



May 3, 2024

Stef Escamilla  
PO Box 270571  
San Diego, CA 92198

Re: White Barn – Chick-fil-A – *Technical Review 2*  
PA23019

Dear Stef,

After reviewing the application materials for the above referenced proposal, the following technical review comments are provided below.

**City of Marysville Community Development – Planning Division**

Chris Holland, Planning Manager  
360.363.8207  
[cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)

1. As stated in the TR1 comments a minimum 30' L3 landscape buffer is required along Soper Hill Road and 87<sup>th</sup> Avenue NE. Pursuant to MMC 22C.070.210(2)(iv), the Director may approve and condition reduced planter widths provided the design meets the intent of the standards and guidelines. For example, reduced widths may be allowed provided the landscaped area is supplemented with architectural features that help to define the street edge and maintain visual continuity along the street. Examples could include a decorative low wall made of stone or masonry that is used in conjunction with landscaping, and/or use of a landscaped trellis or architectural columns. For each method, it is important to maintain visibility at eye level (between three and eight feet above the ground) between the street into the parking lot for safety.

In the TR1 response memo it states that a 15' L2 landscape buffer has been provided along Soper Hill Road and 87<sup>th</sup> Avenue NE, however, in review of the revised site and landscape plans it appears only a 3 to 8' landscape buffer and a wall is proposed. In addition the buffer does not comply with the L2 screening standards. The following is the L2 planting standards guidelines:

**Type L2 – “Semi-Opaque Screen”:** A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed

openings more than 10 feet wide. The zone of intermittent visual obstruction may contain deciduous plants.

**Type L2 Planting Standards:**

1. Type L2 landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and multiple family uses; and to screen industrial uses from principle arterials (I-5 and SR9);
2. General guidelines for Type L2 landscaping:
  - a. A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen;
  - b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
  - c. Evergreen trees spaced no more than 15 feet on center;
  - d. Deciduous trees spaced no more than 20 feet on center;
  - e. Shrubs spaced no more than five feet apart; and
  - f. Ground cover.

In discussion with the Director, the City is willing to reduce the landscape buffer along Soper Hill Road and 87<sup>th</sup> Avenue NE to a 10' L2 buffer, with a decorative screen wall that is constructed with materials that are complimentary of the proposed restaurant. Colored architectural drawings and a revised screen wall will need to be submitted for Director approval. At this time it is unclear if the two examples provided would meet this criteria. The Renton, WA example would not be acceptable.

In order to accomplish the landscape buffer requirements, the restaurant may need to be relocated to the northeast.

2. The proposed pedestrian connection between Chick-fil-a and Soper Hill Station that traverses the drive-thru and parking area will be required to be constructed with decorative concrete. This detail will be required to be provided on the civil construction plans.
3. The pedestrian crossings along the north entrance shall be constructed with decorative concrete, similar to what has been installed on the White Barn development site. This detail will need to be provided on the civil construction plans.
4. Provide required open space calculations and identify the location of the required open space on the site plan. Non-residential uses shall provide pedestrian-oriented space, defined in subsection (2)(c) (see design standards for qualifications), at a rate of 2% of the site, plus 1% of the building floor area. Required sidewalks and walkways shall not count as pedestrian-oriented space. See [MMC 22C.070.100\(2\)\(c\)](#) for examples of qualifying pedestrian oriented open space.
5. As noted in Comment No. 1 above the proposed landscaping does not comply with the provisions outlined in [MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements](#). The landscape plan shall be amended, as follows:
  - a. Landscape buffer widths and plantings on the north (10' L3), south and west perimeters (10' L2 and decorative wall).
  - b. Provide a minimum 5' wide L1 landscape buffer around the proposed dumpster enclosure.
  - c. Ensure the buffers comply with the plantings required for the type of buffer (i.e. L2, L3 & L4). Attached is the Administrative Landscaping Guidelines for reference.

