



**LACEY CITY COUNCIL
WORKSESSION
THURSDAY, JULY 8, 2021
4:00 – 5:45 P.M.
REMOTE ATTENDANCE**

To comply with Governor Inslee's Proclamation 20-28, the City Council Worksession will be conducted remotely, not in-person. However, you may view the meeting by watching live through Zoom:

Link: <https://us02web.zoom.us/j/88453732207>

The public may also listen to the meeting via telephone by dialing toll-free:

(888) 788-0099 or (877) 853-5247 - when prompted enter Webinar ID **884 5373 2207**

AGENDA

4:00 LOTT ANNUAL REPORT

MIKE STRUB, EXECUTIVE DIRECTOR

MATT KENNELLY, ASSISTANT EXECUTIVE DIRECTOR

(PRESENTATION)

4:30 2021 COMPREHENSIVE PLAN AMENDMENTS

JESSICA BRANDT, ASSOCIATE PLANNER

(STAFF REPORTS)

- [THURSTON CLIMATE MITIGATION PLAN](#)
- [URBAN FOREST MANAGEMENT PLAN](#)

5:00 SEPTIC TO SEWER OVERALL STRATEGY

SCOTT EGGER, PUBLIC WORKS DIRECTOR

(PRESENTATION)

5:30 COMMUNITY DEVELOPMENT BLOCK GRANT UPDATE

SHANNON KELLEY-FONG, ASSISTANT CITY MANAGER

(BRIEFING)

5:45 ADJOURN



LACEY CITY COUNCIL WORKSESSION July 7, 2021

SUBJECT: Thurston Climate Mitigation Plan

RECOMMENDATION: Receive a staff briefing on the Thurston Climate Mitigation Plan. The draft Plan and strategy document will be formally considered by the City Council at a future regular meeting as part of the 2021 Comprehensive Plan Updates.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Jessica Brandt, Associate Planner *JB*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. [Thurston Climate Mitigation Plan](#)
2. [Open House Comments](#)
3. [Survey Results](#)
4. [Public Hearing Written Comments Received](#)
5. [Planning Commission Public Hearing Meeting Minutes](#)
6. [Local Actions Analysis](#)
7. [Local Actions Summary](#)

FISCAL NOTE: See attachments 6 and 7.

PRIOR REVIEW: May 25, Land Use Committee
May 18, 2021 Planning Commission Public Hearing
February 16, 2021 Planning Commission
February 11, 2021 City Council Worksession
January 21, 2021 City Council Meeting
December 10, 2020 City Council Worksession
September 3, 2020 City Council Worksession
September 1, 2020 Planning Commission
June 23, 2020 General Government Committee
December 12, 2019 City Council Worksession
October 1, 2019 Planning Commission
October 11, 2018 City Council Meeting
September 20, 2018, City Council Worksession
June 21, 2018, City Council Worksession
April 12, 2018 City Council Meeting
March 15, 2018 City Council Worksession

BACKGROUND:

The City Council signed an interlocal agreement with Thurston County, Olympia, and Tumwater in April 2018 to complete Phase 1 of the Thurston Climate Mitigation Plan. Phase 1 focused on assessing existing policies and targets of each jurisdiction for gaps and consistencies, recommending a regional emissions target, identifying each jurisdictions implemented mitigations actions to date, and recommend regional emissions reduction targets.

The recommended targets were adopted July 12, 2019. The targets are as follows:

- Achieve a 45% reduction of 2015 greenhouse gas levels by 2030.
- Achieve an 85% reduction of 2015 greenhouse gas levels by 2050.

Phase 1

Phase 1 adopted targets and produced a recommended scope of work for Phase 2, which included a public engagement strategy, assessment of actions sufficient to reach shared emissions targets, and implementation strategies. On October 11, 2018, the Council approved the ILA for Phase 2. In February 2019, TRPC hired a consultant team, Cascadia Consulting, to assist with Phase 2.

Phase 2

Phase 2 of the planning process, which started in early 2019 and has just concluded, has included the following steps:

1. Develop steering committee and charter (January 2019)
2. Develop stakeholder advisory committee (February – March 2019)
3. Engage the general public and develop potential actions list (July – Sept 2019)
4. Assess potential actions and develop scenarios (September – June 2019)
5. Develop plan and strategies (March – July 2020)
6. Engage the general public (September 2020)
7. Accept plan and strategies (October – December 2020)

The City Council accepted the TCMP January 21, 2021 and placed it on the 2021 Planning Commission work plan. The Thurston Climate Mitigation Plan will be integrated into the Environmental Element of the Comprehensive Plan once adopted. The TCMP is a policy framework to guide the city in achieving carbon reduction targets.

In conjunction with that process, city staff has convened to determine implementation resource needs, costs of implementation and prioritization options. Regional implementation coordination will also continue under a Phase 3 interlocal agreement between the cities of Lacey, Olympia and Tumwater, Thurston County and Thurston Regional Planning Council.

Phase 3

Phase 3 is a one-year agreement and scope of work that will focus on regional implementation options and approaches. This does not preclude jurisdictions from prioritizing and implementing actions individually. The agreement provides funds for Thurston Regional Planning Council staff to continue convening, researching, engaging, and monitoring as directed by partner jurisdictions. The major tasks in the scope of work include:

1. Convening a climate action implementation committee and multijurisdictional staff team.
2. Supporting policy research.
3. Developing a monitoring and assessment program.
4. Conducting public outreach.

Phase 3 with is ongoing, in parallel, with the City's local actions review and implementation planning.

The Planning Commission received an introduction to the Thurston Climate Mitigation Plan in February 2021 and discussed potential options for public outreach and worked with staff to draft a Public Participation Plan. A key need was to educate the public about the actions listed in Thurston Climate Mitigation Plan. The Planning Commission was interested in feedback about which actions the community is most interested in the City pursuing. From that feedback, staff could then begin to prioritize and develop costs estimates for high priority actions. Recognizing that this plan has a 30 year time horizon, ongoing community conversations around the plan is expected. If and when any specific actions are pursued by the City, additional community outreach will be needed and expected as well.

Community Outreach

Per the Public Participation Plan, the community was invited to a virtual open house April 1-30, 2021. An online survey was available from April 1-May 15.

The City used a variety of notification methods throughout the project, to get the word out to the public, including:

- Social media – as noted, we posted on our channels, and were re-posted by many partners.
- Coordinated with Lacey Cares campaign.
- Elected and appointed officials shared links with their networks.
- Community presentations to Olympia Master Builders, Panorama, and Thurston Climate Action Team.
- Notice about the plan in the Spring 2021 Stream Team Newsletter.
- Story in Lacey Utility insert “Lacey Life” for April 2021– 25,500 households distribution.
- Planning Commissioners handed out postcards at locations throughout the city.
- Notice in the NTPS “Peach Jar” announcements.

Outcomes of the outreach is summarized below:

Method	Timing	Participation
Online Survey	April 1- May 15	142 surveys
Community Presentations	April/May	OMB, Panorama, TCAT
Online Open House	April 2021	113 unique comments
Email List	Throughout project	53 new email contacts
Email Comments	January -April	Panorama petition – 130 individuals 9 written comments

The Open House website comments are provided in Attachment 2.

The Climate survey provided insight into the community's interests and priorities, in Attachment 3. The vast majority of the community was supportive of climate actions by the City and stated they were willing to take their own actions as well.

The Planning Commission conducted a public hearing on the Thurston Climate Mitigation Plan on May 18th. All commenters urged adoption of the plan (Attachment 4). At the conclusion of the public hearing, the Planning Commission voted unanimously to recommend the approval of the Plan to the City Council (Attachment 5). The Planning Commission recommended that implementation of the TCMP is a high priority, however, they did not prioritize local actions within the Plan.

Next Steps

With the dozens of local actions identified within the TCMP, staff is recommending that a more detailed strategy of implementation be developed that will provide more specific information on how each action meets the objectives of the Plan. Each local action contains costs and benefits that need to be weighed and analyzed because of the complexity and timeframe of each action and how far the action goes towards meeting the CO2 reduction target established by the state and region. Additionally, the process highlighted that once a strategy is adopted additional resources either internally or externally made be needed to successfully implement a strategy document.

Although the Planning Commission did not prioritize local actions, staff will draft a framework of action items for the Planning Commission consideration. This will assist City Council in making decisions that can meet Lacey's overall carbon reduction strategy goals. Once the Planning Commission recommends a strategy document, the City Council will have an opportunity to review, and eventually consider for final adoption.

ADVANTAGES:

1. Regional and local approaches are key to achieving a coordinated and collaborative response to climate mitigation.
2. Developing more specific information and prioritization of specific recommendations of the TCMP will inform the public and assist elected leaders in their decision-making when making investments to support the goals of the Plan.
3. The City and region will be better positioned to be more competitive for Federal and State funding sources with a plan in place that would allow for immediate implementation.

DISADVANTAGES:

1. The Climate Mitigation Plan requires strategic investment and long term commitment as well as reprioritization of existing resources to implement the actions identified.
2. Successful implementation of the TCMP is dependent upon full participation from the community to change current practices and habits to meet targeted carbon reduction goals.

#001

Posted by **Randy** on **04/01/2021** at **6:14pm** [Comment ID: 11] - [Link](#)

Type: *Suggestion*

Agree: 4, Disagree: 0

Lacey should incentivize property owners to convert empty office and retail space to high-density residential. Small and studio apartments. There's no reason to go looking for land when we have vacant buildings waiting to be utilized.

#002

Posted by **Marianne** on **04/01/2021** at **6:25pm** [Comment ID: 14] - [Link](#)

Type: *Suggestion*

Agree: 3, Disagree: 0

We need to build up instead of out, preserving as much native land as possible. We do not need sprawling warehouses that remove every established tree and habitat, and then replace the natural habitat with a landscape that needs constant maintenance.

Reply by **7509L** on **04/24/2021** at **9:02am** [Comment ID: 51] - [Link](#)

Agree: 0, Disagree: 0

Totally agree. Well said. These sprawling warehouses add heat islands, rather than cutting down on emissions and climate improvement, create light pollution (using LED lights at lower cost does not fix this), and their huge footprint creates pollution.

#003

Posted by **Wayne** on **04/12/2021** at **12:20am** [Comment ID: 33] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Solar panels on municipal buildings having good sun exposure is the best "low hanging fruit" for quickly reducing carbon emissions (from PSE power generation) and cost. Action item B5.3 also included schools in its description. Will these public comments and public ranking also apply to North Thurston School District budget decisions, or at least forwarded to them for their consideration?

#004

Posted by **Tish Levee** on **04/30/2021** at **3:50pm** [Comment ID: 107] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

While incentives for cool roofs are a great idea, what about incentives for cool parking lots (and eventually streets). There is now a slurry, sealer available in a light gray that has been used very successfully in Los Angeles, dropping temps about 10 degrees.

#005

Posted by **7509L** on **04/24/2021** at **9:08am** [Comment ID: 55] - [Link](#)

Agree: 0, Disagree: 0

Yes!

#006

Posted by **7509L** on **04/24/2021** at **9:08am** [Comment ID: 54] - [Link](#)

Agree: 1, Disagree: 0

Yes!

#007

Posted by **7509L** on **04/24/2021** at **9:07am** [Comment ID: 53] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Solar is great idea. Rooftop gardens and wall gardens on buildings create more green space and "lungs" for the air, as well as help cool, and provide habitat for displaced birds.

#008

Posted by **7509L** on **04/24/2021** at **9:06am** [Comment ID: 52] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

LED lights inside buildings is good option if they turn off the lights at night. Parking

areas, streets do not need to have 24/7 lighting for the full footprint. Turn off every other light outside or turn them all off from midnight to 4am. LED lights outside have a light pollution effect - do street lights need to be on all night? LED lights are very bright and interfere with bird migrations and also are hard on older human eyes. The lights should have shields so as not to shine into residential windows at night or up into the sky. Education of residents and commercial enterprises on effects of lights at night and how to reduce the effects and light pollution yet still have desired lighting for safety and esthetics.

#009

Posted by **7509L** on **04/24/2021** at **9:08am** [Comment ID: 56] - [Link](#)

Agree: 1, Disagree: 0

Yes, encourage and educate.

#010

Posted by **7509L** on **04/24/2021** at **11:43pm** [Comment ID: 93] - [Link](#)

Agree: 0, Disagree: 0

Size of new buildings must consider teleworkers and shared space = smaller building size and less energy, less parking space, smaller footprint.

#011

Posted by **7509L** on **04/24/2021** at **3:58pm** [Comment ID: 91] - [Link](#)

Agree: 0, Disagree: 0

Buildings not being used, have gone out of business, etc. can be repurposed and retrofitted. The Sears building - changed into something such as restaurant or a warehouse - the warehouses continue to be constructed on Hawks Prairie with the loss of groves of trees. Areas already built out can be assessed for current use and future use. An inventory of buildings that are no longer with tenants should be created as a beginning to see what "inventory" there is and how it can be better utilized - BEFORE new permits are allowed and any rezoning is considered.

#012

Posted by **7509L** on **04/24/2021** at **9:11am** [Comment ID: 57] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Self reporting from building managers with set dates and annual inspections may be helpful and keep costs lower. New construction would have this built in for building inspector- just another item to check, not a new position needed. LED lighting saves money but doesn't need to flood the area with bright blue-white lights. Less is more. LED lights are hard on older human eyes and too many lights, especially bright LED ones cause light pollution. Please refer to Inter'l Dark Sky information and suggestions: <https://www.darksky.org/light-pollution/>

#013

Posted by **7509L** on **04/24/2021** at **9:17am** [Comment ID: 58] - [Link](#)

Agree: 0, Disagree: 0

What do you mean by land incentives here? We need to preserve the groves of trees, not rubber stamp all these massive construction projects. Unused empty buildings should be used or repurposed. Builders can change an existing building to fit their need and change it to fit their logo or public facade. New construction can also be in existing massive parking lot rather than selecting a new piece of land and clear cutting it. Smaller footprint of buildings and parking for future due to telework and sharing work stations; telecommuting work areas, etc.

#014

Posted by **Sally** on **04/03/2021** at **1:29pm** [Comment ID: 23] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Ban the use of gas in new construction.

#001

Posted by **Barakgale** on **04/29/2021** at **8:10pm** [Comment ID: 94] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Climate Change is not just an environmental emergency; it's an emergency of public health, extreme weather events, agriculture, national security. We have got to take bold action .

#002

Posted by **Randy** on **04/01/2021** at **5:43pm** [Comment ID: 4] - [Link](#)

Agree: 0, Disagree: 0

our Lacey household is fully committed to reducing our footprint and we consider the impact of our decisions daily. We support the community and City efforts to meet these goals.

#003

Posted by **Marianne** on **04/01/2021** at **6:21pm** [Comment ID: 12] - [Link](#)

Agree: 2, Disagree: 0

This is absolutely necessary, and have our full support. I only wish we/ Thurston County had started years ago before climate change reached an emergency.

#004

Posted by **Carolyn** on **04/30/2021** at **2:56pm** [Comment ID: 104] - [Link](#)

Agree: 0, Disagree: 0

Climate change is already affecting us, and the velocity of climate change is ever increasing. IF--and it's a HUGE IF--we are to escape irreversible climate catastrophe, we have to meet and exceed the TCMP's stated targets. Our time for making a difference is almost out.

#005

Posted by **Carolyn** on **04/30/2021** at **3:08pm** [Comment ID: 106] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Indigenous elders and Tribes have a great deal to teach us about living in harmony with natural ecosystems so as to preserve our planet for the next seven generations. Please add indigenous people to the planning teams, and LISTEN to them! Plan ALL our climate action with the well-being of our great, great, great, great, great grandchildren in mind.

#006

Posted by **Marianne** on **04/01/2021** at **6:23pm** [Comment ID: 13] - [Link](#)

Agree: 0, Disagree: 0

The science is telling us we need to act NOW.

#007

Posted by **Barakgale** on **04/29/2021** at **8:14pm** [Comment ID: 95] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

You can see where business as usual is leading us - all of us - to and unlivable planet. We have to turn this around. Every level of society has to do their part.

#008

Posted by **Barakgale** on **04/29/2021** at **8:18pm** [Comment ID: 96] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Bravo State of Washington! I am proud that our state has enacted these laws. It provides a strong foundation for us to build upon.

#009

Posted by **Randy** on **04/01/2021** at **5:50pm** [Comment ID: 5] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Please educate the community: there is no reason to warm-up a vehicle. It made sense in 1970, it doesn't today. We have a neighbor who runs his car 10 - 15 minutes every day before leaving for work. Year-round. It's just pumping emissions and wasting fuel.

#010

Posted by **Barakgale** on **04/29/2021** at **8:25pm** [Comment ID: 97] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

I am a happy owner of a Bolt Plug- in vehicle. I believe the appeal of Ev's will rise fast as people come to appreciate the cost saving of virtually no maintenance, the excellent drivability, and the competitive cost.

#011

Posted by **Wayne** on **04/01/2021** at **1:47am** [Comment ID: 2] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Need to label this hatched area ("offsets") as sequestration (reforestation, afforestation, regenerative agricultural techniques). Absolutely necessary to get to 85% carbon emission reduction goal. It would help to have larger boxes in the legend to see that "offsets" refers to the hatched area (as well as the other colors).

Reply by **SiteAdmin** on **04/01/2021** at **11:03am** [Comment ID: 3] - [Link](#)

Type: *Resolution*

Agree: 0, Disagree: 0

A tooltip below, a little icon, has been added to clarify. Thanks!

#001

Posted by **Marianne** on **04/01/2021** at **6:38pm** [Comment ID: 18] - [Link](#)

Agree: 2, Disagree: 0

I am so glad you added this to the plan. We need to make sure this is fair and equitable for everyone.

#002

Posted by **Roy** on **04/30/2021** at **2:46pm** [Comment ID: 103] - [Link](#)

Agree: 0, Disagree: 0

I thoroughly support this section on equity. Social justice and equity will help address climate change more fairly and effectively.

#003

Posted by **Connie Campbell** on **04/01/2021** at **11:52pm** [Comment ID: 21] - [Link](#)

Agree: 1, Disagree: 0

Often those who have the fewest resources to deal with climate change are the hardest hit. It's very important that all climate mitigation efforts be equitable for all.

#004

Posted by **Tish Levee** on **04/30/2021** at **4:09pm** [Comment ID: 111] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

A suggestion about the design of this page. White type against a light to medium blue background is very difficult to read. Whenever we are trying to reach the public, we need to take such things as readability into consideration.

#005

Posted by **Tish Levee** on **04/30/2021** at **4:11pm** [Comment ID: 112] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This page is SO difficult to read! Tiny type, lack of contrast, and, frankly pretty much gobblydegook language makes it seems as if only lip service is being given to climate equity and climate justice. I would hope that we would do better in the future.

#006

Posted by **Carolyn** on **04/30/2021** at **3:06pm** [Comment ID: 105] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Indigenous elders and Tribes have a great deal to teach us about living in harmony with natural ecosystems so as to preserve our planet for the next seven generations.

Please add indigenous people to the planning teams, and LISTEN to them! Plan ALL our climate action with the well-being of our great, great, great, great, great grandchildren in mind.

#007

Posted by **7509L** on **04/24/2021** at **3:02pm** [Comment ID: 85] - [Link](#)

Agree: 1, Disagree: 0

Yes, this is very important.

#008

Posted by **7509L** on **04/24/2021** at **3:04pm** [Comment ID: 86] - [Link](#)

Agree: 0, Disagree: 0

We do need affordable housing and close to transit so we rely less on personal vehicles. Walking paths that are comfortable with some sheltered resting spots.

Reply by **Karen** on **04/24/2021** at **5:01pm** [Comment ID: 92] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Yes- when public entities develop housing they need to locate it near transit. A car is a big budget item and if someone can avoid owning one they have more funds for the basics such as rent and food. Offering low income housing away from transit and services requires those residents to either own a car or rely on others for transport. While locating public funded housing away from transit may seem like it is saving money it actually passes the transportation cost onto those who can least afford it.

#009

Posted by **7509L** on **04/24/2021** at **3:02pm** [Comment ID: 84] - [Link](#)

Agree: 0, Disagree: 0

Fabulous!! Important to remember we are always moving into the future. We need to hear from the youth and keep them involved.

Score Each Action with 1-3 Stars

Action Name	Average Score
Convert to EV Fleets	93
Green building technical assistance	89
LED Lighting	89
Energy efficiency to water systems	85
Long term infill development	85
Flexible Electric Vehicle regulations	85
Telework/Flex Work	82
Solar ready building	82
20-Minute neighborhoods	82
Municipal Solar	82
Middle-density housing	74
Accessory Dwelling Units	74
Municipal tree canopy	74
Tree canopy preservation	74
Car free zones	71
Cool roofs	71
Free EV parking	67
Water audits	67
SolSmart Certification	67
Group solar purchasing	67
Eco districts	60

#001

Posted by **Wayne** on **04/12/2021** at **1:34am** [Comment ID: 39] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Too late now, but I suggest that somehow the public also be allowed to rank the 21 action items that are in the "regionally coordinated" category, since Lacey has a vote to fund or not fund your share of the decisions of the Steering Committee.

Reply by **SiteAdmin** on **04/12/2021** at **7:55am** [Comment ID: 43] - [Link](#)

Type: Resolution

Agree: 0, Disagree: 0

Thank you for your suggestion. We'll be working on more public engagement with the regional actions this year. Stay tuned!

#002

Posted by **Wayne** on **04/12/2021** at **1:19am** [Comment ID: 37] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

EV prices are expected to be roughly the same as gas-powered equivalent cars by about 2022 or 2023, with prices continuing to drop. Much lower maintenance cost for EVs, plus EVs can go more than twice as far on a \$1 of electricity than a gas-powered car can go on \$1 of gas.

#003

Posted by **Wayne** on **04/06/2021** at **4:11pm** [Comment ID: 25] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Solar panel prices are continuing to drop, so overall cost is becoming much more affordable. With good roof and relative lack of trees or other obstructions to block sun's rays, a PV system is one of the BEST ways to reduce carbon emissions rapidly. I had solar panels put on my home at Bonney Lake in 2015 resulting in essentially no electricity bill, saving about \$1000 a year, and producing more electricity than my family consumed, with enough extra generated per year (3 Megawatt-hrs) to charge an electric vehicle for about 10,000 miles per year. This solution beats buying green energy from PSE, since once you have the panels, the sun power is free.

#004

Posted by **Wayne** on **04/06/2021** at **4:23pm** [Comment ID: 26] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The PSE Direct Buy for municipal operations is good for carbon reduction now; however, presently they are just buying the solar power from a third party rather than investing in their own solar farms. Cost to the customer may be unreasonably high over a 20 year contract, since wholesale cost to utilities is expected to decrease by about 50% by 2030.

#005

Posted by **Wayne** on **04/12/2021** at **1:27am** [Comment ID: 38] - [Link](#)

Agree: 0, Disagree: 0

Your estimate of cost (L, M, H) for many of these action items appear to be based on the amount of staff time needed, especially for public hearings, or staff time to develop a plan, rather than the cost of the action itself.

