

Members

Kevin Bartoy, Chair
Roger Johnson, Vice Chair
Jennifer Mortensen
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant

Date: October 9, 2019
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248
Time: 5:30 p.m.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**
 - A. Excusal of Absences
 - B. Approval of Minutes: 9/25/19
4. **BOARD BRIEFINGS**

A. 507 South Ainsworth (Wedge Neighborhood Historic District)	Kesh Chavda, Kesh Design Lines LLC	10 mins
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5. **PRESERVATION PLANNING/BOARD BUSINESS**

A. Heritage Trees	Michael Carey, Urban Forest Program Manager	10 mins
B. Call for New Commissioners	Staff	5 mins
C. Events & Activities Update	Staff	5 mins
6. **CHAIR COMMENTS**

Next Regular Meeting: October 23, 2019, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at www.cityoftacoma.org/lpc-agenda. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



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Members

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Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Date: September 25, 2019

Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:

Kevin Bartoy, Chair
Roger Johnson, Vice-Chair
Marshall McClintock
Jennifer Mortensen
Carol Sundstrom
Holly Stewart
Jeff Williams

Commissioner Members Excused:

Alex Morganroth
Lysa Schloesser

Commission Members Absent:

N/A

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

Katie Pratt, Northwest Vernacular
Alison Beason, City of Tacoma
Jennifer Weddermann, Weddermann Architecture
Erika Selig, Weddermann Architecture
Tim Ladwig, Custom Home Solutions LLC
Andy Wagner
Tina Friedrich
Elizabeth Dorsett

Chair Kevin Bartoy called the meeting to order at 5:31 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Agenda was approved as submitted.

a. Excusal of Absences

- Alex Morganroth
- Lysa Schloesser

b. Approval of Minutes: 8/14/2019 and 8/28/2019

The minutes of the meetings on 8/14/2019 and 8/28/2019 were approved as submitted.

c. Administrative Review

- 811 N. Ainsworth Ave.—façade removal
- TAM Sign
- 2802 N. Carr St.—paint/deck replacement

4. NOMINATIONS TO THE TACOMA REGISTER —PUBLIC HEARING

a. 423 North D Street, Charles Hebard and Franke Tobey Jones House

Chair Bartoy called the public hearing to order at 5:33 p.m.

Ms. Hoogkamer read the staff report as provided in the packet.

Katie Pratt, Northwest Vernacular, reiterated that the house was a well-designed and intact example of the Colonial Revival style in the neighborhood. The nomination was also made based on the significant philanthropic work of Franke Tobey Jones (criteria B).

Commissioner Williams recused himself from the vote on this nomination, as he sold the house to the current owner.

There were no public comments on the subject. Chair Bartoy closed the public hearing at 5:38 p.m.

Commissioner Stewart made a motion: *"I move that the Landmarks Preservation Commission recommend to the City Council that 423 North D Street, Charles Hebard and Franke Tobey Jones House, be included on the Tacoma Register of Historic Places, including the following elements – the house and garage – finding that it does meet Criteria B and C of TMC 13.07.040."*

Commissioner Mortensen seconded the motion. It passed unanimously.

5. PRESERVATION PLANNING/BOARD BUSINESS

a. Tacoma Equity Map

Alison Beason, Equity and Human Rights, introduced herself and provided an overview of the equity index. She explained the background and the five components of the index: Livability, Economy and Workforce, Education, Civic Engagement, Equity and Accessibility. The components were drawn from study results of community members' visions for the City. Ms. Beason defined "index" as a general term with examples and went on to define "equity index." A map of equity indices in the City was presented. She also pointed out attention-worthy data points and used examples of specific districts to show how the data affected the index. In conclusion, Ms. Beason showed the Commission both versions of the website (GIS and user-friendly). She gave a demonstration on how to navigate the websites and manipulate the data to see different charts and maps of any selected area.

Commissioner Williams inquired about how the Landmarks Preservation Commission could apply the equity index to better serve the public. The website has information on historic landmarks in the City that could provide insight to the Commission. For example, the Commission could utilize the maps in determining if the owner of a historic landmark had the financial means to afford a restoration, or what would be a reasonable alternative.

6. BOARD BRIEFINGS

a. 811 N. Ainsworth Ave. (North Slope Historic District) New Construction

Mr. McKnight read the staff report as provided in the packet.

Jennifer Weddermann, Weddermann Architecture, stated that the existing structure did not respect any code on setbacks, especially the side and the front of the house. All other houses in the neighborhood are fairly evenly front-loaded. She was looking for guidance from the Commission on how to rebuild on the property. She presented hard-copy of drawing of the house in respect to other houses in the neighborhood.

A clarification was made that there were no historic features left on the house. Chair Bartoy commented on the owner's behavior, which was in complete disregard of historic preservation guidelines and of public safety. Commissioner McClintock informed the Commission that the front façade was down as of before the meeting, which Ms. Weddermann was not aware of. Mr. McKnight noted that the owner had obtained a permit from the City to take down the façade but seemed to have failed to communicate with his architect.

Discussion ensued. Commissioner McClintock inquired about the lot coverage of the proposed house and the footprint of the attic. Commissioner Williams commented that the mass of porch on the 2nd floor cut the house in half creating an odd appearance. Chair Bartoy noted that the new structure was dominant compared to the other structures of the building, which possibly was because the upper windows were larger bringing more emphasis to the upper portion. Commissioner Williams stated that the Commission had already approved a plan including the existing structure. The approved plan should be carried over and followed, even with the façade is now taken down.

The Commission discussed the proposed Craftsman style structure with Ms. Weddermann and explained why it was not recommended. The guidance from the Commission was to use the previously approved plan and the

construction guidelines, as well as to research houses in the neighborhood to draw up a new structure.

b. 1416 N. 11th St (North Slope Historic District) Roofline Alteration

Ms. Hookgamer read the staff report as provided in the packet.

The owners of the property, Andy Wagner and Tina Friedrich, explained their difficulty in spacing and limited lot, which eliminated the option of expanding the footing of the house nor the basement. Also presented were picture examples of how they proposed to extend the roofline to get more space.

The Commission was concerned that the proposed new roofline would significantly alter the appearance of the house, especially when viewed from the alley in the back of the house. The Commission recommended extending the basement, and objected the proposed plan or any plan to change the roofline.

c. Lot adjacent to 1521 N. 5th St. (North Slope Historic District) New Construction

Ms. Hookgamer read the staff report as provided in the packet.

Tim Ladwig, Custom Home Solutions LLC, presented a 3D rendering of the proposed new house and examples of the houses next door, emphasizing features that the proposed house would mimic from its neighbors.

Discussion regarding minor details and suggestions for the proposed design ensued. The material and width of the corner siding were discussed. The Commissioners were okay with a hardy material and wide siding. Commissioner Williams recommended changing the French doors on the 2nd floor and the side of the 1st floor, they looked out of place with other doors of the house. Chair Bartoy requested to see the plan in comparison with the neighboring houses, especially in terms of elevation.

7. PRESERVATION PLANNING/BOARD BUSINESS

a. Vice-Chair Election

Chair Bartoy thanked Commissioner Williams for filling in at the last meeting and asked for any self-nominations before proceeding to nominations. Commissioner Johnson self-nominated after some encouragement from fellow Commissioners.

The self-nomination was favored by other Commissioners and passed unanimously.

b. Events & Activities Update

Ms. Hoogkamer reported to the Commission that the North Slope Walking Tour had 80 people. She also briefly went over each event with flyers provided in the packet.

Commissioner McClintock informed the Commission that there would be a memorial for the Luzon building on Thursday, September 26, 2019, at 7:30 p.m., at the World Wars building display.

Staff asked for suggestions for the 2020 Conference. The Commission will be asked to volunteer at the conference.

Commissioner Sundstrom noted that 424 N. D St. would be on the tour of remodeled homes.

8. CHAIR COMMENTS

The meeting was adjourned at 7:50 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>*



STAFF REPORT

October 9, 2019

BOARD BRIEFINGS

AGENDA ITEM 4A: 507 South Ainsworth Avenue (Wedge Neighborhood Historic District)

Kesh Chavda, Kesh Design Lines LLC

BACKGROUND

Built in 1911, this is a contributing structure in the Wedge Neighborhood Historic District. The applicant is proposing to add a second story deck and patio doors to the front façade. The project includes adding bedrooms to the basement and making repairs to the existing home and garage.

