

# Landscaping & Open Space

Low-Impact Development Code Update

Thurston County  
Community Stakeholder Group

October 29, 2015



# Background: Landscaping

- Landscaping requirements developed for aesthetics
- Most landscaped areas could be used for stormwater, if designed appropriately
- Landscaping requirements can be combined with goals for tree preservation, open space, connectivity, and critical area protection



# Focus on Landscaping

- Can vegetation planted within LID facilities count toward landscaping requirements?
- Do design requirements allow landscaped areas to be used for stormwater facilities?
- Can screening requirements be revised to include provisions for retaining native vegetation or replanting?
- Are minimum tree canopy or vegetation requirements specified for parking lots?

# Recommendations

- Add language emphasizing goal of retaining native vegetation and providing for control of stormwater
- Increase required landscape buffer around commercial uses from 5 feet to 8 feet to allow for easier stormwater use
- Stronger language on maintenance
- Increased detail on what is required in a landscape plan
  - Must be prepared by a professional
  - Detail on location of plants
  - Detail on timing of preparation and installation
  - Detail on long-term maintenance of plants
  - Only applies to 5+ lots

# Recommendations

- Parking lots
  - Lots larger than 5,000 sq ft or that add 10 or more spaces must have interior landscaping – 10% of parking area
  - Should be designed to be used for stormwater, where feasible
  - Islands should be minimum 8 feet wide
- Amount of landscaping can be reduced
  - By 20%, if site design emphasizes retention of existing vegetation and trees or is connected with other open space or critical areas
  - By 50% if parking area is surfaced with 5% pervious surfaces

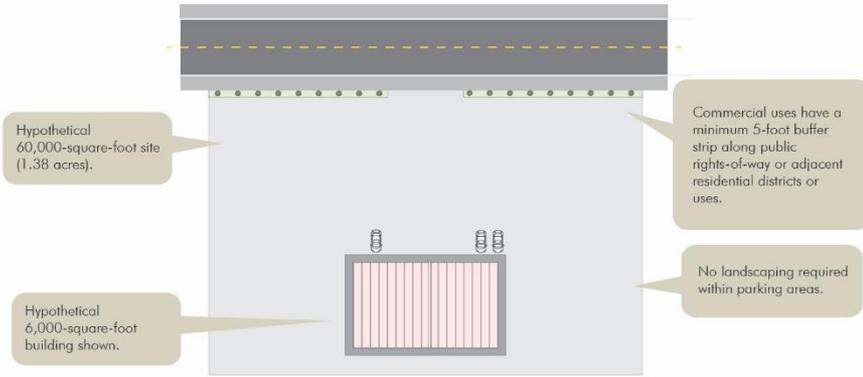
# Thurston County Community LID Workgroup

Proposed Changes to Landscaping – Thurston County Code

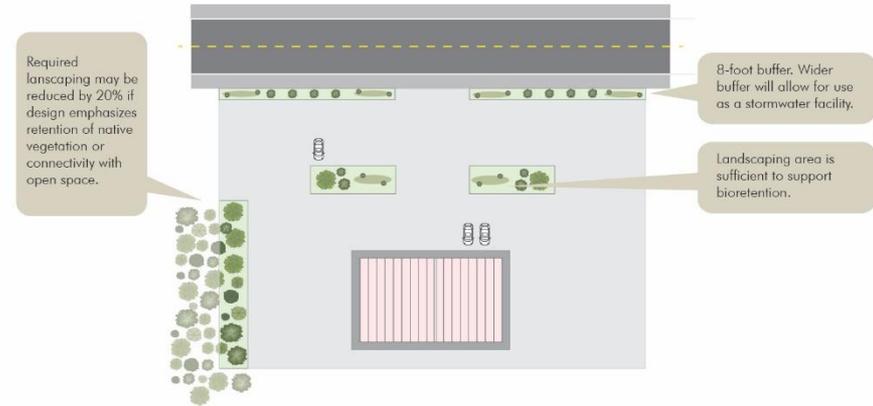
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*Conceptual Examples for Landscaping Discussion Only.*

