ngo, Senior Planner</p> <p>MAIN MOTION: to excuse Board Member There was a motion to excuse Board Members Smith and Munniks from the meeting.</p> <p>Motion by: Board Member Yabroff Second by: Board Member Young Action for the Main Motion: PASSED 3 - 0</p> <p>Vote: Ayes: 3. Nays: 0. Abstain: 0.</p>
<u>APPROVAL OF AGENDA ORDER AND CONTENT</u>	Motion to approve agenda order as proposed.
<u>PUBLIC COMMENTS</u>	None.
<p><u>BUSINESS AND DISCUSSION ITEMS</u></p> <p><i>Discussion and Review of Draft Landscape Code</i></p>	<p><u>1. Discussion & Review of Draft Landscaping Code</u></p> <p>The Tree Board was presented a draft of the Landscaping Code. Senior Planner Ngo provided an overview of the draft code and updates since the Tree Board last reviewed the code. Board Members requested that landscape plans be prepared by a landscape architect, arborist, or other qualified professional. Board Members provided additional edits throughout the code for clarity and corrections.</p>
<u>PUBLIC COMMENTS</u>	None.
<u>ADJOURNMENT</u>	Chair Quigley called the meeting adjourned. The meeting was adjourned at 6:25 p.m.

Sandy Guinn
Sr. Administrative Assistant

AGENDA ITEM 3



CITY OF WOODINVILLE, WA
REPORT TO THE TREE BOARD
17301 133rd Avenue NE, Woodinville, WA 98072
WWW.CI.WOODINVILLE.WA.US

To: Tree Board **Date:** September 23, 2015
From: Dave Kuhl, Development Services Director 
By: Jenny Ngo, AICP, Senior Planner 
Subject: Landscaping requirements

ISSUE: Shall the Tree Board review information regarding the landscape code.

STAFF RECOMMENDATION: To review the landscape code and provide feedback.

POLICY DECISION: The Tree Board provides an advisory role to the City Council on matters of trees and urban forestry.

BACKGROUND/DISCUSSION:

In Spring 2014, the draft tree code was brought to the Planning Commission for an initial review. During the meeting, several Commissioners discussed some concerns with removing non-residential properties from the tree code requirements. With the separation of single-family residential from non-residential uses between the tree and landscaping codes, it is critical to start considering the outline and language of the landscaping code. These codes should work in tandem to achieve a visual aesthetic that enhances the quality of life for Woodinville residents.

RECOMMENDED ACTION:
DISCUSS AND PROVIDE RECOMMENDATIONS.

Attachment 1: Draft landscape code

**Chapter 21.16
DEVELOPMENT STANDARDS – LANDSCAPING**

Sections:

- 21.16.010 Purpose and intent.
- 21.16.020 Application~~Applicability~~.
- 21.16.030 Land use grouping~~Land use~~ landscape submittal requirements.
- 21.16.040 Landscaping – Types and description, Minimum landscaping requirements.
- 21.16.050 Landscaping – Street frontages, Perimeter landscaping.
- 21.16.060 Landscaping – Interior lot lines, Surface parking areas.
- 21.16.070 Landscaping – Surface parking areas, General landscape standards.
- ~~21.16.075 Landscaping – Adjacent to public trails and other publicly used lands.~~
- 21.16.080 Landscaping – Adjacent to freeway rights-of-way.
- 21.16.085 Landscaping – Utility corridors.
- ~~21.16.090 Landscaping – General requirements.~~
- 21.16.100 Landscaping – Alternative options.
- 21.16.110 Landscaping – Irrigation.
- 21.16.120 Landscaping – Installation.
- 21.16.125 Repealed.
- 21.16.128 Repealed.
- 21.16.130 Repealed.
- 21.16.140 Repealed.
- 21.16.150 Repealed.
- 21.16.160 Repealed.
- 21.16.170 Repealed.
- 21.16.180 Maintenance.
- 21.16.190 Bonds – Security.
- 21.16.200 Penalties.