ACTION REQUESTED

This is an informational briefing for Commission feedback. No action is requested.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Urban Forest Management Plan Overview

Michael Carey, Urban Forest Program Manager

At this meeting, staff will provide a briefing on the Urban Forest Management Plan development, which has the potential to include a Landmark Tree Program. The City of Tacoma along with a team of consultants are in the process of developing an Urban Forest Management Plan (UFMP) to create a shared vision and road map for the trees in Tacoma. This will focus on themes throughout the city such as Resource Management, Equity and Accessibility, Canopy Health & Growth, Long-Term Funding, Climate Resiliency, Enhanced Ecosystem Services & Benefits, and Community Engagement & Stewardship. It will also include municipal code review and amendments, policy and planning updates (similar to the Environmental Action Plan, but for trees), and new or tailored public incentive programs and engagement strategies. More information is available on the website www.TacomaTreePlan.org.

ACTION REQUESTED

This is an informational briefing for Commission feedback. No action is requested.

AGENDA ITEM 5B: Call for New Commissioners

Staff

BACKGROUND

The Tacoma City Council is looking for applicants to fill the following positions on the Landmarks Preservation Commission:

- **Architect (One Position):** Open to an individual who is currently or has been in the past a professionally certified architect.
- **Professional (Two Positions):** Open to individuals who have had professional experience or training related to historic preservation originating from employment or study within the following disciplines: Arts or art history, architecture, history, architectural history, planning, prehistoric and/or historic archeology, conservation, construction or building trade, landscape architecture, urban planning or design, structural engineering, land use or real estate law, real estate, appraisal or real estate finance, project management or contracting, or related discipline.

- **At Large (One Position):** Open to individuals who have a demonstrated interest and familiarity with basic historic preservation issues, either through professional practice or volunteer work, and shall be residents within the boundaries of the City
- **Non-voting Wedge Neighborhood Ex Officio (One Position):** Open to a resident, property owner, or business owner within Tacoma's Wedge Neighborhood Historic District.
- **Non-voting North Slope Ex Officio (One Position):** Open to a resident, property owner, or business owner within Tacoma's North Slope Historic District.

Applications must be submitted to the City Clerk's Office by Tuesday, October 22, 2019. To apply, please visit cityoftacoma.org/cbcapplication or contact Michelle Emery at (253) 591-5178, servetacoma@cityoftacoma.org; or the City Clerk's Office, located at 733 Market St., Rm. 11, Tacoma, WA 98402.

Current Roster

Position	Incumbent	Term Start	Term End
Architect 1	Lysa Schloesser	1/9/18	12/31/20
Architect 2	Carol Sundstrom	12/18/18	12/31/22
Architect 3	Vacant		
At Large 1	Alex Morganroth	1/9/18	12/31/20
At Large 2	Holly Stewart	1/1/19	12/31/21
At Large 3	Roger Johnson	1/1/19	12/31/21
At Large 4	Vacant		
Professional 1	Vacant		
Professional 2	Jeff Williams	1/1/17	12/31/19
Professional 3	Kevin Bartoy	1/9/18	12/31/20
North Slope Ex Officio	Marshall McClintock	1/1/16	12/21/19
Wedge Ex Officio	Vacant		

AGENDA ITEM 5C: Events & Activities Update

Staff

2019 Events

1. Prairie Line Trail Celebration Recap
2. Lecture Series:
 - I. Architect Claudia Kiyama: Diversity in Historic Preservation Recap
 - II. Professor Kathryn Rogers Merlino: Sustainability in Historic Preservation (5:30pm @ Honey at Alma Mater, October 10th)
 - III. Professor Andrew Gomez: Oral History and Race in Tacoma (5:30pm @ Honey at Alma Mater, November 14th)
3. 6th Annual Holiday Heritage Swing Dance: Save the First Dance (6-9pm @ McMenamins Elks Temple, November 8th)

2020 Events

1. Forum 2020: Preservation Coast to Coast (July 22-26th)

Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

APPLICATION FOR DESIGN REVIEW

Permit Number: **BLDRA19-0643**

PROPERTY INFORMATION

Building/Property Name:	TROY JONES AINSWORTH REMODEL
Building/Property Address:	507 S AINSWORTH AVE
Historic/Conservation District:	
Applicant's Name:	Kesh Chavda
Applicant's Address:	16611 20th Ave West Lynnwood, WA 98037
Applicant's Phone:	4253449906
Applicant's Email:	kesh@keshdesignlines.com
Property Owner's Name:	WATSON YU O
Property Owner's Address:	

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:
Type of Work:
Estimated Valuation:

Application Checklist

Features to be Modified:

Program of Work:

Specifications of Materials and Finishes:

Building/Roofing Information

Roof Height:
Roof Pitch:
Roof Material:
Size of Construction:

Proposed Material:

Exterior Material:

Window Information

Window Types:

Window Trim:

Window Material:

Window Locations:

Door Information

Door Types:

Door Materials:

Door Locations:

Sign/Awning Information

Existing Signage:

Sign Dimensions:

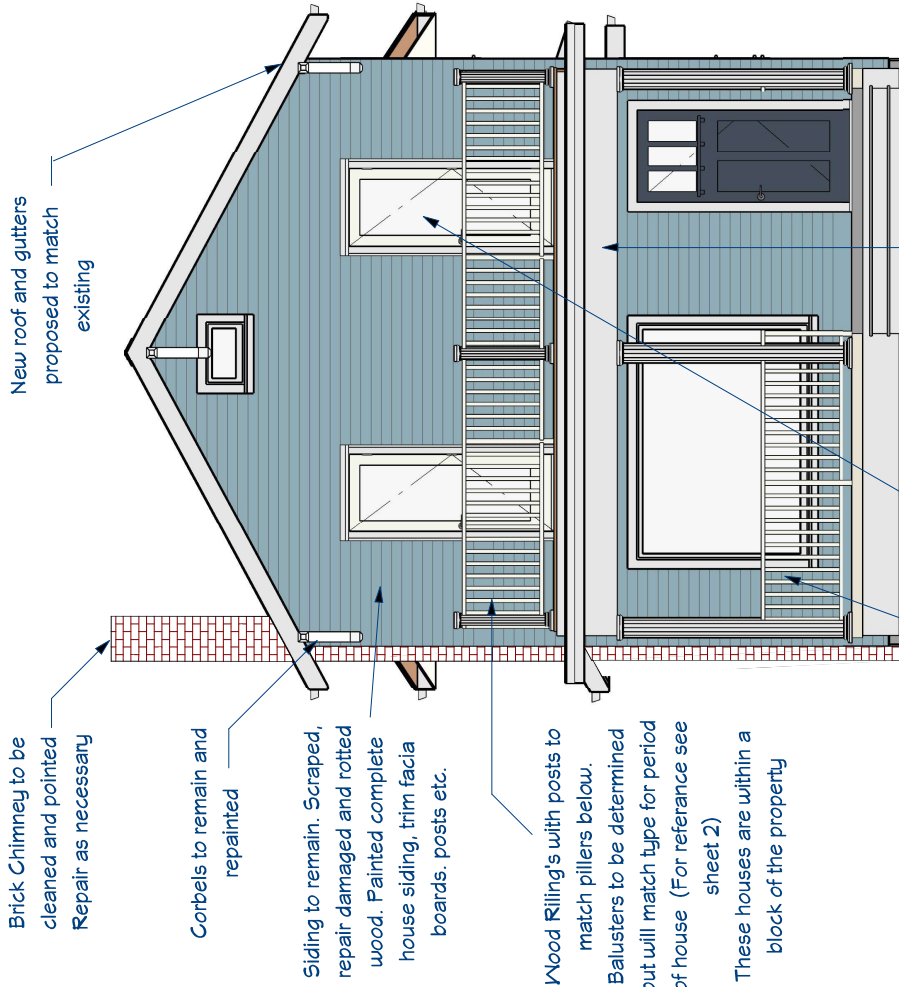
Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:



Brick Chimney to be cleaned and pointed. Repair as necessary.

New roof and gutters proposed to match existing.

Corbels to remain and repainted.

Siding to remain. Scraped, repair damaged and rotted wood. Painted complete house siding, trim fascia boards, posts etc.

Wood Railing's with posts to match pillars below. Balusters to be determined but will match type for period of house (For reference see sheet 2). These houses are within a block of the property.

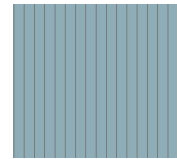
New Railings as above. Currently no railings and not to code.

