Parking Lot Shade Policy Revision Proposal

Urban Forestry Advisory Committee (UFAC)

26 September 2024

Problem: Current policy is well-meaning but not yielding heathy trees that provide large-scale shade cover.

Purpose: To update the existing parking lot landscaping policy (30.54.060)

Desired End-state: Larger, healthier trees that survive and thrive. Quality over quantity. Achieve greater shade, reduce heat islands, and reduce the risk to citizens.

Recommendation 1:

Delete: 1 tree per 5 spaces with a planting area of no less than 4'

Add: 1 tree per 20 spaces with a planting area of no less than 16'

Recommendation 2:

Add: All planting areas and surrounding surfaces will be designed to capture rainwater with such features as, but not limited to: bioswales and/or permeable surfaces.

Recommendation 3:

Add: City Arborist (Dudek) will compile a list of 10 trees that are hearty and can withstand the uniquely harsh conditions presented by parking lots in order to simplify the tree selection process for developers.

Recommendation 4:

Add: All development plans that include a parking lot will be reviewed by a town arborist who will ensure all the existing, and new, policies are in place. The arborist may recommend different trees based on unique situations.

Note:

We are not recommending any changes to code in regard to parking lot perimeter planting.