**Parking Lot Shade Policy Revision Proposal**

Urban Forestry Advisory Committee (UFAC)

October 2024

**Problem:** The current policy, while well-intentioned, is not producing healthy trees that offer substantial shade coverage.

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

**Desired Outcome**: Larger, healthier trees that survive and flourish, prioritizing quality over quantity. The goal is to enhance shade, mitigate heat islands, and reduce related risks to public health.

**Recommendation 1:**

* Delete: 1 tree per 5 spaces with a planting area of no less than 4’
* Add: For lots of 9 spaces or less no trees in the interior of the lot are required, but are still encouraged. Perimeter planting guidance shall still be adhered to.
* Add: For lots of 10+ spaces, developers will have the option of choosing from two different solutions for interior tree plantings. Developers shall choose to either: 1) Plant interior lot tree(s) with a minimum 16’x16’ planting area or 2) Utilize a 16’x16’ area of structural soil underneath permeable paving to maximize usable parking lot space. Perimeter planning guidance shall still be adhered to.
* Add: 1-9 parking spaces: 0 trees required.
* Add: 10-19 parking spaces: 1 tree required.
* Add 20-39 parking spaces: 2 trees required.
* Add: 40-59 parking spaces: 3 trees required.
* Add: 60-79 parking spaces: 4 trees required.
* Add: 80-99 parking spaces: 5 trees required.
* Add: (1) tree shall be added to the requirement in the same proportions as referenced above as the number of parking spots increases.

**Recommendation 2:**

 Add: All planting areas and surrounding surfaces will be designed to capture rainwater using features such as, but not limited to, bioswales and 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 involving a parking lot will be reviewed by a city arborist to ensure compliance with existing and new policies. The arborist may suggest alternative tree species based on specific site conditions.

**Recommendation 5:**

 Add: All new development plans involving parking lots submit a long-term tree care and maintenance plan aligned with ISA standards. (would need to discuss this with planning and if feasible). Ensure that these plans include specific guidelines for pruning, watering, soil care, and pest management.