Painted wood doors with casing & trim to match gable casing above.

Porch Roof to be rebuilt. Current one is rotted and not stable. In the process will structurally conform to IRC standards for deck above.

NOTE: Proposed exterior & Interior remodel will follow the city of Tacoma Design guidelines (Dec 2016) with a emphasis on Preservation and sustainability.

PROPOSED EXTERIOR COLOR:



BODY



TRIM

10/1/2013

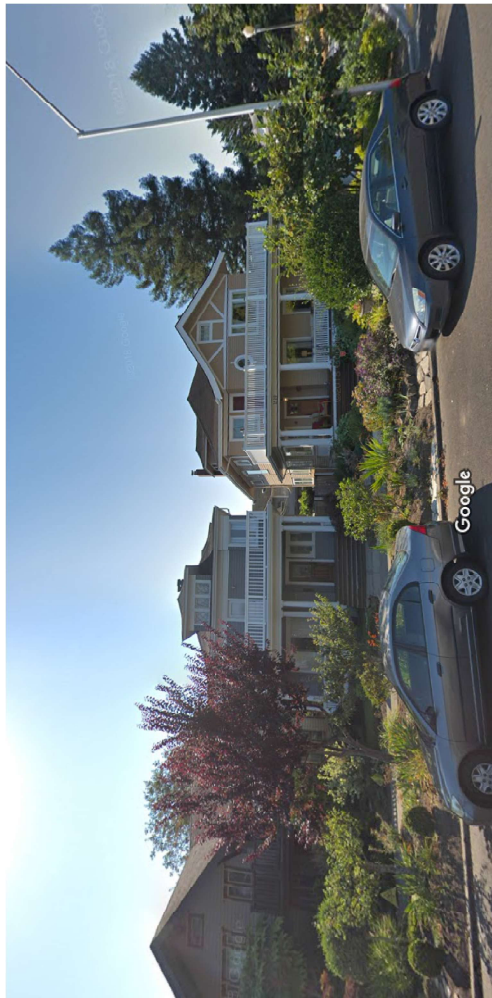
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Google

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Google

Image: aqrer12@128019G

SHEET NUMBER
2
REVISION #

FORCH DECK EXAMPLES
DATE:
DRAWN BY:

TROY JONES AINSWORTH
TACOMA REMODEL

KESH DESIGN LINES LLC
425 344 9906



PROJECT TEAM

OWNER:
 Troy Jones
 Tel: 425 411 1941
 email: trojones@gmail.com

DESIGNER:
 Kesh Design Lines LLC
 Tel: 425 344 9906
 email: kesh@keshdesignlines.com

ENGINEERING:
 As Needed

CONTRACTOR:
 Greg Agila
 Tel: 206 354 6591
 email:

PROPERTY DETAILS

ADDRESS:
 507 Alnsworth Ave
 Tacoma WA 98405

LEGAL DESCRIPTION:
 AINSWORTH ADD TO TACOMA PL L 4 B 531
 Plat Block:
 Plat Lot: 19

Township: 29 Range: 05 Section: 05 Quarter: 22

USE CODE: 110 Single Family Dwelling

ZONING:

LOT SIZE: 5,009 sq. ft. (120' x 25')

PARCEL L.L. 200510040

INDEX OF DRAWINGS

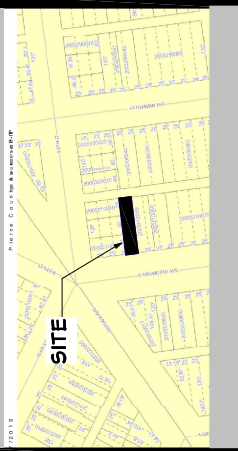
- 1 - SITE PLAN
- 2 - NOTES
- 3 - AS BUILT & PROPOSED - BASEMENT
- 4 - AS BUILT & PROPOSED - 1st FLOOR
- 5 - AS BUILT & PROPOSED - 2nd FLOOR
- 6 - PROPOSED GARAGE REBUILD
- 7 - PORCH DECK & RAILINGS DETAIL

PROJECT NARRATIVE

Existing building is in a designated Historic neighborhood. Some of the original features are in need of renovation but windows have been replaced that do not fit in with the character of the property. The remodel will mainly consist of repairing any rotted/rotting or damaged wood on the exterior (mainly siding). Exterior painting and front porch repairs. Proposed on the porch is to add above a deck with railings that match the original lower front pillars. Also the front two windows are of different size and at some point have been replaced and look out of place. Proposed is adding two wood single french doors with trim & casing that matches the existing window trim in place of these two windows using the existing headers.

There are houses in the area that have the deck & railing feature which will maintain (as close as possible) the original character of the building as well as the neighborhood.

VICINITY MAP



SITE DATA

LOT SIZE: 5,009 SF

EXISTING STRUCTURE: 1,644 SF

3 STORY (UNFINISHED): 1,603 SF

FRONT PORCH: 120 SF

DETACHED GARAGE: 200 SF (Proposed Rebuild)

No Change proposed to sq. ft.

IMPERVIOUS SURFACES:
 UNCHANGED

SHEET NUMBER

DATE: 09.17.19

DRAWN BY: K.C.

TROY JONES

AINS WORTH REMODEL

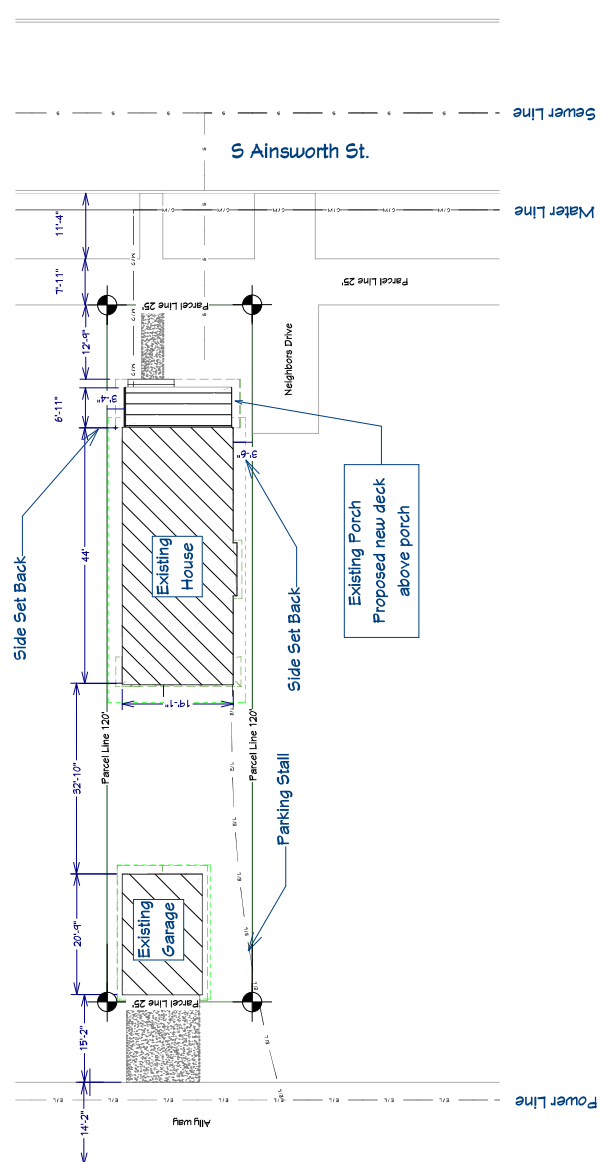
507 Alnsworth Ave Tacoma WA 98405

SITE PLAN

SCALE: 1" = 10'-0"

KESH DESIGN LINES LLC

425 344 9906



SITE PLAN

SCALE: 1" = 10'-0"



425 344 9906
KESH DESIGN LINES LLC

AS BUILT & PROPOSED BASEMENT

TROY JONES
AINS WORTH REMODEL
507 Almswirth Ave Tacoma WA 98405

DATE: 09.17.19
DRAWN BY: K.C.

