

## Chapter 1

### LANDFILL SITE LANDSCAPING AND SCREENING REQUIREMENTS

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#### **1.010 User guide.**

Development on the landfill pad poses significant challenges which impact the feasibility of implementing many of the landscape requirements as outlined in the EMC. Most significantly any improvements must be designed to avoid water infiltration. Therefore, the following requirements have been established to provide more feasible standards to achieve an effective landscape plan with optimal results given the challenges development atop a landfill poses. For the purposes of this project the following requirements supersede any conflicting codes found under the EMC.

The Landscape Category Diagram (Figure 1-01) designates particular landscape categories for each specific area within this project. This landscape categories are Public Plazas/ Town Green, Main Street, Secondary Streets, Parking Field, and Buffers. This chapter establishes the requirements for each landscape category and the minimum landscaping requirements for all uses. It also establishes minimum buffers between certain uses, and provides a method for modification of the requirements of this chapter.

### **1.020 Purpose.**

Landscaping will serve both an aesthetic and environmental function as it is intended to provide visual interest, soften the appearance of development, and achieve soil stability to prevent erosion. The purpose of this chapter is to enhance compatibility between land uses and zones; screen undesirable views which have a blighting effect upon adjoining streets and properties; provide a visual buffer and physical separation between land uses of varying intensities on abutting properties; minimize the impacts of noise, light and glare; temper the extremes of microclimates; provide privacy; reduce dust; reduce the visual monotony of large expanses of paved parking lots; implement the policies of the Everett general plan; reduce storm water runoff and pollution of surface waters, reduce erosion and sedimentation; conserve energy; aid in regulating vehicle circulation; and improve vegetation to the extent feasible.

### **1.030 Application of this chapter.**

The planning department shall review and may approve, disapprove or approve with modification all site/landscape plans for all uses and developments which are required to provide landscaping in accordance with the requirements of individual zones and the provisions of this chapter. This chapter shall apply under the following circumstances:

- A. New Development. All new uses shall provide landscaping in accordance with the requirements of this chapter when a particular landscape category applies to that use, or when a particular landscape category and/or additional specific landscaping requirements are imposed as part of a discretionary permit review process.
- B. Expansions of or Alterations to Existing Uses. The requirements of this section shall apply to remodeling or expansion of existing uses when the value of the new construction or alteration occurring within a two-year period is equal to or greater than thirty-five percent of the assessed value of the existing structure. Where conformance with this section would create a nonconformity of parking standards or would conflict with the location of existing buildings on the lot, the planning director shall determine how the code is to be applied (see also Section 38.070.A). In determining how to apply the landscaping requirements in such circumstances, the planning director shall use the following criteria in deciding which of the landscaping requirements to adjust, listed in the order of highest importance:
  - 1. Compliance with street frontage landscaping standards of this agreement;
  - 2. Compliance with perimeter landscaping standards of this agreement;
  - 3. Compliance with internal area of parking lot standards of this agreement;
  - 4. Compliance with other landscaping standards of this title.

- C. Change of Use or Occupancy. When the use of a building or lot changes to another use which does not involve expansion or remodeling as provided in subsection B of this section, such use need not provide additional landscaping except under the circumstances that additional off-street parking is required, in which case the landscaping required by Section 1.060 shall be required for all new parking spaces or parking facilities provided.

If the location of existing buildings prevents conformance with the requirements of this chapter, the land developer and planning director shall determine an agreement on how the code is to be applied.

- D. All uses subject to the requirements of this section shall also be designed in accordance with EMC Section 39.165 for transportation compatibility, excluding the exceptions listed in Section 39.165.

### **1.040 Location of landscaping.**

Landscaping shall be located where indicated by Exhibit 1-01. Pedestrian walkways shall be permitted to cross required landscape areas and not counted towards landscape area.. Landscaping will be consistent with the Planting Strategy Diagram and the PDO site plan. Optional designs may be considered and are allowed which will be superior in their results.

Main Street areas will have Type III Landscaping and be consistent with the Planting Strategy Diagram and PDO site plan. Minimum width of landscape areas will be six feet except landscape areas may go to as narrow as 2 feet wide next to buildings.

