

The minimum acceptable structural section for parking lots must be 3 inches of HMA placed over 4 inches of crushed surfacing top course, or Permeable HMA in accordance with WSDOT Local Agencies GSPs – Divisions 2-9. The City will consider alternative pavement sections as long as an equivalent structural strength (SN value) is provided. Heavier pavement sections may be required for truck traffic, vehicle storage, or as determined by the Developer's soils engineer due to soil conditions.

Prior to placing any surfacing material on the parking lot, the Developer must provide density test reports of the subgrade certified by a professional engineer or testing laboratory registered in the state of Washington.

Crushed surfacing top course must be compacted to 95 percent maximum density. Density testing for asphalt pavement, including the necessity and frequency of core samples, will be determined by the City construction inspector on a case by case basis.

3.15.3 Parking Lot Illumination

Illumination must be provided for parking lots having more than 10 parking spaces, and must:

1. Provide adequate illumination for security and safety to all parking spaces, pedestrian walkways, and sidewalks. Driveway entries and exits should have special illumination and signage, where necessary. Pedestrian scale lighting may be required to illuminate pedestrian trails, paths, and walkways.
2. Be shielded in a manner that does not disturb residential uses.

3.16 STREET TREES AND LANDSCAPING

Landscaping must conform to MMC 22.46 LANDSCAPING STANDARDS.

3.16.1 Purpose

The purpose and intent of this section is to provide a list of approved street trees and a list of approved landscape buffer shrubs and ground cover for landscape development and buffering areas. Density and other requirements can be found in MMC 44.46.

3.16.2 Implementation

The Developer may use plant materials on the adopted plant lists or may use other plant materials, as approved by the Community Development Department. The City may require the Developer to modify a plant choice to provide:

1. Desired diversity of species.
2. Plantings more in scale and comparable with the uses in the immediate vicinity of the property.
3. Plant materials that will fulfill the buffering or landscaping purpose on a year-around basis.

The City may require additional landscaping where it is deemed necessary to screen or buffer the development from its surroundings, or to comply with the spirit of the landscape zoning code.

Trees planted within the public right-of-way shall include root barrier installation. The barrier shall be centered at the tree and generally be 2 feet longer than the predicted mature dripline of the tree specimen. Install the barrier 18 inches deep along the sidewalk edge and 24 inches deep along the back of curb.

3.16.3 Street Tree List

Small Trees less than 20' spread									
Common Name	Scientific Name	Cultivar	Height	Width	Shape	Features/ Considerations	Drought Tolerant	Overhead Utilities	Soil Type
Trident Maple	<i>Acer buergerianum</i>		25	20	round	red in fall			all
Rocky Mountain Glow Maple	<i>Acer grandidentatum</i>	Schmidt	25	15	oval	orange/red in fall	X	X	well drained
Flame Maple	<i>Acer ginnala</i>	Flame	20	20	low branching	hardy/available; orange/red in fall		X	all
Rocky Mountain Maple	<i>Acer glabrum</i>		25	15	oval	deep lobed leaves; orange/red in fall; red twigs		X	well drained
Paperbark Maple	<i>Acer griseum</i>		25	20	upright/round	peeling brown bark; red in fall		X	all
Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora</i>	Autumn Brilliance	20	15	upright/spreading	white flowers, edible fruit; red in fall		X	all
Cole's Select Serviceberry	<i>Amelanchier x grandiflora</i>	Cole	20	15	rounded	red in fall		X	all
Princess Diana Serviceberry	<i>Amelanchier x grandiflora</i>	Princess Diana	25	15	gracefully spreading	white flowers, edible fruit		X	all
Japanese Dogwood	<i>Cornus kousa</i>		20	20	horizontal	large white flowers; red in fall		X	well drained
Carnelian Cherry Dogwood	<i>Cornus mas</i>		25	20	oval/rounded	yellow flowers; red in fall		X	all
Crimson Cloud Hawthorn	<i>Crataegus laevigata</i>	Crimson Cloud	25	18	shrubby / round	red flowers, fruit with star-shaped area in center	X	X	all
Snowbird Hawthorn	<i>Crataegus mordenensis</i>	Snowbird	22	20	upright oval	double white flowers		X	all