3
SHEET NUMBER

TYPE NEW EXLT. BASEMENT WALL CONSTRUCTION:
 VAPOR BARRIER
 2x4 FURRING STRIPS, 16" O.C
 WALL: R-21 RIGID INSULATION
 1/2" GMB @ INTERIOR FACE

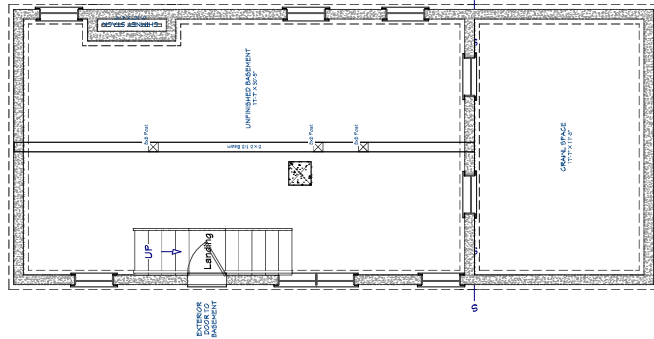
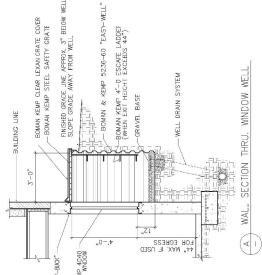
Basement Wall w/ 2x4 firing strips

Minimum Ceiling height 7"
 Minimum Beam height 6'-4"
 Construct new 2x4 Typ. walls to create Bedroom

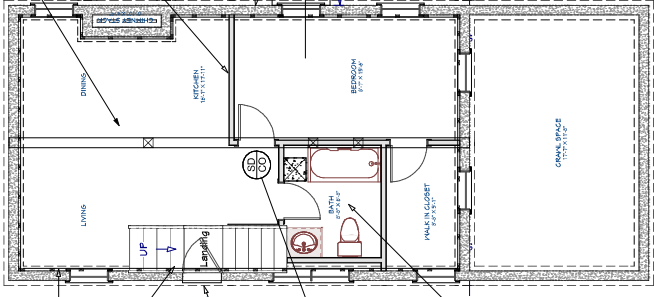
Property Line 3'-6"

Foundation Walls to be sealed from outside from footing to ground level

NEW WINDOW WELL:
 BOWEN KEMP pre fabricated well (Or Similar Type)



AS BUILT BASEMENT



PROPOSED BASEMENT

Existing Stairs up to main level Min 8" risers min 9" treads Typ.

Existing Egress Door to exterior

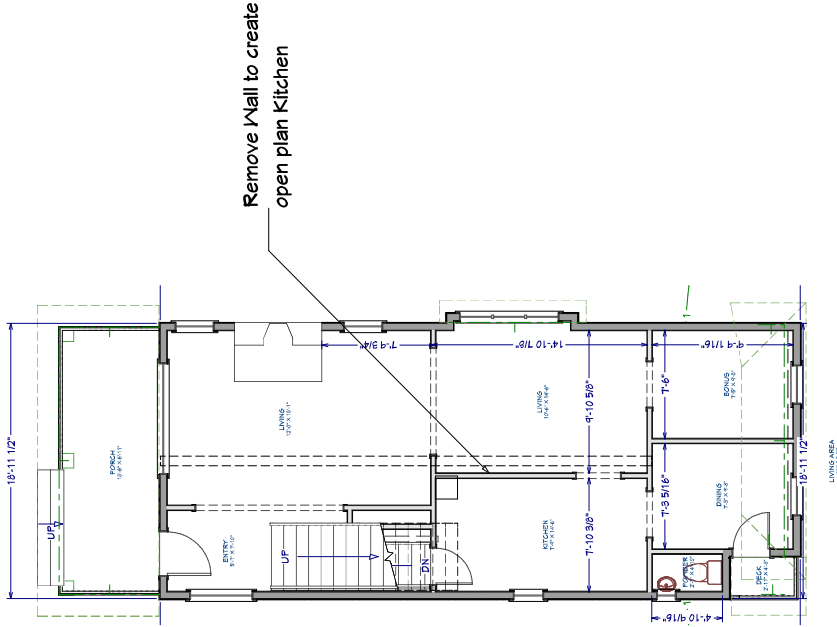
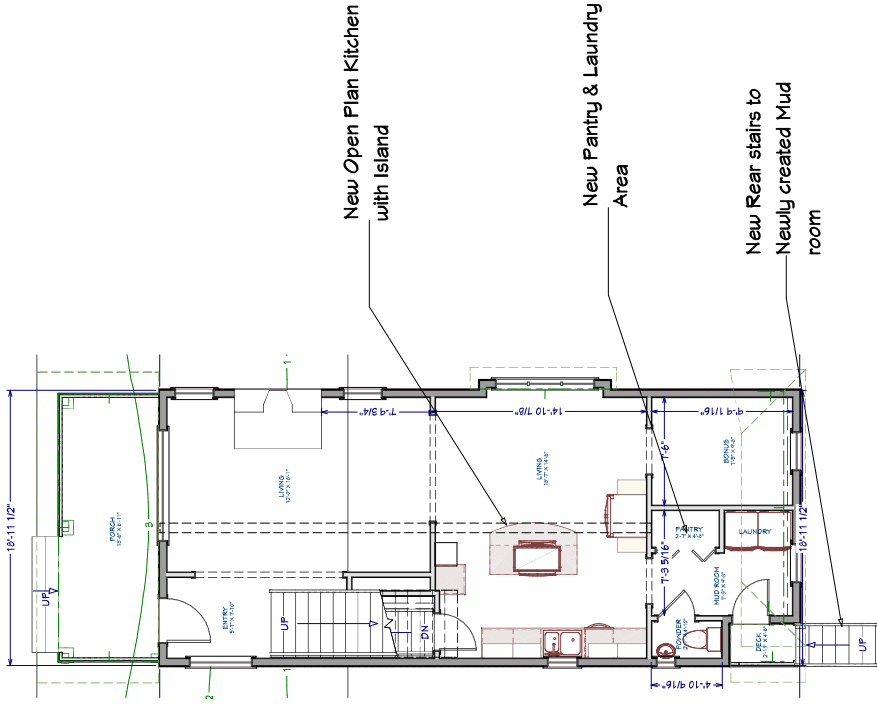
Smoke and CO2 detector

New Bathroom & Closet

AS BUILT & PROPOSED - BASEMENT

SCALE: 1/4" = 1'-0"