21.16.010 Purpose and intent.

(1) Introduction and purpose. Landscaping is a key component of Woodinville's northwest woodland character. The purpose of this chapter is to preserve and improve the aesthetic character of Woodinville's neighborhoods communities; to improve the aesthetic quality of the built environment; to promote retention and protection of existing vegetation; to reduce the impacts of development on drainage systems and natural habitats; and to increase privacy for Residential-low-density zones, by: The intent of this chapter is to:

- (a)1) Provide visual relief from large expanses of parking areas parking lots and service areas, and reduction of soften perceived building scale;
- (b)2) Provide Provide physical separation, visual screens, between residential and nonresidential areas or transition zones between differing of land uses;
- (c) Encourage the use of native and drought-tolerant plant species;
- (d) Promote proper plant selection and continuous maintenance that will encourage long-term enhancement of landscaped areas; (3) Providing visual screens and barriers as a transition between differing land uses;
- (e)4) Retain existing vegetation and significant trees by incorporating them into the site design when possible; and
- (f)5) Reduce the impact of development on natural drainage systems through improving water quantity and quality. Providing increased areas of permeable surfaces to allow for:

- (a) Infiltration of surface water into ground water resources;
- (b) Reduction in the quantity of storm water discharge; and
- (c) Improvement in the quality of storm water discharge.

21.16.020 Application Applicability.

(1) General. Any construction, site disturbance, or landscape removal within multifamily, commercial, industrial, and public/institutional zones (R-12 through R-48, CBD, NB, GB, I, or TB zones) or nonresidential development in residential zones shall be subject to the provisions of this chapter. The City has established three thresholds to gauge the extent of construction work and set requirements based on the level of improvement.

(a) Major Construction. All sites qualifying as major construction shall be subject to all of the provisions of this chapter. Major construction shall include projects where:

- (i) Construction valuation exceeds 50 percent of the valuation of all existing structures on the site;
- (ii) Removal or replacement of impervious surfaces on the site is more than 50 percent.

(b) Minor Construction. All minor construction projects shall be subject to all of the provision of this chapter only within the limits of disturbance. The limits of disturbance shall include areas affected by construction, grading, site disturbance, or the outer five feet of the dripline for tree removal. Minor construction shall include projects where:

- (i) Minor development shall include projects that are 50 percent or less than the addition of impervious surface
- (ii) Removal or replacement of impervious surface up to 50 percent.

(c) Landscaping Maintenance. On sites where landscaping is proposed for removal and no construction activities are proposed, a tree permit shall be required and the impacted area shall be replanted to meet the landscaping type as provided in this chapter. The impacted area shall be considered four feet beyond any removed shrub or the critical root zone of any removed tree. Enlargement of landscape areas shall not be required. Except for communication facilities regulated pursuant to Chapter 21.26 WMC, all new development listed in WMC 21.16.030 shall be subject to the landscaping provisions of this chapter; provided, that specific landscaping provisions for uses established through a conditional use permit or a special use permit shall be determined during the applicable review process. For the purposes of this chapter, a new development involves a new occupancy or tenant improvement that exceeds 25 percent of the assessed value of the structure before the improvement or before any damage occurred, if the structure has been damaged and is being repaired.

Commented [SC1]: Low threshold – does not make sense to require if no site work or excavation is being done.

21.16.030 Land use grouping.

In order to facilitate the application of this chapter, the land uses of Chapter 21.08 WMC have been grouped in the following manner:

(1) Residential development shall refer to those uses listed in WMC 21.08.030, except those uses listed under accessory uses, provided:

(a) Attached/group residences shall refer to:

- (i) Townhomes;
- (ii) Apartments;
- (iii) Senior citizen assisted;
- (iv) Temporary lodging;
- (v) Group residences (community residential facilities); and
- (vi) Mobile home parks.