Small Trees less than 20' spread									
Washington Hawthorn	<i>Crataegus phaenopyrum</i>		25	20	oval/rounded	white flowers, red fruit; orange/red in fall	X	X	all
Lavalle Hawthorn	<i>Crataegus x lavallei</i>		28	20	irregular/vase	white flowers, orange fruit	X	X	all
Carolina Silverbells	<i>Halesia carolina</i>		30	20	broadly/pyramidal	white/bell flowers		X	well drained
Amur Maackia	<i>Maackia amurensis</i>		25	20	vase	white flower clusters	X	X	all
Victoria Magnolia	<i>Magnolia grandiflora</i>	Victoria	20	20	pyramidal	creamy flowers, non -windy site	X	X	well drained
Adirondack Crabapple	<i>Malus spp.</i>	Adirondack	18	10	columnar	white/pink flowers, red/orange fruit	X	X	all
Red Jewel Crabapple	<i>Malus spp.</i>	Jewelcole	15	12	rounded	white flowers, red fruit until mid-Dec	X	X	all
Centurion Crabapple	<i>Malus spp.</i>	Centzam	20	15	narrow	red flower; purple bronze leaves	X	X	all
Golden Raindrops	<i>Malus spp.</i>	Golden Raindrops	20	15	vase	deep cut leaves; golden fruit	X	X	all
Sugar Tyme Crabapple	<i>Malus spp.</i>	Sutyzam	18	15	oval	pink buds, white flower	X	X	all
Sentinel Crabapple	<i>Malus spp.</i>	Sentinel	20	12	columnar	pale pink flowers	X	X	all
Tschoskii Crabapple	<i>Malus tschoskii</i>		28	14	narrowly oval	white flowers, greenish fruit	X	X	all
Sourwood	<i>Oxydendrum arboreum</i>		20	15	rounded	white bell clusters; orange in fall		X	well drained, acidic
Persian Parrotia	<i>Parrotia persica</i>		30	20	rounded	early flowers; mix of fall color			well drained
Krauter Vesuvius Plum	<i>Prunus cerasifera</i>	Krauter Vesuvius	20	15	upright	light pink flowers; tolerates heat; purple leaves	X	X	all
Summer Glow Bird Cherry	<i>Prunus padus</i>	Summer Glow	25	20	oval/round	white flowers; purple leaves		X	all
Capital Pear	<i>Pyrus calleryana</i>	Capital	35	12	columnar	white flowers; red in fall	X		all

Small Trees less than 20' spread									
Chanticleer Pear	<i>Pyrus calleryana</i>	Chanticleer	40	15	pyramidal	white flowers; red in fall	X		all
Fragrant Snowbell	<i>Styrax obassia</i>		25	15	oval	fragrant flowers in summer	X	X	all
Ivory Silk Japanese Tree Lilac	<i>Syringa reticulata</i>	Ivory Silk	20	15	upright/rounded	creamy panicles, heavy flowering		X	well drained

Medium Trees (20'-30' Canopy Spread +/-)									
Common Name	Scientific Name	Cultivar	Height	Width	Shape	Features/Considerations	Drought Tolerant	Overhead Utilities	Soil Type
Columnar Norway Maple	<i>Acer platanoides</i>	Columnar	35	15	narrow	column of green foliage; yellow in fall	X		all
Crimson Sentry Maple	<i>Acer platanoides</i>	Crimson Sentry	25	15	oval	purple leaves maroon in fall	X	X	all
Globe Norway Maple	<i>Acer platanoides</i>	Globosum	15	18	dense/globe	yellow in fall		X	all
Armstrong Maple	<i>Acer rubrum</i>	Armstrong	45	15	narrow	fast growing; yellow orange in fall			all
Bowhall Maple	<i>Acer rubrum</i>	Bowhall	40	15	narrow	great fall color			all
Goldspire Sugar Maple	<i>Acer saccharum</i>	Goldspire	45	15	columnar	yellow in fall			all
American Hornbeam	<i>Carpinus caroliniana</i>		25	20	oval	smooth gray trunk; yellow to orange in fall		X	all
European Hornbeam	<i>Carpinus betulus</i>	Fastigiata	35	25	upright/oval	catkins turn brown in November; yellow in fall	X		all
Japanese Hornbeam	<i>Carpinus japonicus</i>		30	25	rounded/vase	white/yellow flowers; red in fall	X		all
Eastern Redbud	<i>Cercis canadensis</i>		35	25	horizontal	purple-pink flowers; yellow in fall			all
Dawyck Purple Beech	<i>Fagus sylvatica</i>	Dawyck Purple	40	12	columnar	purple leaves			all
Dawyck Pyramidal Beech	<i>Fagus sylvatica</i>	Dawyck Pyramid Beech	45	20	columnar	purple leaves			all

