

CHAPTER 8

8.000 LANDSCAPING

8A Overall Project

8A.010 Open Space

One of the most important elements of Snoqualmie Ridge will be the treatment of all open space areas - private and publicly owned. They are generally based on the guiding principle of preserving and enhancing the natural character of the Upper Snoqualmie Valley, and in particular, the upland plateau environment of Snoqualmie Ridge.

8A.011 Preservation of Existing Vegetation

Preservation and enhancement of native plant communities should be basic to any future development or open space area improvement. Ornamental species may be used to supplement native species, but they should be similar in character and habitat. Where feasible, existing vegetation should be preserved. Certain larger trees (Significant trees) are subject to the City of Snoqualmie Municipal Code Section 15.20.060.

8A.012 Undeveloped Areas

In natural undeveloped areas, such as along the trail corridors, in buffers or golf course out-of-bound areas, natural plant succession should be fostered. Native plant not only appear more natural, they require less maintenance and no artificial irrigation after establishment. Many native plants are available in seed or juvenile form and can be established relatively easily and adapt sooner to new areas.

8A.020 Topsoil

Existing topsoil should be saved and reused where possible. Although relatively shallow and lower in nutrient value, the existing topsoil of Snoqualmie Ridge is the natural medium of the indigenous plants and should be used. Recycled, composted mulch is an excellent, natural amendment to the existing topsoil. The grading of new roads and development areas should include a step to remove, store, and amend the native topsoil.

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8A.030 Park Landscaping

Landscaping and/or planting standards for parks are not covered in this chapter. The design and location of all parks, trails and facilities shall be submitted to the Parks Board for review during or prior to the preliminary development approval for that portion of the site where the proposed park and/or trail is located. The Parks Board will forward its findings and recommendation to the City for review and approval as part of the associated development approval.

8A.040 Plant Species

Native or like-native plant species are encouraged in any new plantings. Wetland crossings (as necessary for roads or infrastructure) and buffer enhancement should contain wetland or riparian species. Native species for the mixed conifer/deciduous forest include, but are not limited to, Western Red Cedar, Western Hemlock, Douglas Fir, Black Hawthorn, Vine Maple, Serviceberry, Red Huckleberry, Salal, and Sword Fern. Like-native species include, but are not limited to, Amur Maple, Sweetgum, Sycamore, Rhododendron, and Azalea. Other groundcover should be mostly native wildflowers, grasses requiring little maintenance or irrigation, and mostly native woody groundcover plants. Pure bark, rock or other artificial ground cover should not be used except for temporary cover or vehicular travel. Refer to the Street Master Plan at the end of this chapter for a complete listing of approved street trees.

8A.050 Street Trees

Street trees in or along the Public Right-of-Way shall be placed in accordance with the following:

- A. Planting size: The minimum plant size should be 1.75" – 2" caliper measured 6 inches above the base, for all street trees along roadways. See Figure 8-01 for the street tree planting detail. The first branch of the tree shall be a minimum of six feet above the ground except where the tree location does not present an obstruction to pedestrians, passing vehicles or sight lines.

The area between trees in planter strips shall be planted with either turf or other ground cover as follows: At planting, the ground cover (e.g., ivy) shall be from 4 inch pots spaced 18 to 20 inches on center or 1 gallon pots at 24-36 inches on center. Low growth shrubs may also be used in planter strips as design accents provided adequate site distance is provided at intersections and driveways and a pathway is provided from the curb to the sidewalk in front of each residential lot where on-street parking is allowed.

- B. Location: Street trees shall be located in all planter strips 5 feet or greater in width. Street trees shall be spaced an average of every 30 feet except for those trees considered "small" at maturity (i.e. 20-25 feet) where the spacing shall be an average of every 25 feet. Refer to Section 8.080 for a list of those trees

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7/28/97 *JF*

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with anticipated mature heights between 20 and 25 feet. Exceptions to the tree spacing may be permitted in order to preserve view corridors, for solar access, site specific design considerations, or other Mixed Use Plan objectives.

Tree spacing may be adjusted slightly to allow: 1) a 5-foot clear zone on either side of a driveway in the residential areas and a 15-foot clear zone in the Business Park; 2) compatibility with utilities; or, 3) for other traffic and pedestrian safety considerations.