(b) Single detached development shall refer to residential subdivisions.

- (2) Commercial development shall refer to those uses in:
- (a) WMC 21.08.040, as park/recreation and amusement/entertainment uses;
 - (b) WMC 21.08.050, except health and educational services;
 - (c) WMC 21.08.060, as general business services, professional offices, and commercial accessory uses; and
 - (d) WMC 21.08.070.
- (3) Industrial development shall refer to those listed in:
- (a) WMC 21.08.050, except health and education services;
 - (b) WMC 21.08.060, except general business services, professional offices, and commercial accessory uses;
 - (c) WMC 21.08.080; and
 - (d) WMC 21.08.090, as mineral extraction and processing.
- (4) Institutional development shall refer to those uses listed in:
- (a) WMC 21.08.040, as cultural uses, except arboretums;
 - (b) WMC 21.08.050, as health services, and education services except specialized instruction schools permitted as an accessory use;
 - (c) WMC 21.08.055; and
 - (d) WMC 21.08.100.
- (5) Utility development shall refer to those listed in WMC 21.08.060 as subregional utilities.
- (6) Uses contained in Chapter 21.08 WMC that are not listed in subsections (1) through (5) of this section shall not be subject to landscaping except as specified in any applicable review of a conditional use or special use permit.

21.16.030 Landscaping submittal requirements.

- (1) Submittal Materials. The following materials must be submitted as part of applications for construction permits. The City Tree Official shall have the authority to waive certain application materials if the item is not necessary to evaluate a specific proposal for consistency with this chapter.
- (a) Site plan prepared by a licensed landscape architect, arborist, or other qualified professional, showing the following:
 - (i) Location of all existing and proposed structures; construction limits, easements, utility lines, and construction protection barriers consistent with WMC 21.16.120;
 - (ii) Location of all trees above 3 inches at diameter-at-breast height (DBH) within 50 feet of the construction limits, including size and species;
 - (iii) Identification of all trees to be removed and/or relocated;
 - (iv) Existing and proposed topography at 5-foot intervals; and
 - (v) Location of all critical areas and buffers.
 - (b) Replanting plan, showing the following:
 - (i) Location of proposed structures and retained trees;
 - (ii) Location of proposed replacement trees and/or vegetation, including species, size, and spacing;
 - (iii) Location and design of other landscape restoration measures;
 - (iv) A planting schedule that indicates species, quantity, size, spacing, and tree density calculations for replanted trees; and
 - (v) Irrigation system, including location and specifications;
 - (c) Arborist report or professional recommendation, evaluating the following:
 - (i) Inventory of all impacted trees, including size, species, dripline, and critical root zone. The inventory must include all trees proposed for removal and any trees within 50 feet of the construction limits. Written evaluation of anticipated

Commented [SC2]: Staff recommends shifting landscaping requirements to the zoning designation, not the land use. Land uses change on a more frequent basis (example of a land use change is a dentist office to a bookstore) than a zoning designation (CBD, R-1, etc.). Although the intention of using land use makes sense, there is a lot of complication when properties change uses. Properties can become nonconforming to landscape standards if *adjacent properties* change uses. This can be difficult for property owners, particularly when they go to make changes on their own property.

This code should complement changes contemplated for the zoning code.

- impacts to tree health and viability resulting from construction, including any impacts to critical root zones;
- (ii) Information on compliance with coverage requirements, including a calculation of tree canopy or replanting schedule;
- (iii) Evaluation of impacts on dripline and critical root zone of trees on adjoining properties;
- (iv) Suggested location and species of supplemental trees, maintenance, and planting specifications consistent with WMC 21.15.100;
- (v) Recommendations on tree protection measures consistent with WMC 21.16.120 and correspond to the site plan in subsection (b);
- (vi) Special instructions for working within the protection area, including but not limited to, hand-digging, tunneling, root pruning, minimizing grade changes;
- (vii) Information on any required on-site supervision during construction;
- (viii) Information on maintenance including duration, benchmarks for success, cost estimates, and financial guarantees/bonding; and
- (x) If applicable, assessment and designation of a hazard or nuisance tree.