- d. Provide parking lot landscaping calculations. 10% of the required parking areas shall be landscaped with L4 landscaping. This excludes required perimeter buffers.
- e. Provide the following notes:
  - . Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street or pedestrian pathway they shall be screened with vegetation or by architectural features.
  - . All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
  - . Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
  - . All landscaped areas must be kept free of debris and weeds.
  - . Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
  - . Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
  - . The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
  - . All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.
- 6. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with all of the applicable building design standards outlined in [MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements](#). A full review of the preliminary building plans will be conducted once the site plan is closer to being approved.
- 7. The following are the current impact fees, vesting and payment due dates:

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Marysville Traffic	\$2,220 per PMPHT	Complete Application	Prior to BP issuance
87 <sup>th</sup> Ave / Soper Hill Road RAB	\$1,700 per PMPHT	Complete Application	Prior to BP issuance

**City of Marysville Public Works – Development Services**

Shane Whitney, Civil Plan Reviewer  
360.363.8227  
[swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov)

8. The city has adopted the 2019 Ecology Manual. The site has a detention vault currently installed to address the onsite runoff. The project will simply need to provide a drainage report that addresses minimum requirements 1 – 5. The drainage report that was submitted does not meet the required standard, please revise and resubmit. The revised report will need to be submitted and reviewed prior to preliminary site plan approval.

**City of Marysville Public Works – Engineering**

Jesse Hannahs, PE, Traffic Engineering Manager  
360.363.8287  
[jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov)

9. The TIA does not provide for full comparison of original SEPA approved White Barn TIA with trip generation of constructed and proposed development uses/businesses as The Everett Clinic office was not included. Based upon submitted White Barn developments to date, the Chick-fil-A development would appear to provide for a total of 357 trips with only 342 trips initially evaluated for full development in which concurrency was established.

**Marysville Fire District**

Brian Merkley, Deputy Fire Marshal  
360.363.8500  
[bmerkley@mfdrrfa.org](mailto:bmerkley@mfdrrfa.org)

**General Information:**

10. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
11. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

**Water Related:**

12. It is the developer’s responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required.
13. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information. *No information regarding available fire flow provided.*

14. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
15. Fire hydrant coverage shall be provided along all roads and at intersections. "Fire hydrants meeting city specifications shall be installed on all extensions of the city water system at the time such extensions are constructed. All hydrants shall be owned and maintained by the city. The location and frequency of fire hydrants shall be specified by the city utility department and fire department; provided, that fire hydrants in commercial and industrial zones shall be spaced not more than 300 feet apart" (MMC 14.03.050). The location of fire hydrants requires fire marshal approval on civil construction plans. *No hydrants shown on plans.*

**Access Related:**

16. An adequate access route for fire apparatus must be in service prior to any building construction.
17. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for commercial buildings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150' of a minimum 20' wide fire apparatus access (within 200' for sprinklered buildings).
18. A minimum 20' wide fire apparatus access road is required. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
19. Turn radius minimums shall be met: 25' inside / 45' outside.
20. "**NO PARKING - FIRE LANE**" markings are required anywhere the potential exists for vehicle parking that impedes emergency access.
21. The city address committee will determine road names and address numbers for the lots.

**Fire Protection:**

22. Fire sprinkler and fire alarm systems will be required and shall be noted on civil plans for approval.
23. A location in the sprinkler riser room is required for the DCDA backflow prevention for the fire sprinkler system. Contact Water Quality Specialist, at 360-363-8141 for fire sprinkler system backflow prevention device information. PIV's are not acceptable.
24. Fire alarm controls shall be located inside riser room.
25. Approved access shall be provided for all fire protection equipment and controls (IFC 509.2). Sprinkler system riser rooms are required and shall have a labeled exterior door with RECESSED 3200 Series Model KLS-3270 Knox key box for access (IFC 901.4.6.1). Shall be mounted 60" above grade to top of box. <https://www.knoxbox.com/>
26. A Knox Key Switch Model 3502 "Single Lock on Plate" will be required to provide fire access for any gates that block access to the property.
27. Knox Locking FDC Caps Model 3111 are required to be installed immediately follow fire line flush.
28. FDC's shall be located 3 to 10 feet from hydrants.
29. FDC's shall be equipped with Knox Locking FDC Caps.
30. A separate permit is required for fire line installation.
31. Riser room size shall be in accordance with MMC 9.04.901.4.6 requirements.
32. Riser room shall be a separate room and have access from the exterior.

33. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
  34. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicular damage.
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After you have had an opportunity to review the pre-application comments outlined above, please let me know what comments you would like to discuss or need clarification on, so I can invite the applicable staff member and schedule a pre-application meeting. If you have any questions, please contact me at 360.363.8207, or by e-mail at [cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

ecc: Haylie Miller, CD Director  
Chick-fil-A, Inc., applicant  
Natural 9 Holdings, LLC, owner

Attached: Administrative Landscaping Guidelines



# ADMINISTRATIVE LANDSCAPING GUIDELINES

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

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## 1.1 GUIDELINES SUMMARY AND PURPOSE

The purpose of these administrative landscaping guidelines is to:

- 1. Clarify Marysville Municipal Code requirements related to landscaping and tree retention.
- 2. Provide examples of planting patterns and spacing guidelines.
- 3. Provide recommended plant species for trees and shrubs.

*These guidelines are provided to give helpful information in an informal and easy form that can be easily amended by the City Planning Department. The following planting guidelines and standards should be followed in developing a final landscape plan. The plan should encourage a low maintenance, quality design, with drought resistant plants and minimal grass area is encouraged to promote water conservation.*

## 2.1 DEFINITIONS

**“Berm”** means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

**“Buffer”** means a combination of physical space and vertical elements, such as plants, berms, fences or walls, the purpose of which is to separate and screen incompatible land uses from each other.

**“Caliper”** means a measuring device and term used to identify the diameter of tree trunks.

**“Crown”** means the top portion of a berm or tree, including the foliage and branches.

**“Deciduous”** means a plant species with foliage that is shed annually.

**“Evergreen”** means a plant species with foliage that persists and remains green year round.

**“Ground cover”** means low-growing plants, typically less than 24 inches at maturity, other than turf grasses.

**“Hedge”** means a landscape barrier consisting of a continuous, dense planting of shrubs.

**“Opaque”** means visually impenetrable.

**“Screen”** means a method of reducing the impact of noise and unsightly visual intrusion with less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

**“Shade tree”** means a deciduous tree planted primarily for its high crown of foliage or overhead canopy.

**“Shrub”** means a woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground; may be deciduous or evergreen.

### **3.1 BUFFER TYPES AND PLANTING STANDARDS**

These standards are intended to provide guidance in designing a landscape plan meeting the intent of MMC Section 22C.120.110, which identifies Type L1, L2, L3, L4 and L5 landscapes. Alternative landscaping designs and plantings may be proposed to meet the intent of the screen type.

**Type L1 – “Opaque Screen”:** A screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis on the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 10 feet wide. The portion of intermittent visual obstructions may contain deciduous plants.

#### **Type L1 Planting Standards:**

1. Type L1 landscaping is a "full screen" that functions as a visual barrier. This landscaping is typically found between residential and non-residential areas, or other incompatible land uses.
2. General guidelines for Type L1 landscaping:
  - a. A mix of primarily evergreen trees and shrubs placed to form a continuous screen;
  - b. At least 70 percent evergreen trees;
  - c. Evergreen trees spaced no more than 15 feet on center;
  - d. Deciduous trees spaced no more than 20 feet on center;
  - e. Evergreen shrubs spaced no more than four feet apart; and
  - f. Ground cover.

**Type L2 – “Semi-Opaque Screen”:** A screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than 10 feet wide. The zone of intermittent visual obstruction may contain deciduous plants.

#### **Type L2 Planting Standards:**

1. Type L2 landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between commercial and multiple family uses; and to screen industrial uses from principle arterials (I-5 and SR9);
2. General guidelines for Type L2 landscaping:

- a. A mix of evergreen and deciduous trees and shrubs spaced to create a filtered screen;
- b. At least 50 percent deciduous trees and at least 30 percent evergreen trees;
- c. Evergreen trees spaced no more than 15 feet on center;
- d. Deciduous trees spaced no more than 20 feet on center;
- e. Shrubs spaced no more than five feet apart; and
- f. Ground cover.

**Type L3 – “Broken Screen”:** A screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The screen may contain deciduous plants.

**Type L3 Planting Standards:**

1. Type L3 landscaping is a "see-through buffer" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontages;
2. General guidelines for Type L3 landscaping:
  - a. A mix of evergreen and/or deciduous trees spaced to create a continuous canopy;
  - b. At least 70 percent deciduous trees;
  - c. Trees spaced no more than 25 feet on center;
  - d. Shrubs, that do not exceed a height of four feet, spaced no more than four feet apart; and
  - e. Ground cover.