#006

Posted by **Wayne** on **04/11/2021** at **10:22pm** [Comment ID: 32] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Good. How close are you to being completed already on this action item? This is a big money saver on electricity usage and thus carbon emission reduction.

#007

Posted by **Cor0811** on **04/21/2021** at **3:27pm** [Comment ID: 48] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

For new constructions rooftop gardens & wall gardens and retention of existing large, old trees should be required. Building inspectors would add this to checklist. Self Reporting requirement with timelines, for existing buildings, may be an easier way to begin implementation

#008

Posted by **Cor0811** on **04/21/2021** at **3:12pm** [Comment ID: 47] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

LEDs save money but also have their own issues. Please refer to: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/led-guide/> Also consider having "dark times" when street lights are off.

#009

Posted by **Wayne** on **04/12/2021** at **1:12am** [Comment ID: 36] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I believe that flat-roofed commercial buildings that are the target for "cool roof" incentives would get much more effective use of those roofs by putting solar panels on them. Example: None of the big warehouses at Hawk's Prairie have any panels on them. That square area would produce much more electricity with panels, saving much more carbon emissions and enhancing the electricity grid, than a cool roof would save on electricity cost for a/c and carbon emissions saved.

#010

Posted by **Wayne** on **04/12/2021** at **1:40am** [Comment ID: 40] - [Link](#)

Agree: 0, Disagree: 0

I don't seen anything in this municipal category that will 'break the bank" raising home prices. Making a new construction home solar-ready is also minimal.

#011

Posted by **Cor0811** on **04/21/2021** at **3:48pm** [Comment ID: 49] - [Link](#)
Agree: 0, Disagree: 0
Public engagement needed

#012

Posted by **Cor0811** on **04/21/2021** at **3:49pm** [Comment ID: 50] - [Link](#)
Agree: 0, Disagree: 0
pubic engagement needed and desired with zoning changes. Surprises many times create anger and much discussion on NextDoor boards and neighborhood groups.

#013

Posted by **Tish Levee** on **04/30/2021** at **4:27pm** [Comment ID: 113] - [Link](#)
Type: Suggestion
Agree: 0, Disagree: 0
At the same time of prioritiziing sites for EV charging, seriously limit (if not completely eliminate) all NEW fossil fuel charging stations. If we are to really reduce fossil fuel consumption, we have to start by reduciing the number of fossil fuel stations. We really don't need them on every corner!

#001

Posted by **Marianne** on **04/01/2021** at **6:30pm** [Comment ID: 15] - [Link](#)

Agree: 1, Disagree: 0

Definitely agree with land use strategies for transit, walking and biking. Roads are a key to harming our ecosystems and species (roadless rule act). They create more congestion than alleviate it.

#002

Posted by **Randy** on **04/01/2021** at **6:10pm** [Comment ID: 10] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Fully electric vehicles work! The City should never again purchase an ICE vehicle. Lacey will save money and help meet climate goals.

- no emissions
- very low maintenance
- quiet

#003

Posted by **Tish Levee** on **04/30/2021** at **3:58pm** [Comment ID: 109] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We need to do everything we can to support and encourage tele-commuting wherever possible. We have seen during COVID what a difference that can make.

#004

Posted by **Tish Levee** on **04/30/2021** at **3:56pm** [Comment ID: 108] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Agree that we need to really focus on public transit. I recently moved to Lacey from N. California, but I wrote an article for a local periodical there when Olympia/Lacey introduced no fare bus service. It is wonderful; we need to keep expanding service, but we need to put some money into really marketing the transit services we have here.

#005

Posted by **7509L** on **04/24/2021** at **3:50pm** [Comment ID: 89] - [Link](#)

Agree: 0, Disagree: 0

Less is more - when ordering vehicles consider less and more sharing of them.

#006

Posted by **7509L** on **04/24/2021** at **3:53pm** [Comment ID: 90] - [Link](#)

Agree: 0, Disagree: 0

The production of electric vehicles does cause CO2 emissions and the batteries have a "life" and will have to be disposed of eventually, or technology created to reuse them. Public transportation, sharing vehicles (ride share but also of individual vehicles, bicycles and motorbikes can be added into consideration.

#007

Posted by **Roy** on **04/30/2021** at **2:23pm** [Comment ID: 98] - [Link](#)

Agree: 1, Disagree: 0

Public transit is the most important improvement needed to enhance efficiency of getting people around in and around Lacey and reducing carbon emissions. Please focus on public transit and not more roads and highways.

#008

Posted by **7509L** on **04/24/2021** at **9:25am** [Comment ID: 60] - [Link](#)

Agree: 0, Disagree: 0

Telecommuting has been proven effective during this pandemic. Managers have found the work is readily accomplished and workers more effective. We already have huge traffic issues in the Puget Sound area. Any IT solutions that can help businesses will help work-at-home and cut down on traffic=emissions=building energy=lighting=sanitation=in building cleaning.....

#009

Posted by **7509L** on **04/24/2021** at **9:20am** [Comment ID: 59] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

If Lacey intends to rezone areas, there needs to be wide communication and public comment. The notices need to be disseminated in such a manner that residents are alerted prior, not once decision is made.

#010

Posted by **Dan Jones** on **04/14/2021** at **10:03am** [Comment ID: 44] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

This seems to make a lot of sense. Why drive if we can accomplish our work remotely.

#011

Posted by **Dan Jones** on **04/14/2021** at **10:04am** [Comment ID: 45] - [Link](#)

Agree: 0, Disagree: 0

Great idea... Pre-approved accessory dwelling unit designs?

#012

Posted by **Randy** on **04/01/2021** at **6:07pm** [Comment ID: 9] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Add crosswalks and increase traffic enforcement. Too many drivers in Lacey do not acknowledge pedestrian right-of-way.

#013

Posted by **Connie Campbell** on **04/01/2021** at **11:38pm** [Comment ID: 19] - [Link](#)

Agree: 1, Disagree: 0

I definitely support the city using EV and Hybrid vehicles ASAP! We need a cleaner environment!

#014

Posted by **Karen** on **04/08/2021** at **11:37am** [Comment ID: 30] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

When new streets are developed they need to have practical connections for walking to transit and services. Gridded street networks accomplish this. Housing that is fenced off from surrounding streets, neighborhoods, services does not support active transportation. Make connection in new developments and retrofit existing neighborhood areas for maximum connectivity.

#015

Posted by **Dan Jones** on **04/14/2021** at **10:06am** [Comment ID: 46] - [Link](#)

Agree: 2, Disagree: 0

Trails throughout a city are wonderful... (Bend, McCall, Sunriver) are all better because of the trail systems. Not only for community members (current and future) but for tourism also...

#016

Posted by **7509L** on **04/24/2021** at **3:49pm** [Comment ID: 88] - [Link](#)

Agree: 0, Disagree: 0

It is important to remember that although electric cars don't emit CO2, they still do emit it in the stages of production of them; also the batteries eventually end, and then where do they go? Landfill. Technologies have to be created to reuse these lithium batteries or dispose of them. Public transportation is best option. Less vehicles overall for the city, per division...not sure how it is handled now, but scheduling use of less vehicles over a greater group of employees.

#017

Posted by **Karen** on **04/08/2021** at **11:29am** [Comment ID: 27] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Put the highest priority on active transportation in regional funding cycles. Only fund street/road projects that will be Complete Streets and will increase safety for people who walk and cycle.

#018

Posted by **Wayne** on **04/12/2021** at **12:38am** [Comment ID: 34] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Why are you including the action EV-ready to be handled at the regional level rather than municipal level? You have new construction to be solar-ready on the municipal list. What's the difference?

Reply by **SiteAdmin** on **04/12/2021** at **7:45am** [Comment ID: 42] - [Link](#)

Type: Answer

Agree: 0, Disagree: 0

Our participating jurisdictions thought it would be helpful if we collaborated on standards, but then, yes, each code would have to be adopted locally. Thanks!

#019

Posted by **Wayne** on **04/12/2021** at **12:44am** [Comment ID: 35] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How will you be tracking and funding each of these action items that you have designated as regional? You aren't giving us a chance to rank these! Will they be included in the Comp Plan piecemeal as agreement in the ILA3 meetings is reached? What happens if there is no agreement on some of these ... then it is back to the municipal level for action?

Reply by **SiteAdmin** on **04/12/2021** at **7:44am** [Comment ID: 41] - [Link](#)

Type: Answer

Agree: 0, Disagree: 0

Thank you for your question. This online open house and survey are just one tool we're using, right now, to keep the community conversation going on climate change. Regionally, we will also be doing more community engagement, led by TRPC. We appreciate your willingness to participate in this important conversation. Thanks!

#020

Posted by **7509L** on **04/24/2021** at **9:33am** [Comment ID: 63] - [Link](#)

Agree: 0, Disagree: 0

Yes. Telecommuting, IT solutions to assist; training in IT solutions; telecommute stations in communities (fitted with pandemic in mind).

#021

Posted by **Marianne** on **04/24/2021** at **11:28am** [Comment ID: 75] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Our green spaces is what draws people to the area—housing developers should know this. It's a fact that young people and families want natural places with walking and biking trails because they are using more mass transit, walking, biking and ride sharing to get around. The future is fewer cars, car sharing and ride sharing.

And the science is telling us that we need to protect our green spaces to sequester carbon and to reach our carbon goals by 2030 and 2050. Building to accommodate more auto traffic is not going to help with our goals—it increases pollution. It also doesn't make for desirable, clean, quiet neighborhoods.

Putting more roads in our infrastructure makes it harder to opt for non-motorized travel. Roads do not make walkers or cyclists feel safe.

#022

Posted by **Karen** on **04/08/2021** at **11:43am** [Comment ID: 31] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Add this to the regional list of actions: Reduce the amount of residential development in the rural area. This would reduce vehicle miles traveled and preserve farm land. This means the cities should encourage the County to change zoning in rural areas. Land use is a major part of how we can reduce transportation emissions.

#023

Posted by **Karen** on **04/08/2021** at **11:32am** [Comment ID: 29] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Simply making it easier to commute long distances does not reduce emissions. Ride sharing and van pools can make sense for rural connections. Bus routes in rural areas could increase emissions.

#024

Posted by **Marianne** on **04/24/2021** at **11:23am** [Comment ID: 73] - [Link](#)

Agree: 0, Disagree: 0

Agree

#025

Posted by **7509L** on **04/24/2021** at **9:32am** [Comment ID: 62] - [Link](#)

Agree: 0, Disagree: 0

The more lanes that have been added to freeways across the U.S. just has created more traffic. Easy public transportation; affordable; change the mind set; encourage companies to have work from home policies to cut traffic and energy costs. When there is a void, it will be filled, so adding more lanes or longer entrance ramps is not going to "mitigate."

#026

Posted by **7509L** on **04/24/2021** at **9:28am** [Comment ID: 61] - [Link](#)

Agree: 2, Disagree: 0

Large commercial buildings don't need large parking lots and a space for each employee. Alternating work days and space for employees means less parking and smaller buildings. When permits are let for new buildings, this has to be taken into consideration. Rather than allow a huge building which may only be 1/2 used, details on how they plan to use telecommuting should be incorporated into the plan and the permits Lacey allows.

#027

Posted by **Marianne** on **04/24/2021** at **11:23am** [Comment ID: 72] - [Link](#)

Agree: 2, Disagree: 0

We need more outreach and education. Often residents do not know, or are not involved until they find out too late about an issue that effects them. How do you propose to solve this problem?

#028

Posted by **Karen** on **04/08/2021** at **11:31am** [Comment ID: 28] - [Link](#)

Agree: 1, Disagree: 0

Mitigating congestion does not necessarily make transportation more efficient. It could induce more traffic and increase miles driven. Making streets more efficient means moving more people, not just cars. So adding capacity for transit and people who walk and cycle is the way to reduce congestion.

Reply by **Marianne** on **04/24/2021** at **11:25am** [Comment ID: 74] - [Link](#)

Agree: 1, Disagree: 0

It's been proven that more roads actually create more congestion. We need a more walkable city.

#001

Posted by **7509L** on **04/24/2021** at **9:43am** [Comment ID: 67] - [Link](#)

Agree: 0, Disagree: 0

I cannot comprehend why Lacey allows huge groves of fir trees to be crushed and ripped out for large construction. Is it not possible to keep the carbon protective old growth fir trees and put construction in pockets within them? It makes no sense to cut them down and then "landscape" with your "tree plan" that are ornamental trees and don't have the same footprint as a fir tree. If the developer or warehouse can't drive around some trees then deny the permit. The small ornamental trees take years to grow and still don't clean the air like native PNW tree.

#002

Posted by **7509L** on **04/24/2021** at **9:37am** [Comment ID: 64] - [Link](#)

Agree: 1, Disagree: 0

Cattle are huge polluters with it running into the streams also. So yes, more can be done here and with manure management.

#003

Posted by **7509L** on **04/24/2021** at **9:39am** [Comment ID: 66] - [Link](#)

Agree: 1, Disagree: 0

Yes, What are the golf courses and HOA landscapers using, not to mention homeowners? Emissions aren't the only problem - pesticides are destructive to wildlife and bees. The run off from these applications gets into ground water and streams.

Reply by **Marianne** on **04/24/2021** at **11:14am** [Comment ID: 69] - [Link](#)

Agree: 0, Disagree: 0

I completely agree! There are many Eco-friendly options that we should be using for the health of the soils and ourselves. Chambers Bay Golf Course is an example of sustainable land practices. In the US, 36 of the 50 states anticipate freshwater shortages within the next 10 years. Americans apply more than 7 billion gallons of water a day outdoors and stormwater runoff from gardens and lawns is a major source of water pollution. Lawn irrigation consumes up to 60% in the west. Majority of irrigation comes from municipal drinking water. Residential properties are part of the solution.

#004

Posted by **Carolyn** on **04/30/2021** at **2:40pm** [Comment ID: 100] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Regenerative agriculture and forestry are imperative if we are going to significantly decrease greenhouse gas emissions.
capturing carbon in the soil is the BEST way to sequester carbon (besides not emitting it in the first place). Let's get on with it, NOW.

#005

Posted by **Connie Campbell** on **04/01/2021** at **11:45pm** [Comment ID: 20] - [Link](#)

Agree: 3, Disagree: 0

We need to keep the trees we have and plant more! Trees help us in so many ways--beauty, shade, reduce stormwater run off and provide oxygen for us to breathe!

#006

Posted by **Marianne** on **04/01/2021** at **6:34pm** [Comment ID: 16] - [Link](#)

Agree: 0, Disagree: 0

Mature trees increase your property value by 7-19%.
<http://www.hgtv.com/design/real-estate/increase-your-homes-value-with-mature-trees>.
Trees keep us cool in the summer heat. Trees keep our drinking water clean.

#007

Posted by **7509L** on **04/24/2021** at **9:47am** [Comment ID: 68] - [Link](#)

Agree: 1, Disagree: 0

Yes, we need to reforest. But Lacey needs to stop rubber stamping all development and allowing groves of trees to be destroyed. The city is a hopscotch of concrete, a road with bike path, retail business, then freeway, then a few houses, then wide roads with roundabouts to warehouses with housing around warehouses. It doesn't appear its age in comparison to other cities nearby who also have established neighborhoods and businesses - Olympia, Dupont, Tacoma.

#008

Posted by **Marianne** on **04/24/2021** at **11:15am** [Comment ID: 71] - [Link](#)

Agree: 0, Disagree: 0

Yes!

#009

Posted by **Marianne** on **04/24/2021** at **11:15am** [Comment ID: 70] - [Link](#)

Agree: 0, Disagree: 0

Yes! Education is key.

#010

Posted by **Roy** on **04/30/2021** at **2:41pm** [Comment ID: 101] - [Link](#)

Agree: 0, Disagree: 0

It is very important that we use nature (not technology) to help us not only store carbon but also to keep of us emitting more carbon. Do not let our trees be cut down unnecessarily and support regenerative agriculture.

#011

Posted by **Randy** on **04/01/2021** at **5:54pm** [Comment ID: 6] - [Link](#)

Agree: 0, Disagree: 0

That's terrific!

#012

Posted by **Randy** on **04/01/2021** at **5:59pm** [Comment ID: 7] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Good Regs which could be more effective with consistent enforcement. There are commercial tree cutting companies consistently topping and removing trees without permits. They should be warned once and then forbidden from working within Lacey after the second offence. They know the rules and know it's not a big deal to violate.

#001

Posted by **Marianne** on **04/01/2021** at **6:37pm** [Comment ID: 17] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Encourage rain barrels. Make your lawn area smaller. Keep the height higher in the summer to retain moisture. Install Ecolawns that attract wildlife. Let your lawn go dormant in the summer.

Reply by **7509L** on **04/24/2021** at **2:19pm** [Comment ID: 80] - [Link](#)

Agree: 1, Disagree: 0

Yes, yes, yes. HOAs don't agree with dormant lawns though and if it was a requirement or more minimal "green" to lawns was required then HOAs could reduce their strict enforcement.

#002

Posted by **7509L** on **04/24/2021** at **2:36pm** [Comment ID: 82] - [Link](#)

Agree: 0, Disagree: 0

What methods would be used to reduce this? It includes the creation of concrete for buildings (heat), meat producers and consumers, huge buildings and their electricity, water, heat....Beef producers create more greenhouse gases than the equivalent amount from pork or chicken. A campaign to educate people? Do we need huge warehouses that are empty, or are not 24/7 operations? Can industry and commerce utilize various forms of job sharing to reduce footprint (smaller buildings with shared workspace and telecommuting, so thus smaller parking lots, less traffic, less building energy, working from home)?

#003

Posted by **7509L** on **04/24/2021** at **2:45pm** [Comment ID: 83] - [Link](#)

Agree: 0, Disagree: 0

The recycling program can be quite confusing even with the flyers that are available. Seems that first recycle takes certain items and then changes the system. Incentives for people to recycle, open houses to educate people, classes in schools encouraging the kids to take it over and show parents; programs to pick up used mattresses, furniture, electronics or drop off centers, so people don't dump them in wilderness areas. Incentivize programs and companies who are using discarded items and inventing items with them. Programs for discarded household items in workable condition that might be used elsewhere for those who can't afford the newest. and best.

#004

Posted by **Roy** on **04/30/2021** at **2:35pm** [Comment ID: 99] - [Link](#)

Agree: 0, Disagree: 0

Reducing not just water use and food wastes but all our energy use in transportation and buildings is key to addressing climate change and improving our life in Lacey. How

can we encourage just using less of everything?

#005

Posted by **Marianne** on **04/24/2021** at **11:43am** [Comment ID: 76] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Water is a finite resource, so reducing our consumption of potable water is key. Paving, roofs and other impervious surfaces that prevent water from infiltrating into the soil and recharging groundwater supplies contribute to shortages.

Treating stormwater as waste and funneling it to storm sewers before it has an opportunity to benefit the landscape, instead of capturing and using stormwater in our gardens--we've created an entire infrastructure of gutters, downspouts, and sewers to rapidly transport it offsite. Landscapes play a major role, and residents can make a big difference. The question is how can we provide education so residents (and businesses) understand, and care enough to reduce their consumption?

Reply by **7509L** on **04/24/2021** at **2:23pm** [Comment ID: 81] - [Link](#)

Agree: 0, Disagree: 0

What if building standards could be such that they incorporate sprinkler systems in commercial and residential areas that pool the rainwater on site and hook to sprinkler systems to use it? Wouldn't that be great.

Reply by **Marianne** on **04/24/2021** at **3:05pm** [Comment ID: 87] - [Link](#)

Agree: 0, Disagree: 0

Also adding greywater systems when it is applicable is an excellent idea on new homes/ buildings.

#006

Posted by **Tish Levee** on **04/30/2021** at **4:06pm** [Comment ID: 110] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I'm relatively new to Lacey, and I have been disappointed that more is not being done about Green Waste. I live at the Reserve (241 units) and there is NO composting, NONE. I would like to see us adopt a Zero Waste policy as an aspiration. We need some legislation that would mandate composting for anyone generating more than 4 cu yds of landfill a week. We need to incentivize composting, and do the education needed to get people on board. The hauler I worked with in California had Zero Waste Consultants who worked with big and small account. With their help, my synagogue was able to cut our landfill in half, saving over \$3,000 a year in costs, and taking the equivalent of over 3 cars a month off the road by lowering our emissions.

#007

Posted by **Carolyn** on **04/30/2021** at **2:45pm** [Comment ID: 102] - [Link](#)

Agree: 0, Disagree: 0

I'm not familiar with this program, but it sounds excellent. Decreasing food waste is essential.

#008

Posted by **Marianne** on **04/24/2021** at **11:44am** [Comment ID: 77] - [Link](#)

Agree: 0, Disagree: 0

Yes!

#009

Posted by **Randy** on **04/01/2021** at **6:04pm** [Comment ID: 8] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Please let lawns on City property go dormant in the Summer and encourage/recognize HOAs and neighborhoods to do the same.

#010

Posted by **Marianne** on **04/24/2021** at **11:56am** [Comment ID: 79] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Can the city adapt ecology lawns in their parks, etc.? Eco-lawns are more drought-tolerant and disease-resistant than conventional, grass-only lawns. They do not require synthetic fertilizers, and people with children and pets will appreciate that. They stay green even during long, dry periods. Putting a "conserving water" sign on a lawn at a city facility or city park that is allowed to go dormant is also a perfect educational tool for the public. Can the city change their landscape maintenance

practices, and be the example for the community?