Commented [SC3]: Added

21.16.040 Minimum landscaping standards. Landscaping—Types and description.

(1) Minimum Landscape Area. At least ten percent of the total site area, excluding areas dedicated as right-of-way, shall be landscaped with Type III landscaping or greater.

The four types of landscaping are described and applied as follows:

(1) Type I Landscaping.

- (a) Type I landscaping is a “full screen” that functions as a visual barrier. This landscaping is typically found adjacent to freeways and between residential and nonresidential areas;
- (b) Type I landscaping shall consist of:
- (i) A mix of primarily evergreen trees and shrubs placed to form a continuous screen;
- (ii) At least 70 percent evergreen trees;
- (iii) Evergreen trees spaced no more than 15 feet on center;
- (iv) Broadleaf trees spaced no more than 20 feet on center;
- (v) Evergreen shrubs spaced no more than four feet apart; and
- (vi) Groundcover pursuant to WMC 21.16.090;

(2) Type II Landscaping.

- (a) Type II landscaping is a “filtered screen” that functions as a visual separator. This landscaping is typically found between commercial and industrial uses; between differing types of residential development; and to screen industrial uses from the street;
- (b) Type II landscaping shall consist of:
- (i) A mix of evergreen and broadleaf trees and shrubs spaced to create a filtered screen;
- (ii) At least 50 percent broadleaf trees and at least 30 percent evergreen trees;
- (iii) Evergreen trees spaced no more than 15 feet on center;
- (iv) Broadleaf trees spaced no more than 20 feet on center;
- (v) Shrubs spaced no more than five feet apart; and
- (vi) Groundcover pursuant to WMC 21.16.090;

(3) Type III Landscaping.

- (a) Type III landscaping is a “see-through buffer” that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or between apartment developments;
- (b) Type III landscaping shall consist of:
- (i) A mix of evergreen and/or broadleaf trees spaced to create a continuous canopy;
- (ii) At least 70 percent broadleaf trees;

- (iii) Trees spaced no more than 25 feet on center;
- (iv) Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart; and
- (v) Groundcover pursuant to WMC 21.16.090;
- (4) Type IV Landscaping.
 - (a) Type IV landscaping is “parking area landscaping” that provides shade and visual relief while maintaining clear sight lines within parking areas;
 - (b) Type IV landscaping shall consist of:
 - (i) Canopy type broadleaf or evergreen trees, evergreen shrubs and groundcovers planted in islands or strips;
 - (ii) Shrubs that do not exceed a height of four feet;
 - (iii) Plantings contained in planting islands or strips having an area of at least 75 square feet and with a narrow dimension of no less than four feet;
 - (iv) Groundcover pursuant to WMC 21.16.090; and
 - (v) At least 90 percent of the trees shall be broadleaf.

Perimeter landscaping along street frontages shall be provided as follows:

- (1) A 10-foot width of Type II landscaping shall be provided for an institutional use, excluding playgrounds and playfields.
- (2) A 10-foot width of Type II landscaping shall be provided for an industrial development, except a 25-foot width of Type II landscaping shall be provided for development on I-zoned property abutting SR 202 or Woodinville Snohomish Highway.
- (3) A 10-foot width of Type II landscaping shall be provided for an above-ground subregional utility development located outside a public right of way.
- (4) A 10-foot width of Type III landscaping shall be provided for a commercial or attached/group residence development, except the 10-foot width of Type III landscaping may not be required pursuant to the City of Woodinville Design Guidelines and Standards.
- (5) For single detached subdivisions:
 - (a) Trees shall be planted at the rate of one tree for every:
 - (i) Fifty feet of frontage along a neighborhood collector street; and
 - (ii) Forty feet of frontage along an arterial street.
 - (b) The trees shall be:
 - (i) Located within the street right of way if permitted by the custodial State or local agency;
 - (ii) No more than 20 feet from the street right-of-way line when located within a lot;
 - (iii) Maintained by the adjacent landowner unless part of a City maintenance program; and
 - (iv) A species approved by the City Tree Official in accordance with the Tree Board approved required tree species list.
 - (c) The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.
 - (6) For developments in the Tourist District Overlay, see WMC 21.38.065.
 - (7) Street trees shall be required in all development fronting a public street. Street tree species shall be approved by the City Tree Official in accordance with the Tree Board approved required tree species list or by the City’s adopted street tree plan if applicable.