**Type L4 – “Parking Area Landscaping”:** Landscaping that provides shade and visual relief while maintaining clear sight lines within parking areas. Planting areas should contain a mixture of evergreen and deciduous trees, shrubs and groundcover in planting islands or strips having an area of at least 120 square feet and narrow dimension of no less than five feet.

**Type L4 Planting Standards:**

1. Type L4 landscaping is "parking area landscaping" that provides shade and visual relief while maintaining clear sight lines within parking areas;
2. General guidelines for Type L4 landscaping:
  - a. A minimum of one canopy-type deciduous or evergreen trees per landscape island, or strip, along with evergreen shrubs and ground covers;
  - b. Shrubs that do not exceed a height of four feet;
  - c. Plantings contained in planting islands or strips having an area of at least 120 square feet and with a narrow dimension of no less than five feet;
  - d. Ground cover; and
  - e. At least 90 percent of the trees should be deciduous.

**Type L5 – “Stormwater Retention/Detention Landscaping”.** Landscaping that provides visual relief through a reduction in sight lines of pond features visible from a public right-of-way. Landscaping shall include all visible perimeter areas including side slopes and benches visible from said right of way. Plantings must be a minimum of five feet in width along adjacent right of way and may incorporate no more than 30 percent deciduous plantings due to maintenance and pond performance constraints. Landscaped areas shall be on the exterior of any walls or fences, provided that this requirement shall not apply to side slopes or benches with the fenced area.

**Type L5 planting standards:**

1. Type L5 landscaping is a “stormwater detention/retention landscaping treatment” that provides visual relief from storm water design features;
2. General guidelines for Type L5 landscaping:
  - a. Evergreen and deciduous trees, shrubs and ground covers planted along right-of-way, and/or within hillside ponds or dual use ponds;
  - b. Plantings contained along right of way must have a narrow dimension of no less than five feet;
  - c. Ground cover;
  - d. Shrub spacing no more than three feet on center; and
  - e. At least 70 percent of the trees and shrubs should be evergreen.

**4.1 PLANTING AND MAINTENANCE GUIDELINES**

**Trees and Vegetation:**

1. Landscape materials should be hardy species native to the coastal region of the Pacific Northwest, or that are adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants is strongly encouraged.
2. The majority of new landscaping materials should consist of drought-tolerant species, except where site conditions within the required landscape areas assure adequate moisture for growth.
3. Existing vegetation should be incorporated into the site design, and may be used to augment new plantings to meet the standards of this chapter.
4. Deciduous trees should have a caliper of at least two inches at the time of planting. The caliper may be averaged at the base, but no individual tree should have a caliper of less than 1.5 inches.
5. Evergreen trees should be at least six feet in height measured from treetop to the ground at the time of planting.
6. When the width of a Type L1 or L2 landscape strip is 20 feet or greater, the required trees should be staggered in two or more rows.
7. Shrubs should be:
  - a. Two-gallon size at time of planting in Type L2, L3 and L4 landscaping,
  - b. At least 24 inches in height at the time of planting for Type L1 landscaping, and
  - c. Maintained at a height not exceeding four feet when located in Type L3 or L4 landscaping.
  - d. Alternative plant sizes of particular species may be approved by the City if documentation concerning the effectiveness of the shrubs is submitted with the landscape plan.

8. Ground covers should be planted and spaced to result in total coverage of the required landscape area within three years as follows:
  - a. Four-inch pots at 18-inches on center, or
  - b. One-gallon or greater sized containers at 24-inches on center.
  - c. Alternative spacing of particular species may be approved by the City if documentation concerning the effectiveness of the groundcover is submitted with the landscape plan.
9. Grass may be used as ground cover in landscape areas provided that the grass area:
  - a. Constitutes no more than seventy-five (75) percent of the required ground cover; and
  - b. Is at least five feet wide at the smallest dimension.
10. Grass and ground cover areas should contain at least two inches of composted organic material at finish grade.

**Fences and Berms:**

11. All fences should be placed on the inward side of any required landscaping when adjacent to a public or private street.
12. Berms should not exceed a slope of two horizontal feet to one vertical foot (2:1).

