



Attachment B



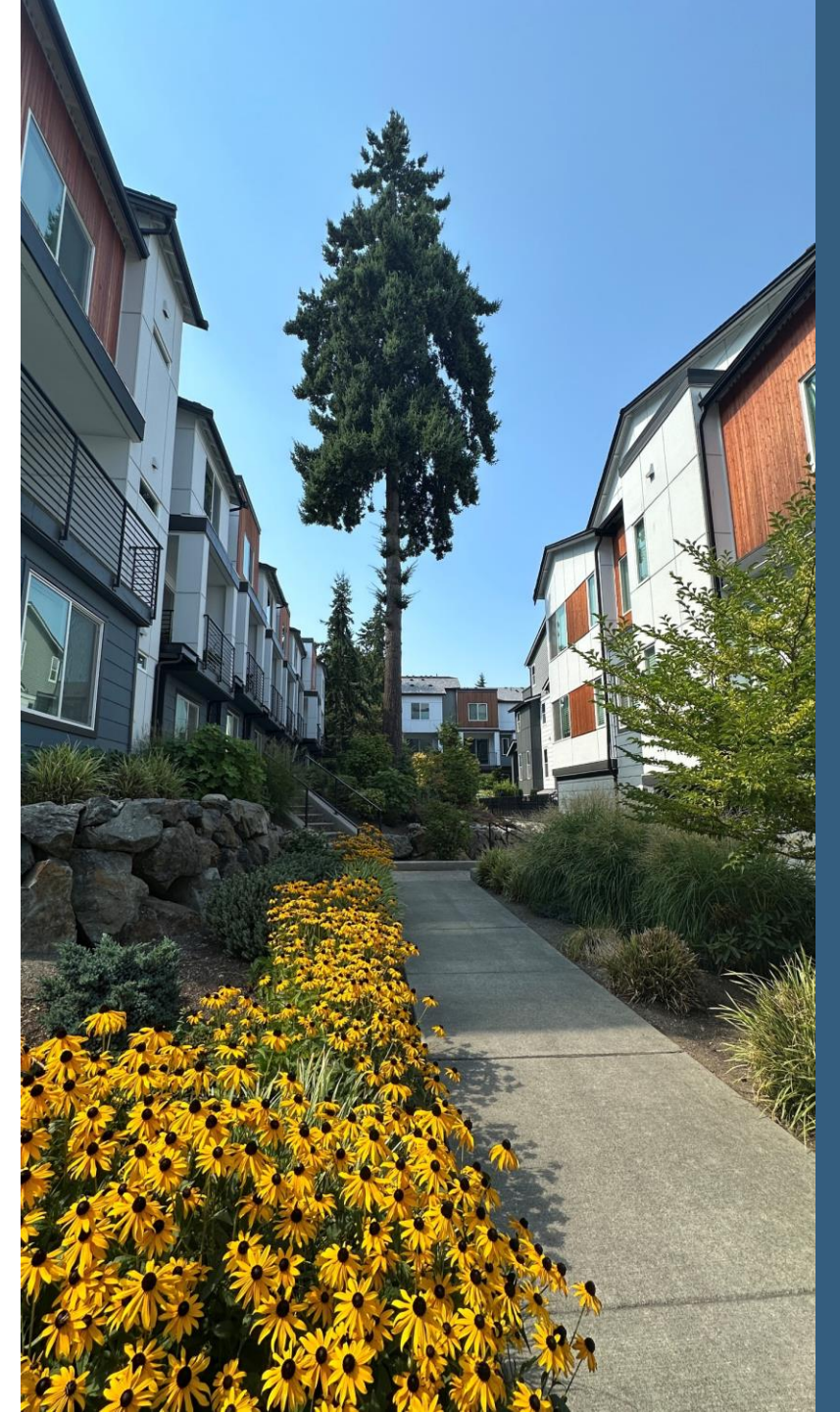
Urban Forestry Code Updates

Planning Commission & Tree Board Joint Work