Commented [SC4]: Not used. Trees are required to be planted every 25 feet per Chapter 2.25

21.16.060-050 Perimeter Landscaping Landscaping—Interior lot lines.

- (1) Except as otherwise provided in this chapter, landscaping along property lines shall be provided based on zoning districts set forth in this section. If listed in Table 21.16.060(1), perimeter landscaping shall be required for the subject street frontage or interior lot line identified in parenthesis.

Table 21.16.060(1) Perimeter Landscaping Requirements

Required Perimeter Landscaping

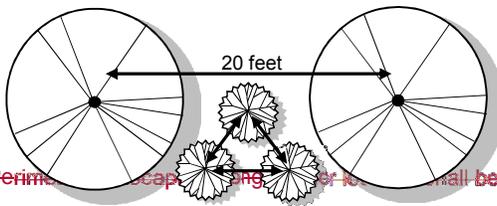
<u>Zoning District of Subject Property</u>	<u>Street Frontage</u>	<u>Interior Lot Lines</u>	<u>Special Standards and Notes</u>
<u>Single-Family (R-1 through R-8)</u>	<u>See Notes</u>	<u>See Notes</u>	<p>1. <u>For single-family uses, refer to Chapter 21.15 WMC Tree Code.</u></p> <p>2. <u>Nonresidential uses shall be subject to the requirements for NB.</u></p>
<u>Multifamily (R-12 through R-48)</u>	<u>- 10 feet Type III (all streets)</u>	<u>- 20 feet Type II (single-family zones) - 10 feet Type II (other multifamily zones)</u>	
<u>General Business (GB)</u>	<u>- 25 feet (SR 522) 20 feet Type II (all other streets)</u>	<u>- 10 feet Type I (Public Park/Open Space)</u>	1. <u>For lots adjacent to SR 522, 0-25 feet Type II landscaping required per WMC 21.16.080.</u>
<u>Neighborhood Business (NB)</u>	<u>- 10 feet Type III (all streets)</u>	<u>- 20 Feet Type I (single-family zones)</u>	
<u>Industrial (I)</u>	<u>- See Note 1 and 2 - 25 feet Type II (SR 202) - 10 feet Type II (all other streets)</u>	<u>- 20 feet Type I (single-family zones) - 10 feet Type II (Industrial) - 10 feet Type II (public trails or other publicly used lands)</u>	<p>1. <u>Refer to Industrial Design Standards for additional requirements.</u></p> <p>2. <u>For properties in the Tourist District Overlay, refer to WMC 21.38.065.</u></p> <p>3. <u>For 10 feet of Type II landscaping required adjacent to Industrial uses or public trails, landscaping may be reduced to 5 feet depending on the intensity of the use to be screened, visual impacts, and if development is integrated with the subject abutting property through provision of pedestrian connections. Exceptions may be made for those developments meeting Section IV.F of the Industrial Design Guidelines and Standards.</u></p>
<u>Tourist Business (TB)</u>	<u>See Notes</u>	<u>See Notes</u>	1. <u>Refer to WMC 21.38.065</u>
<u>Central Business District (CBD)</u>	<u>See Notes</u>	<u>- 20 feet Type I (single-family zones)</u>	1. <u>Refer to Chapter 21.14 WMC Design Guidelines</u>
<u>Public Park/Open Space (P)</u>		<u>- 10 feet Type I (single-family zone)</u>	

Public Institutional (P/I)	10 feet Type II (all streets)	- 20 feet Type I (single-family zones)
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(4) Frontage Landscaping. Required street frontage landscaping may be placed within City of Woodinville street rights-of-way subject to the City's street design standards with the permission of the Public Works Director, provided adequate space is maintained along the street line on-site to replace the required landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way.