**Soils and Mulching:**

13. Existing soils should be augmented with a two-inch layer of fully composted organic material roto-tilled a minimum of six inches deep.
14. Landscape areas should be covered with at least two inches of mulch to minimize evaporation.  
Mulch should consist of materials such as yard waste, sawdust and/or manure that is fully composted.

**General Landscape Design:**

15. Drought-tolerant and non-drought tolerant species should be grouped separately.
16. Landscaping plans should provide unity of design through repetition of plants and coordination with adjacent developments.

**Landscape Design for Parking Areas:**

17. There should be one tree planted for each one-hundred twenty (120) square feet of landscape area or fraction thereof. There should be at least one tree for each landscape area which is less than 120 square feet in area.
18. The design for parking areas should include canopy trees to provide shade and break up expanses of asphalt. No parking stall should be located more than 45 feet from a landscape islands or medians. All landscaping must be located between parking stalls, at the end of parking columns, or between stalls and the property line.
19. Interior landscaping is required for parking lots containing more than 20 spaces at a rate of 10 percent of the interior parking area. No landscaping which occurs between the parking lot and a building or recreation area should be considered in the satisfaction of these requirements. Parking lots containing less than 20 parking spaces need provide only perimeter screening to satisfy the 10 percent area requirements. The interior parking area does not include any required buffers along street frontages or property lines. (MMC Section 22C.120.130)

20. All landscaped areas should be protected by wheel stops or curbing, or be of sufficient width to prevent damage to plants by overhanging vehicles.
21. Vegetation planted at aisle ends and lane intersections should be planted and maintained to prevent the obstruction of driver visibility of pedestrians and other vehicles.

**Interior Site Landscaping and the Use of Architectural Features:**

22. Interior site landscaping is required to define pedestrian ways, enclose outdoor gathering and seating areas, and reduce building mass.
23. Architectural features such as low walls, fountains, and sculptures may be used in places where planting areas are limited or restricted.
24. Project entrances should be enhanced through changes in paving materials such as brick pavers, textured and colored concrete, providing entry structures and unity in planting of trees and shrubs.
25. Open storm water detention facilities should be incorporated into project landscaping and open space.
26. Where branches may interfere with pedestrians or vehicles in the right-of-way, trees should have a clear trunk area of seven feet (7') above the ground for pedestrian paths, eight feet (8') above bicycle lanes, fifteen feet (15') above arterials, and fourteen feet (14') above all other roads.
27. Spacing of street trees should be up to forty (40) feet on arterials and up to thirty (30) feet on collector streets.
28. In the downtown planning area, and Mixed Use zones, a combination of street trees, lamp posts, planter boxes, hanging baskets or other landscaping or street furniture may be substituted for street trees upon approval by the Planning Director.
29. Landscaping may be placed within City of Marysville street rights-of-way subject to the City's street design standards with the permission of the City of Marysville Department of Public Works.
30. For single family subdivisions, planned residential developments, and short subdivisions, retention of native trees and wooded areas is considered a priority over re-vegetation. For developments which are (1) proposed on lands which have been cleared of significant wooded areas within three years preceding the date of application, or (2) proposed on lands abutting an identified streetscape arterial in the Marysville Comprehensive Plan, a landscaping plan will be required to provide for either re-vegetation or streetscape. Where appropriate, street trees will be incorporated into the plan using the following standards:
  - a. Trees should be planted at the rate of one tree for every:
    - i. Fifty feet of frontage along a neighborhood collector street; and
    - ii. Forty feet of frontage along an arterial street.
  - b. The trees should be:
    - i. Located within the street right-of-way if permitted by the custodial state or local agency;
    - ii. No more than 20 feet from the street right-of-way line when located within a lot;
    - iii. Maintained by the abutting landowner if located within the right-of-way, unless part of a City maintenance program; and

- iv. A species approved by the City.
- c. The trees may be spaced at irregular intervals in order to accommodate sight distance requirements for driveways and intersections.
- d. Developments which are adjacent to an arterial or collector, but do not take access onto said street, should provide sufficient planting area between the back of side walk and the proposed fence line of the development. This area should be at least four (4) feet in width and may be a combination of right-of-way and landscape easements.

