Appendix 3: Landscape Management Plan (LMP)

When required by TMC 13.06.090.B, a Landscape Management Plan (LMP) shall be submitted for developments that require Landscape Plans. Developments with less than 500 square feet of required landscape area are not required to submit an LMP. New Permanent Roadways that require less than 10 street trees do not require an LMP.

Landscape Management Plans shall address the following:
- Entity responsible for maintenance of the landscape during the establishment period, 3 full growing seasons (years) following planting;
- A schedule of maintenance activities, including, but not limited to, pruning, watering, fertilization, control of Noxious Weeds and Nuisance Plants and replacement of dead and/or damaged plant materials;
- irrigation option(s) selection and maintenance schedule; and,
- inventory of trees to be filled out upon project completion and updated during the establishment period.

NOTE: this form is not required to be submitted, however, it is meant a guide the development of a required Landscape Management Plan and help designate management activities to support plant survivability through the establishment period.

Before finalizing development plans, visit the Planning and Development Services (PDS) website at www.tacomapermits.org, contact the permit center at (253) 591-5030, or visit them at 747 Market Street on the third floor, to verify that all other applicable City codes and manuals have been met.

Contents

1.0 DEVELOPMENT INFORMATION

Development Information	
Date of Final Landscape Management Plan:	
Maintenance Entity Contact Information:	
Company Name: #: Email:	
Individual Name: #: Email:	
Site Information:	
Site **address:** Parcel No.:	
Name of project: Permit number:	
Date of application: Permit Issuance Date:	

2.0 LANDSCAPING REQUIREMENTS AND STANDARDS

The below landscaping requirements and standards checklist is intended to document which requirements and standards apply to this Landscape Management Plan, as defined by Tacoma Municipal Code 13.06.090B and the Urban Forest Manual. Check all of the applicable Landscape Requirements and Standards:

Landscaped Areas		
		On-Site Tree Canopy Credits
		On-Site Tree Retention
		Street Trees
		Overall Site Landscaping
		Site Perimeter Landscaping
		Parking Lot Landscaping
		Landscaping Buffers
		X District Front Yard and Foundation Landscaping

All landscape management tasks and activities shall be carried out in a manner to preserve the intended function(s) of the required landscaped area's intent as described in TMC 13.06.090B, and the Urban Forest Manual. Required landscaping must be continuously maintained in a healthy manner. Plants that die must be replaced one for one.

The intended functions of the required landscaping are as follows (check all that apply):

☐ **On Site Tree Canopy:**
Trees are an integral part of our communities and the ecological systems in which they exist. They provide significant economic, social and ecological benefits, such as carbon sequestration, reduction of the urban heat island effect, energy savings, reduction of stormwater runoff, improvement of water quality, psychological healing and calming qualities and increased value of business and residential properties. Trees are as necessary as water, infrastructure, and energy to sustaining healthy communities and the health of the urban forest is directly linked to the health of the Puget Sound.

☐ **On Site Tree Retention:**
Trees provide more services as they mature, helping to reduce urban heat island, manage stormwater, provide habitat, and improve air quality. If protected properly, trees retained through development offer more immediate benefits to the urban forest than newly transplanted trees. Therefore, tree retention is a priority, and in some zones tree retention is required to reflect this priority.

☐ **Street Trees:**
Street trees are essential public infrastructure that provide multiple community benefits including improving aesthetics, calming traffic, providing habitat, shading and cooling to reduce urban heat, managing stormwater, and visual buffering and noise separation from streets. In addition to the requirements of the Zoning Code in TMC 13.06, street trees are regulated by TMC 9.20 Urban Forestry. When constructing in proximity to existing street trees, or proposing modifications such as pruning or removal of existing street trees, refer to TMC 9.20 for specific requirements.

☐ **Overall Site:**
The general intent of the landscaping across the entire site is to contribute to the aesthetic environment of the City; to provide green spaces that can support wildlife, such as birds, in the urban environment; help reduce stormwater runoff; filter pollution; buffer visual impacts of development and contribute to the planting, maintenance, and preservation of a stable and sustainable urban forest.

All landscaped Areas must be maintained in a manner as to not degrade or negatively impact the landscape. Such negative impacts to the landscaping include, but are not limited to:
- excessive pruning of trees and shrubs such that it adversely affects the healthy living condition of the plant, significantly damages the natural growing form of the plant, or eliminates or significantly reduces the purpose for the planting;
- removal of required living plants;
- failure to replace dead plants one for one; and
- intentional planting of invasive species or noxious weeds as defined by the Pierce County Noxious Weed Control Board

☐ **Site Perimeter:**
Site Perimeter Landscaping is intended to ensure that areas abutting property lines, not developed with structures, are attractive, and provide the environmental benefits of vegetation to enhance livability, improve community health, provide habitat, and help to soften the impacts of development.

☐ **Parking Lot Landscaping:**
Parking lot landscaping is intended to provide visual relief, to enhance the aesthetic appearance, screen from adjacent sites and public areas, reduce environmental impacts of parking and other paved areas, and to provide shade and shelter for pedestrians.

☐ **Landscaping Buffers:**
Landscaping buffers are intended to function as a substantial vegetative screen providing physical and visual separation between dissimilar districts to soften visual impacts. Landscape Buffers also provide the aesthetic and environmental benefits of vegetation including enhancing livability, improving community health, providing habitat, and helping soften the impacts of development.