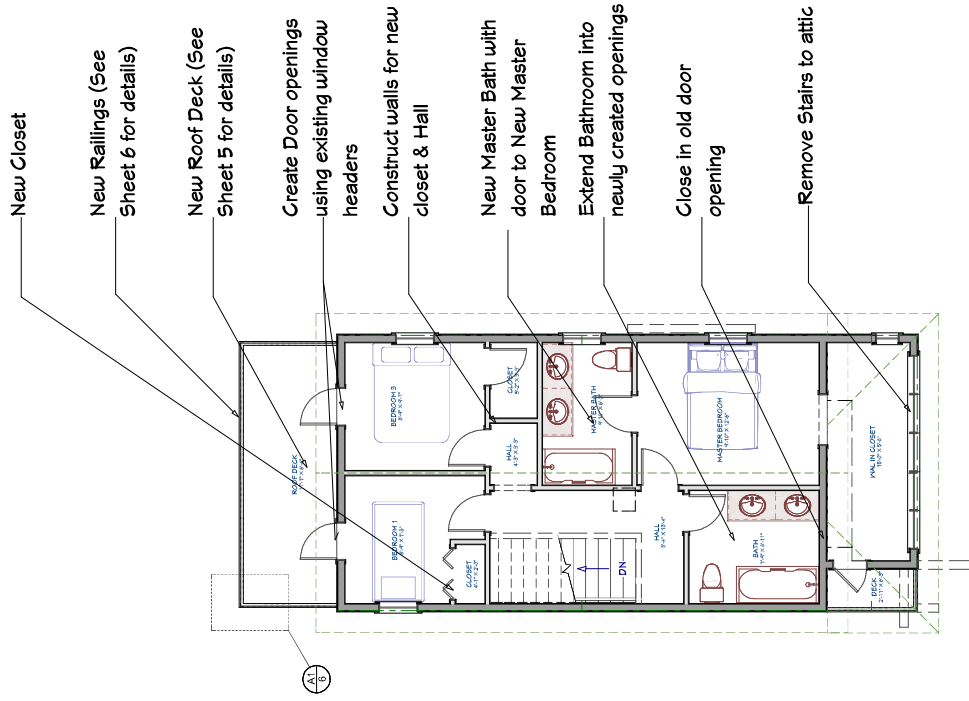
PROPOSED MAIN FLOOR

AS BUILT MAIN FLOOR

AS BUILT & PROPOSED - MAIN FLOOR

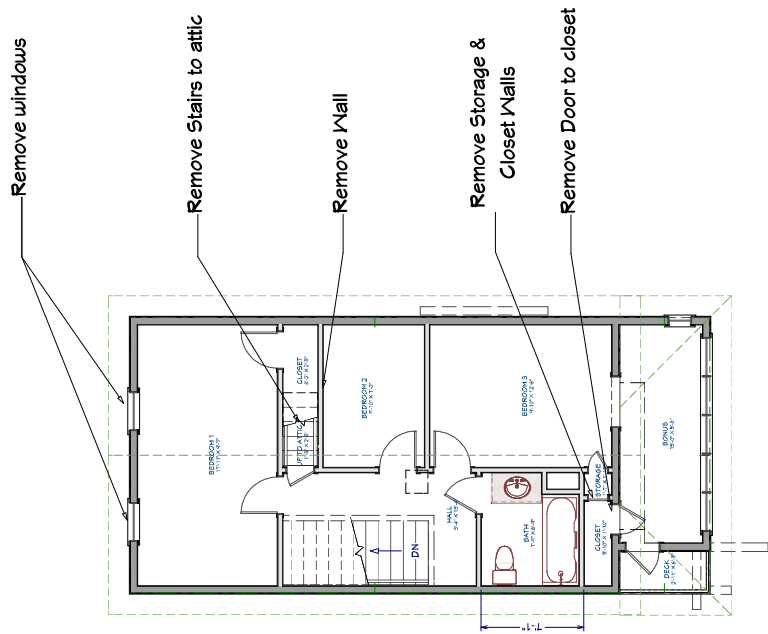
SCALE: 1/4" = 1'-0"





PROPOSED UPPER FLOOR

DEMOLITION PLAN



AS BUILT UPPER FLOOR

AS BUILT & PROPOSED - UPPER FLOOR

SCALE: 1/4" = 1'-0"



TACOMA, WA

MEMORANDUM URBAN FOREST CODE & POLICY PRE-PROSPECTUS

DESCRIPTION

Project Name: Urban Forest Management Plan | Urban Forest Code & Policy: Recommendations for Municipal Code & Policy relating to Tacoma's Urban Forest

Report Date: August 12, 2019

To: City of Tacoma, WA & the Environmental Services Department

Prepared By: Peninsula Environmental Group, Inc. & PlanIT Geo

CONTACT



**Peninsula Environmental Group, Inc.
Community & Resource-Specific
Planning**

824-D East 8th Street
Port Angeles, WA 98362
Port Angeles | Port Townsend | Olympia
Office: (360) 504-3825 | Online:
www.peninsulaenvironmental.com



PlanIT Geo, LLC
7878 Wadsworth Blvd. Ste. 340
Arvada, CO 80003
Office: (303) 214-5067 | Online:
www.planitgeo.com



Environmental Services Department
Office: (253) 404-6989 | Online:
www.cityoftacoma.org/UrbanForestry

1. EXECUTIVE SUMMARY

Trees in communities amplify human experience and wellbeing. Their provision of valuable economic and environmental benefits as natural resources is well documented¹. Even so, urban and community tree canopy cover is decreasing across the nation. Urban tree cover in the U.S. dropped by 0.2 percent between 2000 and 2018 while impervious cover increased 2.8 percent². This reduction of community tree canopy cover occurred concurrently while many tree protection ordinances, canopy cover goals and land conversion policies across the country attempted to arrest or reduce canopy decline. Community leaders and planners focused on urban tree canopy growth must encourage comprehensive and diverse tree resource policies for their community in order to promote equitable access to the benefits of urban canopy.

Trees make cities more livable. Research on the public health, economic and social benefits of urban forests and their relative economic value, is relatively new but well documented. Community leaders and planners who interact with projects through the lens of urban and community forestry will improve the wellness and quality of life for Tacomans. Enabling tree planting for public health, as well as the urban forest's other benefits, will improve public health across the City for future generations.

Urban tree canopy benefits vulnerable populations. Urban tree canopy reduces ambient temperatures within cities substantially. Research shows a casual reduction of heat-related illnesses throughout a city with advanced urban tree canopy. Trees reduce concentrations of airborne particulate matter, the most damaging type of air pollution globally and clinically more represented in industrial cities. The environmental benefits for urban trees directly correlate with improved human wellbeing and public health.

It is this public health initiative that strongly factors urban forestry and green infrastructure into environmental justice and social equity. A successful urban and community forest is qualified by more than the measurement of its benefits, but by definition includes the fair and equitable access to such provided benefits to all community members.

¹ Nowak, D.J., Greenfield, E.J., 2018. U. S. urban forest statistics, values and projections. J. For. 116, 164–177.

² Nowak, David; Greenfield, Eric. November 2017. Declining urban and community tree cover in the United States. USDA Forest Service, Northern Research Station, Syracuse, NY; Urban Forestry & Urban Greening 32 (2018)32-55

Long-term urban and community forestry funding is multi-faceted. There is no single beneficiary of urban tree benefits and likewise, limiting the funding source to one source (utility or the general fund) puts limitations on how that budget can be spent, as well as placing unintended barriers on collaboration across departments. Long-term funding for urban forests requires budget portfolio diversification to be successful. Urban forestry is a complex ecology which intertwines many different agencies and organizations, both public and private. Urban forestry and City-wide tree canopy care is not an isolated concern, it is impacted by many of the goals and policies with Tacoma’s comprehensive plan.

A comprehensive urban forest strategy will guide us towards a sustainable urban forest future. In early 2019, the City of Tacoma solicited the development of the Urban Forest Management Plan (UFMP), subsequently awarding the contract to urban forest and green industry planning firms PlanIT Geo, Peninsula Environmental Group and Conservation Technix (collectively the “Urban Forestry Team”).

A component of the project -an analysis and revision of urban and community forestry policy and Tacoma Municipal Code (TMC)- where necessary. This document, the urban and community forest policy pre-prospectus, intends to assess the effectiveness of existing tree-related policy and municipal code within Tacoma, and introduce new (to Tacoma) concepts standardized in the industry for urban and community forestry policy.

To date, the Urban Forestry Team has conducted multiple phases of collaborative stakeholder engagement aimed at identifying existing policy and processes. Staff interviews were conducted including nearly 30 staff members representing multiple departments, workgroups and commissions. Informal meetings were conducted with multiple Councilmembers to better capture the intent and feasibility of conceptual urban & community forestry policy and TMC revisions.

1.1 EXISTING POLICY AND CODE:

Urban Forest Policy (UFP) Element. In 2010, Council adopted the UFP Element of the Comprehensive Plan (later referred to as “One Tacoma”), which identified a 30% tree canopy cover goal by the year 2030, “30 by 30”. This UFP defines core focus areas including changes to regulations and standards to address tree retention, as well as leading by example through responsible planting, care and maintenance of trees on City-owned property.

Tacoma 2025. In 2015, Tacoma's ten-year, City-wide Strategic Plan and Vision (Tacoma 2025) was adopted. Several key community priorities were identified, including improving community health and the vitality of our Neighborhood Business Districts, and sustaining and improving Tacoma’s Natural Environment. Studies show a direct correlation between improved human health and more vibrant and profitable business districts in areas with higher quality tree canopy.

Urban Forest Manual (UFM). In 2014, Tacoma’s Environmental Services Department published Volume 3 of the Tacoma UFM. The UFM is a technical guide created to facilitate the planning, design, installation and maintenance of landscaping that is required for new development and redevelopment per TMC, Title 13.06.502 Landscaping and Buffering Standards. The UFM is intended to be used concurrently with TMC, Title 13.06.502 to ensure the requirements and standards are executed properly. This manual can also be used as a guide for the planning, design, installation and maintenance for any landscaping project.

Environmental Action Plan. In 2016, the City’s EAP was adopted by Council with a focus on increasing healthy urban forest canopy. Specific EAP actions include improving regulations to encourage tree preservation and protection on private property and in the City right-of-way, as well as developing an Urban Forestry Implementation Strategy that identifies and prioritizes strategic and equitable planting locations, incentives, public engagement and education, retention strategies and maintenance.

TMC benchmarking and analysis. Peninsula Environmental Group analyzed existing TMC related to the urban and community forest. This analysis of TMC identified discrepancies and informed us further on staff challenges brought up during the staff interviews. Existing TMC was then benchmarked across multiple Washington communities, ranging in size and population. This benchmark informs community leaders and planners on the regional status of urban and community forest planning and protection, and effective regulatory vehicles applied in the process.