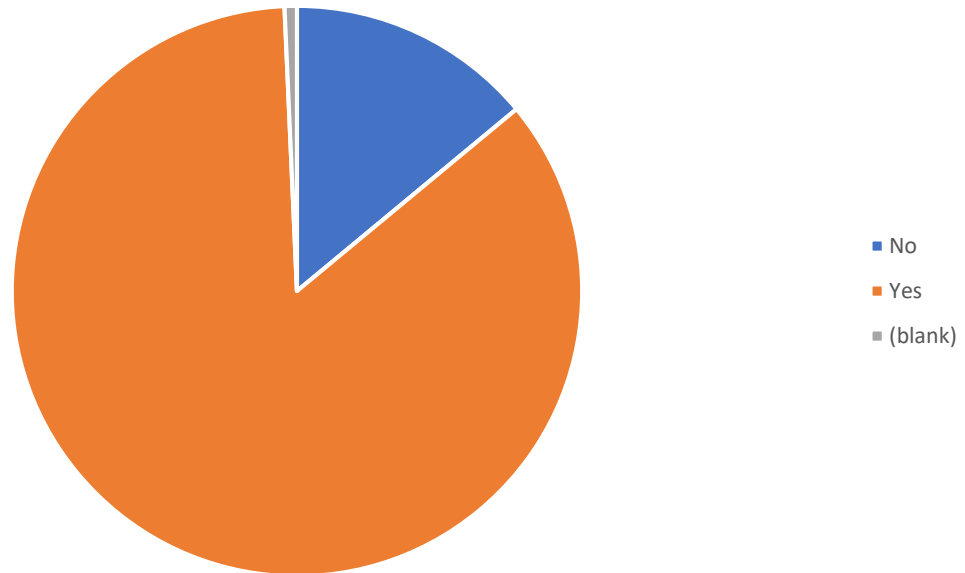
#011

Posted by **Marianne** on **04/24/2021** at **11:46am** [Comment ID: 78] - [Link](#)

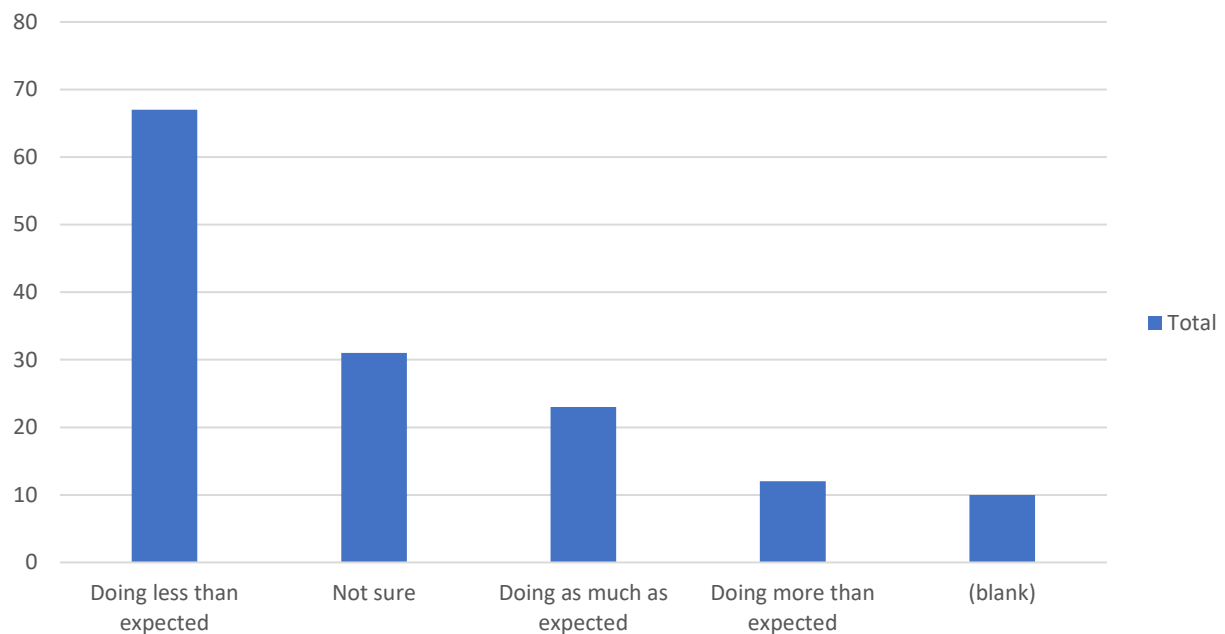
Agree: 0, Disagree: 0

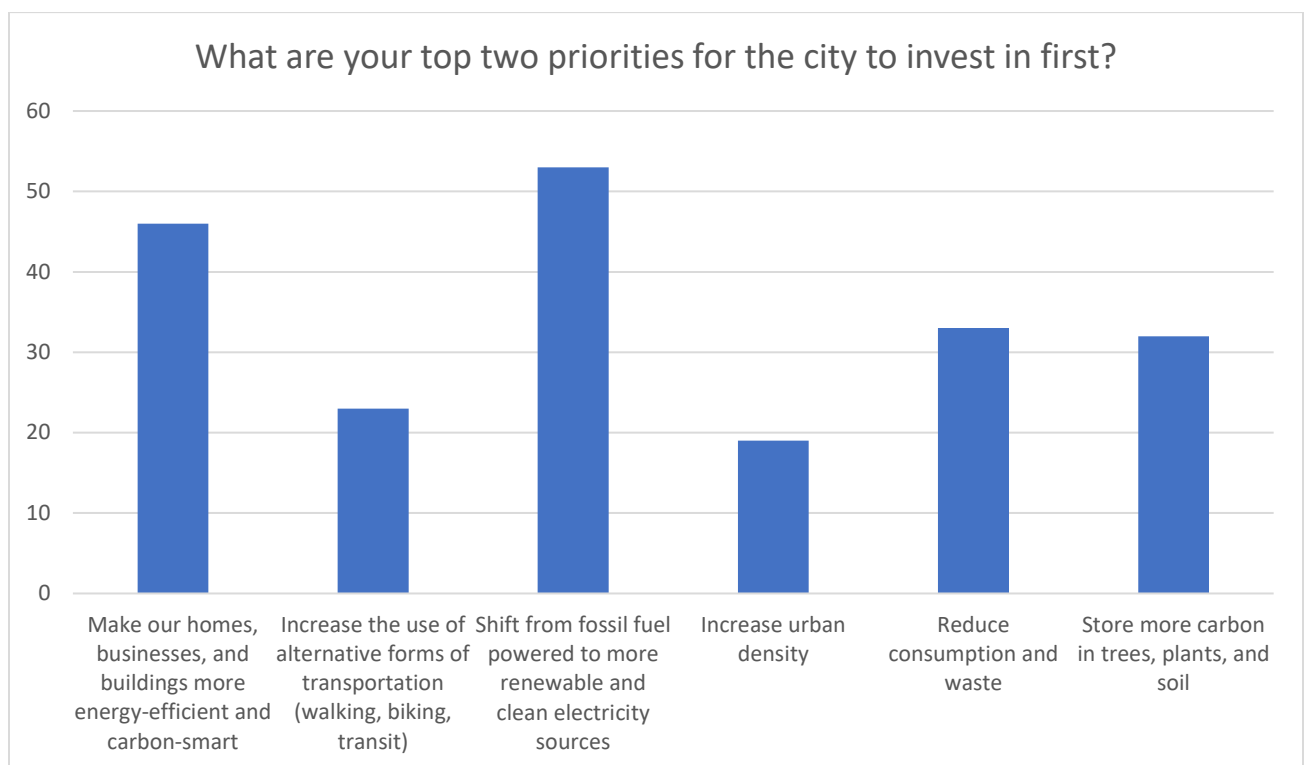
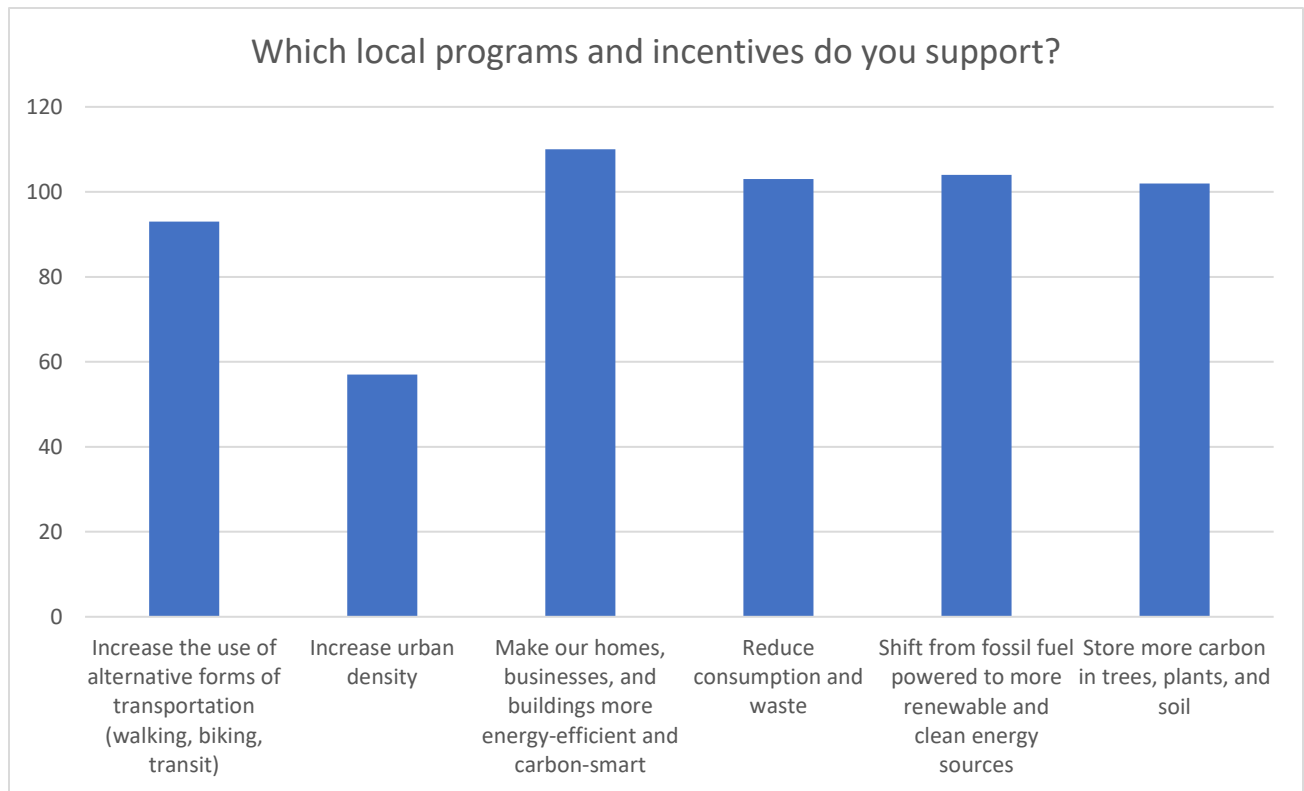
Yes!

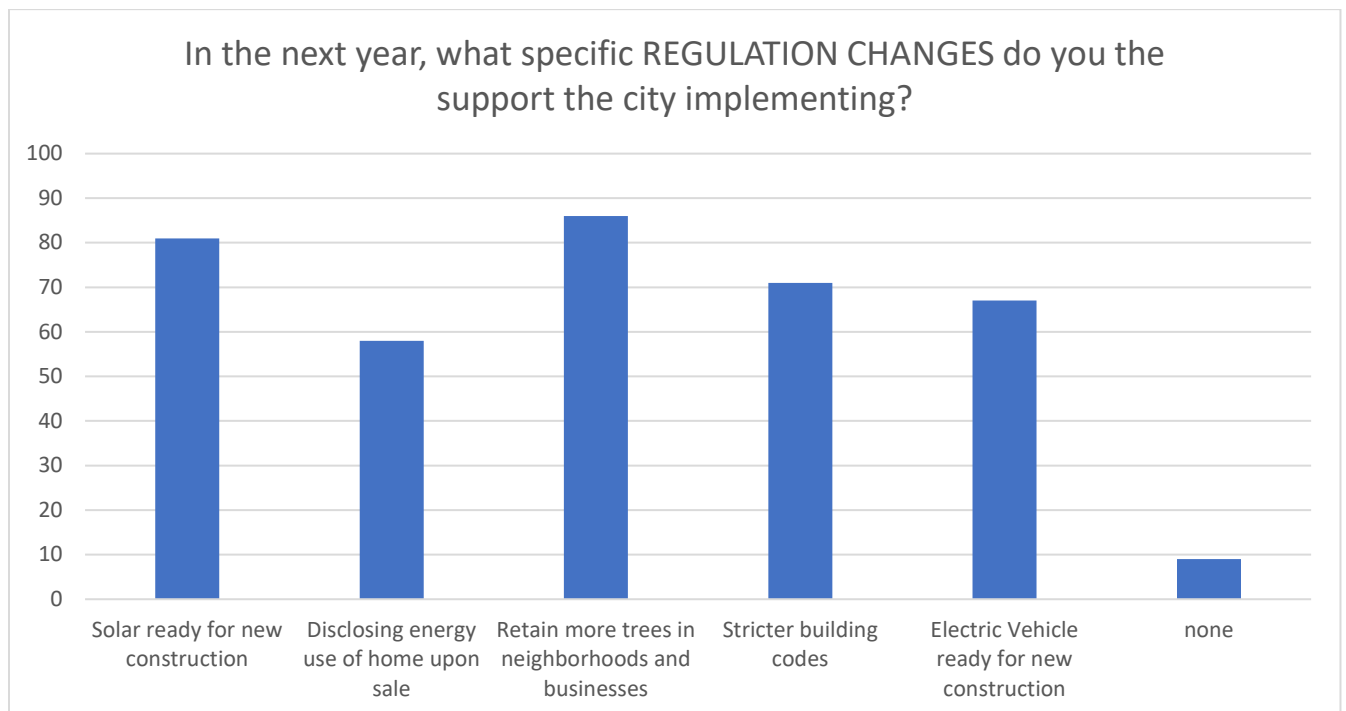
Do you expect City leaders to work on climate change?

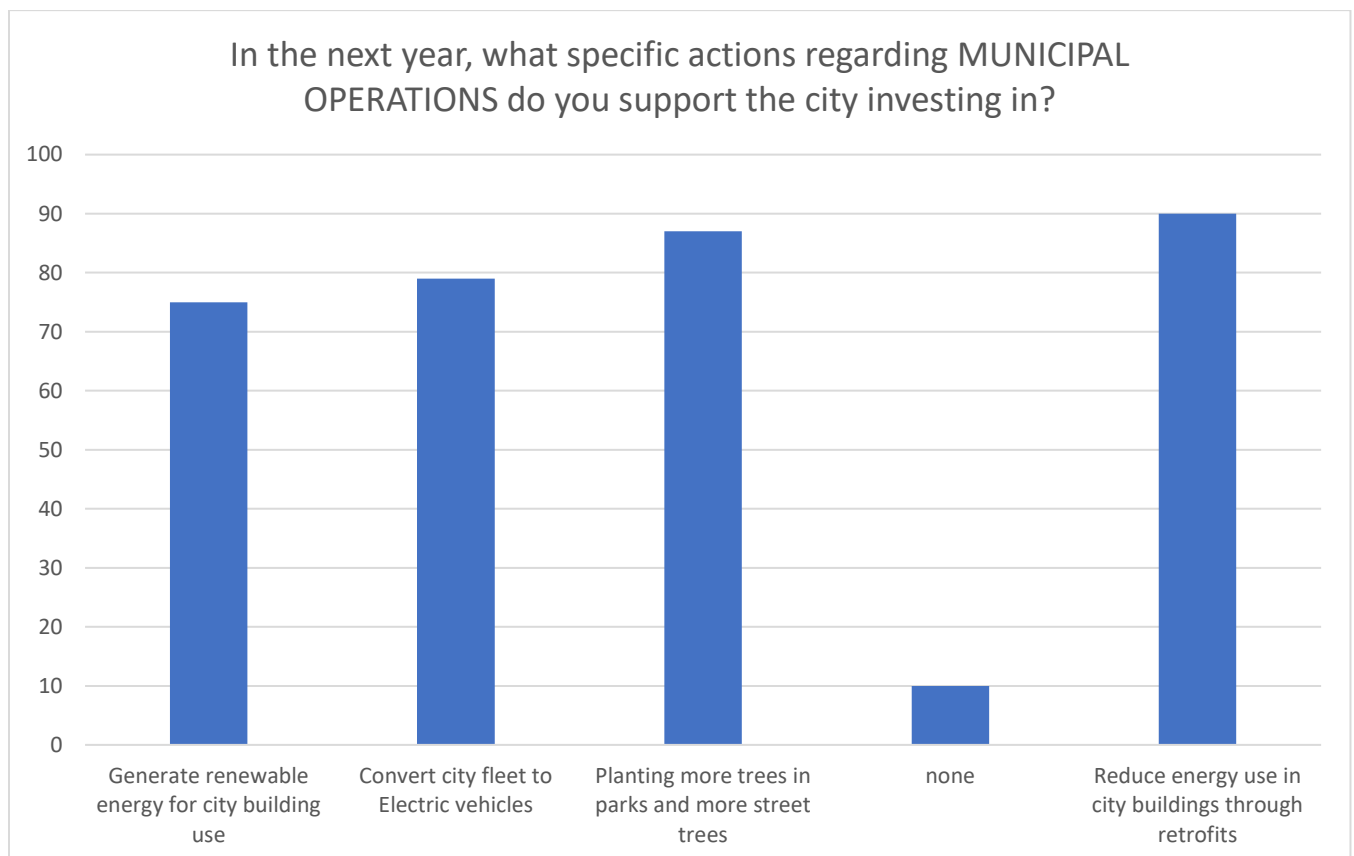
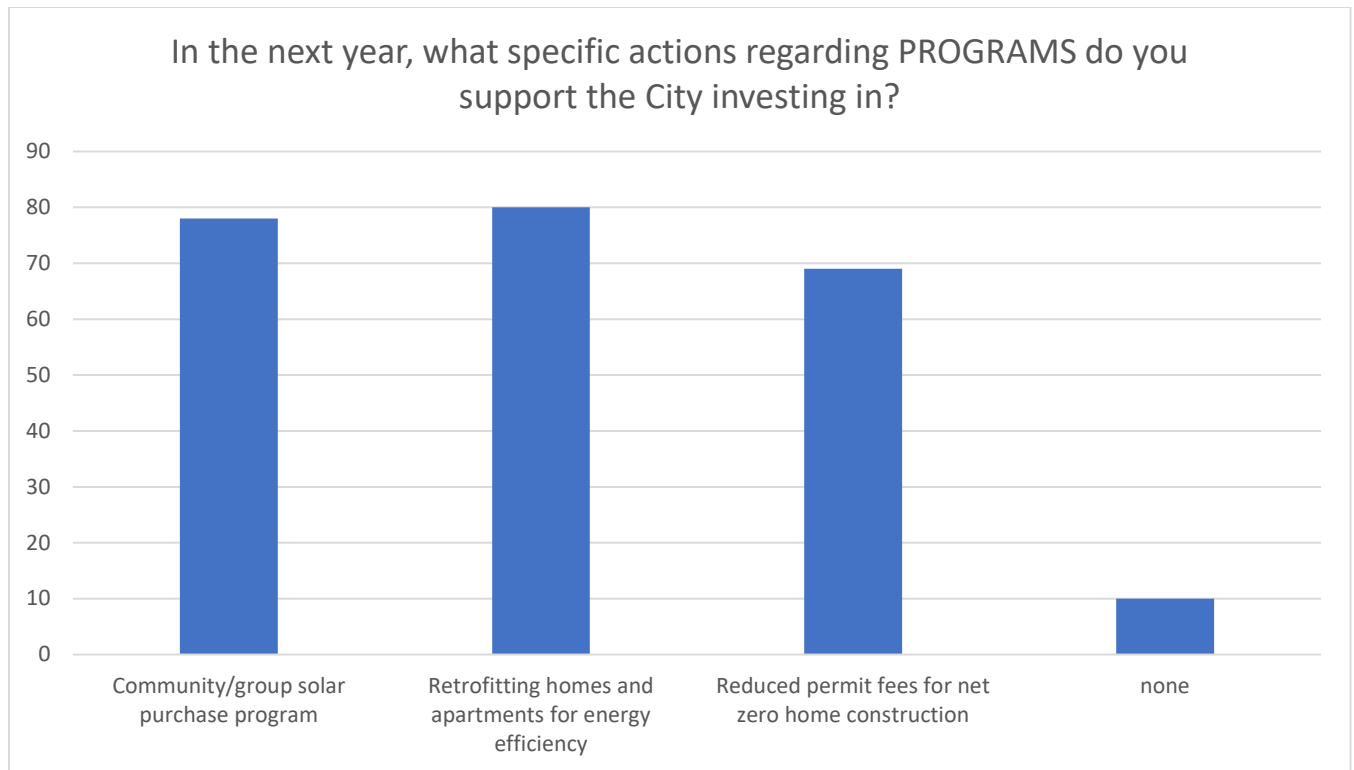


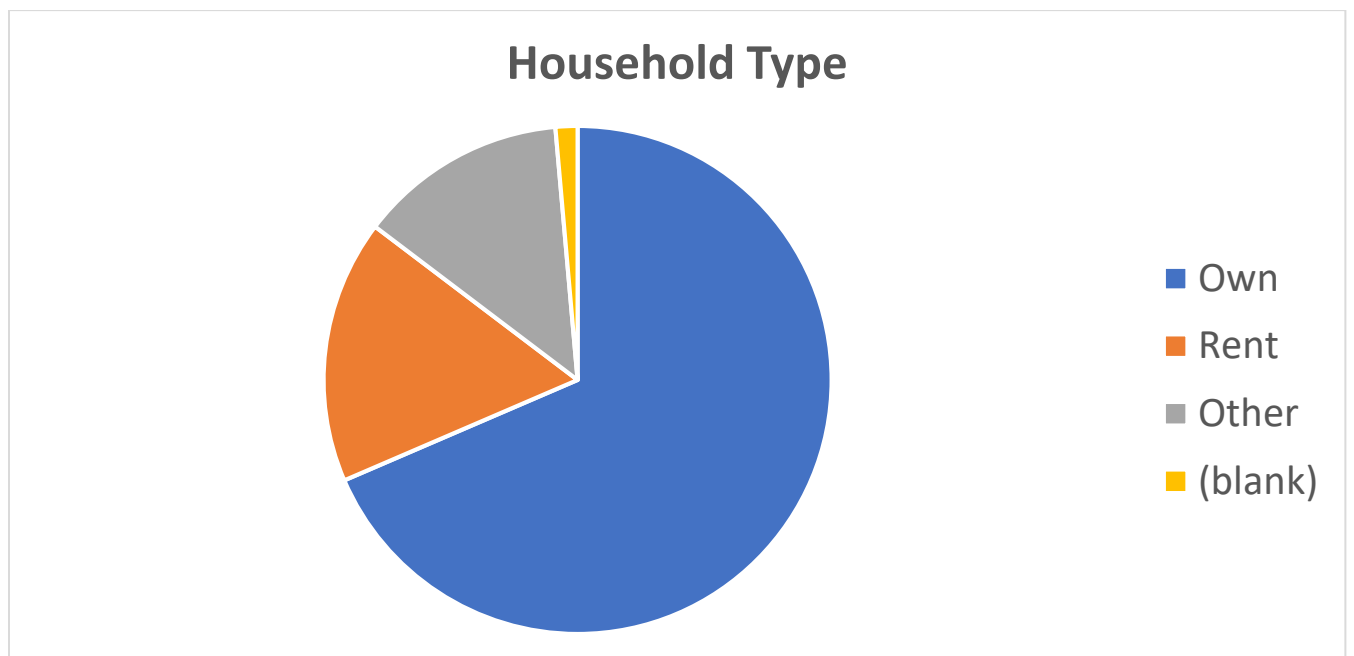
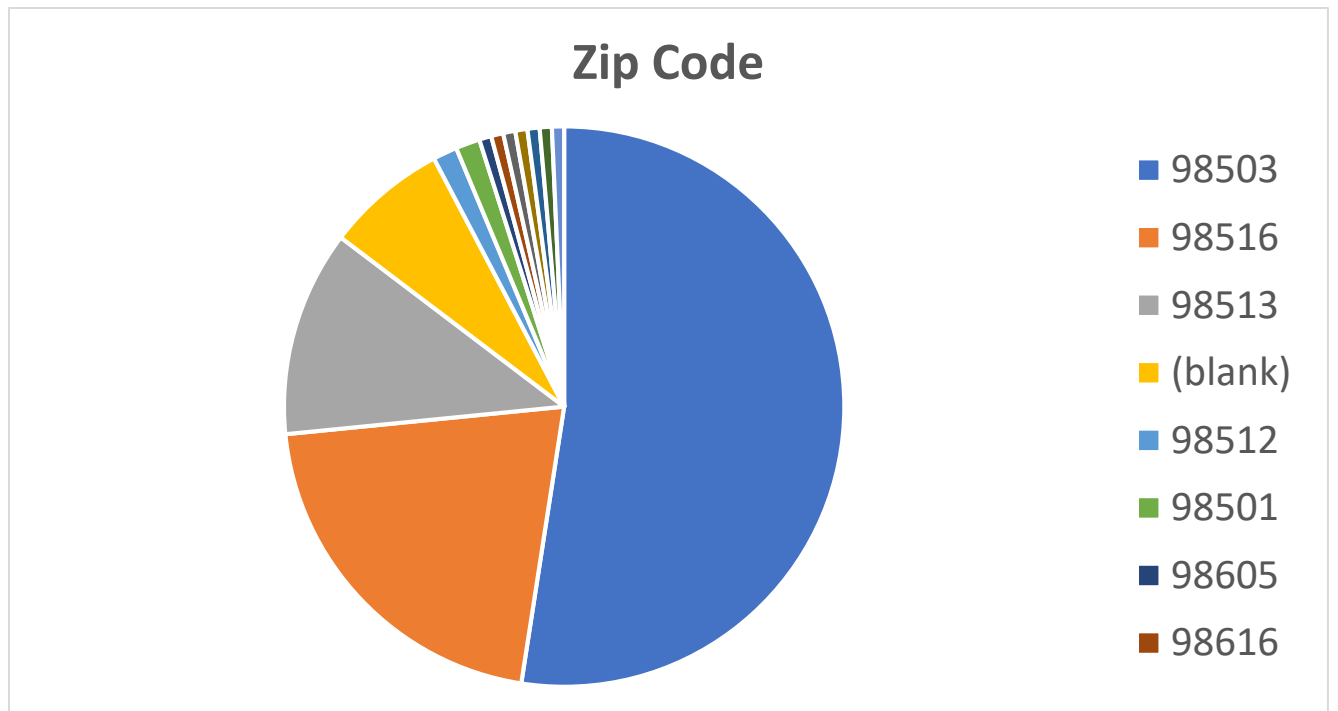
How much is the City doing to address climate change?