Medium Trees (20'-30' Canopy Spread +/-)									
Flowering Ash	<i>Fraxinus ornus</i>		30	15	pyramidal/ round	yellow in fall	X		all
Raywood Ash	<i>Fraxinus oxycarpa</i>	Raywood	35	25	oval	fast grower; purple fall color			all
Summit Ash	<i>Fraxinus pennsylvanica</i>	Summit	45	25	narrowly oval	yellow in fall	X		all
Princeton Sentry Ginkgo	<i>Ginkgo biloba</i>	Princeton Sentry	40	15	columnar	seedless male; yellow in fall	X		all
Indian Summer Crabapple	<i>Malus spp.</i>	Indian Summer	18	20	rounded	red flower; wide	X	X	all
Prairifire Crabapple	<i>Malus spp.</i>	Prairifire	20	20	upright/ rounded	pinkish/red buds, flowers; dark red-purple fruit wide	X	X	all
Snowdrift Crabapple	<i>Malus spp.</i>	Snowdrift	20	20	spreading/ round	white flowers, orange fruit	X	X	all
Sour Gum/Black Tupelo	<i>Nyssa sylvatica</i>		35	20	pyramidal	red yellow in fall			all
European Hophornbeam	<i>Ostrya carpinifolia</i>		40	25	rounded	nutlets in hop- like bunches	X		all
European Bird Cherry	<i>Prunus padus</i>		30	25	round	white flowers in long clusters			all
Canada Red Chokecherry	<i>Prunus virginiana</i>	Canada Red	25	22	rounded	unusual bark; purple leaves; red in fall			all
Spire Cherry	<i>Prunus x hillieri</i>	Spire	30	10	dense	soft pink flowers; orange/red in fall			all
Redspire Pear	<i>Pyrus calleryana</i>	Redspire	35	25	pyramidal	white flowers; red in fall	X		all
Common Oak	<i>Quercus robur</i>	Fastigata	45	15	narrow	yellow/brown in fall	X		well drained, acidic
Japanese Stewartia	<i>Stewartia pseudocamellia</i>		30	20	pyramidal /oval	white flowers; peeling bark; yellow red/purple in fall			moist acidic

Large Trees more than 30' spread									
Common Name	Scientific Name	Cultivar	Height	Width	Shape	Features/ Considerations	Drought	Overhead Utilities	Soil Type

Large Trees more than 30' spread									
							Tolerant		
Hedge Maple	<i>Acer campestre</i>	Queen Elizabeth	30	30	rounded	low maintenance; yellow in fall	X		all
State Street Manie	<i>Acer miyabei</i>	Morton	45	30	rounded	red in fall			all
Japanese Maple	<i>Acer palmatum</i>		25	30	horizontal	fine-textured leaves; orange/red in fall		X	well drained
Cleveland Maple	<i>Acer platanoides</i>	Cleveland	40	30	oval/dense	yellow in fall			all
Crimson King Maple	<i>Acer platanoides</i>	Crimson King	40	35	oval/rounded	purple leaves; reddish bronze in fall			all
Deborah Maple	<i>Acer platanoides</i>	Deborah	45	40	oval/rounded	dark bronze green leaves; bronze in fall			all
Summershade Maple	<i>Acer platanoides</i>	Summershade	42	40	broad/rounded	fast growing; yellow in fall			all
Spaethii Maple	<i>Acer pseudoplatanus</i>	Atropurpureum	40	30	oval/upright	salt tolerant; green/purple leaves			all
Red Sunset Maple	<i>Acer rubrum</i>	Franksred	45	35	upright/oval	vigorous/symmetrical; orange/red in fall	X		all
October Glory Maple	<i>Acer rubrum</i>	October Glory	40	35	oval/round	reddish purple in fall			all
Schlesinger Maple	<i>Acer rubrum</i>	Schlesingeri	45	35	vase shaped	orange/red in fall			all
Green Mountain Sugar Maple	<i>Acer saccharum</i>	Green Mountain	45	35	oval	hardest Sugar Maple; orange/red fall color	X		all
Jacquemontii Birch	<i>Betula jacquemontii</i>		40	30	upright/oval	yellow in fall			all
River Birch	<i>Betula nigra</i>		40	35	pyramidal/rounded	yellow in fall			all
Katsura Tree	<i>Cercidiphyllum japonicum</i>		40	40	pyramidal/rounded	heart shaped leaves; red orange in fall			all