**Irrigation:**

- 31. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material;
- 32. Areas of undisturbed existing vegetation or areas where existing site conditions assure adequate soil moisture for growth within the required landscape area should have temporary irrigation systems only as required to sustain new plantings and should be determined on a case-by-case basis by the City; and
- 33. Areas of undisturbed existing vegetation, low areas with existing high soil moisture conditions, or landscape areas consisting of drought-tolerant vegetation should not have permanent irrigation systems. Permanent irrigation systems may be permitted within all other required landscape areas, provided such systems should be designed by a landscape architect or engineer.

**Landscaping Design for Dual Use Detention/Retention ponds:**

- 34. All fences for City-maintained pond facilities must incorporate green or black vinyl coated chain link fence fabric, fence posts, and all associated fence appurtenances. Vinyl or wood slats shall not be used in City maintained chain link fences because they obstruct visibility into the City facilities (a desired security feature) and add to the maintenance requirements for the fences.
- 35. Use of un-textured ecology blocks/reinforced concrete shall not be allowed above permanent pond water surfaces. Developments shall instead incorporate textured ecology blocks, textured sprayed concrete, and decorative rockery/landscaping stone upon steep-sloped pond edges. Slopes greater than 20 feet in length (horizontal) shall also incorporate a tiered or benched design element to allow for overhanging decorative plantings to further reduce obtrusive sight lines.

**Landscaping Design in Ponds as Dual Use Stormwater Retention/Detention and/or Recreation Facilities:**

- 36. The facility should be designed with emphasis as a recreation area not a stormwater control structure. The majority of the storm water retention/detention tract shall be designed as usable recreation area.
- 37. Control structures shall not be prominently placed. Care should be taken to blend them into the perimeter of the recreation area.
- 38. Ponds used as recreation areas shall have a curvilinear design with a shallow water safety bench.

## 5.1 RECOMMENDED TREES AND SHRUBS

### PLANTS THAT GROW WELL IN WET PLACES

SCIENTIFIC NAME	COMMON NAME
<b>TREES</b>	
<i>Acer rubrum</i>	Red Maple
<i>Alnus rhombifolia</i>	White Alder
<i>Betula nigra</i>	River or Red Birch
<i>Fraxinus latifolia</i>	Oregon Ash
<i>Nyssa sylvatica</i>	Sour Gum
<i>Taxodium distichum</i>	Bald Cypress
<b>SHRUBS</b>	
<i>Aronia arbutifolia</i>	Red Chockberry
<i>Chaenomeles</i>	Flowering Quince
<i>Cornus stolonifera</i>	Red Twig Dogwood
<i>Kalmia polifolia</i>	Pale Laurel
<i>Leucothoe davisiae</i>	Sierra Laurel
<i>Ligustrum</i>	Privet
<i>Spiraea douglasii</i>	Western Spirea

### PLANTS THAT GROW WELL IN DRY PLACES

SCIENTIFIC NAME	COMMON NAME
<b>TREES</b>	
<i>Cotinus coggygria</i>	Smoke Tree
<i>Cupressus glabra</i>	Smooth Arizona Cypress
<i>Pinus species</i>	Pine Trees
<i>Robinia pseudoacacia</i>	Locust
<i>Sorbus aucuparia</i>	European Mountain Ash
<b>SHRUBS</b>	
<i>Acacia</i>	Acacia
<i>Arbutus unedo</i>	Strawberry Tree
<i>Arctostaphylos</i>	Manzanita
<i>Artemisia</i>	varies
<i>Atriplex canescens</i>	Saltbrush
<i>Berberis mentorensis</i>	Barberry
<i>Buddleia alternifolia</i>	Butterfly bush
<i>Caragana arborescens</i>	Seberian Pea-shrub
<i>Cercis occidentalis</i>	Red Bud
<i>Cistus ladaniferus maculatus</i>	Crimson-spot Rockrose
<i>Cistus villosus</i>	Rockrose variety
<i>Cotoneaster</i>	Cotoneaster
<i>Cytisus</i>	Broom species
<i>Dendromecon</i>	Bush Poppy
<i>Garrya</i>	Silktassel
<i>Helianthemum nummularium</i>	Sunrose
<i>Heteromeles arbutifolia</i>	Toyon, Christmas Berry
<i>Hypericum calycinum</i>	St. Johnswort
<i>Juniperus</i>	Junipers