(5) Street Trees. Street trees shall be planted in the right-of-way for all development fronting a public street. Street tree species shall be approved by the City Tree Official in accordance with the City of Woodinville Plant Species List or adopted street tree plan, if applicable. Street trees shall be provided in the public right-of-way at an average rate of one tree per 25 feet pursuant to WMC 2.24.100. The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.

(6) For commercial and industrial developments, storm water retention facilities may be located in interior lot line landscaping areas; provided, that landscaping requirements are still met and the location is approved by the Development Services Director.



~~Perimeter landscaping along property lines shall be provided as follows:~~

~~(1) Type I Landscaping shall be included in a commercial, office, or industrial development as follows:~~

~~(a) A 20-foot width abutting residentially developed property or undeveloped residentially zoned property;~~

~~(b) A 10-foot width abutting property developed public recreational; or~~

~~(c) A 10-foot width abutting property designated as permanent open space.~~

~~(2) A 20-foot width of Type II landscaping shall be included in an attached/group residence development along any portions of the development adjacent to a single-family detached residential development. Along portions of the development adjacent to another attached/group residence development or any nonresidential use the requirement shall be a 10-foot width of Type II landscaping.~~

~~(3) A 10-foot width of Type II landscaping shall be included in an industrial development along any portion adjacent to a commercial or institutional development.~~

~~(4) A 10-foot width of Type II landscaping shall be included in an institutional use, excluding playgrounds and playfields, or an above-ground subregional utility development, excluding distribution or transmission corridors, when located outside a public right-of-way. If the institutional use abuts a residentially zoned or developed property, a 20-foot width of Type II landscaping is required along lines abutting the property. If the institutional use abuts an agriculturally zoned parcel, a 50-foot width of Type II landscaping is required along property lines abutting the parcel.~~

~~(5) For developments in the Tourist District Overlay, see WMC 21.38.065.~~

21.16.070-060 Landscaping – Surface parking areas.

Commented [SC5]: Consider adding references to landscape standards in other codes (e.g., design guidelines)

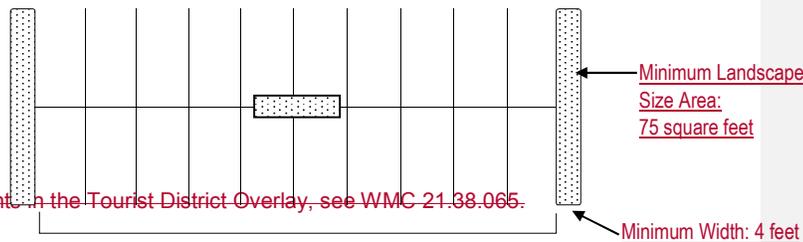
- (1) General. Surface parking lots shall be landscaped to break up large areas of asphalt and to provide visual relief from the street.
- (2) Required Plantings. Landscaping shall be provided within surface parking lots at a rate of 20 square feet per parking stall and planted as follows:
 - (a) Broadleaf trees shall be planted at a rate of one tree per every seven stalls;
 - (b) Shrubs planted no more than four feet apart; and
 - (c) Groundcovers planted no more than 24 inches apart.
- (3) Landscape Spacing. Landscape islands shall be spaced no further than 10 parking stalls and at the end of each parking row. Landscaping strips may be placed in between rows of parking stalls.
- (4) Size. Landscape islands or strips shall be a minimum of four feet wide and shall have an area of at least 75 square feet.
- ~~Type IV landscaping shall be provided within surface parking areas with 10 or more parking stalls as follows:~~
 - ~~(1) Residential developments with common parking areas shall provide planting areas at the rate of 20 square feet per parking stall;~~
 - ~~(2) Commercial, industrial, or institutional developments shall provide landscaping at a rate of:~~
 - ~~(a) Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and~~
 - ~~(b) Twenty five square feet per parking stall when 31 or more parking stalls are provided;~~
 - ~~(3) Trees shall be provided and distributed throughout the parking area at a rate of:~~
 - ~~(a) One tree for every five parking stalls for a commercial or industrial development; and~~
 - ~~(b) One tree for every 10 parking stalls for residential or institutional development;~~
 - ~~(4) The maximum distance between any parking stall and required parking area landscaping shall be no more than 65 feet; and~~
 - ~~(5) Landscape islands or planters shall be surrounded by a standard vertical permanent curbs or a similar barrier or structural barriers shall be provided to protect the plantings from vehicle overhang. Gaps in the curb are permitted for stormwater runoff.~~