Large Trees more than 30' spread									
Yellowwood	<i>Cladrastis kentukea</i>		30	40	round	fragrant summer flowers; yellow in fall	X		all
Dove Tree	<i>Davidia involucrata</i>		35	30	broad pyramidal	white bracts	X		well drained
Rosehill Ash	<i>Fraxinus americana</i>	Rosehill	50	35	upright/oval	strong leader; red/purple in fall	X		all
Marshall Ash	<i>Fraxinus pennsylvanica</i>	Marshall	50	40	broadly oval	tough/adaptable; yellow in fall	X		all
Shademaster Honeylocust	<i>Gleditsia triacanthos</i>	Shademaster	45	35	vase shaped	upright branching; yellow in fall	X		all
Skyline Honeylocust	<i>Gleditsia triacanthos</i>	Skycole	45	35	broadly pyramidal	tolerant of pollution; golden in fall	X		all
Goldenrain Tree	<i>Koelreuteria paniculata</i>		30	30	rounded	yellow clusters	X	X	all
Tulip Tree	<i>Liriodendron tulipifera</i>		60	30	oval	yellow flowers; yellow in fall			all
Macho Cork Tree	<i>Phellodendron amurense</i>	Macho	40	30	vase shaped	seedless; yellow in fall			all
Sargent Cherry	<i>Prunus sargentii</i>	Columnaris	30	30	upright	single pink flowers; purple-black fruit in July; red in fall		X	all
Kwanzan Cherry	<i>Prunus serrulata</i>	Kwanzan	30	25	vase/rounded	pink/double; hardiest <i>Prunus serrulata</i> ; orange in fall			
Mount Fuji Flowering Cherry	<i>Prunus serrulata</i>	Shirotae	15	20	spreading	fragrant flowers, white/pink buds, red fruit		X	all
Akebono Cherry	<i>Prunus x yedoensis</i>	Akebono	25	30	upright	delicate pink flowers; yellow in fall		X	all
Aristocrat Pear	<i>Pyrus calleryana</i>	Aristocrat	40	30	pyramidal	open formal appearance; red in fall			all
Scarlet Oak	<i>Quercus coccinea</i>		50	40	upright/oval	red in fall	X		all

Large Trees more than 30' spread									
Pin Oak	<i>Quercus palustris</i>		55	40	pyramidal	strong leader; retains leaves in winter; orange/red in fall	X		well drained acidic
English Oak	<i>Quercus robur</i>		50	40	broadly /rounded	yellow/ brown in fall	X		well drained
Shumard Oak/Texas Red Oak	<i>Quercus shumardii</i>		50	40	upright/ oval	red in fall	X		well drained acidic
Crimean Linden	<i>Tilia x euchlora</i>		40	35	pyramidal/ oval	golden green twigs; yellow in fall			all
Village Green Zelkova	<i>Zelkova serrata</i>	Village Green	40	38	vase shaped	clean appearance; red in fall			all

3.16.4 Wetland Plants

Native wetland plants are preferred for wetland areas. Plant materials as identified by Ecology and the Washington State Department of Fish & Wildlife must be used. Invasive species such as Purple Loose Strife or Reed Canary Grass are not allowed.