☐ **X District Front Yard and Foundation Landscaping:**
The intent of X District Front Yard and Foundation Landscaping is to grow a combination of shrubs and groundcover to soften the visual appearance of exposed foundations and building frontages in highly trafficked pedestrian areas.

3.0 LANDSCAPE MANAGEMENT SCHEDULE

In the table below, indicate the month and year the planned management activity will be carried out for all required landscaping. The year of the management activity is indicated by the number input into the cell, e.g. the number 2 is input into the cell if the management activity is to be carried out during year 2. Year 0 is the as-built year, and year 1 is the first growing season. In many cases, management activities will be carried out during multiple years, the cell should indicate all years when the management activity will be carried out.

Trees	Month											
Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Pruning:												
Crown Raising (for clearance) (suggested 3rd year after planting)												
Removal of dead/ diseased/ dying branches												
Structural Pruning												
Removal & Replacement:												
dead/diseased/dying trees (trees should be replaced between Oct. 1 and March 1)												
Watering:												
3 years of watering for establishment minimum, during dry season												

Shrubs & Groundcover	Month											
Management Activity	J	F	M	A	M	J	J	A	S	O	N	D
Pruning:												
for public safety / visibility												
Removal of dead / diseased / dying branches												
Removal & Replacement:												
(should be replaced between Oct. 1 and March 1)												
Watering:												
3 years of watering for establishment minimum, during dry season												

Weed Control Frequency & Mode of Action				
☐ weekly	☐ biweekly	☐ monthly	☐ bimonthly	☐ other
Mode of Action (e.g. hand-weeding):				

Mulch	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Spread Mulch (recommended 3-4" thick layer in planters, tree wells, and planting beds)												

4.0 As-built Tree Inventory

In the table below, indicate a list of trees that were retailed through development as well as a list of trees that were planted on site during development. This list is intended to be updated with any trees that do not become established and need to be replaced.

*As-built Tree Inventory		Quantity in good health			Quantity to Replace
Retained Trees, listed by Species:		Year 1	Year 2	Year 3	
New trees planted:					

* During the Establishment Period, the As-built Tree Inventory shall be updated with the quantities of trees that have died and/or been damaged and need to be replaced.

5.0 SPECIAL LANDSCAPE MANAGEMENT AREAS

This special landscape management areas section outlines the landscape elements that require specialized management instructions not captured in the landscape management schedule.

These specialized management instructions include, but are not limited to:
- General site cleanup
- Plant species specific care practices (such as reduction of irrigation, pest management, fruit gleaning, etc.)
- Landscaped Area specific care practices (such as Buffers, Perimeters, etc.)

Landscaping Element:
Specialized Management Instructions:

6.0 OTHER MANAGEMENT AREAS

The special landscape areas section includes specific maintenance instructions for specialized landscape features including but not limited to:
- Pervious paving
- Stormwater management features (such as rain gardens, swales, etc.)
- Raised planting beds
- ROW plantings (other than trees)
- Mitigation for wetlands and/or shorelines

Specialized Landscape Area:
Specialized Landscape Feature Instructions:

6.0 IRRIGATION OPTION(S) SELECTION AND MAINTENANCE SCHEDULE

Select one or more of the irrigation options listed below for all landscaping. If more than one irrigation option is selected, the required Landscape Plan must clearly demarcate which landscaping is to be irrigated using which irrigation option.

- ☐ Option 1: A permanent built-in irrigation system with automatic controller designed to provide sufficient water to ensure that all required Landscaped Areas survive the Establishment Period. The system design shall be prepared by a Registered Landscape Architect, certified landscape professional, certified professional horticulturalist, or irrigation specialist.

- ☐ Option 2: A temporary irrigation system with automatic controller designed to provide sufficient water to ensure that all required Landscaped Areas survive the Establishment Period. The system design shall be prepared by a Registered Landscape Architect, certified landscape professional, certified professional horticulturalist, or irrigation specialist.

- ☐ Option 3: Irrigation by hand. If this option is chosen, an inspection may be required once a year during the establishment period after the final inspection to ensure that the landscaped area(s) has become established.

Irrigation Maintenance Schedule (Options 1 and 2)												
Management Activity	J.	F.	M.	A.	M.	J.	J.	A.	S.	O.	N.	D.
Spring Startup:												
open main valve												
test sprinkler heads												
set ET-based, seasonal, or weather–based manual or automatic programs												
Winterization:												
drain (blowout) pipes and sprinkler heads												
close valves and shut down automatic controllers												
System Monitoring:												
activate, monitor, and adjust irrigation settings and heads												

For all Irrigation Options, the following information is required. If irrigation information (frequency and duration) varies by Landscaped Area, indicate for all irrigation zones.

Irrigation: Duration (minutes) / Frequency

Watering Season Start Date: _____   **Watering Season End Date:**_____

Zone 1: Duration: _____ **minutes Frequency: (check below)**

☐ **More than once a day**	☐ daily	☐ every other day	☐ 3 days a week	☐ weekly

Zone 2: Duration: _____ **minutes Frequency: (check below)**

☐ **More than once a day**	☐ daily	☐ every other day	☐ 3 days a week	☐ weekly

Zone 3: Duration: _____ **minutes Frequency: (check below)**

☐ **More than once a day**	☐ daily	☐ every other day	☐ 3 days a week	☐ weekly

Tree Irrigation: Volume / Frequency

Watering Season Start Date: _____   **Watering Season End Date:**_____

Volume of Water per Application: _____ gallons **Frequency:** (check below)

☐ More than once a day	☐ daily	☐ every other day	☐ 3 days a week	☐ weekly