Public Plaza / Town Green will have Type VI Landscaping with minimum width of 6 feet wide except landscape areas may go to as narrow as 2 feet wide next to buildings.

Secondary Street will have Type III Landscaping and be a minimum of ten feet in width.

Residential / Commercial Buffer will have Type I Landscaping. A minimum of 15 feet wide landscaped area without a fence or a minimum of 10 feet wide landscaped area with a fence.

Parking Field will have Type III Landscaping and be a minimum of ten feet in width.

Native Buffer will be Native Plants and planted consistent with wetland / buffer plans and may be Type IV will be used when the area is not part of the wetland / buffer areas.

Hillside Buffer will have Type II Landscaping and be on both sides of the 41<sup>st</sup> Street access into the site.

Building Buffer will have Type II Landscaping and be a minimum of two feet wide.

Arterial Buffer will have Type II Landscaping and be a minimum of six feet wide.

Railroad Buffer will be Type V Landscaping and be a minimum of five feet wide.

### **1.050 Landscaping type requirements.**

This section defines the landscape type requirements for this project. Each type is applied to a landscape category as defined by Exhibit 1-01. For more specific requirements or exemptions from these requirements see section 1.060 of this chapter.

The minimum required landscaping shall consist of plant material including lawn, other living ground cover, shrubs, grasses and trees appropriate to the conditions in which they are placed. Considerations regarding soil, water, and sun/ shade requirements as well as plant form and structure shall be made for proper selection and placement of plant material.

Landscaping may include other organic and/or inorganic soil-stabilizing materials such as rockeries, retaining walls or other similar slope and soil stabilization devices as site conditions dictate. Non organic components shall not exceed 20% of the landscape area

Shrubs, grasses and living ground cover shall be chosen and planted to attain a coverage of ninety percent within three years of planting. Shrubs shall be a minimum of eighteen inches high at the time of planting and shall be planted at a density of five shrubs per one hundred square feet of that portion of the landscape area which is not planted in lawn.

Landscaping located within public rights-of-way shall be mutually agreed upon by the Everett Planning department and the developer, prior to planting, as part of the review of landscape plans required by Section 1.070. , Irrigation systems shall not be located within public right-of-way unless approved by the public works department.

**A. Type I: Visual Screen.** While it is not anticipated that such an application will be common within the limits of this project, Type I landscaping is intended to provide a dense sight barrier to significantly separate uses and zoning districts. It shall generally consist of a mix of predominantly evergreen planting material. The choice and spacing of planting material shall be such that they will form a sufficient screen to obscure sight through the screen within three years after planting. Where a sight obscuring fence is desired, chain-link fencing with slats shall not be considered to be sight-obscuring. Type I landscaping shall consist of the following:

1. A minimum of two staggered rows of evergreen plant material planted along the entire length of the required buffer. Plant material shall be chosen and spaced so as to form an effective visual screen which creates an effective sight-obscuring barrier within three years of planting. Screening shall be a minimum of six feet high at the time of planting.

2. Type I landscaping may include a solid wood fence or masonry wall, or combination of wood and masonry, six feet in height and located along the property line.
3. The entire width of the required buffer shall be landscaped. The remaining area which is not planted with the sight-obscuring barrier shall be planted with shrubs, grasses, ground cover, and lawn. Shrubs shall be a minimum of eighteen inches high at the time of planting. Shrubs and ground cover shall be planted to attain a coverage of ninety percent of the planting area within three years.
4. A minimum of 15 feet wide landscaped area without a fence or a minimum of 10 feet wide landscaped area with a fence.

**B. Type II: See-through Buffer.** Type II landscaping is intended to create a visual separation between uses and zones. Type II landscaping shall consist of:

1. A mix of tall evergreen and deciduous plant material, with no more than thirty percent being deciduous, a minimum of six feet in height planted at intervals to achieve the equivalent quantities of 40 feet on center at Building Buffer and 25 feet on center at Arterial Buffer.
2. A mix of evergreen and deciduous shrubs or grasses with not more than thirty percent being deciduous, a minimum of eighteen inches high at the time of planting, planted at a density of five per one hundred square feet of planting area, together with other living ground cover planted to attain a coverage of ninety percent within three years of planting.