8A.060**Landscape Plans**

Preliminary landscape plans will be submitted with applications for preliminary subdivisions and binding site improvement plans. Landscape plans shall include plants from the Snoqualmie Ridge Residential Design Guidelines Appendix A - Snoqualmie Ridge Recommended Plant List and the Street Tree List incorporated herein. Included on this List are plants which can normally adapt with little or no artificial watering after the initial plant establishment period which therefore meet the City's requirement for drought tolerant species. Landscape plans will meet the submittal requirements of SMC 17.70.030 except that when the information requested is included elsewhere in the integrated project submittal package, it need not be included on the landscape plans. As provided in the *Snoqualmie Ridge Residential and Business Park Design Guidelines* and in SMC 17.70.120, other landscape requirements of the Snoqualmie Municipal Code may be modified to provide creative and cost-effective methods of accomplishing the purposes and objectives of the landscape regulations.


The Snoqualmie Ridge Street Tree Master Plan includes the list of approved street trees shown at the end of this Chapter. Exceptions and/or additions to this list will be subject to Chapter 1.080 (Changes to Standards).

8A.070**Snoqualmie Ridge Street Tree Master Plan**

Specific street tree species are designated for all arterial, collector, and boulevards in Snoqualmie Ridge. (R = trees recommended on Seattle's Recommended Tree List. LT = Less thirsty trees. SM = trees with anticipated mature heights between 20 to 25 feet).

In general, larger tree species were selected for the larger or wider streets (i.e. boulevards, collector arterials) and smaller tree species were selected for the smaller or narrower streets (i.e. local access streets). The tree species listed in pairs are for those streets with a center median. The species listed first shall be used in the planter strips between the street and sidewalk and the species listed second shall be used in the median.

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Within each residential parcel more than one tree should be selected for local access or minor access streets. One shall be designated the primary tree. Once a primary tree is selected for a parcel, it may not be used in another parcel as a primary tree until at least 50% of the list is selected, or 5 years has elapsed, whichever is later.

Along collector arterials and neighborhood collectors, a primary street tree species shall be selected but other species of street trees may be used with the primary street tree as accents at intersections and bulbouts. Along business arterials and business access streets the primary street tree shall be used for a minimum length of 200 feet. Changes in street tree species shall occur at logical locations such as driveways, intersections, and/or property lines.

Those trees listed for Collector Arterials and Neighborhood Collectors also may be used on local and minor access streets only if approved by the New Construction Committee.

8B Snoqualmie Ridge Business Park

Section 17.70 of the SMC shall apply to all landscaping within the Snoqualmie Ridge Business Park except where modified or expanded by this Chapter.

8B.010 General Requirements

8B.011 Tree Preservation.

Existing significant trees should be preserved when practical. Special attention will be placed on attempting to preserve trees in groups/groves. It is recognized, however, that due to the nature of development in business parks, preserving trees may not be possible in many areas. To encourage tree preservation, construction encroachments in the drip lines of trees is allowed based on a report from an arborist indicating a reasonable chance of tree survival. (Also see Sections 8A.011 and 13.031 of this document and SMC 15.20.060(B)(2)).

8B.012 Irrigation.

Judicious use of water is an important goal of the landscape standards for the Business Park. Care should be taken to avoid waste of water, including continuous application of water to lawns or landscaping which results in excessive puddling or runoff of water; failure to repair leaking water service or irrigation lines; application of water to impervious surfaces other than for cleaning purposes; and, water applied to landscaping at times other than when needed for plant survival and growth.

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To ensure conformance with the above goal, the following standards shall be met:

- 1) At a minimum, all permanent irrigation systems shall have an automatic rain shut off device.
- 2) Landscaped areas with a predominance of non-drought tolerant species shall be irrigated with underground systems. An irrigation system is not required for informal or native landscaped areas, provided that adequate maintenance and water are provided during the establishment period for plantings.

Installation of the irrigation system for planting strips between the curb and sidewalk along all streets in the Business Park shall be the responsibility of the Business Park developer and shall be installed at the time of street tree and associated ground cover planting. Installation of all other irrigation systems shall be the responsibility of the lot owner and shall be installed at the time of lot development. Maintenance and operating costs of all irrigation systems shall be the responsibility of the Business Park Owners Association or individual lot owners unless such maintenance is transferred to the City.

8B.013 Landscape Area Grading

All landscape areas shall be graded to prevent erosion and to facilitate the installation, growth and maintenance of landscaping. Grades should be no steeper than 3 (H): 1 (V), but may be designed at 2 (H): 1 (V) in limited areas where the project's landscape architect demonstrates such slopes are appropriate and when approved by the planning official. Such grading will have the desirable effect of reducing the use of walls.