1.2 SUMMARY RECOMMENDATIONS

The Urban Forestry Team has identified updates to specific urban and community forestry policy to amplify the sustainability of the urban forest, resulting in a greener and healthier city for all Tacomans.

- 1) **Identify and align Urban Forestry Management Plan goals and actions with One Tacoma policy.**
- 2) **Develop new independent Urban and Community Forestry Title in TMC.**
- 3) **Renovate existing sections of TMC to remove discrepancies and align with best-management-practices.**

2. ALIGN URBAN FOREST POLICY WITH ONE TACOMA

How can adaptive and deliberate urban forest planning complement the efforts of One Tacoma?

One Tacoma is a fundamental piece of the Urban Forest Management Plan. Collectively the Urban Forestry Team will prepare recommended policies and actions through this lens, to both amplify and compliment its visioning. While focused on Tacomans value and responsibility towards a greener city, the Urban Forest Management Plan will implement actions to meet these city policies.

An analysis of One Tacoma was prepared with a focus on the urban forest to identify current policies and where improvement was necessary to meet the guidelines of One Tacoma. We identified seven leading urban forest elements directly associated with these policies. These seven elements, listed below, will facilitate the policies through direct, actionable policy items defined in the Urban Forest Management Plan. Table 2, on the following page, is a brief primer on how the urban forest elements correlate with One Tacoma, and how the two complement each other.

Table 1: Main Urban Forest Elements Associated with One Tacoma

1) Resource Management
a) Resilience and risk management
b) Street trees
c) Viewsheds
2) Equity and Accessibility
3) Canopy Growth–30/30
4) Long-term Funding
5) Climate Resiliency
a) Risk mitigation
b) Energy savings
6) Municipal Code and Policy
a) Preserving trees during development
b) Landmark tree policy
c) Single title/consolidation
7) Environmental
a) Net-loss
b) Watershed scale planning

Table 2: Urban Forestry Companion to One Tacoma Policies

1) Resource Management		
<p>1.a) Resilience and risk management</p> <p>Structure, composition and species diversity.</p> <p>Risk management and avoidance.</p> <p>Resource inventories and prioritization.</p>	<p>1.b) Street Trees</p> <p>Supportive places, improved livability.</p> <p>Street design and engineering to support trees. Street tree maintenance.</p>	<p>1.c) Viewsheds</p> <p>Identification/management of preserved viewsheds.</p> <p>Long-term ecological and geological net-loss reduction.</p>
2) Equity & Accessibility	3) Canopy Growth—30/30	4) Long-term funding
<p>Enable equitable disbursement and access to open areas, street trees, parks and environmentally protected areas.</p>	<p>Maximize accessible planting areas and retain existing canopy to facilitate meeting a City-wide canopy cover goal of 30% by 2030.</p>	<p>Diversified budget portfolio.</p> <p>Encourage urban forest contribution from beneficiaries of tree benefits: stormwater, public health, energy distribution.</p>
5) Climate Resiliency		
<p>5.a) Risk Mitigation</p> <p>Identify and prioritize vulnerability to heatwave mitigation, urban heat island effect, and other climate-related emergencies.</p>	<p>5.b) Energy Savings</p> <p>Reduce energy costs, and associated combustible emissions, through tree benefits.</p>	
6) Municipal Code and Policy		
<p>6.a) Preserving Trees During Development</p> <p>Reduced canopy loss through preservation of trees during development action.</p>	<p>6.b) Landmark Tree Policy</p> <p>Voluntary preservation and catalogue of historic, cultural, memorial, and ecological significant trees.</p>	<p>6.c) Single Title/Consolidation</p> <p>Clear access to Tacoma policies related to urban forestry.</p>
7) Environmental		
<p>7.a) Net-loss</p> <p>No-net-loss of tree canopy.</p> <p>Reduce tree canopy degradation within environmentally critical areas.</p> <p>Reduce canopy fragmentation.</p>	<p>7.b) Watershed Scale Planning</p> <p>Plan and mitigate tree canopy connectivity on a watershed scale.</p> <p>Track canopy and habitat connectivity across watersheds.</p>	

3. CONSOLIDATED URBAN FORESTRY TITLE

Urban forests are instrumental to the fabric of city life. The planning, management, growth, preservation, and long-term funding of Tacoma’s urban forest are necessary actions for the public good. These urban forestry actions result in amplified health, safety and welfare of Tacoma’s citizens. City growth and redevelopment impacts and influences the urban forest. The urban forest complements urban design. Therefore, the new Consolidated Urban Forestry Title should be implemented.

It is important for community leaders and planners to facilitate a deliberate inter-sectoral and collaborative approach to urban forest planning that mitigates the barriers associated with interconnected and diverse public planning goals.

A focused, single-source for urban and community related municipal code, located in a new Title, will help Tacoma achieve its goal of 30% City-wide tree canopy by 2030. A new Urban & Community Forestry Title will document the importance of trees and urban canopy for community leaders, City staff and citizens well into the future.

This effort will mitigate inconsistencies across TMC chapters and provide a “one-stop shop” for tree related issues, topics, and procedures. Developers and other permittees will more clearly understand requirements as it relates to the urban forest.

A recent study by Nature Conservancy³ noted a barrier to long-term urban forest funding are informational and organizational silos. To prevent these silos, **redeveloping City staff workflow, permit effectiveness and departmental collaboration is a focus of this recommended Title consolidation.** Focusing the efforts of multiple public agencies and departments across the municipal organization, and structured by the new Title, creates opportunities to advance tree planting and tree protection to meet Tacoma’s 30/30 goal.



A single-source chapter for City ordinances related to tree planting and protection align to One Tacoma through multiple urban forestry references, particularly Environmental + Watershed Health Policy EN-4.30, “Increase awareness of urban forest best management practices...”

Currently, tree-related code in Tacoma is generally accessed through an action occurring rather than the resource itself. Tree related code in Tacoma is activated through commercial and industrial development and through environmentally sensitive (Critical Areas) code. At this time, the Urban Forest Team plans to retain development triggered tree-related code in development sections. Lateral transition of these specific codes may result in confusion for property owners, developers and staff.

Outcomes from a consolidated Urban Forestry Title in Tacoma Municipal Code:

- 1) Compliments and implements UF-1.5, EN-1.1, EN-4.30, EN-4.31 of One Tacoma into Urban Forestry Policy.
- 2) Single source of policy for urban forest related topics, outside of urban forest standards triggered through development/disturbance actions.
- 3) Improve cross-sectoral urban forestry processes; increase permit efficiency and workflow processes.
- 4) Promote greening policies through regulation, incentives and stewardship.
- 5) Define roles and responsibilities of an existing committee/commission such as the Sustainable Tacoma Commission or newly created committee/commission to manage the new Title.

³ McDonald, R., Jjabar, L., et al. *Funding Trees for Health: An analysis of finance and policy actions to enable tree planting for public health.* 2018, The Nature Conservancy. Arlington. VA.

Table 3: Preliminary Urban and Community Forestry Title Topics:

- 1) Definition of Tacoma’s Urban Forest
- 2) Landmark Tree Protection
- 3) Right-of-way Tree Protection and Management
- 4) City-wide Tree Planting Goals
- 5) Reference to Tacoma Urban Forest Manuals and other Policies
- 6) Tree Pruning Standards
- 7) Urban Forest Committee/Commission

3.1 LANDMARK TREE PROTECTION AND INVENTORY – SUMMARY

Landmark tree policies acknowledge the scientific consensus that large trees provide substantially more social, public health and environmental benefits than small trees. Tree growth correlation to tree benefits is an exponential one. Mature large trees, those greater than 40 feet tall and/or 30 inches in diameter, deliver on average an annual net benefit two to six times greater than mature small trees⁴. The presence and stature of large trees has a measurable human health impact, relieving stress, decreasing respiratory illness by providing particulate matter deposition on leaves, and inspiring awe in the community⁵.



One Tacoma Design + Development Goal 5 and 13 align with the protection, preservation and resilience of historic, cultural, and landmark elements within Tacoma. Specifically, policies DD-5.11, DD-13.5 and DD-13.6 correlate with the protection of landmark trees.