Session, May 26, 2026

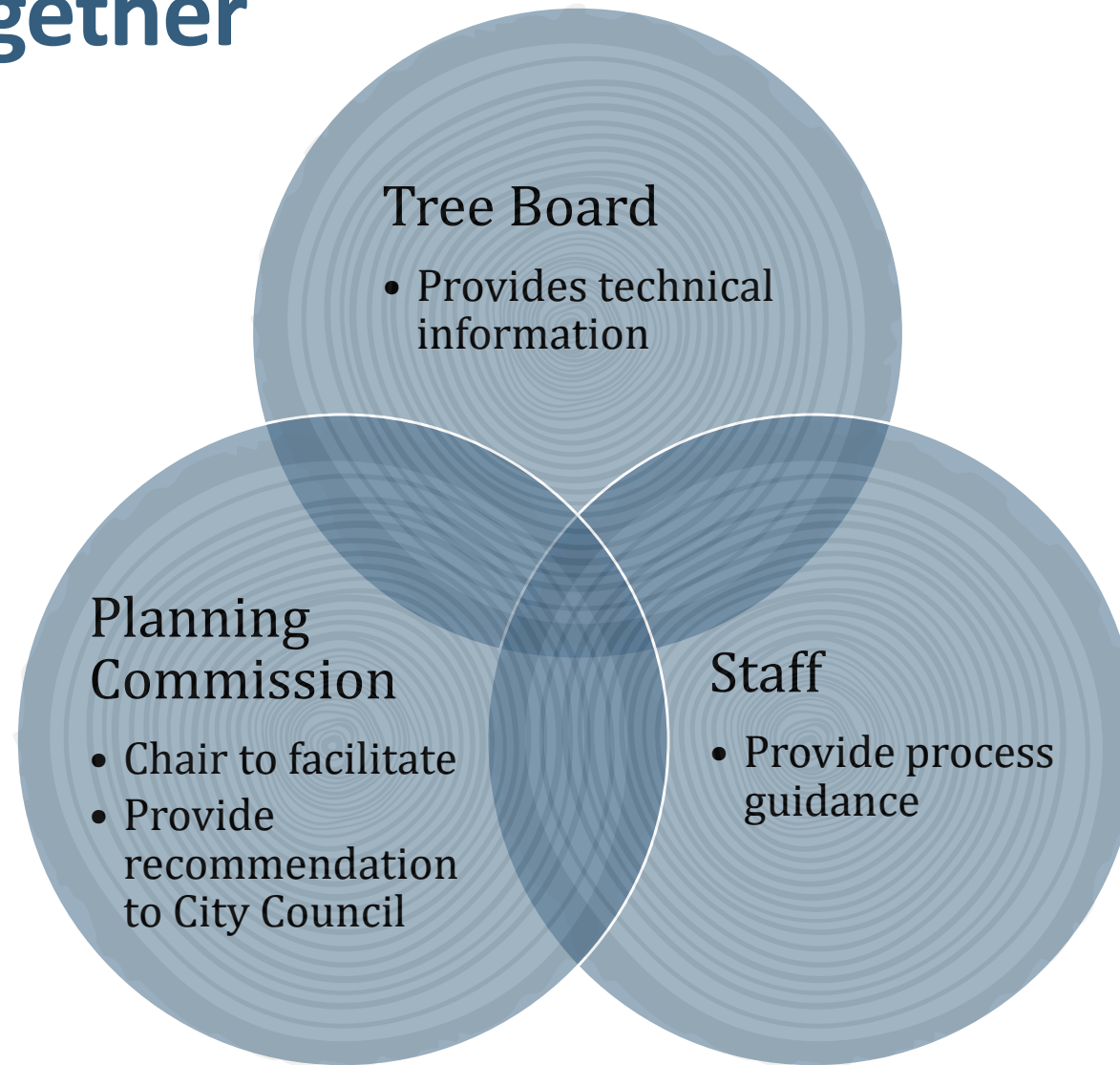
Dana Bowers, Associate Planner, Community Development Department