**C. Type III: Ornamental Effects Landscaping.** Type III landscaping is intended to provide a visual separation of uses from streets; and visual separation of compatible uses so as to soften the appearance of the development from public streets along street frontages and soften the appearance of parking areas, buildings, and other improvements. Type III landscaping shall consist of:

1. Tall deciduous or spreading evergreen plant material planted in wells or strips with a mix of living evergreen and deciduous ground covers, grasses, and low shrubs. Tall evergreen and deciduous plant material shall have a minimum height of six feet at the time of planting. Tall plant material shall be spaced at intervals or in groupings to achieve the equivalent of 60 feet on center at Main Street and 20 feet on center at other non-retail frontage areas.
2. Shrubs, grasses, and living ground cover shall be chosen and planted to attain a coverage of ninety percent within three years of planting. Shrubs, and grasses shall be a minimum of eighteen inches high at the time of planting and shall be planted at a density of five per one hundred square feet of that portion of the landscape area which is not planted in lawn..

**D. Type IV: Native Buffer Landscaping.** Type IV landscaping is intended to provide a visual transition between the project and adjacent natural or restored areas. Type IV landscaping shall consist of:

1. Native plant material with a mix of evergreen and deciduous ground covers, grasses, and low shrubs. Evergreen and deciduous plant material shall have a minimum size of 4"
2. Shrubs, grasses, and living ground cover shall be chosen and planted to attain a coverage of seventy-five percent within three years of planting. Shrubs, and grasses shall have a minimum size of 4" (@ 24" o.c.) container at the time of planting and shall be planted at a density of fifty per one hundred square feet

**E. Type V: Railroad Screen Landscaping.** Type V landscaping is intended to provide a visual screen of the existing railroad tracks along Loop Road. Type V landscaping shall consist of:

1. Evergreen plant material suitable for maintenance as hedge.
2. Evergreen plant material shall be chosen and planted to attain 100% view blockage up to six feet in height within three years of planting. Evergreen plant material shall have a minimum size of 30" height at the time of planting and shall be spaced at a maximum of 5' on center. The minimum width of the landscape area will be 5 feet. See cross section for Snohomish Shores Road.

**F. Type VI: Public Plaza / Town Green.** Type VI landscaping is intended to allow for ease of pedestrian flow and retail flexibility. These areas will consist primarily of hardscape with an accent of plant material. Type VI landscaping shall consist of:

1. Paved surface of concrete or other suitable material that provides a stable walking surface.
2. A minimum of 20% planted area per open space. Plant material may consist of a combination of evergreen and deciduous plants and consistent with the Planting Strategy Diagram and PDO site plan. Minimum width of landscape areas is six feet except for areas next to buildings which may go down to two feet wide.
3. Shrubs, grasses, and living ground cover shall be chosen and planted to attain a coverage of ninety percent within three years of planting. Shrubs and grasses shall be a minimum of twelve inches high at the time of planting and shall be planted at a density of eight per one hundred square feet of that portion of the landscape area which is not planted in lawn.

## **1.060 Landscape Requirements for Specific Areas & Conditions**

The purpose of this section is to establish the requirements for providing visual relief along the variety of uses located within this project.

### **A. Off-Street Parking.**

1. Parking areas which front on a street right-of-way shall provide a minimum six foot wide landscaped area along the entire street frontage, except for driveways, planted to a minimum of Type III standards.
2. The required landscaping may be installed in the public right-of-way at the west boundary road and at 36<sup>th</sup> Street. For other areas, the property owner may apply for permission for all of the landscaping area to be placed within public right-of-way. In those areas, use of the public right-of-way will be only when approved by the Planning Department.
3. Plantings used to satisfy the requirements of note 2 of this subsection may be placed on street right-of-way behind the sidewalk line if the property owner provides the city with a written release of liability in a form which is acceptable to the city attorney for damages which may be incurred to the landscape area by public use of the right-of-way and the landscape area is maintained by the property owner.
4. Because of the challenges posed by the site conditions there shall be no requirement for trees within parking lots. Rather, a minimum cumulative planting area of 100 square feet of Type III planting for every 10 parking spaces shall be required. Calculations resulting in a fraction larger than one-half shall be rounded up to the next whole number. Additionally, no parking stall shall be further than 100 feet from a planting area.
5. All planting areas bordering driveways and parking areas shall be protected by curbing, wheelstops or other similar protective devices. Such protective devices shall be shown on landscape plans