Common themes in landmark tree ordinances across Washington and the nation:

- 1) Potential Landmark trees can be voluntarily or non-voluntarily designated.
 - a) Voluntary designation by the property owner is generally coupled with title recording on the property mandating the preservation of the tree while the tree remains healthy.
 - b) Non-voluntary/mandatory – designation applies to trees that meet a certain criteria, most often a combination of size and species, that immediately protects a tree from removal or mal-pruning while the tree remains healthy.
- 2) Designation committees for voluntary designation of landmark trees can be a public urban forester, municipal arborist, City Council or committee, or tree board.
- 3) Documentation and inventorying of voluntary landmark trees is often facilitated through a landmark tree database and tree management software.
 - a) This list is often in conjunction with historical society’s and historical tours, and could potentially be managed through the City’s Landmarks Preservation Commission.
- 4) Qualifying criteria for landmark trees normally contain subjective and/or objective requirements for historical, cultural, ecological significance, or other important qualifying attributes.

⁴ McPherson, E.G.; et. al. 2003. Northern mountain and prairie community tree guide: benefits, costs and strategic planting. Center for Urban Forest Research, Pacific Southwest Research Station, USDA Forest Service. 92p.

⁵ McDonald, R.I., et al, Planting Healthy Air: A global analysis of the role of urban trees in addressing particulate matter pollution and extreme heat. 2016, The Nature Conservancy Arlington, VA.

- 5) Variances and relief of landmark tree protection are often provided through the following:
 - a) High-risk rating through qualified Tree Risk Assessor and/or conspicuously dead trees.
 - b) Spatial conflict of actively permitted development/redevelopment are exempt.
 - c) Utility work as necessary to retain utility connectivity are exempt.
 - d) Other large public land-owning organizations with their own Urban Forest Management Plan or similar document can be exempt.

Outcomes landmark tree protection and inventory:

- 1) Compliments and implements DD-5.11, DD-13.5 and DD-13.6 of One Tacoma into Urban Forestry Policy.
- 2) Conservation of culturally or historically relevant City landmarks that have importance to a community.
- 3) Ecological inventory of large, important trees and economic quantification of their provided ecosystem services.
- 4) Species diversity improvement – often landmark trees will be trees of special ecological significance and rare species presence, resulting in a higher species richness across the City.

3.2 RIGHT-OF-WAY TREE PROTECTION AND MANAGEMENT

The “right-of-way” (ROW) is defined as (typically) an easement provided to the City over the land of the abutting property owner, which establishes an accessory right for public benefit or transportation, such as for roadways, sidewalks, or utilities. According to TMC 8.30.020,

“The public right-of-way includes the area of land, the right to possession of which is secured by the City for right-of-way purposes and includes the traveled portion of the public streets and alleys, as well as the border area, which includes, but is not limited to, any sidewalks, planting strips, traffic circles, or medians.”

Currently, the City of Tacoma requires abutting property owners to maintain adjoining rights-of-way. This includes streets and alleys extending from the owner's property lines out to the curbs or edges of pavement (includes sidewalks and planting strips) if improved, or if unimproved (unpaved), out to the centerlines of the road. There are several places in the Tacoma Municipal Code where these obligations are stated: Chapters 9.17, 9.18, 8.30, 8.31, and 12.09.

Street trees, curbs, sidewalks, and utilities play vital roles in Tacoma’s public realm, helping to make the City more livable and sustain the quality of life. It is not uncommon for conflicts to arise between trees and infrastructure, particularly in locations where they were installed some time ago. These conflicts can compromise pedestrian access to the sidewalk and/or tree health.

Each tree and infrastructure conflict is unique and should be appropriately addressed given the conditions of the multiple elements impacted or impacting the situation. Instilling proper right-of-way tree protection and management will enable the City to implement practices and procedures that maintain the quality of life for the citizens of Tacoma while supporting ongoing initiatives such as the 30% tree canopy by 2030 and requirements set by ADA.

Common outcomes of right-of-way tree protection and management include:

- 1) Maintained and enhanced urban forest accessibility to support equity and social justice.
- 2) Reasonable and justifiable tree preservation that considers all variables and impacts. Right-of-way tree protection does not imply all trees are absolutely preserved. Trees are inventoried and evaluated to determine their fate in an infrastructure conflict situation.
- 3) Protection of trees during construction and infrastructure repair/replacement/installation prevents devastating damage to trees which could otherwise cause tree decline, need for removal, and potential public hazard.
- 4) Reduced tree risk, increased tree longevity, tree canopy retention, reduced tree maintenance costs, proper tree care, improved public health, reduced infrastructure conflicts, and equitable access to the urban forest.

- 5) A decision matrix with various mitigation strategies or amendments to address the tree and infrastructure conflict by considering existing conditions among other variables. See the [Seattle Trees & Sidewalks Operations Plan](#) as an example.

Outcomes of the UFMP to support right-of-way tree protection and management:

- 1) Improved permitting system that will alert the appropriate City personnel for reviewing and evaluating a situation where trees may be impacted.
- 2) Cyclical inventory and assessment of trees in the right-of-way to identify potential risks, trees in decline, pests and disease threats, monitoring needs, and treatment needs. Continual monitoring of trees in the ROW will inform future management decisions and tree/infrastructure mitigation approaches.
- 3) Appropriate tree species selection for new plantings in the rights-of-way.
- 4) Tree planting best practices such as appropriate soil volume, irrigation needs, proper planting depth, quality tree nursery stock, and young tree care (e.g. scaffold branches, lowest permanent branch, central leader).

3.3 CITY-WIDE TREE PLANTING GOALS

Tacoma’s 30% City-wide canopy goal is achievable with well-planned tree canopy growth. Planting trees without equitable access of benefits, adequate spatial capacities and poor genetic selection are common challenges that result in an unhealthy urban forest and misspent budgets. Solving these discrepancies requires careful consideration of urban design and engineering and tree-resource management, translated through the lenses of social equity and environmental justice. This may require tailored strategies, new policies and increased resourcing for these areas. The existing policies/procedures will not provide more equitable access to the urban forest resources. Proven tree planting policy goals and municipal code are equity driven, prioritized by asset generation, contain measurable performance standards, are adaptive and provide feedback.

In pursuit of Tacoma’s 30/30 goal, the Urban Forestry Team are strategically applying the following datasets to inform decisions on canopy growth priorities, areas with missing or inequitable tree canopy, and areas historically low in tree canopy.

- 1) Land-use and environmental characterization data
- 2) Canopy cover data & tree inventory data
- 3) Tacoma’s Equity Index
- 4) Urban heat island index



One Tacoma’s Environmental + Watershed Health chapter, policy EN-4.29 calls out Tacoma’s initiative to have 30% City-wide tree canopy by 2030.

Common themes in tree planting goals and policies across Washington:

- 1) Consistent application, regulation and stewardship across land-use, stakeholders and time.
- 2) Long-term commitment to equitable tree canopy growth at all levels of City government.
- 3) Identify and define best management practices in tree planting and care, as well as adopting internal procedures to ensure trees are not only planted well but also succeed and establish into mature trees.
- 4) Sequence tree planting and mitigation designs and selection using environmental and physical criteria.
- 5) Coordination with street engineering/design and urban design to promote maximum tree benefits with the built environment.

Outcomes from outlining City-wide Tree Planting Goals:

- 1) Compliments and further implements EN-4.29 of One Tacoma into Urban Forestry Policy.
- 2) Focus budgets and planning mechanisms to realize the goal of 30% City-wide tree canopy by 2030.
- 3) Accelerate informed decision making on site-specific and environmentally accurate tree species. Improved access to information on approved and prohibited tree species within the City.
- 4) Align permitting and trigger processes for re/development actions where supplemental tree installation is a viable co-design. Reduce missed opportunities for collaborative tree planting and green urban design.
- 5) Increased urban forest biodiversity and ecological resiliency through planned natural resource management techniques. Appropriate species selection while adapting genetic diversity to climate change.
- 6) Accelerate growth of urban forest benefits. Large trees with contiguous tree canopy provide scientifically more environmental and ecological benefits than small trees and fragmented canopies.
- 7) Reduced conflict with City infrastructure. Planning for urban trees from the inception of project design alleviates common future conflicts with utilities, sidewalks and other street infrastructure. Currently, this is captured in Title 12 “Utilities” in the TMC.

4. EXISTING TACOMA MUNICIPAL CODE RENOVATION

The first tree protection ordinance in Tacoma, and Washington State, was adopted in 1927 as “9.18 Trees and Shrubs – Trimming and Removal”. This called for the protection of Tacoma’s street trees growing in the right-of-way (see 9.18.030). From then, a number of tree, vegetation, plant and forest-related municipal codes have been added through a long history of Tacoma ordinances. Some of this municipal code is heavily antiquated and its applicability has eroded with time.

