



City of Edmonds:



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Scope of Assistance:

Prior to the policy review meeting, the City of Edmonds staff, PSAT staff and AHBL agreed on a scope of services for the regulations to be reviewed. The following are the tasks that the City staff directed the consultant team to complete:

- ◆ Review Planned Residential Development Chapter, ECDC 20.35
- ◆ Review ROW Standards, ECDC 18.80 & Details
- ◆ Review Vegetation Retention, Street Trees & Landscaping, ECDC 18.85 & 20.12
- ◆ Review Density Allowances & Incentives, ECDC 16.20
- ◆ Prepare Memo Outlining Current Status and Potential Code Challenges
- ◆ Prepare Native Vegetation & Impervious Surface Package for Discussion

This direction resulted in the review of the following City codes and standards by the consultant team:

- ◆ ECDC 18.45 – Land Clearing and Tree Cutting
- ◆ ECDC 18.85 – Street Trees
- ◆ ECDC 20.12 – Landscaping Requirements
- ◆ ECDC 20.35 – Planned Residential Development
- ◆ ECDC 16.20 – RS – Single-Family Residential
- ◆ ECDC 18.80 – Streets and Driveways

The policy review meeting with City of Edmonds staff occurred on June 26, 2006. At the meeting, City staff directed the consultant team on the content of the desired technical assistance. This direction resulted in the preparation of several work products to be reviewed by the City at the regulatory amendments meeting on September 12, 2006. An outline of these work products is presented below in a topical manner with the full text of the updates attached separately.

Work Products:

1. Draft Native Vegetation Retention Chapter

The City staff indicated during the policy review meeting that they would like to adopt language within the municipal code emphasizing the benefits of trees and vegetation in development. Replanting standards, a tree management plan, and standards for vegetation maintenance were also identified as desirable additions to the Edmonds code. The consultant team prepared a draft Native Vegetation Retention Chapter that specifies requirements for protected native vegetation areas to be set aside in all development projects. The Chapter also furnishes the requested requirements for tree standards within the native vegetation areas, including replanting standards, management plan specifications and maintenance requirements.

2. 18.45 – Land Clearing and Tree Cutting

In order to preserve the environmental amenities of the City of Edmonds, and to encourage less harmful development practices, the City requested revisions to ECDC Chapter 18.45 – Land Clearing and Tree



Cutting. The consultant team proposed amendments to ECDC 18.45 that attempt to preserve the existing goals and overall language of the chapter, while reflecting the goals, standards and minimum requirements of the CTED Clearing and Grading Example Code.

3. Planned Low Impact Development Chapter

As mentioned in the initial Municipal Code Review Memo, Chapter 20.35 – Planned Residential Developments already establishes language that reflects the potential for usage of LID in residential projects. The City indicated during the first meeting that the majority of the applications for residential development within Edmonds are short subdivisions; the provision of a Planned Low Impact Development chapter should, therefore, provide benefits for and prevent hindrances to short subdivision development. In the creation of the attached PLID Chapter we excluded any language specifying a minimum development size and included a density benefit specifically for short subdivisions.

4. LID Road Standards and Details

During the policy review meeting the City indicated an interest in examples of road standards featuring LID components and the application of pervious surfaces. The consultant team in turn provided an LID road section and examples of tree filter details for the regulatory amendment meeting. The LID road standards and details include the following:

- a. E-LID-1, LID Right-of-Way Section – shows the transition between the existing standard ROW and the proposed LID road section (E-LID-2)
- b. E-LID-2, Bioretention Detail – shows the minimum standards for a bioretention swale, with requirements for soil depth and type, maximum slopes, and swale depths
- c. E-LID-3, Bioretention Detail
- d. E-LID-4, Curb Inlet Detail
- e. E-LID-5, Bulbed Tree Box – features a bulbed tree box in which surface water runoff flows into the tree box and either filtrates into the tree root system or is conveyed into the existing storm drainage system
- f. E-LID-6, Recessed Tree Box – features a recessed tree box in which surface water runoff is either directed toward the tree box via contoured paving or is conveyed into the existing storm drainage system
- g. E-LID-7, LID Tree Box Section – shows a standard tree box at from a section view
- h. E-LID-8, Road Transition

5. Additional Work Products – City staff requested additional research on three different topics, as outlined below:

- a. 18.30.020 Stormwater best management practices (BMPs) – an amendment to existing public works standards, requiring BMPs to be used to control stormwater runoff.
- b. LID Roof Credit Option – a memo to Steve Bullock noting the floor area ratio bonuses for green roofs used by the City of Portland.
- c. PSAT Impervious Surface Comparison – a spreadsheet prepared by AHBL that compares the established impervious surface maximum limits across all eight 2006 participating local governments.

6. Supplementary Information – The consultant team obtained the following additional documents as requested by City staff:

- a. Road Improvement Covenant – an example covenant that includes LID drainage improvements and provides for access, long-term maintenance, and penalties for the failure to maintain private road improvements.
- b. Green Roofs – a combination of four separate documents: contact information regarding green roof design; Portland's Ecoroof Program Questions and Answers package; "Stormwater Monitoring Two Ecoroofs in Portland, Oregon, USA" – an evaluation of two green roofs in Portland; and "Vegetated Roof Cover" – a summary from the Environmental Protection Agency addressing a vegetated roof in Philadelphia, Pennsylvania.



Findings:

Edmonds Municipal Code establishes a promising platform for LID implementation by establishing regulations for land clearing and grading, planned residential developments, and landscaping that can potentially serve as platforms for further LID implementation. The City of Edmonds' existing municipal codes did not outright preclude or inhibit the use of LID techniques for developers. Edmonds primarily expressed interest in LID techniques that were urban in nature, such as pervious pavement applications, road improvements, and retrofitting existing development.