### **1.070 Landscape plan requirements.**

- A. The applicant shall submit three sets of landscape plans for review by the planning department. The landscape plan may be incorporated into the site development plan or provided separately. No permit for use which is subject to the requirements of this section shall be issued until the landscape plan for such use has been approved by the planning department.
- B. The landscape plan shall be drawn to a scale which is appropriate to accurately depict the following information:

1. The species names of all plants proposed to be used;
2. The number, size and spacing of all proposed plants and the height of trees and shrubs at the time of planting;
3. The lot area and the total area of the lot required to be landscaped;
4. The area of the lot proposed to be landscaped;
5. Method of irrigation of required landscape areas and schematic of irrigation system;
6. Location and dimensions of planting areas;
7. Details of any required berms or fences;
8. The location of any proposed or required pedestrian walkways.

### **1.080 General landscape requirements.**

The following standards shall apply to all areas which are required to be landscaped by this chapter:

A. Trees.

1. Deciduous trees shall have a trunk diameter of at least one and one-half inches measured at six inches above the ground, and shall be a minimum of six feet in height at the time of planting.
2. Evergreen trees shall be at least six feet high at the time of planting.

B. Tall Shrubs. Tall Shrubs shall be a minimum of six feet in height at the time of planting.

C. Shrubs & Grasses. Nonflowering shrubs and grasses shall be at least two gallon size and at least eighteen inches high at the time of planting.

D. Ground Covers.

1. Ground cover includes low-growing, living plant materials such as perennials, grass, and similar plants. For purposes of this title, chipped wood, bark, similar mulching materials or nonliving artificial plant materials are not acceptable substitutes for required ground cover.
2. In order to accomplish ninety percent coverage of bare soil by ground cover within three years, spacing for ground cover shall be as follows:
  - a. Two and a half-inch pots—twelve inches on center;

- b. Four-inch pots—eighteen inches on center;
  - c. One-gallon pots—twenty-four inches on center;
  - d. Alternative spacing of particular species may be approved by the city if documentation concerning the effectiveness of the ground cover is submitted with the landscape plan.
- E. Plant Materials, Size, Characteristics. All plant materials, sizes and characteristics shall be in accordance with the current American Association of Nurserymen Standards.