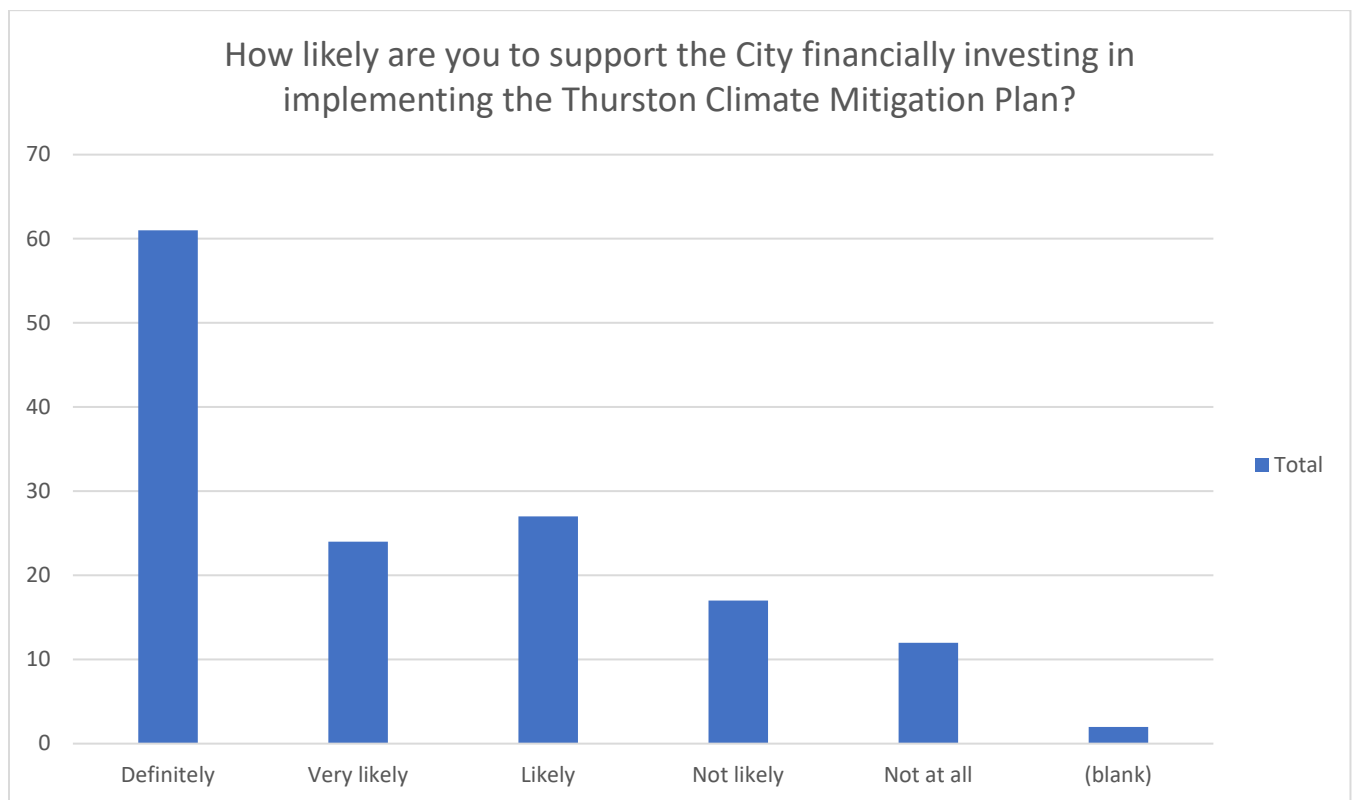
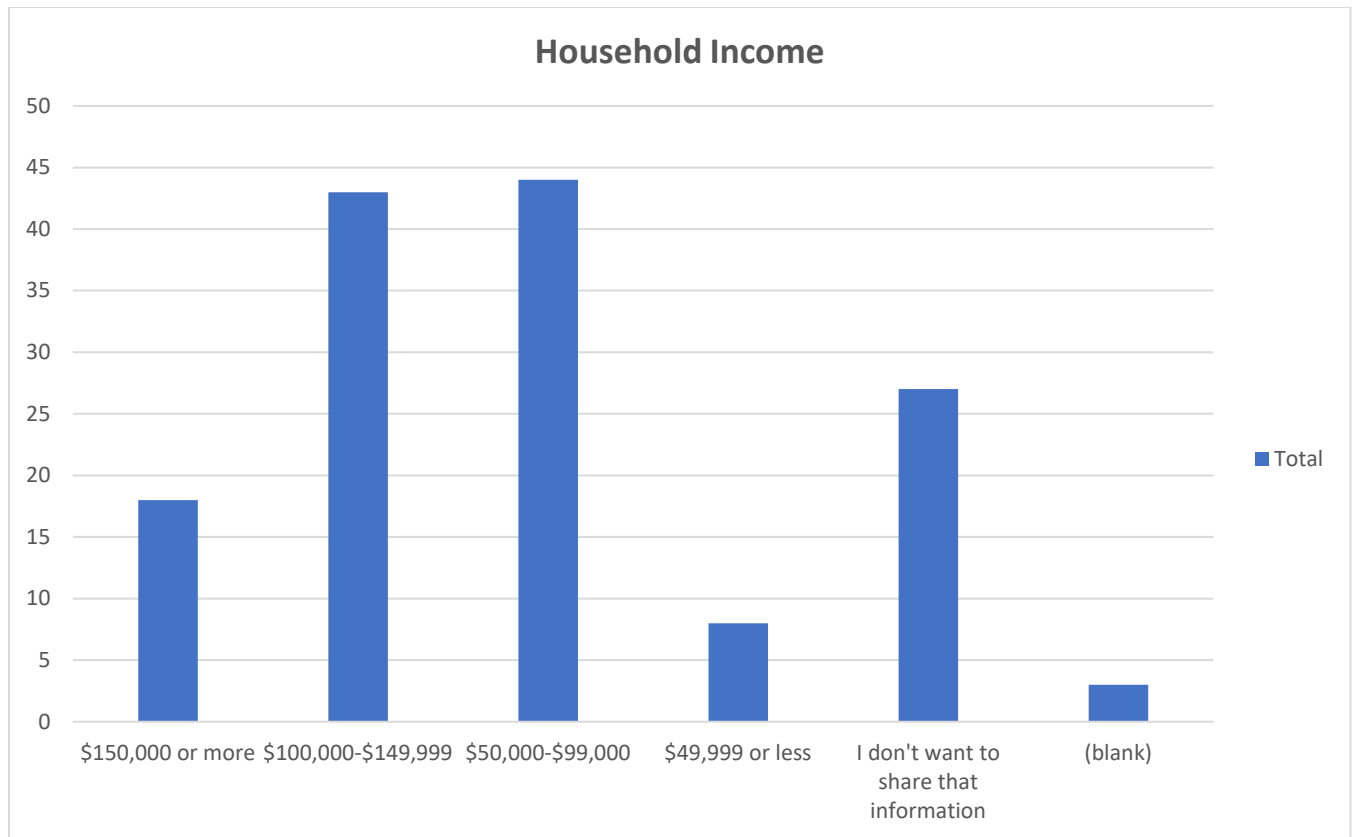






Climate Survey Summary as of 05/12/21

Total responses: 143



Elissa Fontaine

From: Ryan Andrews
Sent: Monday, May 3, 2021 8:46 AM
To: Daphne Retzlaff; David Wasson; Eddie Bishop; Gail Madden; Jessica Brandt; Kyrian MacMichael; Mark Mininger; Peg Evans-Brown; Rick Walk; Robin Vazquez; S Behrens
Cc: Leah Bender
Subject: FW: Panorama Residents' Petition in Support of the Thurston Climate Mitigation Plan (TCMP)
Attachments: TCMP Petition fm Panorama to Lacey City Council.pdf

Planning Commission: Attached is correspondence regarding support of the Thurston Climate Mitigation Plan from Panorama residents.

Thanks,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: Wayne Olsen
Sent: Saturday, May 01, 2021 2:04 PM
To: Ryan Andrews
Cc: Jessica Brandt ; Peri Edmonds
Subject: Fwd: Panorama Residents' Petition in Support of the Thurston Climate Mitigation Plan (TCMP)

External Email Warning! Use caution before clicking links or opening attachments.

Hi Ryan, info Jessica,

As suggested by your City Clerk, Peri Edmonds, I am requesting that you pass my correspondence along to the Planning Commissioners. However, I do not see the petition itself attached to my original email, so will attach it below.

January 3, 2021

Panorama Residents' Petition to the Lacey City Council:

The cities of Lacey, Tumwater, and Olympia as well as the county have come together to create the Thurston Climate Mitigation Plan (TCMP). As the next step, we urge that you adopt and implement this plan to achieve the science-based targets that you have previously agreed to for reducing carbon pollution in our region, specifically, 45% reduction of greenhouse gas emissions from the 2015 baseline by 2030, and 85% reduction of carbon emissions by 2050.

The evidence is overwhelming that our planet is warming due to human-generated greenhouse gases. More heat waves, droughts, wildfires, flooding, heavier precipitation, stronger storms, crop failures, famine, infectious diseases, climate refugees, species extinctions, rising sea level, mounting economic losses, and higher human mortality rates, to name a few, are in our future until we solve this climate crisis. The scientists and the world's 197 nations have concluded that the solution is net zero carbon emissions.

As a global problem, global warming requires a global response. But the response ultimately is carried out at the individual level, with leadership from local governments. The Thurston Climate Mitigation Plan provides the blueprint for carbon emission reductions while promoting more livable neighborhoods, energy efficient buildings, a clean energy grid, transition to electric vehicles, and more jobs. Many of the 71 action items are easy; some are hard. We want you to do all of them, especially the hard ones, with our backing. Please adopt and implement this Plan. We are counting on you.

During this period of COVID-19, the following residents of Panorama agree with this petition and have authorized by phone call or email that their names be attached in lieu of signing a hard copy.

Wayne L. Olsen
Betsy Olsen
Paul Enns
Gail Madden

Roy Treadway
Carolyn Treadway
Mary Anne Enns
Don Melnick

Panorama Residents' Petition for TCMP, Page 2

Phyllis Sturges
Carolyn Odio
Susan Marke
Dale Thompson
Judith Anderegg
David Pelto
Georgina Armstrong
David Armstrong
George Houck
Rosa Barton
Burt Sarver
Ginger Sarver
Gary Proctor
Geri Proctor
Cleve Pinnix
Martha Pinnix
Mary Anne McClaire
Dick Murphy
Becky Murphy
Carol Thomas
Andrew Johnson
Rev Wendy J. Taylor
Martha S. Wohlken
Rich Kalman
David Plemons
Janet Dawes
Douglas Scrima
Karen Greenfield
Joan Martin
Charlotte Palmiter
Myrna Rosler
Phyllis Freitas
Lu Hamacek
Lee S. Thompson, MD
Carol Royer
Dennis Mullikin
Kathy Kidwell
Mary Douglass
Bob Jensen
Caroline Fenn

Rosalie Melnick
Carol Dolliver
Larry Pratt
Rosalie Romano
Robert D. Markey
BJ Matthews
Linda Clary
George Sharp
LouAnn Houck
Mary Boston
Steve Tilley
Edith Bryan
Sally Vogel
Judy Winsor
Mari Stuart
Tamra Alden
Tim Alden
Cindy Fairbrook
Dave Fairbrook
Evie Starr
Cilla Raughley
Ellen M. Sweetin
Brian Hovis
Ann Rockway
James Vaupel
Warren Dawes
Ingrid Scrima
James Greenfield
Nova Berkshires
Curtis Rosler
Robert D. Bowers
Elaine Ehrhardt
Margare A. Curl
James Toomey
David Milne
Mary Wales North
Judy Clinesmith
Diane Darling
Lynn Elliott
Carl Clinesmith

Panorama Residents' Petition for TCMP, Page 3

Suzanne Hansen
Paul Eldenburg
Barbara Silverstein
Susan Morris
Bruce Hanson
Patricia Huddy
Sandra Morasky
Cynthia Daniels
Joan Tenenbaum
Jo Ann McVeigh
Gary Reid
Jay Felzien
Pat Winsor
Carol Ballard
Michael Silverstein
Tim Burke
Mark Christophersen
Jeanne Christophersen
Will Randolph
Judy Smith
Steve Lundin

Peggy Jamerson
Mary Jo Eldenburg
Deborah Ross
Dave Morris
Nancy Hanson
Joseph Huddy
Phyllis Clausen
Bob Daniels
Bill Lange
Christina Clarke
Virginia Reid
Robert Morasky
Janet Sears
Marian Raitz
Joe Palmiter
Eva Fitz
Mike Reveal
Lynn Reveal
Gerda Randolph
Susan Ballard
Maria Jensen

Point of contact is Wayne L. Olsen, 2010 Cardinal LN SE, Lacey, WA 98503.

Elissa Fontaine

From: Ryan Andrews
Sent: Thursday, April 8, 2021 8:13 AM
To: 'Carol Hayes'
Cc: Jessica Brandt
Subject: RE: Thurston Climate Mitigation Plan

Good morning Carol. Thank you for your comments and feedback. If you haven't yet, this would be a good opportunity for you to participate in the City's online open house related to local implementation of the Thurston Climate Mitigation Plan. The open house and an associated survey are available on our website which is linked here:
www.ci.lacey.wa.us/climatechange

Thanks again,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: Carol Hayes
Sent: Wednesday, April 07, 2021 6:57 PM
To: Ryan Andrews
Subject: Thurston Climate Mitigation Plan

External Email Warning! Use caution before clicking links or opening attachments.

City of Lacey Planning Committee,

I am writing to urge you to accept and adhere to all 72 items laid out in the Thurston Climate Mitigation Plan. It is of utmost importance for you to be on board with this effort, we must all do a significant part in helping to restore the health of planet earth. I moved to Lacey, the city of trees, two and a half years ago and have been astonished at the tremendous growth of the city, so much land has been clear-cut disrupting the ecosystem. The rate of building has been extensive and I feel more effort should be going into building with energy efficiency in mind. Please choose to act now, as later is not a viable option.

Thank you for making your decisions on science backed research.

Sincerely,
Carol Hayes

Sent from my iPad

Elissa Fontaine

From: Rick Walk
Sent: Wednesday, March 31, 2021 7:19 AM
To: Jessica Brandt; Ryan Andrews
Subject: FW: PSE - Transportation Electrification
Attachments: PSE - Transportation Electrification Plan 3.25.2021.docx

FYI- information to include in the Climate Action discussion for Lacey and at the regional table.

From: Tousley, Amy
Sent: Tuesday, March 30, 2021 8:54 AM
To: lbauer@ci.olympia.wa.us; rhoey@ci.olympia.wa.us; Rick Walk ; Scott Egger ; Grant Beck ; Cody Colt ; Joshua Cummings (joshua.cummings@co.thurston.wa.us) ; 'Jennifer Walker' ; Mike Matlock (MMATLOCK@ci.tumwater.wa.us) ; Brandon Hicks (bhicks@ci.tumwater.wa.us) ; Thomas Knuckey ; 'andrea.spencer@ci.bremerton.wa.us' ; Diane K. Lenius (dlenius@cityofpoulsbo.com) ; Karla Boughton (kboughton@cityofpoulsbo.com) ; mdorsey@cityofportorchard.us; Nick Bond ; Jeff Rimack - Kitsap County (jrimack@co.kitsap.wa.us) ; 'anelson@co.kitsap.wa.us'
Cc: Mauer, Matthew ; OsterbergA@trpc.org; parkhuk@trpc.org
Subject: PSE - Transportation Electrification

External Email Warning! Use caution before clicking links or opening attachments.

Good morning,

Perhaps you saw this, but I wanted to share a notice about PSE's recent tariff filing with the Washington State Utilities & Transportation Commission regarding electrification of the transportation network. I find this to be an exciting time in the energy world, please let me know if you have any questions or would like additional information. PSE is desirous of working with cities and counties as they develop climate change/sustainability plans and regulations working towards carbon reduction.

Take care,
Amy

Amy L. Tousley

*Senior Municipal Liaison Manager for Puget Sound Energy
serving the cities and counties of Thurston, Lewis and Kitsap*

2711 Pacific Avenue S.E.
Olympia, WA 98501
360-786-5956 (desk)
206-604-3103 (cell)
amy.tousley@pse.com



PSE files Transportation Electrification Plan to drive a cleaner energy future

(3/25/2021) Because of rapid and dramatic changes in our region, the power and transportation industries and consumer preferences, we strongly believe electricity is the transportation fuel of the future.

To help meet that future – and make sure we’re prepared for it – we filed our Transportation Electrification Plan with the Washington Utilities and Transportation Commission on March 19.

The TE Plan is a comprehensive five-year strategic framework for electric vehicle products and services that will allow us to take on a greater role in driving the transition to a cleaner energy future by further advancing electrified transportation in Washington state.

The TE Plan includes the necessary steps and investments we’ll take to achieve an electrified future, such as:

- Developing and implementing more EV programs and services, including a new Fleet & Commercial pilot
- Building the charging and utility infrastructure to support increased customer demand and load forecasted over the next decade
- Partnering with policymakers, customers, environmental groups, social justice advocates, business leaders and other stakeholders to successfully electrify the transportation sector and make our communities better places to live and work
- Removing barriers related to equity and inclusion with offerings that provide electrified transportation access to as many customers as possible, including those in low-income and disadvantaged communities.

We believe the TE Plan will benefit our customers by ensuring all customers, regardless of economic situation, have access to the benefits of electric mobility: better air quality, less noise pollution, cost savings and more. Furthermore, accelerating transportation electrification is a key part of our pledge to become a Beyond Net Zero Carbon company by 2045: going beyond reducing our own carbon emissions to net zero by helping other sectors reduce theirs, as well.

Once the WUTC acknowledges the new TE Plan – expected within the next six months – we’ll begin strategic development and execution of the plan, including filing tariffs for new products and services later this year.

If you have any questions about our Transportation Electrification Plan, please email evprograms@pse.com and include “PSE TE Plan” in the subject line.

Elissa Fontaine

From: Tom Crawford <tom@thurstonclimateaction.org>
Sent: Friday, April 30, 2021 1:38 PM
To: Pamela Braff; Jessica Brandt; Jennica Machado; Brad Medrud
Subject: Clean Energy savings
Attachments: Savings on Clean Energy Solutions for Families.docx

External Email Warning! Use caution before clicking links or opening attachments.

Here's some information I thought may be of interest to residents of your jurisdiction. It will also be in our upcoming newsletter.

Tom

Tom Crawford, President
Thurston Climate Action Team
PO Box 13324
Olympia, WA 98508
(360) 280-0242
tom@thurstonclimateaction.org
<https://thurstonclimateaction.org>

Savings on Clean Energy Solutions for Families

TCAT board member Dave Watterson has shared with us two opportunities to save money on clean energy: one for water heaters and the other for electric vehicles. Here are the details:

Puget Sound Energy is offering rebates on energy efficiency hybrid heat pump water heaters. Here's a link to their website, for details on how to take advantage of this program:

https://www.pse.com/rebates/water-heating/heat-pump-water-heater-rebate?utm_source=email&utm_medium=sendgrid&utm_campaign=ee-dlr-hpwh&utm_content=20210419-hpwh-earth-day&sc_camp=D8943B7B4BEA4550B4AA0DEB173A6B42

Similar to water heaters, 2020 and 2021 Chevy Bolts have some great deals right now.

Some may have heard about recalls on Bolts for battery problems. 2020 and 2021 are not included.

This is a great opportunity for anybody interested in moving to an electric car. Here are three web links to find out more:

<https://www.edmunds.com/chevrolet/bolt-ev/2020/deals/>

https://www.truecar.com/prices-new/chevrolet/bolt-ev-pricing/?gclid=Cj0KCQjwvYSEBhDjARIsAJMn0lit_ZYp4dckPHTdnldJSJDec0g2Pi7M0JLnot6YIPk9Tp5QNp2t1TMaAtZNEALw_wcB

https://www.costcoauto.com/save/model.aspx?makeid=7&model=bolt&gclid=cj0kcqjwvysebhajarisajmn0li_pz3bftknm7wk1kacqveinnifnpr_uvnkp_kbmu4-jemtromml0gaaoqealw_wcB

Elissa Fontaine

From: Jason Gano <jason@omb.org>
Sent: Wednesday, April 7, 2021 11:40 AM
To: Ryan Andrews
Cc: Jessica Brandt
Subject: Questions for builders

External Email Warning! Use caution before clicking links or opening attachments.

Good Morning,

I wanted to start by Thanking Ryan for Presenting to OMB's Government Affairs Committee, my committee found the information very helpful and a great way to start our next conversation that you talked about towards the end of your presentation.

