

## Planning and Land Services Department CURRENT PLANNING SECTION POLICY



---

<b>Policy Number:</b>	<b>CP2014-07</b>
<b>Title:</b>	<b>Street Tree Review and Inspection</b>
<b>Date:</b>	<b>September 2, 2014 July 19, 2016</b>
<b>Management Approval:</b>	<b>Deirdre Wilson</b>
<b>Related Documents:</b>	<b>PCC 18J.15.050, 18J.15.120, Manual on Design Guidelines and Specifications for Road and Bridge Construction</b>

---

**Purpose:** This policy identifies three options that satisfy street tree requirements for subdivisions, and outlines a process for one of the three. A list of trees, that are acceptable street trees, is attached to this policy.

**Options:** Prior to Preliminary Plat approval, an applicant may choose any of the following options to fulfill the Street Tree requirement. For each Option, the Street Tree plan is approved by Current Planning when trees are located on lots, or is approved by DENG as part of road and storm plan approval when the Street Trees are planted in public or private road rights-of-way. Street tree plans should include: tree location, species, size, and any soil amendment criteria.

**Option 1:** Install the street trees as indicated on the approved plan prior to Final Plat approval.

**Option 2:** Provide a bond or financial guarantee prior to Final Plat approval. The bond or guarantee must be at least 125% of the average cost of plants, installation, and required irrigation. The cost is determined from an itemized estimate.

**Option 3:**

- 1) Install Street Trees when each lot is developed, for each street frontage, as follows:
  - a. One street tree in front of lots with street frontage of less than 60 feet
  - b. Two street trees in front of lots with street frontage of 60 to 100 feet
  - c. Install street trees as directed by Current Planning for:
    - i. Lots with over 100 feet of street frontage, and
    - ii. Other common areas outside of individual lots
  - d. Each front of a corner lot is subject to a. thru c., above, as applicable, based on the length of the street frontage.
- 2) A bond or financial guarantee is not required for Street Trees planted in front of or on a lot. For other project landscaping a financial guarantee will be required when installation does not precede Final Plat approval.

- 3) Development Engineering's release of Hold on the final for the building permit means that the Street Tree has been installed according to the requirements on the approved abbreviated plan.
- 4) An accessory element inspection fee will still apply for Current Planning inspections of other required landscaping and tree installation areas, such as entry tracts, parks, etc.

### **Option 3 Process:**

- Current Planning reviewers will:
  - Identify which plats require Development Engineering (DENG) Street Tree inspection and will ask the Office Assistant to place a notation in the DENG Permit Info tab "Additional Comment/Requirements" field of PALS+.
  - Provide specific requirements in the DENG Permit Info tab for lots with over 100 feet of street frontage and for other special circumstances.
  - Require a note on the face of the Final Plat stating that final occupancy of the residence will be withheld until the Street Tree(s) for the lot are installed, inspected and approved.
  - Ensure that overall Street Tree count, calculated at 1 per 30 lineal feet of roadway, is met by trees in front of lots together with trees located along the roadway in other landscape areas of the project site.
  - Inspect other plants located in tracts or lots, which may also be bonded for.
- DENG Single Family reviewers will make sure that:
  - The abbreviated plan for the lot calls out the correct Street Tree requirement based on the information in the Permit Info tab by Current Planning.
  - The abbreviated plan, or attachment, shows the appropriate Street Tree installation detail. Installation detail should include: tree location, species, size, and any soil amendment criteria.
  - Street location complies with Section 4-8, Buffers and Medians, and/or Section 4-10.3, Landscaping, of the [Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County](#).
  - If the Street Trees are placed on the lots, they should be within 15 feet of the street right-of-way line, per 18J.15.040.H.1.e. (L1 screen width) but in all cases located between the house and the street.
  - A DENG Hold is entered in PALS+ for inspection of trees prior to Final Building Inspection approval.
- DENG Inspectors will:
  - Inspect for street trees. DENG will not release the building permit Hold until the street tree is installed.
  - Document the results of their inspection in the site development permit for the lot.
  - Release the Hold.

### Recommended Street Tree List

These trees are suitable for use as street trees, canopy trees for park areas, and parking lot trees