### **1.090 Installation and security requirements.**

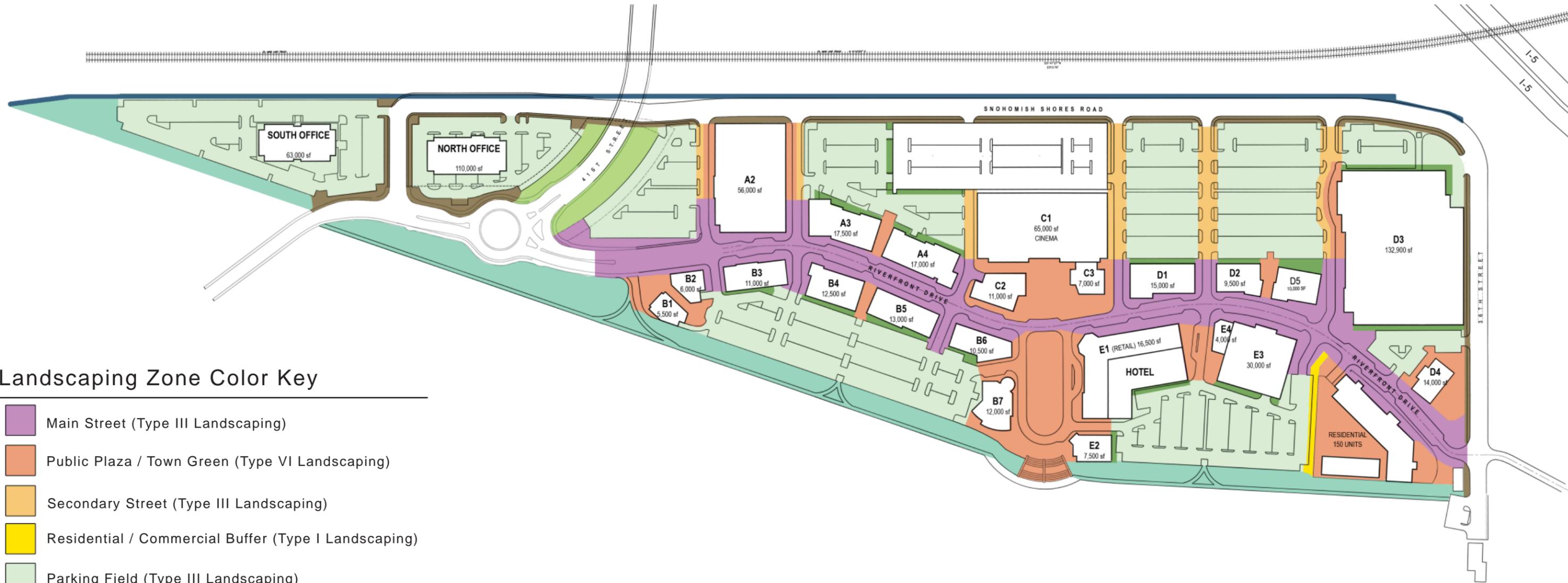
- A. Landscaping required pursuant to this title shall be installed in accordance with the approved landscape plan prior to the issuance of a certificate of occupancy. An applicant may request a temporary certificate of occupancy for an exception to this requirement. If a temporary certificate is issued, all required landscaping shall be installed within six months after issuance of the temporary certificate of occupancy. The planning department shall require a performance assurance device, as described in EMC Chapter 40, prior to issuing a temporary certificate of occupancy.
- B. Prior to issuance of a final certificate of occupancy, the planning department shall verify that the landscaping is installed in accordance with the approved landscape plan.
- C. If the installation of the required landscaping or screening is not completed within the period specified, the security may be used by the city to contract for completion of the installation. Upon completion of the installation, any portion of the remaining security shall be returned.
- D. The planning department shall perform the final landscape and screening inspection prior to any security being returned. Any portion of the landscaping not installed properly shall cause the certificate of occupancy to be withheld or revoked until the project is completed or cause the security to be used by the city.

### **1.100 Maintenance and enforcement.**

- A. All landscape areas required by this title shall be maintained in accordance with the following standards:
  - 1. All landscape areas shall be provided with an irrigation system, except for self-sustaining natural growth occurring in the vicinity of the development. The planning director may waive the requirement for an irrigation system when existing mature vegetation would be harmed by installation of an irrigation system for that portion of the required landscape area where the mature vegetation is located.

2. All landscaping shall be maintained with respect to pruning, trimming, mowing, watering, insect control, fertilizing, or other requirements to create a healthy growing condition, attractive appearance, and to maintain the purpose of the landscape type.
  3. Dead, diseased, stolen, vandalized or damaged plants shall be replaced within three months, with the plants indicated on the approved landscape plan.
  4. All landscaped areas shall be maintained reasonably free of weeds and trash.
  5. All required landscaping which is located within public right-of-way shall be maintained by the abutting property owner.
  6. All corner lots shall maintain a vision clearance triangle. See EMC Section 39.070.C for additional standards.
- B. A maintenance assurance device, as described in Chapter 40, shall be required by the planning department to ensure that landscaping will be installed and maintained for two years, according to the approved plans and specifications.

End of Section.



### Landscaping Zone Color Key

- Main Street (Type III Landscaping)
- Public Plaza / Town Green (Type VI Landscaping)
- Secondary Street (Type III Landscaping)
- Residential / Commercial Buffer (Type I Landscaping)
- Parking Field (Type III Landscaping)
- Native Buffer (Type IV Landscaping)
- Hillside Buffer (Type II Landscaping)
- Building Buffer (Type II Landscaping)
- Arterial Buffer (Type II Landscaping)
- Railroad Buffer (Type V Landscaping)

Main Street Planting  
(Type III Landscaping)

Main Street Planting  
(Type III Landscaping)

Building Buffer Planting  
(Type II Landscaping)

Parking Field Planting  
(Type III Landscaping)

Light Standards

Native Buffer  
(Type IV Landscaping)