8B.014 Plant Size, Height and Spacing

The minimum size standards in SMC Chapter 17.70 shall apply to all plantings in the Business Park except as noted below:

In non-irrigated landscape areas with limited visibility from public streets, the sizes specified in SMC 17.70 may be reduced as follows:

- 1 inch caliper for deciduous non-street trees.
- 4-6 foot minimum height for vine maples and other multi-stemmed trees.
- 4-6 foot minimum height for evergreen trees.
- 15-18 inch minimum height for medium and tall shrubs.

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7/28/97 *JF*

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8B.015 Perimeter Buffers

Perimeter buffers will be preserved, established and maintained as outlined in Chapter 9 of this document. Required building setbacks from perimeter buffers are specified in Chapter 13 Section 13.033 of this document.

8B.020 Street Trees

Street trees shall be planted within 10 foot planter strips and medians (if used) as specified in Section 8A.050 and 8A.070 above. All street trees shall be planted so as to not impair sight distances when entering or leaving lots.

8B.030 Streetscape Easement Area

Landscaping in the Streetscape Easement Area on the lot side of the sidewalk shall conform to the standard established for Type III landscaping in SMC Section 17.70.050. Paving in the Streetscape Easement Area shall be limited to driveways, sidewalks, and that necessary for approved signs.

Landscaping in the Streetscape Easement Area on the lot side of the sidewalk shall be installed by the lot owner at the time of lot development. Maintenance of the Streetscape Easement Area shall be the responsibility of the Business Park Owners Association or the individual lot owner.

8B.040 Foundation Plantings

To provide scale and soften overall mass, Type 3 landscaping (SMC 17.70.060) at an average depth of 15 feet from the face of buildings shall be provided around the building, provided that pedestrian facilities within this 15-foot landscaped area shall count as landscape area and provided further that building loading areas shall not be subject to the requirement.


8B.050 Parking Lots

The landscape standards contained in SMC Section 17.70.090 for parking lots shall apply to the Business Park except that: 1) Section 17.70.090(F) shall not apply; and, 2) bumper overhang areas may be considered as landscaped areas when planted with ground cover.

8B.060 Lot Perimeter Landscaping

SMC Chapter 17 Table 1. - Required Landscaping for Perimeter Lot Lines - is modified to reflect that the landscaping requirements of SMC 17.70.080(B) shall apply to all lots within the Business Park except where a lot abuts a required Business Park perimeter buffer as outlined in Chapter 9, the perimeter buffer fulfills the requirements for the applicable perimeter lot line landscaping.

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8B.070 Performance Assurance

Required landscaping must be installed or bonded pursuant to SMC 17.70.140 and in conformance with SMC 17.05.100(B), prior to issuance of a final certificate of occupancy.

8B.080 Miscellaneous

The applicant may request a modification to the applicable landscape requirements of SMC 17.70 or the landscape standards set forth in this document. Such requests are subject to the review and approval process set forth in SMC 17.70.120.

8C Neighborhood Center Parking Lot Landscaping

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SNOQUALMIE RIDGE STREET TREE MASTER PLAN LIST

Middle Collector Arterial (Neighborhood Center and Business Park Collector Arterial #1)

Platanus acerfoila (LT) LONDON PLANE TREE (Sycamore)
 Prunus yedoensis (R) YOSHINO CHERRY

Boulevards

Acer rubrum (R) RED MAPLE
 Amelanchler canadensis (LT) SHADBLOW SERVICEBERRY

Corylus columa (LT) HAZELNUT
 Crataegus lavellei (LT) (R) LAVELLE HAWTHORN

Quercus Phellos (LT) (R) WILLOW OAK
 Prunus serrulata amanogawa (R) AMANOGAWA ORIENTAL CHERRY

Tilia tomentosa (LT) SILVER LINDEN
 Styrex obassia FRAGRANT SNOWBELL

Golf Course Road
 Chamaecyparis lawsoniana (LT) LAWSON CYPRESS

Collector Arterials, including Business Park Collector Arterial and Neighborhood Collectors

Carpinus caroliniana (LT) (R) AMERICAN HORNBEAM
 Fagus sylvatica BEECH
 Juglans nigra (LT) BLACK WALNUT
 Liquidamber styraciflua (LT) (R) SWEETGUM
 Liriodendron tulipdera (R) TULIP TREE
 Quercus robur (LT) (R) ENGLISH OAK
 Quercus robra (LT) (R) RED OAK

Local and Minor Access Streets, including Business

Acer Carmestre "Evelyn" (R)
 Acer davidii (R)(SM)
 Acer freemanii (R)
 Acer nigrum "Greencolumn"
 Acer platanoides "Cavalier" (LT) (R)
 Acer tataricum (LT)
 Aesculus Hippocastanum "Baumannil" (LT)(R)
 Amelanchier grandiflora (SM)
 *Amelanchier laevis (LT)
 Carpinus betulus (LT)(R)