Agenda

- Roles & Responsibilities
- Project Goals & Timeline
- Tree Density Credit Approach
- Tree Incentives
- Landmark Tree Protections
- Discussion



Working Together



Same Firm, New Faces



Amber Mikluscak
Principal,
Landscape Architecture



Alex Capron
Project Manager,
Senior Planner



Kim Frappier
Principal,
Arboriculture & Urban Forestry



FACET

Formerly The Watershed Company



Project Goals & Timeline

Code Update Goals



Craft regulations that balance tree canopy and urban forestry goals with the City's equity, climate resilience, housing goals, infrastructure needs, and livability.



Clarity and ease of administration for community members, permit applicants, city staff and planners.



Promote retention of large, mature trees in the landscape.

Anticipated Timeline

April – June 2026
Internal review

August 2026
Draft for public
review

**August – October
2026**
Planning
Commission and
Tree Board review

**January – February
2027**
City Council
review and
adoption





Code Revision Concepts

Definitions

- Landmark Tree
 - Trees at sizes determined by Table 16.08.040, any tree greater than 30” in diameter at standard height plus tree species at different diameters depending on the species.
- Grove Tree
 - a group of three or more healthy significant trees with overlapping or touching crowns.



Tree Density Credits

- Provide tree density based on the zoning district which can be met by retaining or replanting trees.
- Incentivizes large tree retention assigning more credit to larger, mature trees.
- Commonly used due to the ease of data collection, regardless of expertise.



Tree Density Credit Method At-a-Glance

Step 1 Calculate **REQUIRED**
tree density on the lot

Determine the **Buildable Area**

- Based on Lot Size
- Excludes public road dedications, critical areas & buffers

Step 2 Calculate **EXISTING**
tree credits

- Existing tree credits based on the diameter at standard height of existing trees prior to development
- Larger trees worth more credits

Step 3 Calculate **NEEDED**
Retention & Replacement

- Evaluate proposed removal and retention.
- Meet tree density credits through **retention** of existing trees, **planting**, and/or **fee-in-lieu**