Commented [SC6]: -Bellevue requires between 17.5 and 35 square feet per stall
 -Redmond requires 5 to 7 percent parking lot
 -Mercer Island requires 4 feet landscaping width
 -Kirkland requires 25 square feet per stall
 -Woodinville requires between 20 and 25 square feet per stall

Commented [SC7]: -Bellevue requires between 17.5 and 35 square feet per stall
 -Redmond requires 5 to 7 percent parking lot
 -Mercer Island requires 4 feet landscaping width
 -Kirkland requires 25 square feet per stall
 -Woodinville requires between 20 and 25 square feet per stall

Commented [SC8]:

WMC 21.16.070 Parking Lot Landscaping



(6) For development in the Tourist District Overlay, see WMC 21.08.065.

21.16.075 Landscaping adjacent to public trails and other publicly used lands.

- (1) All developments adjacent to publicly used trails and other public lands shall provide landscaping adjacent to and along the building facade that faces the trail or land at the rate of at least one tree per 50 feet of facade. Exceptions may be made for those developments meeting Section IV.F of the City's Design Guidelines and Standards.
- (2) All development shall provide, at a minimum depending upon the intensity of use to be screened, Type III landscape screening from public areas, etc., to reduce off site visual impacts. The applicant shall propose the type of landscaping to be provided for approval by the City Tree Official.

Maximum Distance from Landscape Area: 10 stalls

(6) If permitted, parking lots adjacent to sidewalks or streets shall be screened with a minimum of 10 feet of Type III landscaping or five feet of Type III landscaping with a 3-foot-tall decorative wall, unless otherwise required by this title.

21.16.070 General landscape standards.

(1) Landscaping Types. The types, arrangement, and quantity of plants shall be appropriate to the size and intent of the landscaping as indicated in the table below:

Table WMC 21.16.060(7) Landscape Types

	Type I	Type II	Type III
Intent	A "full screen" that functions as a visual barrier. Type I landscaping shall consist of a mix of primarily evergreen trees and shrubs placed to form a continuous screen.	A "filtered screen" that functions as a visual separator. Type II landscaping shall consist of a mix of evergreen and broadleaf trees and shrubs spaced to create a filtered screen.	A "see-through buffer" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. Type III landscaping shall consist of a mix of evergreen and/or broadleaf trees spaced to create a continuous canopy.
Tree ratio	Minimum 70 percent evergreen trees	At least 50 percent broadleaf trees and at least 30 percent evergreen trees	At least 70 percent broadleaf trees
Tree size and spacing	Trees spaced no further than 20 feet on center Broadleaf trees shall be at least 2-inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.	Trees spaced no further than 25 feet on center Broadleaf trees shall be at least 2-inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.	Trees spaced no further than 25 feet on center Broadleaf trees shall be at least 2-inch caliper. Evergreen trees shall be at least 6 feet in height. Multi-stemmed trees shall be at least seven feet in height.
Shrubs	Evergreen shrubs spaced no more than four feet apart Shrubs shall be at least 24 inches in height	Shrubs spaced no more than five feet apart Shrubs shall be at least 24 inches in height	Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart Shrubs shall be at least 24 inches in height
Groundcovers	Four-inch pots spaced 24 inches on center Turf may constitute no more than 30 percent.	Four-inch pots spaced 24 inches on center Turf may constitute no more than 30 percent.	Four-inch pots spaced 24 inches on center Turf may constitute no more than 30 percent.