The TMC Renovation task is aimed at the following:

- 1) Fix inaccuracies and discrepancies in existing code.
- 2) Updating old antiquated municipal code relating to trees.
- 3) Addressing several inconsistencies/conflicts between existing TMC and Policies.
- 4) Updating and consolidate authority to approve actions (e.g. City Manager, Director of Public Works, City Engineer, Committee).
- 5) Resolving references to permits and processes that no longer exist.
- 6) Removing inconsistencies with industry best-management-practices.
- 7) Fixing conflicts between critical areas and right-of-way codes.

We’ve identified 110 tree-related code references with existing TMC, of which 37 contained outdated and inaccurate information related to current urban forest policy.



Environmental + Watershed Health Policy EN-4.30 mentions the importance of actively pursuing urban forest best management practices.

Broadening Horizons in Historic Preservation Lecture Series

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DIVERSITY IN HISTORIC PRESERVATION

Architect Claudia Kiyama, M.Arch

September 26 at 5:30 p.m.

Murray Board Room on UPS Campus
(1500 N. Warner St, Tacoma)



SUSTAINABILITY IN HISTORIC PRESERVATION

Professor Kathryn Rogers Merlino

October 10 at 5:30 p.m.

Honey Café
(1322 Fawcett Ave, Tacoma)



ORAL HISTORY AND RACE IN TACOMA

Professor Andrew Gomez

November 14 at 5:30 p.m.

Honey Café
(1322 Fawcett Ave, Tacoma)

For more information about the events or to request an interpreter or access accommodation, please contact Lauren Hoogkamer by email at landmarks@cityoftacoma.org or call (253) 591-5254.

The lecture series is sponsored by the City of Tacoma's Historic Preservation Office, Tacoma Historical Society and Historic Tacoma.

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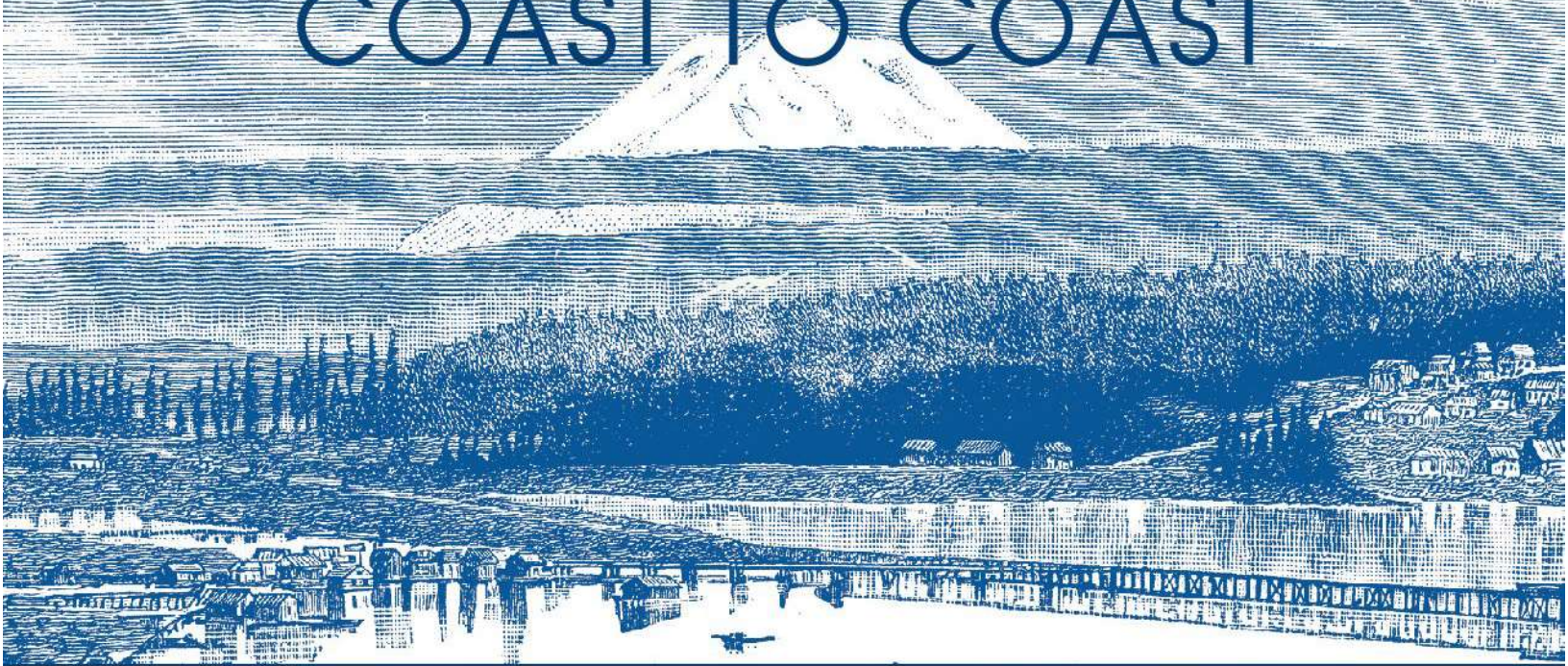
More information can be found on our
website at:

www.cityoftacoma.org/hpevents
landmarks@cityoftacoma.org and
253-591-5254

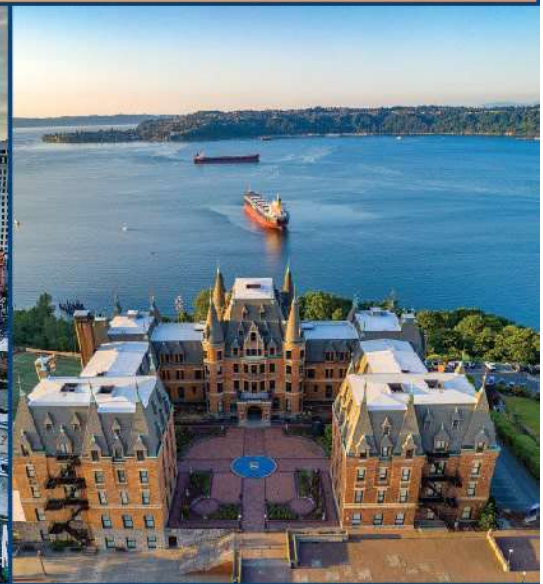
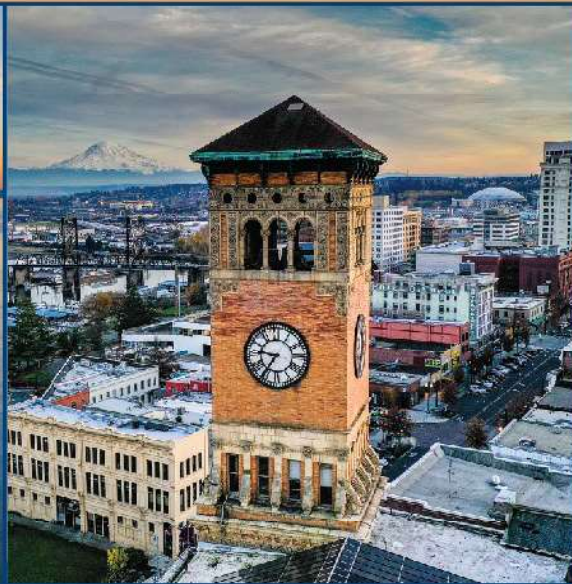
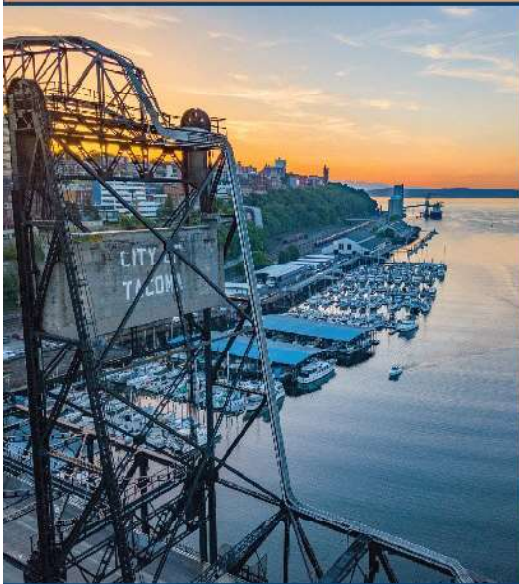


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