Park Access Street

QUEEN ELIZABETH ENGLISH MAPLE
 DAVID MAPLE
 FREEMAN MAPLE
 GREENCOLUMN BLACK MAPLE
 CAVALIER NORWAY MAPLE
 TATARIAN MAPLE
 NUTLESS HORSE-CHESTNUT
 APPLE SERVICEBERRY
 ALLEGANY SERVICEBERRY
 EUROPEAN HORNBEAM

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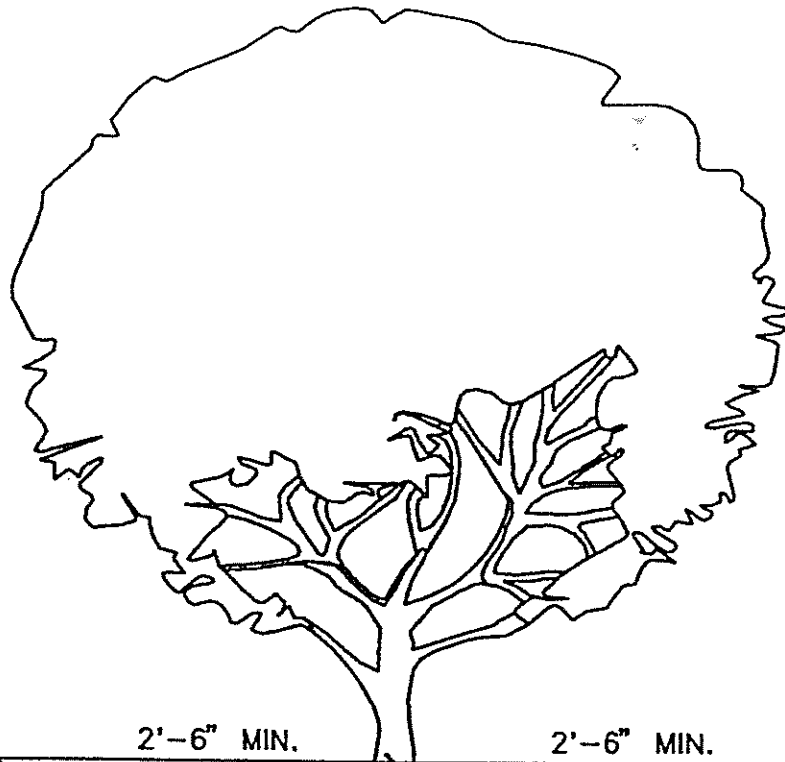
Carpinus caroliniana (LT)(R)	AMERICAN HORNBEAM
Cercidiphyllum japonicum	KATSURA TREE
Cercis canadensis (LT)(SM)	EASTERN REDBUD
Crataegus Autumn Glory (LT)(SM)	AUTUMN GLORY HAWTHORN
Crataegus phaenopyrum (LT)(R)(SM)	WASHINGTON HAWTHORN
Fraxinus americana "Champaign County" (R)	CHAMPAIGN COUNTY WHITE ASH
Fraxinus americana "Autumn Applause" (R)	AUTUMN APPLAUSE WHITE ASH
Fraxinus axycarpa "Raywood" (LT)(R)	RAYWOOD NARROWLEAF ASH
Fraxinus pennsylvanica (LT)(R)	GREEN ASH
Malus Floribunda (LT)(R)	JAPANESE FLOWERING CRABAPPLE
*Prunus bureiana (LT)(R)	BUREIANA PLUM
*Prunus cerasifera "Pissard" (LT)(R)(SM)	PISSARD PLUM
Prunus sargentii (LT)(R)	SARGEANT CHERRY
Prunus serrulata "Gyoiko" (R)	GYOIKO ORIENTAL FLOWERING CHERRY
Prunus serrulata "Kwanzan" (R)(SM)	KWANZAN ORIENTAL FLOWERING CHERRY
Prunus serrulata "Shirofugen" (R)(SM)	SHIROFUGEN ORIENTAL CHERRY
Prunus subhirtella (R)(SM)	HIGAN CHERRY
Prunus subhirtella Autumn	AUTUMN HIGAN CHERRY
Prunus yedeensis (R)	YOSHINO CHERRY
Pyrus calleryana "Bradford" (LT)(R)	BRADFORD CALLERY PEAR
Quercus acutissima (LT)(R)	SAWTOOTH OR JAPANESE CHESTNUT OAK
Quercus Shumardii (LT)(R)	SHUMARD RED OAK
Spathodea campanulata	BELL FLAMBEAU TREE
Stewartia pseudo-camelia	JAPANESE STEWARTIA
Styrax japonicus (R)(SM)	JAPANESE SNOWBELL TREE
Tilia americana (R)	AMERICAN LINDEN
Tilia cordata (LT)(R)	LITTLELEAF LINDEN
Ulmus parvifolia (LT)(R)	CHINESE ELM