Common Name (1)	Scientific Botanical Name (1)	NW Native	Mature Height
<b>Large Canopy Trees (greater than 30 feet in diameter)</b>			
Ash, American	<i>Fraxinus americana</i>		50
Ash, Green	<i>Fraxinus pennsylvanica</i> 'Patmore' and 'Urbanite'		50
Ash, Oregon	<i>Fraxinus latifolia</i>	X	60
Ash, Raywood	<i>Fraxinus oxycarpa</i> 'Raywood'		30-40
Beech, European	<i>Fagus sylvatica</i>		50
Japanese Zelkova	<i>Zelkova serrata</i>		50
Katsura Tree	<i>Cercidiphyllum japonicum</i>		40
London Planetree	<i>Platanus x acrefolia</i> 'Bloodgood' and 'Yarwood'		70-100
Maple, Big Leaf	<i>Acer macrophyllum</i>	X	50-75
Maple, Sugar	<i>Acer saccharum</i> 'Commemoration', 'Bonfire', and 'Legacy'		45
Maple, Sycamore	<i>Acer pseudoplatanus</i>		40-60
Oak, Oregon White	<i>Quercus garryana</i>	X	70
Oak, Pin	<i>Quercus palustris</i>		50-80
Oak, Red	<i>Quercus rubra</i>		50
Tulip Tree	<i>Liriodendron tulipifera</i>		60
<b>Medium Canopy Trees (Between 16-30 feet in diameter)</b>			
Ash, Flowering	<i>Fraxinus ornus</i>		40-50
Ash, Green	<i>Fraxinus pennsylvanica</i> 'Marshall'		40
Birch, Jacquemonti/Whitebark Himalayan	<i>Betula jacquemontii</i>		50
Birch, Paper	<i>Betula papyrifera</i>	X	40-50
Birch, River	<i>Betula nigra</i>		40-50
Cherry, Birch Bark	<i>Prunus serrula</i>		20-30
Cherry, Higan Flowering	<i>Prunus subhirtella</i> 'Rosea' and 'Whitcombii'		20-25
Cherry, Yoshino Flowering	<i>Prunus yedoensis</i>		40
Dove Tree	<i>Davidia involucrata</i>		30-40
Ginkgo, Sentry	<i>Ginkgo biloba</i> 'Princeton Sentry'		60
<b>Medium Canopy Trees (Between 16-30 feet in diameter)</b>			
Golden Rain Tree	<i>Koelreuteria paniculata</i>		25-35
Hornbeam, American	<i>Carpinus carolina</i>		30
Japanese Pagoda Tree	<i>Sophora japonica</i>		35-50
Linden, Little-leaf	<i>Tilia cordata</i> 'Degroot' and 'Chancellor'		50
Locust, Honey	<i>Gleditsia triacanthos</i> 'Shademaster', 'Skyline', and 'Moraine'		40
Maple, Black	<i>Acer nigrum</i> 'Greencolumn'		50
Maple, Norway	<i>Acer platanoides</i> 'Cavalier', 'Cleveland', 'Crimson King', 'Deborah', 'Emerald Queen', 'Schwedleri', 'Superfoam', 'Summershade'		50-60

### Recommended Street Tree List

These trees are suitable for use as street trees, canopy trees for park areas, and parking lot trees

Common Name (1)	Scientific Botanical Name (1)	NW Native	Mature Height
Maple, Norway Columnar	<i>Acer platanoides</i> 'Columnare', 'Parkway'		50
Maple, Red	<i>Acer rubrum</i> 'Red Sunset', 'October Glory', 'Autumn Blaze', 'Armstrong'		40
Maple, Red Columnar	<i>Acer rubrum</i> 'Bowhall', 'Scarlet Sentinel', 'Karpic', 'Doric'		40
Maple, Sugar Columnar	<i>Acer saccharum</i> 'Arrowhead', 'Seneca Chief'		45
Oak, California Black	<i>Quercus kelloggii</i>		40-80
Pear, Callery Flowering	<i>Pyrus calleryana</i> 'Aristocrat', 'Bradford', 'Capital', 'Chanticleer', 'Redspire' and 'Whitehouse'		25-40
Plum, Bliereiana Flowering	<i>Prunus bliereiana</i>		20-25
Plum, Cerasifera/Cherry Flowering	<i>Prunus cerasifera</i>		20-25
Sourwood	<i>Oxydendron arboreum</i>		35
Sweet Gum, American	<i>Liquidambar styraciflua</i>		60
Yellow Wood	<i>Cladrastis lutea</i>		30-50
<b>Small/Narrow Canopy Trees (15 or less in diameter)</b>			
Beech, Dawyck	<i>Fagus sylvatica</i> 'Fastigiata'		60
Cascara	<i>Rhamnus purshiana</i>	X	50
Cherry, Bitter	<i>Prunus emarginata</i> v. <i>mollis</i>	X	20-50
Cherry, Columnare Sargent	<i>Prunus sargentii</i> 'Columnaris'		35
<b>Small/Narrow Canopy Trees (15 or less in diameter)</b>			
Cherry, Cornealian	<i>Cornus mas</i>		20-25
Cherry, Japanese Flowering	<i>Prunus serulata</i> 'Amanagowa', 'Kwanzan', 'Shirofugen', 'Shirotae', 'Mt. Fuji'		20-25
Crabapple, Pacific	<i>Malus (Pyrus) fusca</i>	X	40
Dogwood, Eastern Flowering	<i>Cornus florida</i>		20-25
Dogwood, Korean	<i>Cornus kousa</i>		15-18
Dogwood, Western	<i>Cornus nutallii</i>	X	30-40
Hornbeam, Fastigate European	<i>Carpinus betulus</i> 'Fastigiata'		40
Japanese Lilac Tree	<i>Syringa reticulata</i>		20-30
Japanese Snowdrop Tree	<i>Styrax japonica</i>		15-25
Linden, Corinthian Little Leaf	<i>Tilia cordata</i> 'Corzam'		40
Maple, David's	<i>Acer davidii</i>		30-50
Maple, Globe	<i>Acer platanoides</i> 'Globosum'		15
Maple, Paper Bark	<i>Acer griseaum</i>		20-30
Maple, Shantung	<i>Acer truncatum</i>		20-30
Oak, Upright English	<i>Quercus robar</i> 'Fastigiata'		40
Redbud, Eastern	<i>Cercis canadensis</i>		20-30
Tulip Poplar, Arnold	<i>Liriodendron tulipifera</i> 'Arnold'		40

(1) Additional street tree species or cultivars proposed by a landscape architect or certified professional horticulturalist are also acceptable, subject to approval by the Current Planning Section of Planning and Land Services