Ryan you talked about how you had some questions that you would love to have builders' input on. If you wanted to you could send me a list of questions and a paragraph or 2 (or more) about what problems (or issues) you want these questions to help answer. I can make sure that we have those sent out not only in our E newsletter but also in our magazine as well and I can compile all the answers and send them to you.

If this works, please let me know.

Our Comms Director would need it by next Friday.

Jason D. Gano
Director of Government Affairs
Olympia Master Builders
(253)682-8495

Elissa Fontaine

From: Tousley, Amy <Amy.Tousley@pse.com>
Sent: Friday, April 30, 2021 3:41 PM
To: Rick Walk; Jessica Brandt; Scott Egger
Cc: Mauer, Matthew
Subject: Lacey - Climate Mitigation Plan (PSE Comments)
Attachments: PSE 2020 Community Profile - Thurston County - March 2021.pdf; Thurston Climate Mitigation Plan - PSE Comment 10.16.20.pdf; Lacey - Climate Plan Open House 4.30.21.docx

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon,

Please find attached, a letter to be submitted as part of the City's Open House regarding the Thurston Climate Mitigation Plan (TCMP). While the letter doesn't outline comments about the City's proposal, I felt it was important to attach PSE's October 2020 letter on the TCMP. We are excited to discuss in greater detail how PSE can provide assistance to the City in its implementation of the proposed Local Actions. Please let Matthew and I know when we can meet, it will be important for us to make sure other PSE folks are in attendance.

As an aside, I also wanted to forward PSE's - 2020 Thurston County profile.

Take care,
Amy

Amy L. Tousley

*Senior Municipal Liaison Manager for Puget Sound Energy
serving the cities and counties of Thurston, Lewis and Kitsap*

2711 Pacific Avenue S.E.
Olympia, WA 98501
360-786-5956 (desk)
206-604-3103 (cell)
amy.tousley@pse.com

Customers

16,015

Electric Commercial



Total Electric

134,486

187

Electric Industrial

118,284

Electric Residential



Total Gas

54,527

3,720

Gas Commercial

70

Gas Industrial

50,737

Gas Residential

Pipes and wire miles



1,331

Total Overhead Wire



1,907

Total Underground Cable

32

Substations

980

Gas Main

Local Engagement



Each year your local PSE team reaches out to residential, commercial and industrial customers as well as government agencies. The goal of this outreach is to exchange information on major projects, ways to conserve energy and renewable energy options. We also partner with organizations that strengthen the fabric of our communities such as downtown associations, chambers of commerce, non-profits and foodbanks.

2020 highlights for this county include the Tenino Microgrid Project, Lacey EV Charging Station, and the Green Power Grant Solar Installation with Homes First,

Events

We are proud to participate in local events such as Swim into Summer, Relay for Life of Thurston County, and Building through Play when they are held. In addition, we make dozens of presentations to organizations ranging from staff meetings to city councils to home owner associations.

Community Investments and Powerful Partnerships



PSE and the PSE Foundation invested over **\$346,000** to help this county respond and recover from the COVID-19 pandemic. The foundation also donated \$200,000 to the Washington Food Fund and \$100,000 to All In Washington.

Our 2020 Powerful Partners, Child Care Action Council and the Nisqually River Foundation received \$20,000 in total.

Renewables Involvement

124

Companies invested in Green Power



9,396

Residential customers invested in Green Power

833

Carbon Balance Residential

1,261

Net metering

1,601

Solar Choice Residential

Energy Efficiency



21M kWh

Electric savings

142K

Therm savings

3,949

Total rebates

\$4.3M

Incentives paid by PSE

\$1.6M

Residential

\$2.6M

Commercial

TOGETHER we're creating a better energy future

Your support has helped us launch countless projects aimed at creating a better energy future, throughout this state we all call home. We know you care as deeply about environment as we do, and that's why we're committed to working together to help preserve and protect the environment for future generations.

Let's see how much we can accomplish TOGETHER.



Save energy and money on your bill

Begin by signing up for a free home energy assessment. Learn how to save more at **pse.com/rebates**.

We help businesses with energy efficiency incentives, custom grants and rebates. Improve your space from the ground up beginning with an energy assessment.

Visit **pse.com/mybusiness** to begin your journey!



Renewable energy programs

Now making a positive difference is within reach. Our renewable programs are designed so you can reduce your carbon footprint, while supporting the growth of renewable energy projects in our region.

Find the program right for you at **pse.com/renewables**



Electrify your ride with PSE Up & Go Electric

Sign up for our newsletter to get the latest electric car charging info and tips.

Calculate your financial savings potential and carbon reduction.

Learn about exclusive electric car events.

Discover more at **pse.com/electriccars**



Puget Sound Energy
P.O. Box 97034
Bellevue, WA 98009-9734
PSE.com

October 16, 2020

Allison Osterberg
Senior Planner
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, Washington 98502

Dear Allison,

Puget Sound Energy (PSE) is Washington State's oldest and largest privately-owned electric and natural gas utility. Today, PSE delivers safe, reliable and affordable energy to approximately 1.1 million electric customers and 840,000 natural gas customers across ten counties in Western and Central Washington. PSE's customers include residential, commercial, and industrial customers of all sizes. We strive to be our customers' clean energy partner of choice and we continually work with them to develop innovative ways to serve their energy needs and their environmental goals.

In 2019, PSE worked closely with the Washington State Legislature to develop the Clean Energy Transformation Act – one of the nation's most aggressive electric sector emissions reduction standards. When we publicly supported that Act, we made many commitments to our leaders and to our customers. We committed to providing Washington residents with coal-free power by the end of 2025; to meeting the aggressive new emissions reduction standards in a cost-conscious and equitable way; to working collaboratively with our State's leaders to reduce emissions in the transportation sector; and to studying new ways to generate and store the energy our customers need. We know that in order to meet those commitments, our company and our industry cannot do this alone.

Yet we also know that our customers and communities are living through unprecedented times with the COVID-19 pandemic and affordability challenges throughout the region. We have kept the well-being of our customers front of mind during the crisis, providing nearly 14,000 affected customers with \$7.7M in bill assistance through our Crisis-Affected Customer Assistance Program (CACAP). The funds are aimed to help customers who recently became unemployed, partially unemployed or cannot work due to COVID-19. PSE also

voluntarily ended customer disconnections in early March before there was a mandate and has extended payment plans and changed bill due dates to help customers in need.

Beyond supporting our customers through this difficult time, our mission today is deep decarbonization and greenhouse gas emissions reduction. Our customers want clean energy and we are committed to working together to make this a reality. As part of this commitment we are actively working in a number of areas, including:

- Being an early leader in addressing climate change, investing billions in renewable resources and energy efficiency for homes and businesses;
- Working with our customers to save 67 billion electric kWh and 600 million natural gas therms through energy efficiency programs;
- Studying battery storage technology in a variety of scenarios, including the ability to provide wind and solar energy storage;
- Serving as the largest utility producer of renewable energy in the Pacific Northwest;
- Innovating to modernize the grid, helping customers save money and energy while improving reliability and reducing PSE's carbon footprint;
- Helping Washington address transportation, its single largest source of emissions, by investing in electric vehicles and the development of LNG for maritime and commercial transportation;
- A long history of operating hydroelectric power projects that provide clean energy to thousands of local homes and businesses as well as obtaining multiple power purchase agreements for clean hydroelectric and wind power; and
- Creating ground-breaking renewable energy programs like Green Direct, which provides commercial and municipal customers the ability to purchase 100 percent of their energy from dedicated, local, renewable energy resources.

As PSE drives towards the clean energy future, we are mindful that our success will necessitate successful collaboration with partners—residential customers, commercial and industrial customers, state government, local governments and others. Through your climate planning process it is clear that you share many of the values that PSE and our customers hold. The draft plan contains many promising ideas that could help preserve our beautiful region for future generations to come.

Because we know that many of the draft measures if enacted will have far reaching implications and could have unintended consequences (such as leakage or equity challenges) for residents and PSE's customers, we strongly implore the councils to insist on thorough evaluation of these proposals before consideration for further action. At a high level, the costs, feasibility, and impacts should be closely studied to ensure that the outcomes match the intent and there are no unforeseen impacts. PSE looks forward to providing input as draft action items

are discussed in more detail. Together, the jurisdictions and PSE can reduce emissions and keep energy reliable and affordable with a meaningful dialogue and thoughtful plan.

Please see PSE's comments on the draft plan below. As the energy provider in Thurston County, PSE looks forward to discussing these thoughts with you in more detail.

Energy Supply

Washington State not only has a long history of clean hydroelectric power generation, but it also has a history of being at the forefront of State-led climate actions, including being one of the first states to require carbon emissions reporting, establish a renewable portfolio standard and set carbon reduction goals; passing the Energy Independence Act which required renewable energy and energy efficiency, well ahead of many other states; and established one of the country's most strict carbon emission performance standards for natural gas electric generation; and most recently the Clean Energy Transformation Act (CETA) which is the most aggressive state carbon laws in the country aimed at making the electric grid carbon free by 2030. The Energy Independence Act has driven the development of clean energy resources for more than a decade and the Clean Energy Transformation Act will continue to do so.

Given the regional nature of our energy grid, efforts to comply with statewide legislation involve a complex calculus of supply and demand alongside an unremitting focus on safety, reliability and costs. PSE is committed to carbon reduction – we supported the passage of the CETA legislation and continue to find ways for customers to reduce carbon. We also deeply value efficiency and achieving carbon reduction at lowest cost and feel that this is best accomplished through working together to maximize the value of low carbon resources across the state, region and country rather than a patchwork of different standards with jurisdictionally limited local carbon reduction regulation. A patchwork approach can add inefficiency, require continuous reconsideration of unintended consequences, and slow progress on something that is a far reaching global issue. Working together with common goals and common approaches will enable efficiency and greater carbon reduction at lower cost.

PSE welcomes participation and partnerships that align with the strategies we are continuing to develop in coordination with our external stakeholders. These partnerships include:

- Green Power Program
- Solar Choice
- Carbon Balance
- Green Direct
- Battery Storage Pilots
- Community Solar
- Net Metering

PSE will continue to expand these offerings and introduce new ones as we move down the path towards carbon-free electricity. We look forward to working with our community partners to

ensure successful implementation of existing programs and to pilot new programs and technologies as they become available.

Direct Fuel Use in the Built Environment

Puget Sound Energy serves 840,000 customers with safe, reliable, and affordable natural gas service. We also recognize that customers have choice in their energy services. Our region has become increasingly concerned about greenhouse gas emissions, and on our gas side of the business we have:

- Developed programs such as Carbon Balance, which allows customers to reduce their carbon footprint by purchasing third-party verified carbon offsets from local projects that work to reduce or capture greenhouse gases,
- Increased incentives for energy efficiency improvements that reduce building energy consumption,
- Planned for and acquired natural gas alternatives like Renewable Natural Gas and we are investigating other low carbon fuels such as hydrogen, and
- Committed to net zero methane leaks on our gas distribution system by 2022.

We support State efforts to increase the efficiency of buildings through House Bill 1257 and increased efficiency in buildings. We look forward to partnering on projects that reduce greenhouse gas emissions while meeting customer needs in a safe, reliable, and cost effective manner.

Fuel Switching

Puget Sound Energy recognizes that the path to maximizing the reduction of greenhouse gases requires creative and innovative thinking, and appreciate the opportunities we have had to work with our local government partners on these solutions.

When considering policies that affect customer choice in fuels, or incent customers to switch from one fuel, such as natural gas, propane, oil, and wood to another fuel, such as electricity, PSE asks that our partners continue to ensure that the following pieces of the equation are considered:

1. Does the change actually reduce greenhouse gas emissions? PSE is committed to meaningful and real greenhouse gas emissions reductions and works to deliver these reductions while avoiding leakage across administrative boundaries. Simply shifting emissions to another location does not actually reduce emissions.
2. Is there sufficient infrastructure available to support the fuel change? If not, how can it be developed? In promoting electricity as a fuel, the requirements and timing of infrastructure needed to support the higher demand must be considered to ensure that change can be supported and reliability maintained. Also important to consider is the

technology maturity and supply chain for the appliances and devices purchased and installed by customers.

3. What will the change cost be and who will bear those costs? Fuel switching decisions are made by individual homes and businesses. Full consideration of costs, including equipment, fuels, and infrastructure, as well as any policy design should be considered. If costs are not considered and policies carefully designed, benefits could fall to those who can most afford them while costs fall to those who cannot.
4. How will jobs be affected? Ensuring that there is adequate supply of skilled workers to support change, as well as providing for those workers who may be adversely affected by the change, must be considered to ensure sustainable policies.

Energy Use in the Built Environment

Puget Sound Energy has a long history of providing financial incentives, education, and technical assistance to help our residential, commercial, and industrial customers manage their energy consumption. Our investment in energy efficiency is good for our customers and our environment and we are committed to continuing to support all energy efficiency that is cost effective for our region. We recognize that each customer has unique needs which we hope to address through a suite of options ranging from appliance rebates to industrial strategic energy management. Existing programs that provide excellent opportunities for community/utility partnerships include:

- **Efficiency Boost** – Providing increased incentives for income-constrained customers
- **Single Family and Multi Family weatherization programs** – Providing incentives to retrofit homes to reduce energy consumption
- **Strategic Energy Management** – Providing technical assistance and financial incentives to help large customers manage their energy consumption across a portfolio of sites
- **Existing Building Commissioning** – Providing financial incentives to fine-tune building systems to maximize efficiency
- **Lighting rebates and grants** – Providing financial incentives for the design and installation of efficient lighting systems
- **Small Business Direct Install** – Providing free energy assessments and low-cost/no-cost upgrades to small businesses
- **New Construction programs** – Providing technical assistance and financial incentives for single family, multi family, and commercial new construction
- **Custom Grant programs** – Providing financial incentives for custom-designed energy efficiency projects in commercial and industrial buildings

Our programs encourage customers to go “beyond code” when choosing efficient equipment options or designing their buildings, and thus will change as codes become more stringent. Puget Sound Energy also invests in pilot programs to test new energy saving programs and

technologies – a great opportunity for private/public partnerships. We look forward to continuing to partner and build on these programs in the future.

Distributed Resources

PSE welcomes the opportunity to collaborate with the local jurisdictions on development of distributed energy resources. Puget Sound Energy has worked with customers to install more than 10,000 net metered solar arrays, provided grants this year to 10 local organizations to install solar arrays on their facilities, and is piloting battery storage at several locations. When considering the addition of distributed resources for residential, commercial, or industrial customers PSE recommends that consideration be given to how any policies or programs are deployed to ensure reliability for all customers, as well as equitable participation. PSE will continue to be active in supporting and seeking distributed resources where they can cost-effectively support customer needs.

Electric Vehicles

Puget Sound Energy supports the development of electric vehicle (EV) charging infrastructure for customer-owned electric vehicles. PSE had the first customer-facing electric vehicle program in Washington State and has continued to expand its electric vehicle program offerings over the past 6 years. Most recently, PSE has a public charging station in Lacey, with plans to add similar stations at several other locations in our service territory. PSE also supports personal charging stations and runs pilot programs to better understand the impact of EV charging on the electric grid. As more local government fleets and individuals invest in electric vehicles, PSE is proud to partner on the infrastructure to make these changes possible. PSE has also installed workplace charging stations in locations like Kenmore City Hall and Inglewood Shores Condominiums. PSE has also partnered with King County Metro to electrify its transit fleet.

Equity

During the historic COVID-19 pandemic, PSE suspended disconnections for nonpayment and waived deposits for new customers and all late fees. PSE also worked with customers to establish long-term payment arrangements for up to 18 months for residential customers, and 12 months for small commercial customers. In addition to payment arrangements, PSE is in the process of creating a new COVID-19 bill payment assistance program that goes beyond any existing local and federal assistance programs. PSE looks forward to working together with frontline communities on building a cleaner energy future.

Thank you for the opportunity to comment on Thurston County's Climate Mitigation Plan draft. We look forward to working with you and our customers to secure a clean energy future for our region.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Perry". The signature is fluid and cursive, with the first name "Matt" and last name "Perry" clearly distinguishable.

Matt Perry

Manager, Local Government Affairs

Puget Sound Energy

April 30, 2021

Rick Walk, Director
Department of Community and Economic Development
420 College Street S.E.
Lacey, WA 98503

Dear Mr. Walk:

On behalf of Puget Sound Energy (PSE), I am submitting this letter to indicate our interest in working with the City on its integration of the Thurston Climate Mitigation Plan (TCMP) – Implementation Strategy into the Lacey Comprehensive Plan and subsequent development regulations.

As you know, PSE has been an active participant in regional and local efforts on sustainability and climate planning. Please find attached, our comments submitted to the Thurston Regional Planning Council (TRPC) on October 16, 2020 regarding the proposed TCMP. We believe that it is important to continue our participation in local implementation efforts and we look forward to meeting with the City to discuss the Local Actions identified below. These proposed actions are strongly related to PSE's current initiatives as part of its Beyond Net Zero Carbon strategy.

- Tree Canopy Preservation – A6.5 & A6.9
- LED Lighting – B2.3
- Solar Energy – B5.3, B5.5, B5.8 & B5.10
- Electric Transportation – T3.2, T3.7 & T3.10
- Municipal Energy Efficiency – W1.1

PSE will continue to stay engaged at the regional level during the development of policy research papers prepared by the TRPC's Climate Action Steering Committee (CSAC). At this time, the CSAC is moving forward with research on the following topics: Energy Efficiency for Residential Buildings; and Regional Program for Carbon Sequestration.

Again, we look forward to working with the City. Should you have any questions prior to our meeting, please do not hesitate to contact me at amy.tousley@pse.com or by phone at (206) 604-3103. Thank you.

Respectfully,



Amy L. Tousley
Senior Municipal Liaison Manager

Attachments

Cc: Scott Egger, Lacey Public Works
Matthew Mauer, PSE Local Government Affairs

Elissa Fontaine

From: Tousley, Amy <Amy.Tousley@pse.com>
Sent: Thursday, April 1, 2021 3:11 PM
To: Jessica Brandt
Cc: Rick Walk; Beckwith, Jeff; Scott Egger; Mauer, Matthew
Subject: Lacey - RE: Climate Mitigation Plan Open House - NOW OPEN!

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon Jessica,

Hope you are well.

Thank you for sending PSE notice about the City's Open House. We look forward to working with the cities and county on their continued development of climate change plans at the jurisdictional level. Over the past ten years, PSE has been an active participant in regional planning efforts on sustainability and climate change. We would like to continue our participation during Lacey's respective implementation of local actions. In addition to ensuring that the City is aware of what PSE is doing to address the impacts of climate change, including complying with CETA; our efforts are also focused on how these amendments and/or adoption of climate plans, comprehensive plans and development regulations such as building and energy codes will affect PSE and its customers.

On behalf of PSE, I will help coordinate our initial input as part of the Open House process. Since we believe it is important for us to be an active part in developing solutions to address climate change, perhaps we could look at setting up a stakeholders meeting to include PSE staff who are responsible for implementing plans, programs and initiatives related to areas such as LED lighting, energy efficiency, electric vehicles, solar and any other areas identified in the City's Plan.

Take care,
Amy

Amy L. Tousley

*Senior Municipal Liaison Manager for Puget Sound Energy
serving the cities and counties of Thurston, Lewis and Kitsap*

2711 Pacific Avenue S.E.
Olympia, WA 98501
360-786-5956 (desk)
206-604-3103 (cell)
amy.tousley@pse.com

From: Jessica Brandt
Sent: Thursday, April 01, 2021 9:28 AM
Subject: Climate Mitigation Plan Open House - NOW OPEN!

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm **"Report Phish"** button.

For mobile - forward to abuse@pse.com



CITY OF **LACEY**

**Implementing the
Thurston Climate Mitigation Plan
In Lacey**

[Visit our Virtual Open House April 1-30](#)

The City of Lacey worked with Thurston Regional Planning Council, Thurston County, and the cities of Olympia, and Tumwater to prepare for and reduce the impacts of climate change by developing the Thurston Climate Mitigation Plan.

The Plan is a framework for how we can reduce emissions from transportation and buildings, water, waste, and land use, while maintaining—and even improving—our quality of life.

We need your help prioritizing local actions. Explore the virtual poster boards, leave comments, take the surveys, and sign up for the mailing list to stay in touch.

Spread the word to your Lacey neighbors and businesses!

Access the Open House by visiting our [website](#).



Jessica Brandt
Associate Planner
Community & Economic Development
360.438.2637 | jbrandt@ci.lacey.wa.us

City of Lacey Community Engagement Initiative www.laceycares.org

Elissa Fontaine

From: Ryan Andrews
Sent: Thursday, May 13, 2021 8:45 AM
To: 'Roy Treadway'
Cc: Jessica Brandt
Subject: RE: Comments on the Lacey Planning Commissions Meeting on May 18

Roy: We have received your comments and they will be provided to the Planning Commission at their public hearing on May 18th.

Thanks,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: Roy Treadway
Sent: Wednesday, May 12, 2021 10:42 PM
To: Ryan Andrews
Subject: Comments on the Lacey Planning Commissions Meeting on May 18

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mr Andrews:

Please share these comments relevant to action on the Lacey Comprehensive Plan at the meeting of the Lacey Planning Commission on Tuesday, May 18, with all Lacey Planning Commissioners.

Thank you.

Roy C. Treadway

1951 Circle Lane SE
Lacey, WA 98503
2021 May 12

Dear Lacey Planning Commissioners:

As a resident of Lacey, I urge you to adopt the Thurston Climate Mitigation Plan (TCMP) into the proposed Comprehensive Plan in Lacey at your meeting on May 18.

We are all aware of the increasing impact of climate change on our lives. We experienced the effects of climate change last summer when our air was so polluted by smoke from wildfires that it was unhealthy to go outdoors. We are seeing increasing flooding in winter and longer periods of no rain in the summer due to climate change, with increasing costs to ameliorate the resulting devastating effects. Our coastal communities face the inevitability of property damage and human relocation due to rising sea levels. Now is the time – not later – to act to mitigate the short and long term effects of climate change.