(2) Planting Selection. Plant species shall be selected that enhances the City's Northwest Woodland character.

- (a) Native and Naturalized Species. Plant species must be either native or non-invasive naturalized species to the coastal region of the Pacific Northwest. Species shall be selected from the City of Woodinville Plant Species List or be suitable in the USDA Plant Hardiness Zone 8.
- (b) Drought Tolerance. At least 60 percent of new landscaping materials shall consist of drought-tolerant species, except where site conditions within the landscape areas assure adequate moisture for growth.
- (3) Retention of Existing Vegetation. Healthy native vegetation shall be preserved as much as feasible. New vegetation should be replanted in between existing vegetation consistent with the required landscape type in random patterns where possible.
- (4) Continuity. Landscaping shall be designed to provide continuity between adjoining properties.
- (5) Building entries, pedestrian plazas and walkways shall be emphasized with special landscaping and/or paving in combination with landscaping.
- (6) Maximum Hardscape. No more than 15 percent of the width of any required landscaping areas shall be covered with walkways, driveways, or other impervious surfaces necessary for access. No other impervious surfaces or hardscapes are permitted in required .
- (7) When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;
- (8) All fences shall be placed on the inward side of any required perimeter landscaping;
- (9) Berms shall not exceed a slope of three horizontal feet to one vertical foot for lawns and shall not exceed a slope of two horizontal feet to one vertical foot for other plant materials;
- (10) Biofiltration swales, wet ponds, and stormwater retention facilities may be located in required landscaping areas; provided, the following are met:
 - (a) Landscaping is designed to be consistent with landscaping types and widths identified in Subsection (3);
 - (b) The detention facility is designed in a manner that does not require the installation of chainlink fence or other visually obstructive structures.

21.16.080 Landscaping – Adjacent to freeway rights-of-way.

- ~~(1) All residential developments shall provide a minimum of 20 feet of Type I landscaping adjacent to freeway rights-of-way.~~
- ~~(2) All other developments shall provide a minimum of 25 feet of Type III landscaping adjacent to freeway a SR 522 rights-of-way.~~
- ~~(3) All developments adjacent to SR 522 Developments may reduce the required buffer distance landscaping width to a point that is within zero feet of the right-of-way in compliance with the terms of this subsection provided the following requirements are met:-~~
 - ~~(a) In exchange for this flexibility, an A development agreement between the City and property owner is required, in which the property owner agrees to construct and maintain at the property owner's expense a landscape buffer in the State of Washington Department of Transportation (DOT) right-of-way.~~
 - ~~(b) The agreement shall be at the City's discretion and would include provisions allowing the City to conduct the landscape maintenance, in which case a fee for these maintenance services will be agreed upon between the property owner and the City prior to acceptance of the agreement by the City Council.~~
 - ~~(c) The provisions of the agreement shall be designated as covenants running with the land of the property owner binding the successors and assigns of the property owner, including mortgagees and beneficiaries of a deed of trust.~~
 - ~~(4d) An agreement will be required by DOT to allow the installation and maintenance of the landscaping in the DOT right-of-way. Typically, this agreement would be between DOT and the City.~~

Commented [SC9]: This should be moved to the tree code