<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Lavandula spica</i>	Lavender
<i>Mahonia aquifolium</i>	Mahonia
<i>Pyracantha</i>	Pyracantha
<i>Rhamnus alaternus</i>	Italian Buckthorn
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rosmarinus officinalis "Prostratus"</i>	Dwarf Rosemary
<i>Santolina</i>	Lavender cotton

## 6.1 RECOMMENDED STREET TREES

### SMALL TREES

*Trees not exceeding 25 to 30 feet in height, appropriate for use under power lines*

SCIENTIFIC NAME	COMMON NAME
<i>Acer platanoides "Crimson Sentry"</i>	Crimson Sentry Maple
<i>Carpinus betulus "Fastigiata"</i>	Pyramidal European Hornbeam
<i>Amelanchier grandiflora "Autumn Brilliance"</i>	Autumn Brilliance Serviceberry
<i>Malus "Sugar Tyme"</i>	Sugar Tyme Crabapple
<i>Prunus cerisifera "Krauter Vesuvius"</i>	Krauter Vesuvius Flowering Plum
<i>Prunus cerisifera "Thundercloud"</i>	Thundercloud Flowering Plum
<i>Prunus serrulate "Amanagawa"</i>	Amanagawa Flowering Plum
<i>Sorbus tianshanica "Red Cascade"</i>	Red Cascade Mountain Ash
<i>Prunus virginia "Canada Red"</i>	Canada Red Chokeberry
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Acer palmatum</i>	Green Japanese Maple
<i>Cornus kousa chinensis</i>	Chinese Kousa Dogwood
<i>Styrax japonicas</i>	Japanese Snowbell
<i>Parrotia persica</i>	Persian Parrotia
<i>Malus "Prairie Fire"</i>	Prairie Fire Crabapple
<i>Laburnum x watereri "Vossii"</i>	Goldenchain Vossi
<i>Crataegus x lavalleyi</i>	Lavalle Hawthorn
<i>Fraxinus excelsior "Globosa"</i>	Globe Ash

### MEDIUM TREES

*Trees not exceeding 40 feet in height, appropriate for street without power lines*

SCIENTIFIC NAME	COMMON NAME
<i>Acer platanoides "Columnarbrood"</i>	Parkway Columnar Maple
<i>Acer rubrum "Bowhall"</i>	Bowhall Red Maple
<i>Fraxinus oxycarpa "Raywood"</i>	Raywood Ash
<i>Liquidambar styraciflua "Worplesdom"</i>	Worplesdon Sweetgum
<i>Gleditsia triancanthos "Skyline"</i>	Skyline Honeylocust
<i>Prunus sargentii "Comunaris"</i>	Columnar Sargent Cherry
<i>Prunus serrulata "Kwanzan"</i>	Kwanzan Cherry
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Sorbus alnifolia</i>	Korean Mountain Ash

<i>Pyrus calleryana</i> "Chanticleer"	Chanticleer Callery Pear <i>(same as Cleveland Select and Stone Hill)</i>
<i>Quercus accutissima</i>	Sawtooth Oak
<i>Zelkova serrata</i> "Village Green"	Village Green Zelkova
<i>Ostrya virginiana</i>	American Hophornbeam
<i>Acer rubrum</i> "Frankred"	Red Sunset Maple
<i>Fraxinus pennsylvanic</i> "Patmore"	Patmore Ash
<i>Acer compestre</i>	Hedge Maple
<i>Aesculus x carnea</i> "Briotii"	Red Horsechestnut

### LARGE TREES

*Trees potentially reaching 50 feet or more needing large planting strips to fully develop*

SCIENTIFIC NAME	COMMON NAME
<i>Fagus sylvatica</i> "Riversii"	Rivers Purple European Beech
<i>Acer x freemanii</i> "Jeffersred"	Autumn Blaze Maple
<i>Cercidiphyllum japonicum</i>	Katsura Tree
<i>Quercus rubra</i>	Red Oak
<i>Zelkova serrata</i> "Green Vase"	Green Vase Zelkova
<i>Quercus robur</i>	English Oak
<i>Metasequoia glytostoboides</i>	Dawn Redwood
<i>Magnolia cempbellii</i>	Oriental Magnolia
<i>Fagus sylvatica</i>	European Beech
<i>Platanus x acerifolia</i>	London Plane Tree