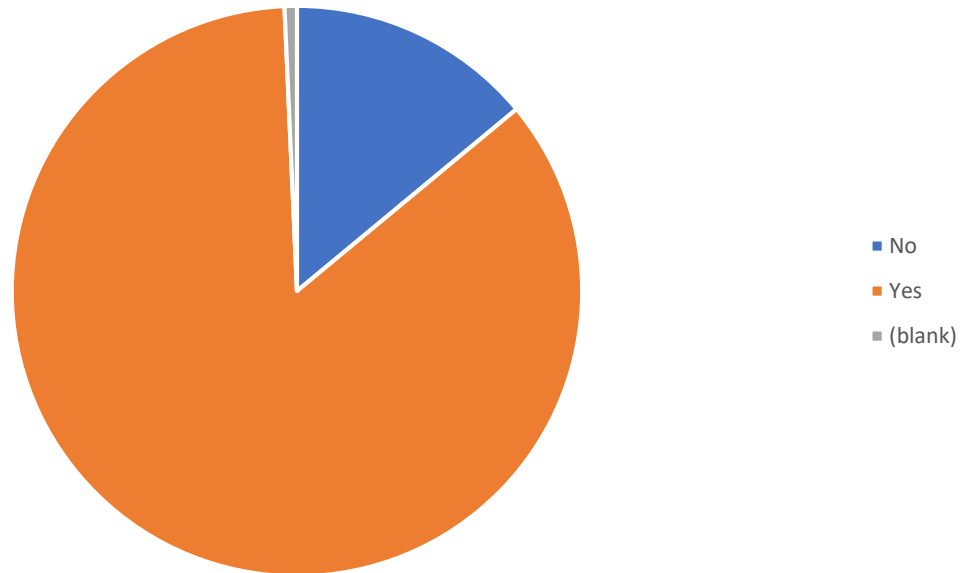
The Thurston Climate Mitigation Plan has been developed with the collaboration of many local concerned citizens and dedicated staff of Lacey along with Olympia, Tumwater, and Thurston County for over three years to provide a blueprint for all of us in Thurston County to reduce our greenhouse gas emissions from 2015 by 85 percent by 2050. Not only does the plan provide comprehensive actions to meet these climate goals, but it also provides detailed ways in which Lacey can become a more livable, healthy, equitable, and economically viable place in which to live. It focuses our residential and commercial development as infill, where we already have urban services, supports public transit, and discourages more sprawl. It challenges us not only to use renewable energy sources, but also to use less energy in our transportation and buildings. It encourages us to preserve and increase the trees and prairies we have not only to capture carbon, but also help retain essential water and enrich our life-giving soil. It guides us to be a better and more resilient community in which to live.

That is type of community in which I would like to live and enjoy life. Yes, to accomplish the actions of the Thurston Climate Mitigate Plan will cost money, but so will **not** doing anything. The investment and commitment will be very worthwhile.

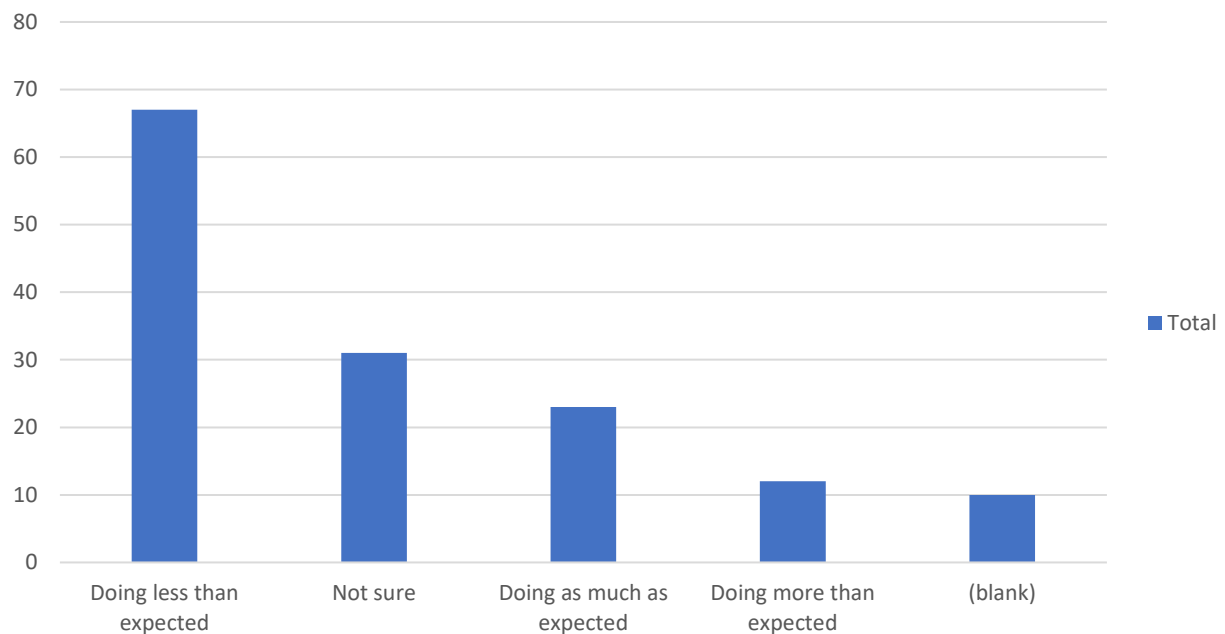
Please support implementing the Thurston Climate Mitigation Plan into the Lacey Comprehensive Plan.

Roy C. Treadway

Do you expect City leaders to work on climate change?

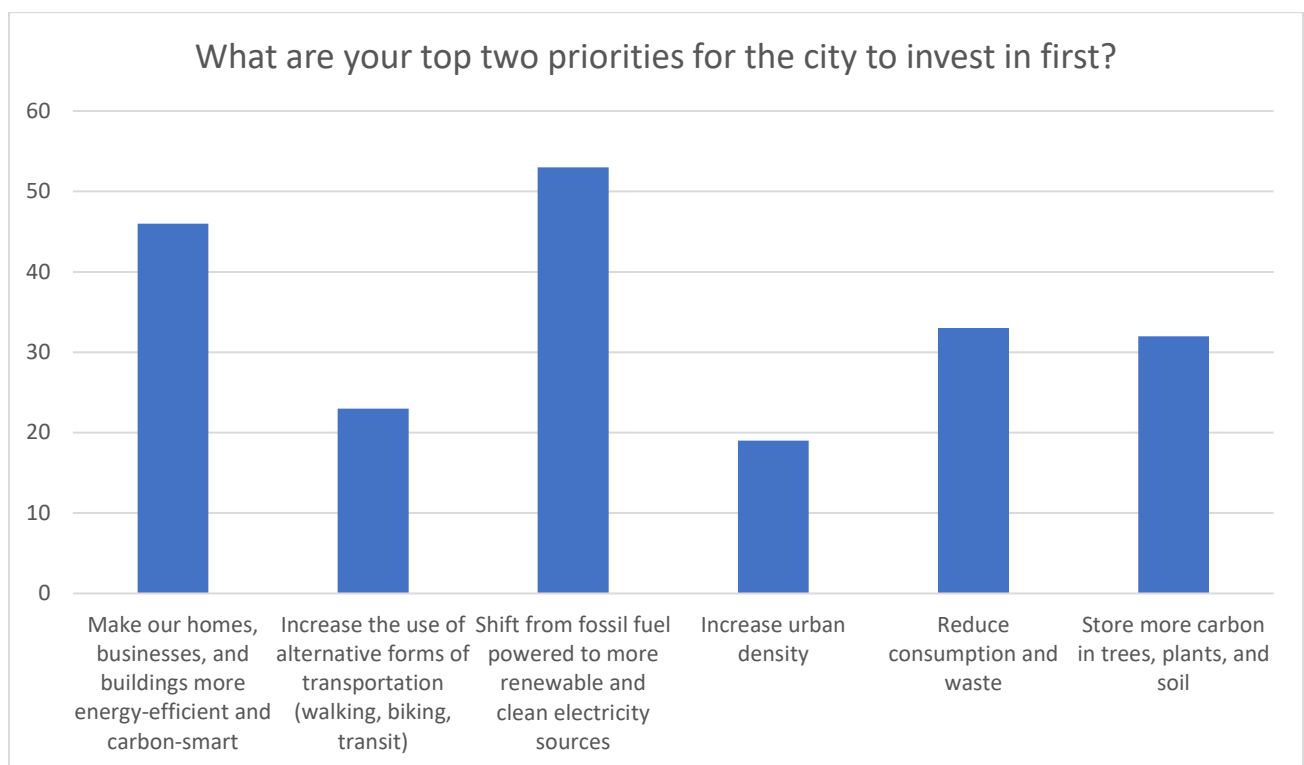
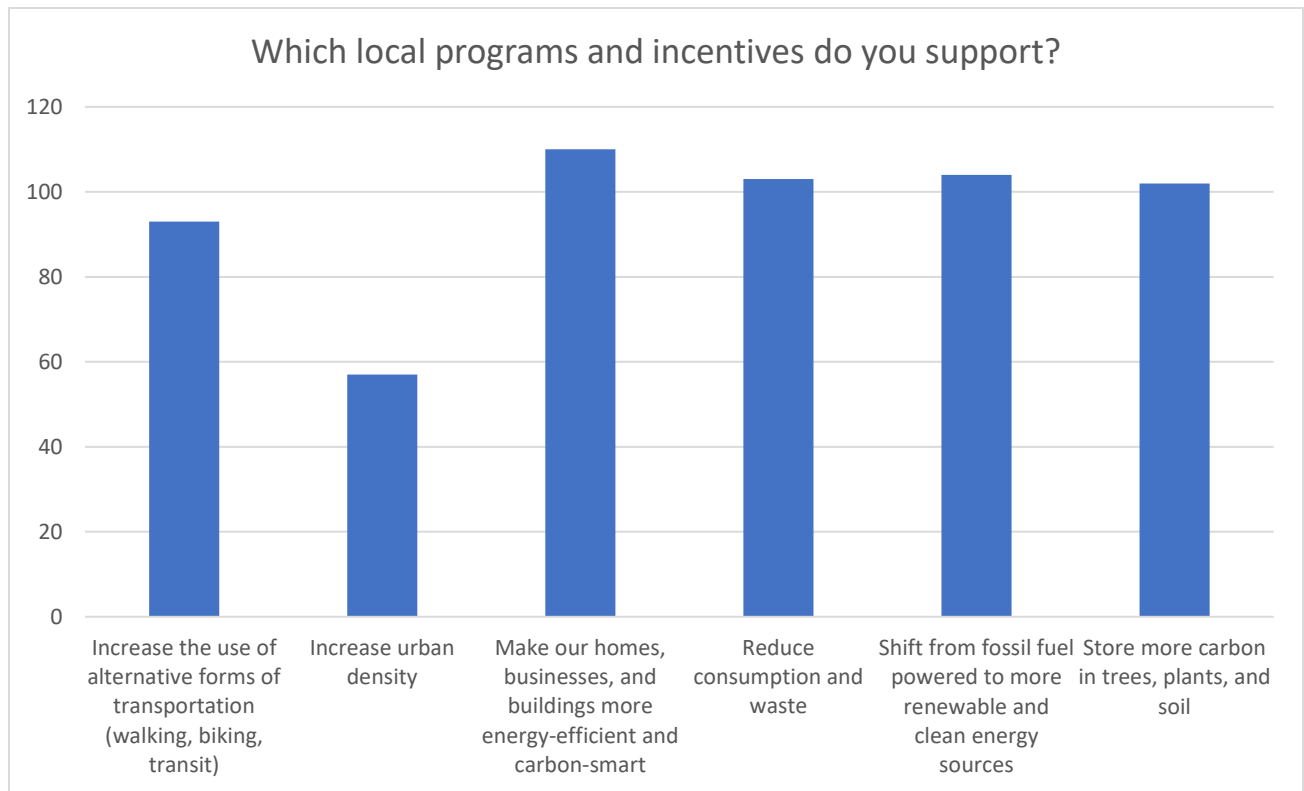


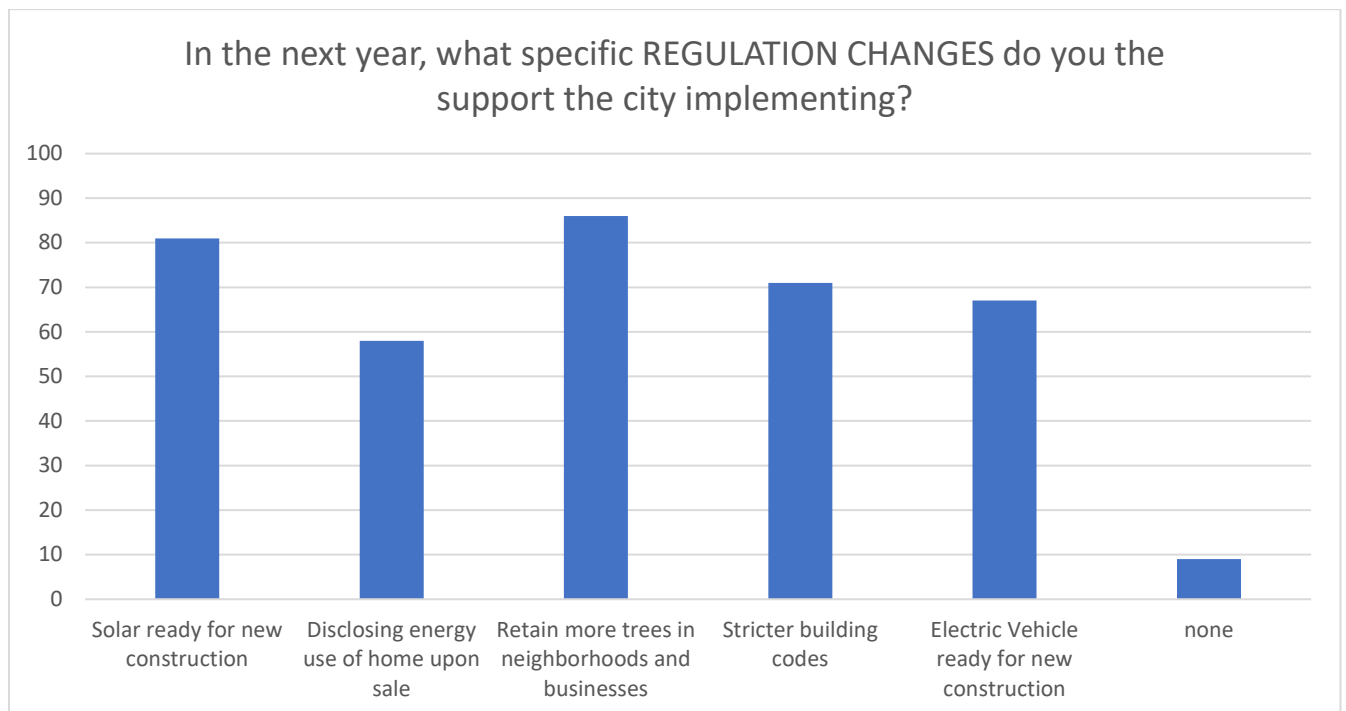
How much is the City doing to address climate change?

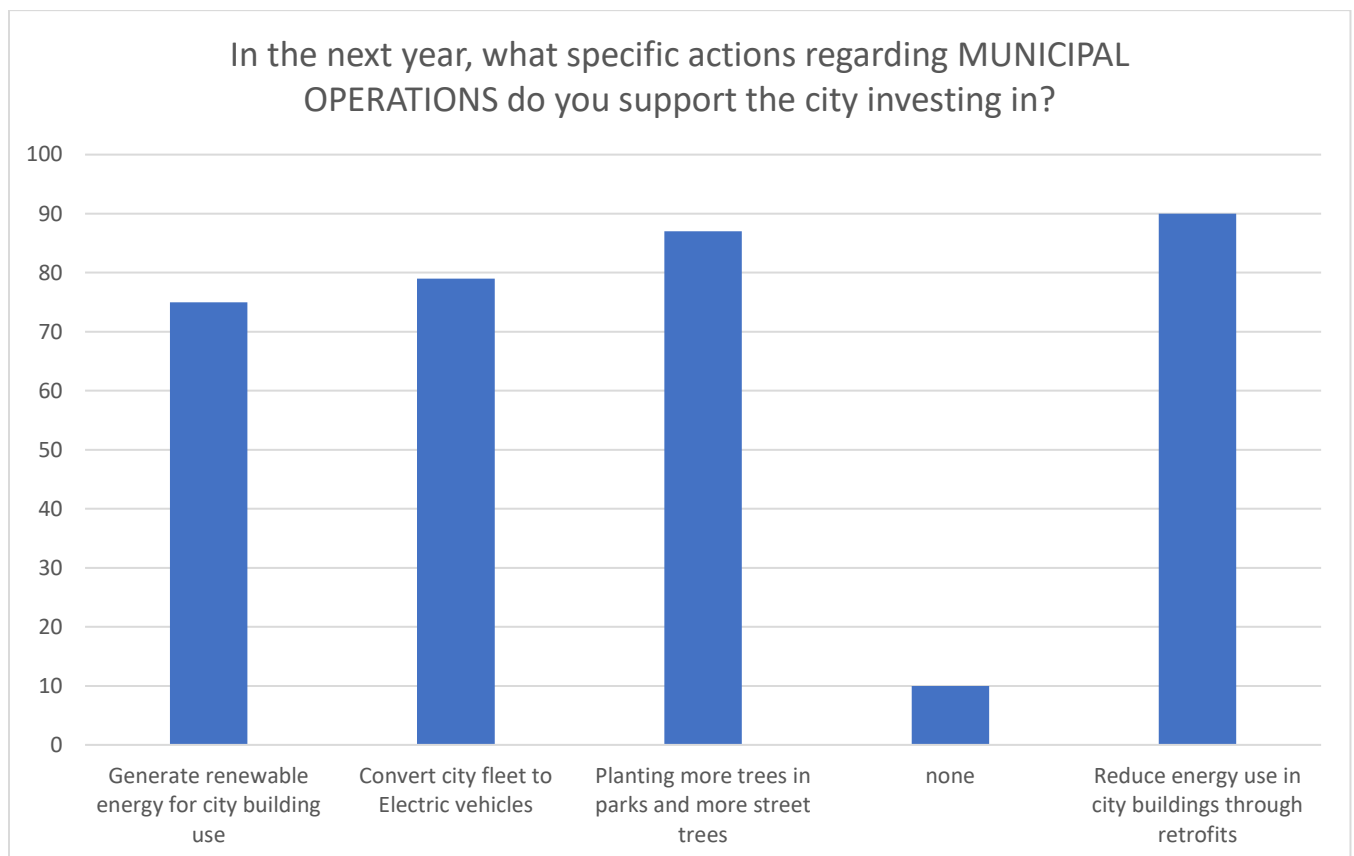
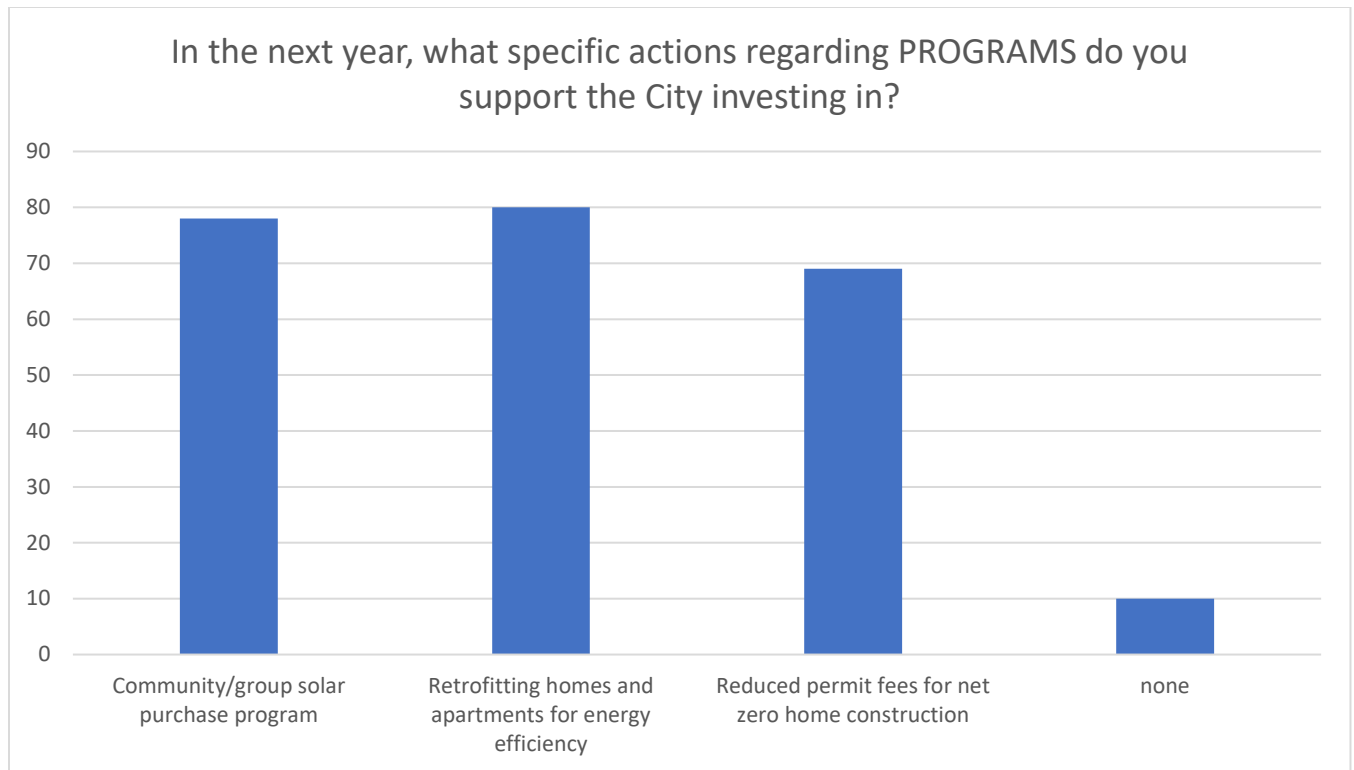