* May not be used for primary street tree

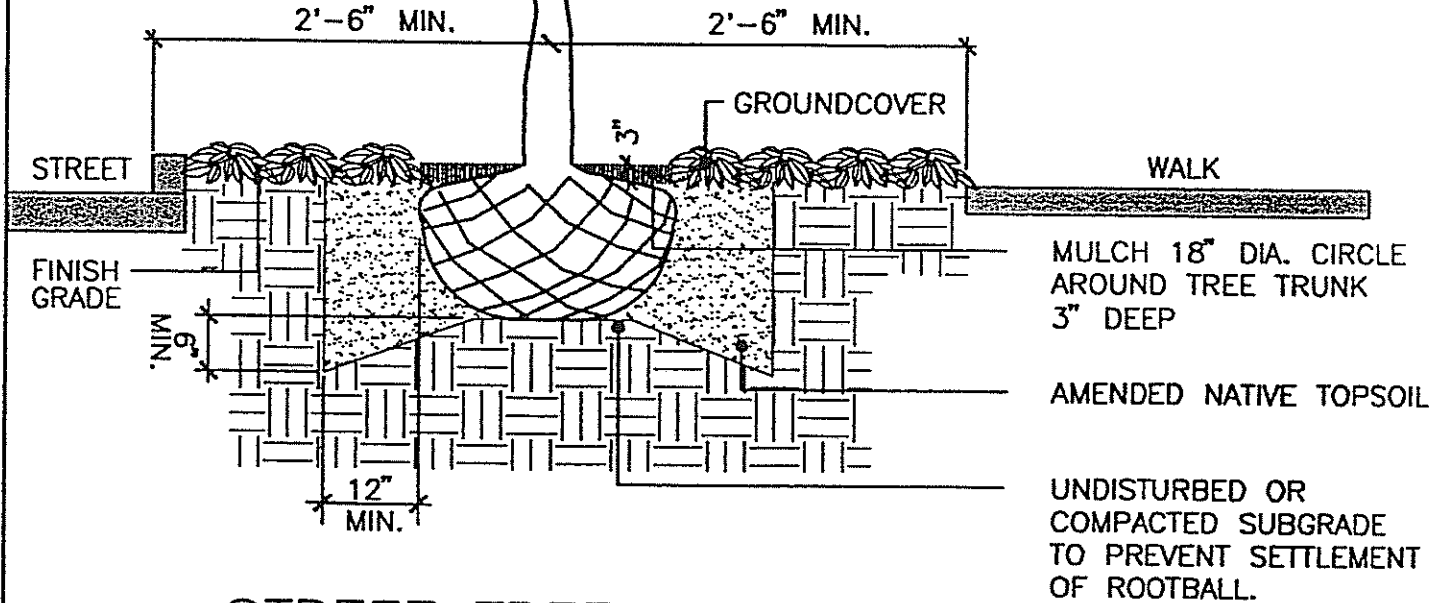
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NOTE:
 PLANT TREE UPRIGHT AND
 PLUMB. PLANT TREE 1"
 HIGHER THAN FINISH GRADE
 PLANTED AT NURSERY.



STREET TREE PLANTING

NO SCALE

MULCH 18" DIA. CIRCLE
 AROUND TREE TRUNK
 3" DEEP

AMENDED NATIVE TOPSOIL

UNDISTURBED OR
 COMPACTED SUBGRADE
 TO PREVENT SETTLEMENT
 OF ROOTBALL.

NOTE:

STAKE TREES ONLY AS DEEMED NECESSARY
 BY CONTRACTOR BASED ON ON-SITE WIND
 CONDITIONS. IF DEEMED NECESSARY BY
 THE CONTRACTOR, SUBMIT METHOD OF
 STAKING AND GUYING FOR REVIEW AND
 APPROVAL BY LANDSCAPE ARCHITECT.
 STAKE MATERIALS SHALL BE REMOVED NO
 LATER THAN ONE YEAR FROM INSTALLATION.

SNOQUALMIE RIDGE

STREET TREE PLANTING

DWN

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DATE

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