STEP 1 - REQUIRED Tree Density

Step 1 Calculate
REQUIRED tree density
on the lot

Determine **BUILDABLE AREA**

- Based on Lot Size
- Excludes public road dedications, critical areas & buffers

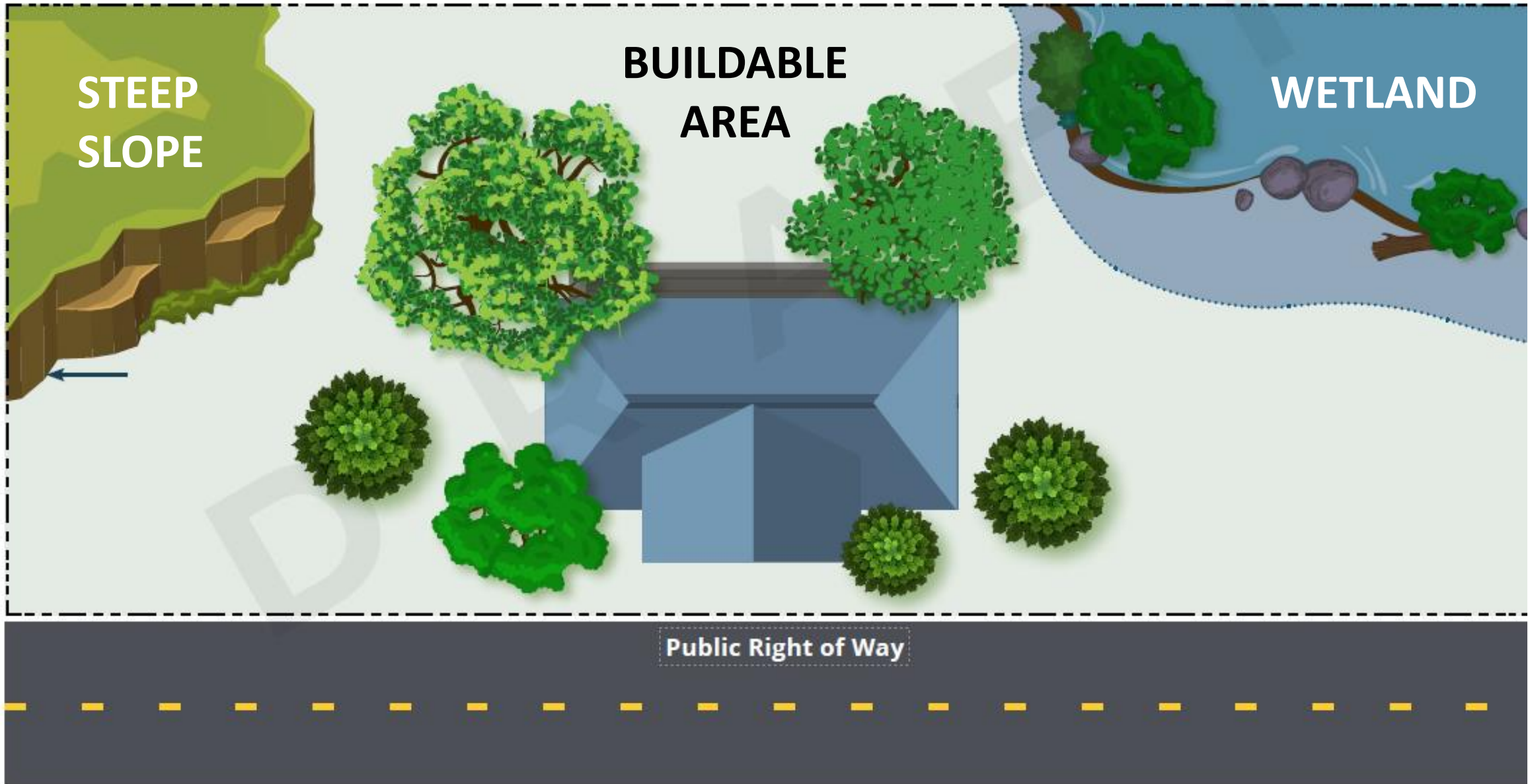
Calculation:

Tree Density Site Area = Lot Size
(w/ exclusions) / 1,000

Required Density =
Tree Density Site Area X
Multiplier by Land Use/ Zoning
Districts

Zoning Districts	EXAMPLE Required Minimum Tree Credits <u>per 1,000</u> Square Feet of Buildable Area
RSR Residential Sensitive Resource	0.50
MFM and MFH (Multi-family)	0.40
OS and GB (Open Space/ Greenbelt)	0.60
All other uses outside of the Port of Olympia – Olympia Regional Airport	0.25