## Current Standard

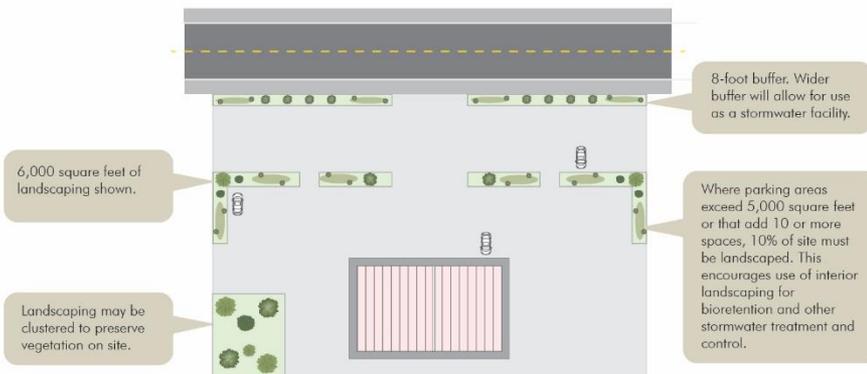


## “Retain & Connect Vegetation Option”

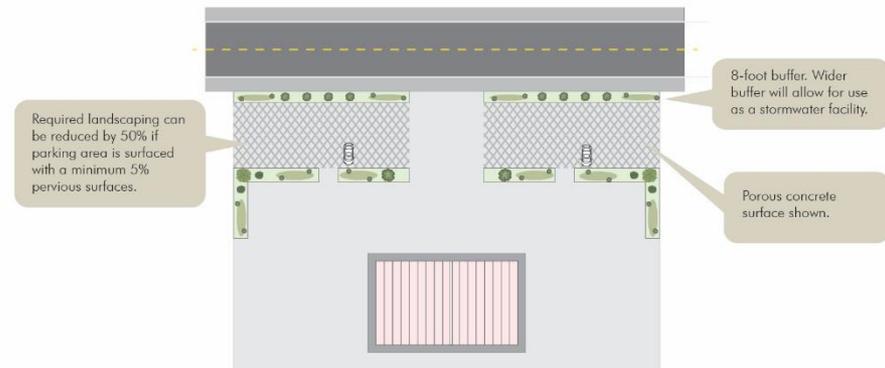


## Proposed Standard

### “Standard Option”



### “Pervious Surface Option”



# Discussion

- Are there additional credits of incentive that would offset the requirements or encourage retention of trees?
- Other thoughts and feedback?



# Background: Open Space

- Open space requirements specify a % of area to be set aside in a subdivision
- Open space can be used for green space, or for active or passive recreation



# Background: Open Space

- Currently outside North UGAs, open space required:
  - Subdivisions of 10+ acres
  - Only in zones: RL 2/1, R 3-6/1, R 4-16/1 (Grand Mound UGA)
  - 10% of land must be set aside
  - 30% of this is for active recreation
- Lacey and Tumwater UGAs: 10 or more lots = 10% open space



# Focus on Open Space

- Does a minimum percentage of open space have to be managed in a natural condition?
- Can the open space requirement be increased?
- Are open space areas required to be consolidated into larger units?
- Are allowable and prohibited uses for open space defined?
- Can LID BMPs such as bioretention count toward open space?
- Are native vegetation areas that integrate pervious areas, stormwater dispersion facilities or restoration projects allowed?

# Recommendations

- Extend 10% open space requirement to all residential zoning districts for subdivisions of 5 or more lots
- 30% of open space to be maintained in a natural condition
- In Grand Mound UGA only, 30% for active recreation
- Encourage location of open space downslope
- 50% of open space must be contiguous, potentially with other parks, critical area buffers, other open space
- Up to 25% of open space can be used for stormwater facilities
  - Use for dispersion is unlimited

# Discussion

- Are there additional credits of incentive that would offset the requirements or encourage retention of trees?
- Other thoughts and feedback?

