



City of Normandy Park:



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Scope of Assistance:

Prior to the meeting, the Normandy Park 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 codes pertaining to subdivisions and Planned Residential Developments (PRDs)
- ◆ Review existing ROW Standards
- ◆ Review codes pertaining to vegetation retention & landscaping
- ◆ Prepare draft thresholds for native vegetation
- ◆ Prepare memo outlining current status with LID and potential code challenges
- ◆ Prepare an example Planned LID package

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

- ◆ Title 10 – Streets and Sidewalks
- ◆ Title 17 – Subdivisions and Plats
- ◆ Title 18 – Zoning
- ◆ Chapter 13.20 NPMC – Land Clearing, Grading, and Filling
- ◆ Chapter 18.58 NPMC – Planned Residential Development

The policy review meeting with Normandy Park staff occurred on June 27, 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 August 29, 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. Land Clearing, Grading and Filling

The consultant team found that Normandy Park's Clearing, Grading, and Filling Chapter 13.20 had strong language encouraging the protection of trees within the intent section of the chapter. In response to that, the consultant team utilized the CTED/DOE Model Clearing and Grading Ordinance in the revisions of Chapter 13.20 of the City's Municipal Code. The draft ordinance not only provides strong provisions for the retention of native vegetation, but also coordinates activities such as Forest Practices. Moreover, the ordinance provides direct citations to the Best Management Practices found in the Washington State Department of Community Trade and Economic Development's Technical Guidance Document for Clearing and Grading in Western Washington (2005).

2. Impervious Surfaces

The consultant team provided draft amendments to City's zoning district dimension chart (Chart 18.15.020 NPMC) and added the definition of impervious surfaces to Chapter 18.08. These amendments



include provisions of maximum impervious surface standards that can be applied throughout all zoning designations and standards for maximum impervious surface bonuses for green roofs.

3. Site Landscaping & Tree Retention

The City of Normandy Park does not currently have a landscape chapter in its zoning code. With the exception of provisions for parking lots, planned residential districts (which occur infrequently), signs, and cell towers, the City has no landscape requirements. City staff requested a landscape code that would incorporate tree conservation throughout the City's various land use designations and that would ensure that landscaping is required as development and redevelopment throughout the City occurs. The consultant team provided the City with a draft landscape chapter that addresses both of the above requests.

4. Planned Low Impact Development (PLID) Chapter

During the first meeting City staff and the consultant team discussed the possible addition of a Planned Low Impact Development (PLID) Chapter to the Normandy Park Municipal Code. The consultant team prepared a draft PLID Chapter for the regulatory amendments meeting establishing objective design requirements for projects applying for LID status. The standards contain minimum requirements for native vegetation preservation and replanting, impervious surface, native soil preservation and amendment, and design standards for stormwater systems.

5. Additional Work Documents and Supplemental Information

- a. PSAT Impervious Surface Comparison – a spreadsheet prepared by AHBL that compares the established impervious surface maximum limits across all eight 2006 participating local governments.
- b. Pervious Concrete Pavement Performance – a letter addressed to Scott Erickson from Willamette Engineering and Earth Science discussing the results of their tests on the load capacity of Stoney Creek Materials' pervious concrete system.
- c. StoneyCrete Pervious Concrete Pavement System – general specifications for the pavement system from Stoney Creek Materials.

6. LID Road Standards

Findings:

Like many other local governments in the grant program, Normandy Park requested information on retrofitting existing roads and development and broader urban LID redevelopment techniques. Much of Normandy Park's existing code was similar to other reviewed local governments in the stringency and intensity of regulation. Chapters within the Normandy Park Municipal Code contain language encouraging such LID techniques as vegetation preservation, but the associated engineering standards tend to circumvent direct protection of trees and natural site features.