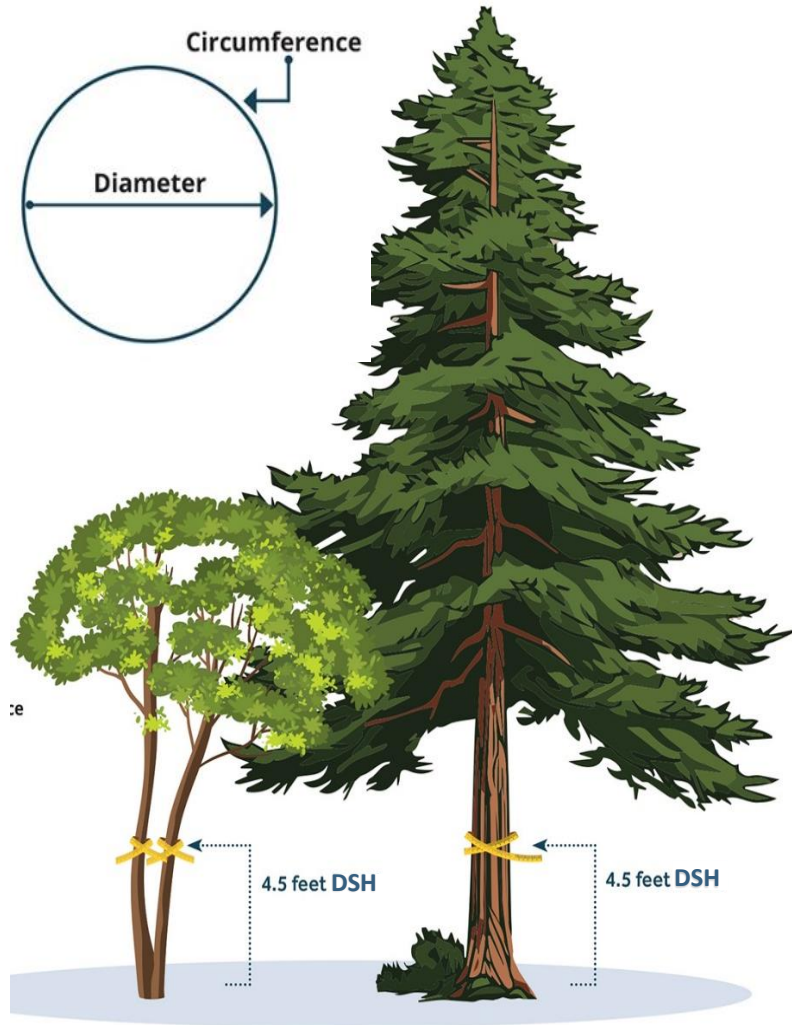
Step 1 – REQUIRED Tree Density



STEP 2 EXISTING Tree Credits

Step 2 Calculate **EXISTING** tree credits

- Based on the diameter of existing trees prior to development
- Larger trees worth more credits
- Landmark trees diameters vary



Diameter at Standard Height (DSH)	EXAMPLE Tree Credits
6 inches to less than 8 inches	1.0
8 inches to less than 12 inches	2.0
12 inches to less than 16 inches	3.0
16 inches to less than 20 inches	5.0
20 inches to less than 24 inches	7.0
Larger than 24 inches or Landmark	9.0

STEP 3 Retention & Planting Needed

Step 3 Calculate Retention & Planting Needed

- Evaluate proposed removal and retention.
- Meet tree density = retention, planting, and/or fee-in-lieu

How to meet required credits?

- Retention
- Replanting
- Fee-in-lieu

Planting Credits

1 replacement tree meeting plant stock standards = 1 tree credit

STEP 3 Retention & Planting Needed

Retention Priorities

- Heritage trees;
- Landmark trees;
- Grove trees;
- Environmentally sensitive areas;
- Trees with significant habitat value;
- Trees within greenbelts, open space, tree protection areas, or buffers;
- Trees that act as a buffer to separate incompatible land uses;



Landmark Tree Protections

Why prioritize Landmark Trees?

- Ecological value increases with size and age
- Urban environmental benefits – aka Ecosystem Services
- Not easily replaced
- Historical, cultural and aesthetic values



Landmark Tree Regulatory Concepts

Mandatory Retention of Landmark Trees

Potential Removal Exemptions

- Hazard tree
- Removal is part of an approved Forest Management Plan
- Retention will limit allowed building coverage to less than 85% of the maximum allowed under Title 18
- Exemption by Code Administrator