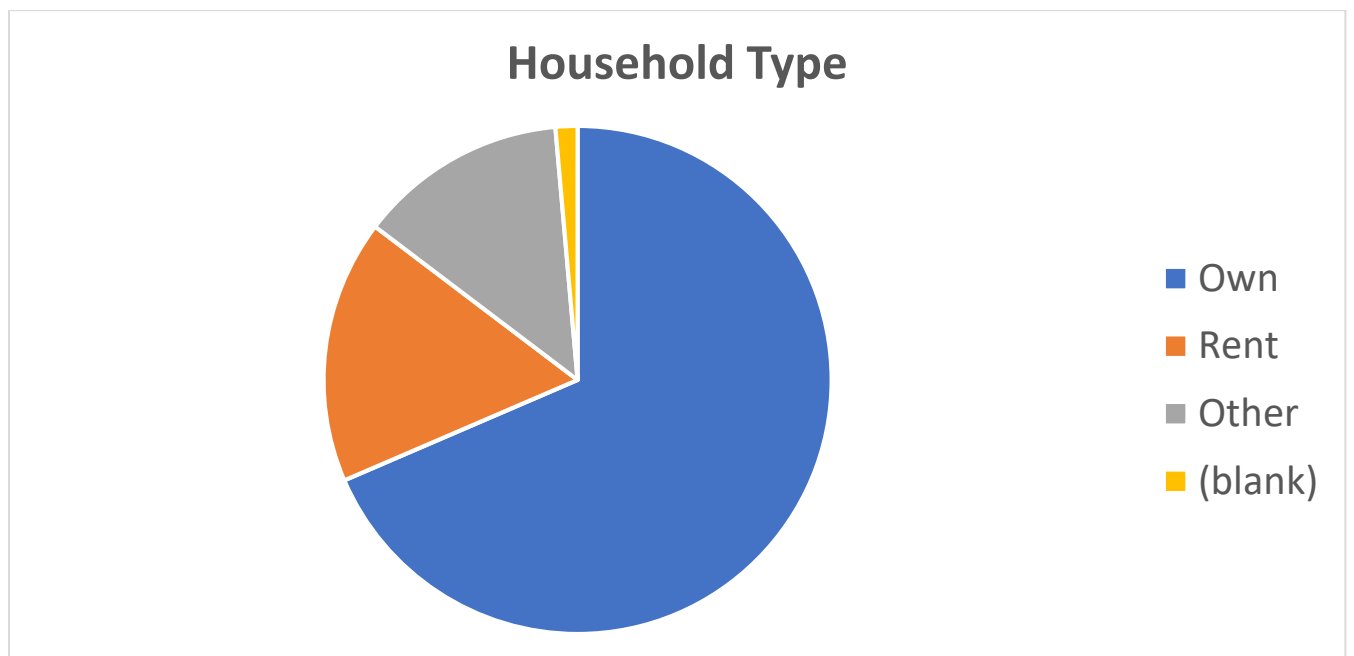
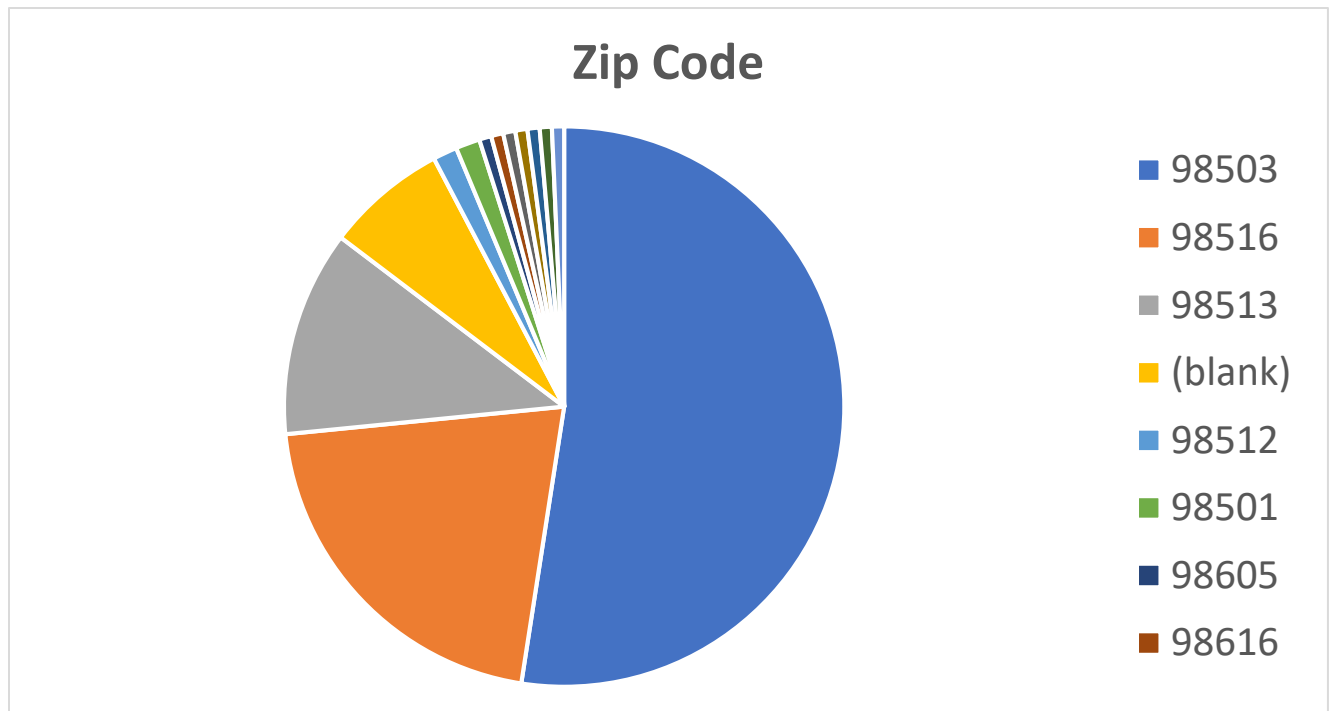
Climate Survey Summary as of 05/12/21

Total responses: 143



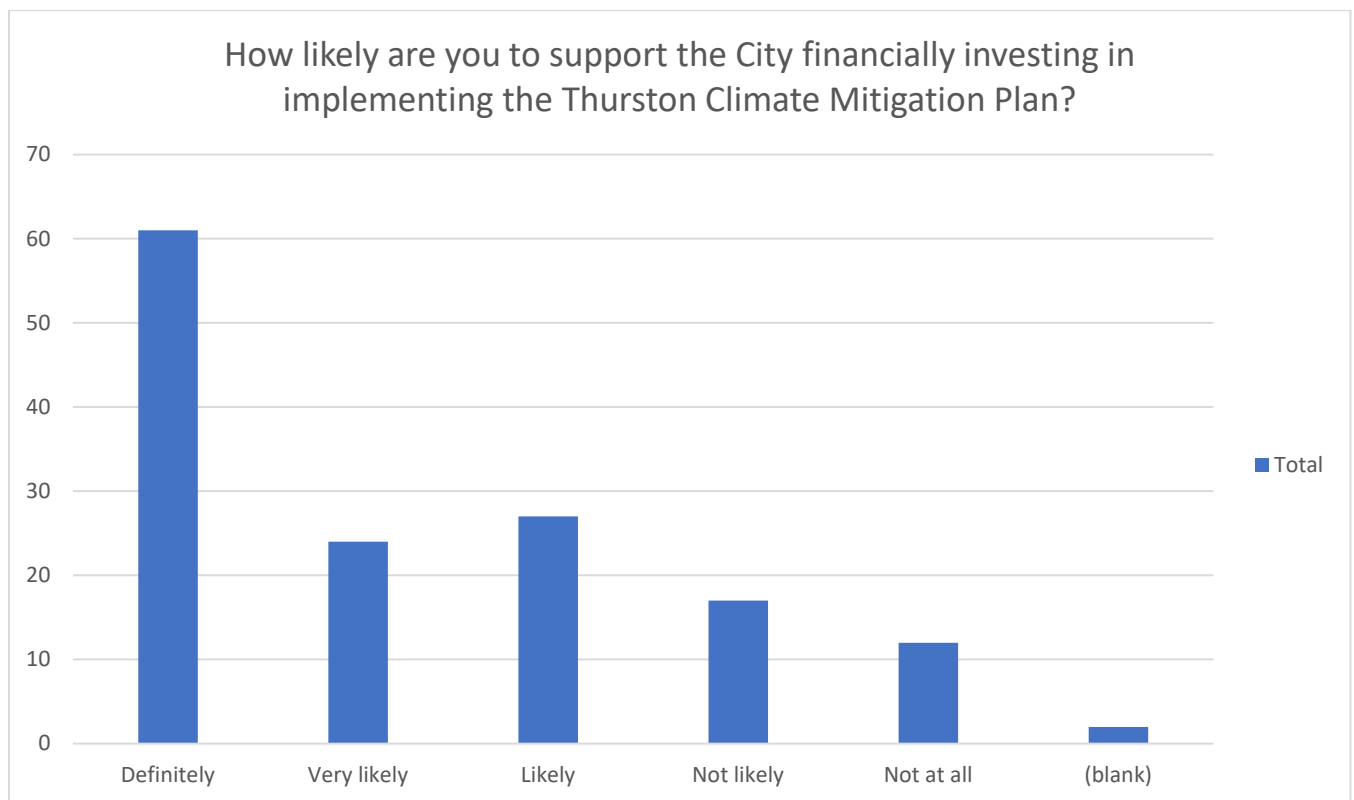
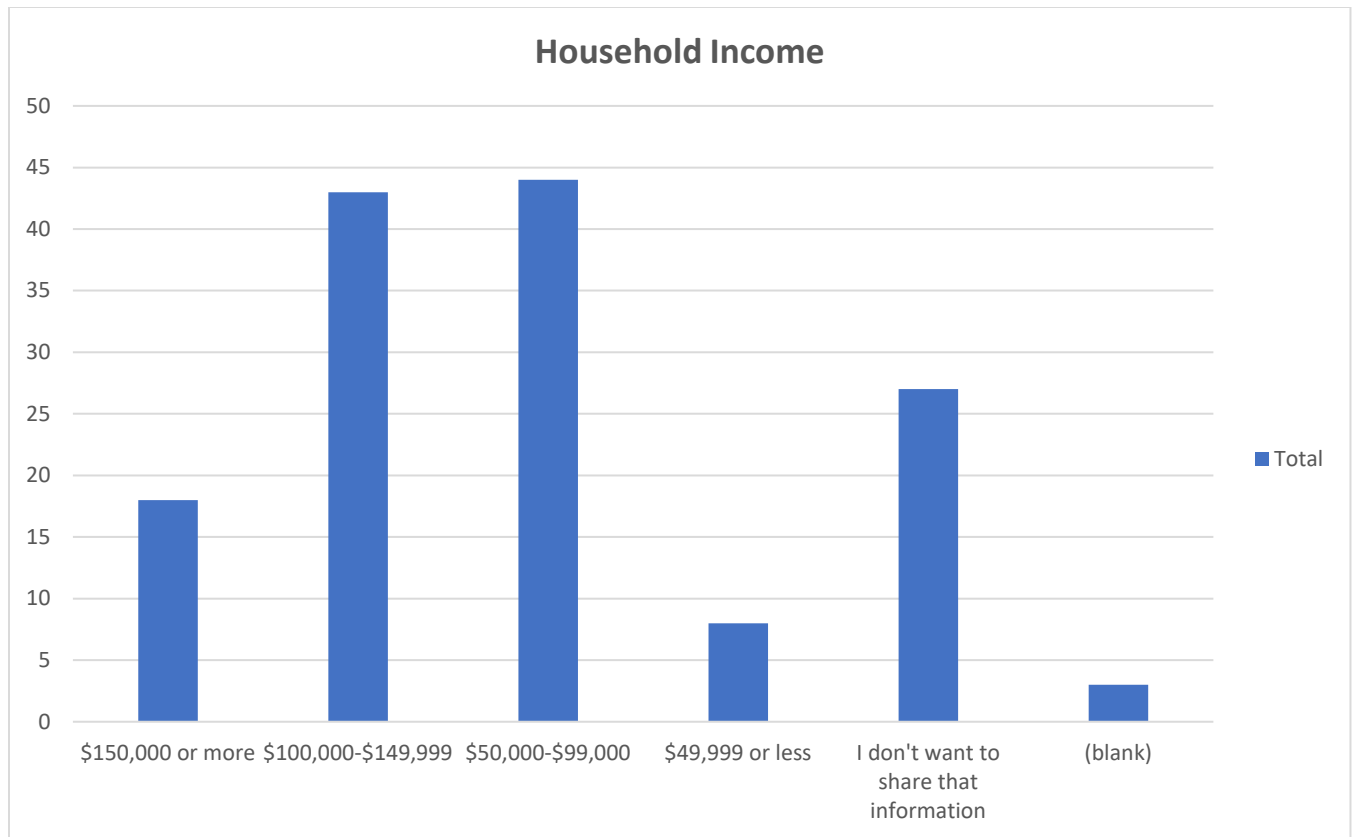






Climate Survey Summary as of 05/12/21

Total responses: 143



Elissa Fontaine

From: Ryan Andrews
Sent: Monday, May 3, 2021 8:46 AM
To: Daphne Retzlaff; David Wasson; Eddie Bishop; Gail Madden; Jessica Brandt; Kyrian MacMichael; Mark Mininger; Peg Evans-Brown; Rick Walk; Robin Vazquez; S Behrens
Cc: Leah Bender
Subject: FW: Panorama Residents' Petition in Support of the Thurston Climate Mitigation Plan (TCMP)
Attachments: TCMP Petition fm Panorama to Lacey City Council.pdf

Planning Commission: Attached is correspondence regarding support of the Thurston Climate Mitigation Plan from Panorama residents.

Thanks,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: Wayne Olsen
Sent: Saturday, May 01, 2021 2:04 PM
To: Ryan Andrews
Cc: Jessica Brandt ; Peri Edmonds
Subject: Fwd: Panorama Residents' Petition in Support of the Thurston Climate Mitigation Plan (TCMP)

External Email Warning! Use caution before clicking links or opening attachments.

Hi Ryan, info Jessica,

As suggested by your City Clerk, Peri Edmonds, I am requesting that you pass my correspondence along to the Planning Commissioners. However, I do not see the petition itself attached to my original email, so will attach it below.

January 3, 2021

Panorama Residents' Petition to the Lacey City Council:

The cities of Lacey, Tumwater, and Olympia as well as the county have come together to create the Thurston Climate Mitigation Plan (TCMP). As the next step, we urge that you adopt and implement this plan to achieve the science-based targets that you have previously agreed to for reducing carbon pollution in our region, specifically, 45% reduction of greenhouse gas emissions from the 2015 baseline by 2030, and 85% reduction of carbon emissions by 2050.

The evidence is overwhelming that our planet is warming due to human-generated greenhouse gases. More heat waves, droughts, wildfires, flooding, heavier precipitation, stronger storms, crop failures, famine, infectious diseases, climate refugees, species extinctions, rising sea level, mounting economic losses, and higher human mortality rates, to name a few, are in our future until we solve this climate crisis. The scientists and the world's 197 nations have concluded that the solution is net zero carbon emissions.

As a global problem, global warming requires a global response. But the response ultimately is carried out at the individual level, with leadership from local governments. The Thurston Climate Mitigation Plan provides the blueprint for carbon emission reductions while promoting more livable neighborhoods, energy efficient buildings, a clean energy grid, transition to electric vehicles, and more jobs. Many of the 71 action items are easy; some are hard. We want you to do all of them, especially the hard ones, with our backing. Please adopt and implement this Plan. We are counting on you.

During this period of COVID-19, the following residents of Panorama agree with this petition and have authorized by phone call or email that their names be attached in lieu of signing a hard copy.

Wayne L. Olsen
Betsy Olsen
Paul Enns
Gail Madden

Roy Treadway
Carolyn Treadway
Mary Anne Enns
Don Melnick

Panorama Residents' Petition for TCMP, Page 2

Phyllis Sturges
Carolyn Odio
Susan Marke
Dale Thompson
Judith Anderegg
David Pelto
Georgina Armstrong
David Armstrong
George Houck
Rosa Barton
Burt Sarver
Ginger Sarver
Gary Proctor
Geri Proctor
Cleve Pinnix
Martha Pinnix
Mary Anne McClaire
Dick Murphy
Becky Murphy
Carol Thomas
Andrew Johnson
Rev Wendy J. Taylor
Martha S. Wohlken
Rich Kalman
David Plemons
Janet Dawes
Douglas Scrima
Karen Greenfield
Joan Martin
Charlotte Palmiter
Myrna Rosler
Phyllis Freitas
Lu Hamacek
Lee S. Thompson, MD
Carol Royer
Dennis Mullikin
Kathy Kidwell
Mary Douglass
Bob Jensen
Caroline Fenn

Rosalie Melnick
Carol Dolliver
Larry Pratt
Rosalie Romano
Robert D. Markey
BJ Matthews
Linda Clary
George Sharp
LouAnn Houck
Mary Boston
Steve Tilley
Edith Bryan
Sally Vogel
Judy Winsor
Mari Stuart
Tamra Alden
Tim Alden
Cindy Fairbrook
Dave Fairbrook
Evie Starr
Cilla Raughley
Ellen M. Sweetin
Brian Hovis
Ann Rockway
James Vaupel
Warren Dawes
Ingrid Scrima
James Greenfield
Nova Berkshires
Curtis Rosler
Robert D. Bowers
Elaine Ehrhardt
Margare A. Curl
James Toomey
David Milne
Mary Wales North
Judy Clinesmith
Diane Darling
Lynn Elliott
Carl Clinesmith

Panorama Residents' Petition for TCMP, Page 3

Suzanne Hansen
Paul Eldenburg
Barbara Silverstein
Susan Morris
Bruce Hanson
Patricia Huddy
Sandra Morasky
Cynthia Daniels
Joan Tenenbaum
Jo Ann McVeigh
Gary Reid
Jay Felzien
Pat Winsor
Carol Ballard
Michael Silverstein
Tim Burke
Mark Christophersen
Jeanne Christophersen
Will Randolph
Judy Smith
Steve Lundin

Peggy Jamerson
Mary Jo Eldenburg
Deborah Ross
Dave Morris
Nancy Hanson
Joseph Huddy
Phyllis Clausen
Bob Daniels
Bill Lange
Christina Clarke
Virginia Reid
Robert Morasky
Janet Sears
Marian Raitz
Joe Palmiter
Eva Fitz
Mike Reveal
Lynn Reveal
Gerda Randolph
Susan Ballard
Maria Jensen

Point of contact is Wayne L. Olsen, 2010 Cardinal LN SE, Lacey, WA 98503.

Elissa Fontaine

From: Ryan Andrews
Sent: Thursday, April 8, 2021 8:13 AM
To: 'Carol Hayes'
Cc: Jessica Brandt
Subject: RE: Thurston Climate Mitigation Plan

Good morning Carol. Thank you for your comments and feedback. If you haven't yet, this would be a good opportunity for you to participate in the City's online open house related to local implementation of the Thurston Climate Mitigation Plan. The open house and an associated survey are available on our website which is linked here:
www.ci.lacey.wa.us/climatechange

Thanks again,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: Carol Hayes
Sent: Wednesday, April 07, 2021 6:57 PM
To: Ryan Andrews
Subject: Thurston Climate Mitigation Plan

External Email Warning! Use caution before clicking links or opening attachments.

City of Lacey Planning Committee,

I am writing to urge you to accept and adhere to all 72 items laid out in the Thurston Climate Mitigation Plan. It is of utmost importance for you to be on board with this effort, we must all do a significant part in helping to restore the health of planet earth. I moved to Lacey, the city of trees, two and a half years ago and have been astonished at the tremendous growth of the city, so much land has been clear-cut disrupting the ecosystem. The rate of building has been extensive and I feel more effort should be going into building with energy efficiency in mind. Please choose to act now, as later is not a viable option.

Thank you for making your decisions on science backed research.

Sincerely,
Carol Hayes

Sent from my iPad

Elissa Fontaine

From: Rick Walk
Sent: Wednesday, March 31, 2021 7:19 AM
To: Jessica Brandt; Ryan Andrews
Subject: FW: PSE - Transportation Electrification
Attachments: PSE - Transportation Electrification Plan 3.25.2021.docx

FYI- information to include in the Climate Action discussion for Lacey and at the regional table.

From: Tousley, Amy
Sent: Tuesday, March 30, 2021 8:54 AM
To: lbauer@ci.olympia.wa.us; rhoey@ci.olympia.wa.us; Rick Walk ; Scott Egger ; Grant Beck ; Cody Colt ; Joshua Cummings (joshua.cummings@co.thurston.wa.us) ; 'Jennifer Walker' ; Mike Matlock (MMATLOCK@ci.tumwater.wa.us) ; Brandon Hicks (bhicks@ci.tumwater.wa.us) ; Thomas Knuckey ; 'andrea.spencer@ci.bremerton.wa.us' ; Diane K. Lenius (dlenius@cityofpoulsbo.com) ; Karla Boughton (kboughton@cityofpoulsbo.com) ; mdorsey@cityofportorchard.us; Nick Bond ; Jeff Rimack - Kitsap County (jrimack@co.kitsap.wa.us) ; 'anelson@co.kitsap.wa.us'
Cc: Mauer, Matthew ; OsterbergA@trpc.org; parkhuk@trpc.org
Subject: PSE - Transportation Electrification

External Email Warning! Use caution before clicking links or opening attachments.

Good morning,

Perhaps you saw this, but I wanted to share a notice about PSE's recent tariff filing with the Washington State Utilities & Transportation Commission regarding electrification of the transportation network. I find this to be an exciting time in the energy world, please let me know if you have any questions or would like additional information. PSE is desirous of working with cities and counties as they develop climate change/sustainability plans and regulations working towards carbon reduction.

Take care,
Amy

Amy L. Tousley

*Senior Municipal Liaison Manager for Puget Sound Energy
serving the cities and counties of Thurston, Lewis and Kitsap*

2711 Pacific Avenue S.E.
Olympia, WA 98501
360-786-5956 (desk)
206-604-3103 (cell)
amy.tousley@pse.com



PSE files Transportation Electrification Plan to drive a cleaner energy future

(3/25/2021) Because of rapid and dramatic changes in our region, the power and transportation industries and consumer preferences, we strongly believe electricity is the transportation fuel of the future.

To help meet that future – and make sure we’re prepared for it – we filed our Transportation Electrification Plan with the Washington Utilities and Transportation Commission on March 19.

The TE Plan is a comprehensive five-year strategic framework for electric vehicle products and services that will allow us to take on a greater role in driving the transition to a cleaner energy future by further advancing electrified transportation in Washington state.

The TE Plan includes the necessary steps and investments we’ll take to achieve an electrified future, such as:

- Developing and implementing more EV programs and services, including a new Fleet & Commercial pilot
- Building the charging and utility infrastructure to support increased customer demand and load forecasted over the next decade
- Partnering with policymakers, customers, environmental groups, social justice advocates, business leaders and other stakeholders to successfully electrify the transportation sector and make our communities better places to live and work
- Removing barriers related to equity and inclusion with offerings that provide electrified transportation access to as many customers as possible, including those in low-income and disadvantaged communities.

We believe the TE Plan will benefit our customers by ensuring all customers, regardless of economic situation, have access to the benefits of electric mobility: better air quality, less noise pollution, cost savings and more. Furthermore, accelerating transportation electrification is a key part of our pledge to become a Beyond Net Zero Carbon company by 2045: going beyond reducing our own carbon emissions to net zero by helping other sectors reduce theirs, as well.

Once the WUTC acknowledges the new TE Plan – expected within the next six months – we’ll begin strategic development and execution of the plan, including filing tariffs for new products and services later this year.

If you have any questions about our Transportation Electrification Plan, please email evprograms@pse.com and include “PSE TE Plan” in the subject line.

Elissa Fontaine

From: Tom Crawford <tom@thurstonclimateaction.org>
Sent: Friday, April 30, 2021 1:38 PM
To: Pamela Braff; Jessica Brandt; Jennica Machado; Brad Medrud
Subject: Clean Energy savings
Attachments: Savings on Clean Energy Solutions for Families.docx

External Email Warning! Use caution before clicking links or opening attachments.

Here's some information I thought may be of interest to residents of your jurisdiction. It will also be in our upcoming newsletter.

Tom

Tom Crawford, President
Thurston Climate Action Team
PO Box 13324
Olympia, WA 98508
(360) 280-0242
tom@thurstonclimateaction.org
<https://thurstonclimateaction.org>

Savings on Clean Energy Solutions for Families

TCAT board member Dave Watterson has shared with us two opportunities to save money on clean energy: one for water heaters and the other for electric vehicles. Here are the details:

Puget Sound Energy is offering rebates on energy efficiency hybrid heat pump water heaters. Here's a link to their website, for details on how to take advantage of this program:

https://www.pse.com/rebates/water-heating/heat-pump-water-heater-rebate?utm_source=email&utm_medium=sendgrid&utm_campaign=ee-dlr-hpwh&utm_content=20210419-hpwh-earth-day&sc_camp=D8943B7B4BEA4550B4AA0DEB173A6B42

Similar to water heaters, 2020 and 2021 Chevy Bolts have some great deals right now.