Incentives

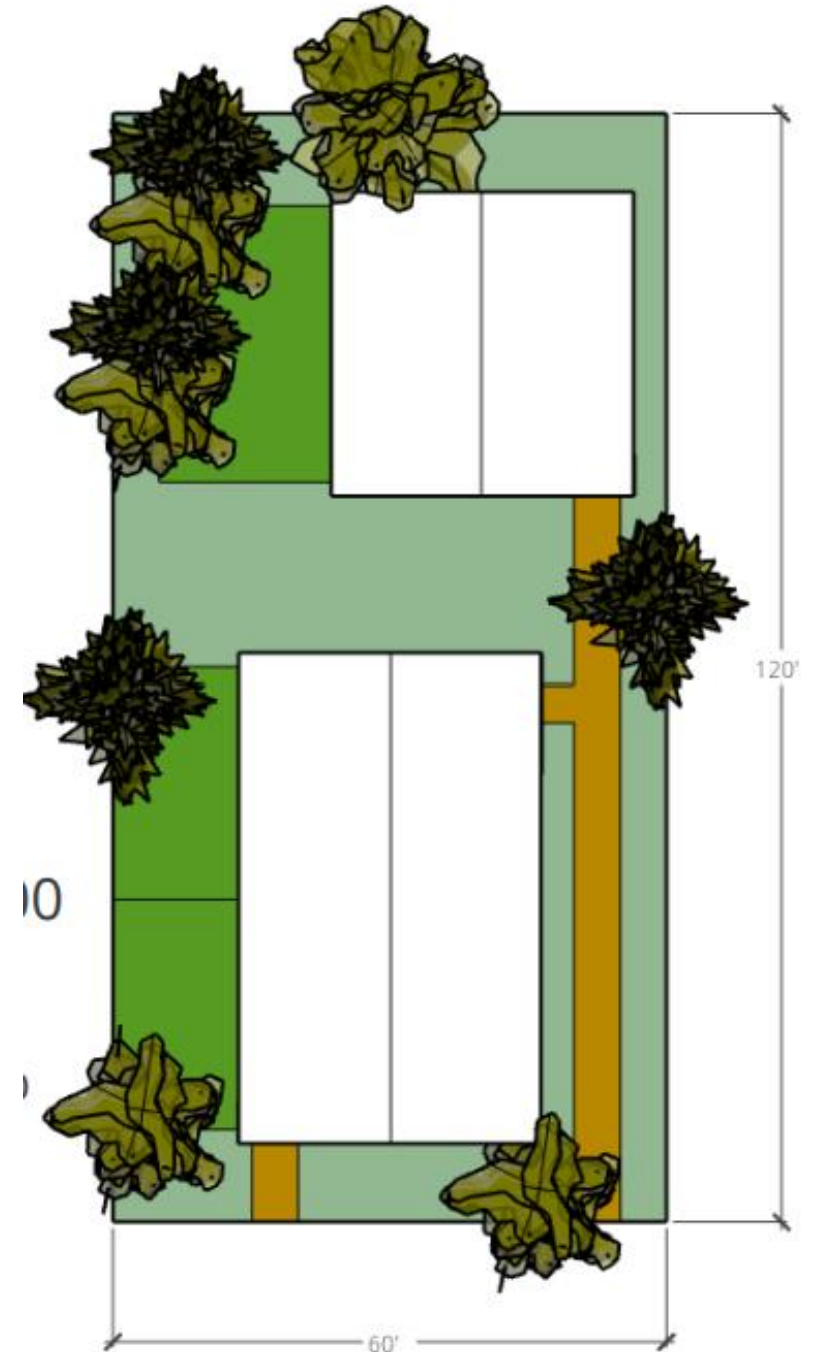
To prioritize the retention of significant, landmark, and grove trees on properties undergoing development.

Single Family Residential (SFR) EXAMPLE :

- Building coverage may be increased up to 20%
- Front yard reduction by up to 10 feet
- Required rear yard reduction by up to 5 feet

Other Zoning Districts (MFR, Commercial) EXAMPLES

- Additional 10 feet of building height
- Parking reductions





Questions

Questions for Discussion

1. Do you support the development incentives proposed here? Is there anything else we should consider?
 - Landmark Trees
 - Groves
2. Should the city award additional tree credits to planted conifers or native trees over other ornamental cultivars?



Next Steps

- Field Trip – July 28, 2026
 - Visit spaces in Tumwater to view urban forestry issues
 - Tree Board, Planning Commission, City Council Members, community members, and staff
- Next Joint Planning Commission & Tree Board meeting to discuss draft code is on August 25, 2026



Thank you!

Comments and questions:

Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: 360-754-4180
Email: cdd@ci.tumwater.wa.us