Some may have heard about recalls on Bolts for battery problems. 2020 and 2021 are not included.

This is a great opportunity for anybody interested in moving to an electric car. Here are three web links to find out more:

<https://www.edmunds.com/chevrolet/bolt-ev/2020/deals/>

https://www.truecar.com/prices-new/chevrolet/bolt-ev-pricing/?gclid=Cj0KCQjwvYSEBhDjARIsAJMn0lit_ZYp4dckPHTdnldJSJDec0g2Pi7M0JLnot6YIPk9Tp5QNp2t1TMaAtZNEALw_wcB

https://www.costcoauto.com/save/model.aspx?makeid=7&model=bolt&gclid=cj0kcqjwvysebhajarisajmn0li_pz3bftknm7wk1kacqveinnifnpr_uvnep_kbmu4-jemtromml0gaaoqealw_wcB

Elissa Fontaine

From: Jason Gano <jason@omb.org>
Sent: Wednesday, April 7, 2021 11:40 AM
To: Ryan Andrews
Cc: Jessica Brandt
Subject: Questions for builders

External Email Warning! Use caution before clicking links or opening attachments.

Good Morning,

I wanted to start by Thanking Ryan for Presenting to OMB's Government Affairs Committee, my committee found the information very helpful and a great way to start our next conversation that you talked about towards the end of your presentation.

Ryan you talked about how you had some questions that you would love to have builders' input on. If you wanted to you could send me a list of questions and a paragraph or 2 (or more) about what problems (or issues) you want these questions to help answer. I can make sure that we have those sent out not only in our E newsletter but also in our magazine as well and I can compile all the answers and send them to you.

If this works, please let me know.

Our Comms Director would need it by next Friday.

Jason D. Gano
Director of Government Affairs
Olympia Master Builders
(253)682-8495

Elissa Fontaine

From: Tousley, Amy <Amy.Tousley@pse.com>
Sent: Friday, April 30, 2021 3:41 PM
To: Rick Walk; Jessica Brandt; Scott Egger
Cc: Mauer, Matthew
Subject: Lacey - Climate Mitigation Plan (PSE Comments)
Attachments: PSE 2020 Community Profile - Thurston County - March 2021.pdf; Thurston Climate Mitigation Plan - PSE Comment 10.16.20.pdf; Lacey - Climate Plan Open House 4.30.21.docx

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon,

Please find attached, a letter to be submitted as part of the City's Open House regarding the Thurston Climate Mitigation Plan (TCMP). While the letter doesn't outline comments about the City's proposal, I felt it was important to attach PSE's October 2020 letter on the TCMP. We are excited to discuss in greater detail how PSE can provide assistance to the City in its implementation of the proposed Local Actions. Please let Matthew and I know when we can meet, it will be important for us to make sure other PSE folks are in attendance.

As an aside, I also wanted to forward PSE's - 2020 Thurston County profile.

Take care,
Amy

Amy L. Tousley

*Senior Municipal Liaison Manager for Puget Sound Energy
serving the cities and counties of Thurston, Lewis and Kitsap*

2711 Pacific Avenue S.E.
Olympia, WA 98501
360-786-5956 (desk)
206-604-3103 (cell)
amy.tousley@pse.com

Customers

16,015

Electric Commercial



Total Electric

134,486

187

Electric Industrial

118,284

Electric Residential



Total Gas

54,527

3,720

Gas Commercial

70

Gas Industrial

50,737

Gas Residential

Pipes and wire miles



1,331

Total Overhead Wire



1,907

Total Underground Cable

32

Substations

980

Gas Main

Local Engagement



Each year your local PSE team reaches out to residential, commercial and industrial customers as well as government agencies. The goal of this outreach is to exchange information on major projects, ways to conserve energy and renewable energy options. We also partner with organizations that strengthen the fabric of our communities such as downtown associations, chambers of commerce, non-profits and foodbanks.

2020 highlights for this county include the Tenino Microgrid Project, Lacey EV Charging Station, and the Green Power Grant Solar Installation with Homes First,

Events

We are proud to participate in local events such as Swim into Summer, Relay for Life of Thurston County, and Building through Play when they are held. In addition, we make dozens of presentations to organizations ranging from staff meetings to city councils to home owner associations.

Community Investments and Powerful Partnerships



PSE and the PSE Foundation invested over **\$346,000** to help this county respond and recover from the COVID-19 pandemic. The foundation also donated \$200,000 to the Washington Food Fund and \$100,000 to All In Washington.

Our 2020 Powerful Partners, Child Care Action Council and the Nisqually River Foundation received \$20,000 in total.

Renewables Involvement

124

Companies invested in Green Power



9,396

Residential customers invested in Green Power

833

Carbon Balance Residential

1,261

Net metering

1,601

Solar Choice Residential

Energy Efficiency



21M kWh

Electric savings

142K

Therm savings

3,949

Total rebates

\$4.3M

Incentives paid by PSE

\$1.6M

Residential

\$2.6M

Commercial

TOGETHER we're creating a better energy future

Your support has helped us launch countless projects aimed at creating a better energy future, throughout this state we all call home. We know you care as deeply about environment as we do, and that's why we're committed to working together to help preserve and protect the environment for future generations.

Let's see how much we can accomplish TOGETHER.



Save energy and money on your bill

Begin by signing up for a free home energy assessment. Learn how to save more at **pse.com/rebates**.

We help businesses with energy efficiency incentives, custom grants and rebates. Improve your space from the ground up beginning with an energy assessment.

Visit **pse.com/mybusiness** to begin your journey!



Renewable energy programs

Now making a positive difference is within reach. Our renewable programs are designed so you can reduce your carbon footprint, while supporting the growth of renewable energy projects in our region.

Find the program right for you at **pse.com/renewables**



Electrify your ride with PSE Up & Go Electric

Sign up for our newsletter to get the latest electric car charging info and tips.

Calculate your financial savings potential and carbon reduction.

Learn about exclusive electric car events.

Discover more at **pse.com/electriccars**



Puget Sound Energy
P.O. Box 97034
Bellevue, WA 98009-9734
PSE.com

October 16, 2020

Allison Osterberg
Senior Planner
Thurston Regional Planning Council
2424 Heritage Court SW, Suite A
Olympia, Washington 98502

Dear Allison,

Puget Sound Energy (PSE) is Washington State's oldest and largest privately-owned electric and natural gas utility. Today, PSE delivers safe, reliable and affordable energy to approximately 1.1 million electric customers and 840,000 natural gas customers across ten counties in Western and Central Washington. PSE's customers include residential, commercial, and industrial customers of all sizes. We strive to be our customers' clean energy partner of choice and we continually work with them to develop innovative ways to serve their energy needs and their environmental goals.

In 2019, PSE worked closely with the Washington State Legislature to develop the Clean Energy Transformation Act – one of the nation's most aggressive electric sector emissions reduction standards. When we publicly supported that Act, we made many commitments to our leaders and to our customers. We committed to providing Washington residents with coal-free power by the end of 2025; to meeting the aggressive new emissions reduction standards in a cost-conscious and equitable way; to working collaboratively with our State's leaders to reduce emissions in the transportation sector; and to studying new ways to generate and store the energy our customers need. We know that in order to meet those commitments, our company and our industry cannot do this alone.

Yet we also know that our customers and communities are living through unprecedented times with the COVID-19 pandemic and affordability challenges throughout the region. We have kept the well-being of our customers front of mind during the crisis, providing nearly 14,000 affected customers with \$7.7M in bill assistance through our Crisis-Affected Customer Assistance Program (CACAP). The funds are aimed to help customers who recently became unemployed, partially unemployed or cannot work due to COVID-19. PSE also

voluntarily ended customer disconnections in early March before there was a mandate and has extended payment plans and changed bill due dates to help customers in need.

Beyond supporting our customers through this difficult time, our mission today is deep decarbonization and greenhouse gas emissions reduction. Our customers want clean energy and we are committed to working together to make this a reality. As part of this commitment we are actively working in a number of areas, including:

- Being an early leader in addressing climate change, investing billions in renewable resources and energy efficiency for homes and businesses;
- Working with our customers to save 67 billion electric kWh and 600 million natural gas therms through energy efficiency programs;
- Studying battery storage technology in a variety of scenarios, including the ability to provide wind and solar energy storage;
- Serving as the largest utility producer of renewable energy in the Pacific Northwest;
- Innovating to modernize the grid, helping customers save money and energy while improving reliability and reducing PSE's carbon footprint;
- Helping Washington address transportation, its single largest source of emissions, by investing in electric vehicles and the development of LNG for maritime and commercial transportation;
- A long history of operating hydroelectric power projects that provide clean energy to thousands of local homes and businesses as well as obtaining multiple power purchase agreements for clean hydroelectric and wind power; and
- Creating ground-breaking renewable energy programs like Green Direct, which provides commercial and municipal customers the ability to purchase 100 percent of their energy from dedicated, local, renewable energy resources.

As PSE drives towards the clean energy future, we are mindful that our success will necessitate successful collaboration with partners—residential customers, commercial and industrial customers, state government, local governments and others. Through your climate planning process it is clear that you share many of the values that PSE and our customers hold. The draft plan contains many promising ideas that could help preserve our beautiful region for future generations to come.

Because we know that many of the draft measures if enacted will have far reaching implications and could have unintended consequences (such as leakage or equity challenges) for residents and PSE's customers, we strongly implore the councils to insist on thorough evaluation of these proposals before consideration for further action. At a high level, the costs, feasibility, and impacts should be closely studied to ensure that the outcomes match the intent and there are no unforeseen impacts. PSE looks forward to providing input as draft action items

are discussed in more detail. Together, the jurisdictions and PSE can reduce emissions and keep energy reliable and affordable with a meaningful dialogue and thoughtful plan.

Please see PSE's comments on the draft plan below. As the energy provider in Thurston County, PSE looks forward to discussing these thoughts with you in more detail.

Energy Supply

Washington State not only has a long history of clean hydroelectric power generation, but it also has a history of being at the forefront of State-led climate actions, including being one of the first states to require carbon emissions reporting, establish a renewable portfolio standard and set carbon reduction goals; passing the Energy Independence Act which required renewable energy and energy efficiency, well ahead of many other states; and established one of the country's most strict carbon emission performance standards for natural gas electric generation; and most recently the Clean Energy Transformation Act (CETA) which is the most aggressive state carbon laws in the country aimed at making the electric grid carbon free by 2030. The Energy Independence Act has driven the development of clean energy resources for more than a decade and the Clean Energy Transformation Act will continue to do so.

Given the regional nature of our energy grid, efforts to comply with statewide legislation involve a complex calculus of supply and demand alongside an unremitting focus on safety, reliability and costs. PSE is committed to carbon reduction – we supported the passage of the CETA legislation and continue to find ways for customers to reduce carbon. We also deeply value efficiency and achieving carbon reduction at lowest cost and feel that this is best accomplished through working together to maximize the value of low carbon resources across the state, region and country rather than a patchwork of different standards with jurisdictionally limited local carbon reduction regulation. A patchwork approach can add inefficiency, require continuous reconsideration of unintended consequences, and slow progress on something that is a far reaching global issue. Working together with common goals and common approaches will enable efficiency and greater carbon reduction at lower cost.

PSE welcomes participation and partnerships that align with the strategies we are continuing to develop in coordination with our external stakeholders. These partnerships include:

- Green Power Program
- Solar Choice
- Carbon Balance
- Green Direct
- Battery Storage Pilots
- Community Solar
- Net Metering

PSE will continue to expand these offerings and introduce new ones as we move down the path towards carbon-free electricity. We look forward to working with our community partners to

ensure successful implementation of existing programs and to pilot new programs and technologies as they become available.

Direct Fuel Use in the Built Environment

Puget Sound Energy serves 840,000 customers with safe, reliable, and affordable natural gas service. We also recognize that customers have choice in their energy services. Our region has become increasingly concerned about greenhouse gas emissions, and on our gas side of the business we have:

- Developed programs such as Carbon Balance, which allows customers to reduce their carbon footprint by purchasing third-party verified carbon offsets from local projects that work to reduce or capture greenhouse gases,
- Increased incentives for energy efficiency improvements that reduce building energy consumption,
- Planned for and acquired natural gas alternatives like Renewable Natural Gas and we are investigating other low carbon fuels such as hydrogen, and
- Committed to net zero methane leaks on our gas distribution system by 2022.

We support State efforts to increase the efficiency of buildings through House Bill 1257 and increased efficiency in buildings. We look forward to partnering on projects that reduce greenhouse gas emissions while meeting customer needs in a safe, reliable, and cost effective manner.

Fuel Switching

Puget Sound Energy recognizes that the path to maximizing the reduction of greenhouse gases requires creative and innovative thinking, and appreciate the opportunities we have had to work with our local government partners on these solutions.

When considering policies that affect customer choice in fuels, or incent customers to switch from one fuel, such as natural gas, propane, oil, and wood to another fuel, such as electricity, PSE asks that our partners continue to ensure that the following pieces of the equation are considered:

1. Does the change actually reduce greenhouse gas emissions? PSE is committed to meaningful and real greenhouse gas emissions reductions and works to deliver these reductions while avoiding leakage across administrative boundaries. Simply shifting emissions to another location does not actually reduce emissions.
2. Is there sufficient infrastructure available to support the fuel change? If not, how can it be developed? In promoting electricity as a fuel, the requirements and timing of infrastructure needed to support the higher demand must be considered to ensure that change can be supported and reliability maintained. Also important to consider is the

technology maturity and supply chain for the appliances and devices purchased and installed by customers.

3. What will the change cost be and who will bear those costs? Fuel switching decisions are made by individual homes and businesses. Full consideration of costs, including equipment, fuels, and infrastructure, as well as any policy design should be considered. If costs are not considered and policies carefully designed, benefits could fall to those who can most afford them while costs fall to those who cannot.
4. How will jobs be affected? Ensuring that there is adequate supply of skilled workers to support change, as well as providing for those workers who may be adversely affected by the change, must be considered to ensure sustainable policies.

Energy Use in the Built Environment

Puget Sound Energy has a long history of providing financial incentives, education, and technical assistance to help our residential, commercial, and industrial customers manage their energy consumption. Our investment in energy efficiency is good for our customers and our environment and we are committed to continuing to support all energy efficiency that is cost effective for our region. We recognize that each customer has unique needs which we hope to address through a suite of options ranging from appliance rebates to industrial strategic energy management. Existing programs that provide excellent opportunities for community/utility partnerships include:

- **Efficiency Boost** – Providing increased incentives for income-constrained customers
- **Single Family and Multi Family weatherization programs** – Providing incentives to retrofit homes to reduce energy consumption
- **Strategic Energy Management** – Providing technical assistance and financial incentives to help large customers manage their energy consumption across a portfolio of sites
- **Existing Building Commissioning** – Providing financial incentives to fine-tune building systems to maximize efficiency
- **Lighting rebates and grants** – Providing financial incentives for the design and installation of efficient lighting systems
- **Small Business Direct Install** – Providing free energy assessments and low-cost/no-cost upgrades to small businesses
- **New Construction programs** – Providing technical assistance and financial incentives for single family, multi family, and commercial new construction
- **Custom Grant programs** – Providing financial incentives for custom-designed energy efficiency projects in commercial and industrial buildings

Our programs encourage customers to go “beyond code” when choosing efficient equipment options or designing their buildings, and thus will change as codes become more stringent. Puget Sound Energy also invests in pilot programs to test new energy saving programs and

technologies – a great opportunity for private/public partnerships. We look forward to continuing to partner and build on these programs in the future.

Distributed Resources

PSE welcomes the opportunity to collaborate with the local jurisdictions on development of distributed energy resources. Puget Sound Energy has worked with customers to install more than 10,000 net metered solar arrays, provided grants this year to 10 local organizations to install solar arrays on their facilities, and is piloting battery storage at several locations. When considering the addition of distributed resources for residential, commercial, or industrial customers PSE recommends that consideration be given to how any policies or programs are deployed to ensure reliability for all customers, as well as equitable participation. PSE will continue to be active in supporting and seeking distributed resources where they can cost-effectively support customer needs.

Electric Vehicles

Puget Sound Energy supports the development of electric vehicle (EV) charging infrastructure for customer-owned electric vehicles. PSE had the first customer-facing electric vehicle program in Washington State and has continued to expand its electric vehicle program offerings over the past 6 years. Most recently, PSE has a public charging station in Lacey, with plans to add similar stations at several other locations in our service territory. PSE also supports personal charging stations and runs pilot programs to better understand the impact of EV charging on the electric grid. As more local government fleets and individuals invest in electric vehicles, PSE is proud to partner on the infrastructure to make these changes possible. PSE has also installed workplace charging stations in locations like Kenmore City Hall and Inglewood Shores Condominiums. PSE has also partnered with King County Metro to electrify its transit fleet.

Equity

During the historic COVID-19 pandemic, PSE suspended disconnections for nonpayment and waived deposits for new customers and all late fees. PSE also worked with customers to establish long-term payment arrangements for up to 18 months for residential customers, and 12 months for small commercial customers. In addition to payment arrangements, PSE is in the process of creating a new COVID-19 bill payment assistance program that goes beyond any existing local and federal assistance programs. PSE looks forward to working together with frontline communities on building a cleaner energy future.

Thank you for the opportunity to comment on Thurston County's Climate Mitigation Plan draft. We look forward to working with you and our customers to secure a clean energy future for our region.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Perry". The signature is fluid and cursive, with the first name "Matt" and last name "Perry" clearly distinguishable.

Matt Perry

Manager, Local Government Affairs

Puget Sound Energy

April 30, 2021

Rick Walk, Director
Department of Community and Economic Development
420 College Street S.E.
Lacey, WA 98503

Dear Mr. Walk:

On behalf of Puget Sound Energy (PSE), I am submitting this letter to indicate our interest in working with the City on its integration of the Thurston Climate Mitigation Plan (TCMP) – Implementation Strategy into the Lacey Comprehensive Plan and subsequent development regulations.

As you know, PSE has been an active participant in regional and local efforts on sustainability and climate planning. Please find attached, our comments submitted to the Thurston Regional Planning Council (TRPC) on October 16, 2020 regarding the proposed TCMP. We believe that it is important to continue our participation in local implementation efforts and we look forward to meeting with the City to discuss the Local Actions identified below. These proposed actions are strongly related to PSE's current initiatives as part of its Beyond Net Zero Carbon strategy.

- Tree Canopy Preservation – A6.5 & A6.9
- LED Lighting – B2.3
- Solar Energy – B5.3, B5.5, B5.8 & B5.10
- Electric Transportation – T3.2, T3.7 & T3.10
- Municipal Energy Efficiency – W1.1

PSE will continue to stay engaged at the regional level during the development of policy research papers prepared by the TRPC's Climate Action Steering Committee (CSAC). At this time, the CSAC is moving forward with research on the following topics: Energy Efficiency for Residential Buildings; and Regional Program for Carbon Sequestration.

Again, we look forward to working with the City. Should you have any questions prior to our meeting, please do not hesitate to contact me at amy.tousley@pse.com or by phone at (206) 604-3103. Thank you.

Respectfully,

Amy L. Tousley

Amy L. Tousley
Senior Municipal Liaison Manager

Attachments

Cc: Scott Egger, Lacey Public Works
Matthew Mauer, PSE Local Government Affairs

Elissa Fontaine

From: Tousley, Amy <Amy.Tousley@pse.com>
Sent: Thursday, April 1, 2021 3:11 PM
To: Jessica Brandt
Cc: Rick Walk; Beckwith, Jeff; Scott Egger; Mauer, Matthew
Subject: Lacey - RE: Climate Mitigation Plan Open House - NOW OPEN!

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon Jessica,

Hope you are well.

Thank you for sending PSE notice about the City's Open House. We look forward to working with the cities and county on their continued development of climate change plans at the jurisdictional level. Over the past ten years, PSE has been an active participant in regional planning efforts on sustainability and climate change. We would like to continue our participation during Lacey's respective implementation of local actions. In addition to ensuring that the City is aware of what PSE is doing to address the impacts of climate change, including complying with CETA; our efforts are also focused on how these amendments and/or adoption of climate plans, comprehensive plans and development regulations such as building and energy codes will affect PSE and its customers.

On behalf of PSE, I will help coordinate our initial input as part of the Open House process. Since we believe it is important for us to be an active part in developing solutions to address climate change, perhaps we could look at setting up a stakeholders meeting to include PSE staff who are responsible for implementing plans, programs and initiatives related to areas such as LED lighting, energy efficiency, electric vehicles, solar and any other areas identified in the City's Plan.

Take care,
Amy

Amy L. Tousley

*Senior Municipal Liaison Manager for Puget Sound Energy
serving the cities and counties of Thurston, Lewis and Kitsap*

2711 Pacific Avenue S.E.
Olympia, WA 98501
360-786-5956 (desk)
206-604-3103 (cell)
amy.tousley@pse.com

From: Jessica Brandt
Sent: Thursday, April 01, 2021 9:28 AM
Subject: Climate Mitigation Plan Open House - NOW OPEN!

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm **"Report Phish"** button.

For mobile - forward to abuse@pse.com



CITY OF **LACEY**

**Implementing the
Thurston Climate Mitigation Plan
In Lacey**

[Visit our Virtual Open House April 1-30](#)

The City of Lacey worked with Thurston Regional Planning Council, Thurston County, and the cities of Olympia, and Tumwater to prepare for and reduce the impacts of climate change by developing the Thurston Climate Mitigation Plan.

The Plan is a framework for how we can reduce emissions from transportation and buildings, water, waste, and land use, while maintaining—and even improving—our quality of life.

We need your help prioritizing local actions. Explore the virtual poster boards, leave comments, take the surveys, and sign up for the mailing list to stay in touch.

Spread the word to your Lacey neighbors and businesses!

Access the Open House by visiting our [website](#).



Jessica Brandt
Associate Planner
Community & Economic Development
360.438.2637 | jbrandt@ci.lacey.wa.us

City of Lacey Community Engagement Initiative www.laceycares.org

Elissa Fontaine

From: Ryan Andrews
Sent: Thursday, May 13, 2021 8:45 AM
To: 'Roy Treadway'
Cc: Jessica Brandt
Subject: RE: Comments on the Lacey Planning Commissions Meeting on May 18

Roy: We have received your comments and they will be provided to the Planning Commission at their public hearing on May 18th.

Thanks,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: Roy Treadway
Sent: Wednesday, May 12, 2021 10:42 PM
To: Ryan Andrews
Subject: Comments on the Lacey Planning Commissions Meeting on May 18

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mr Andrews:

Please share these comments relevant to action on the Lacey Comprehensive Plan at the meeting of the Lacey Planning Commission on Tuesday, May 18, with all Lacey Planning Commissioners.

Thank you.

Roy C. Treadway

1951 Circle Lane SE
Lacey, WA 98503
2021 May 12

Dear Lacey Planning Commissioners:

As a resident of Lacey, I urge you to adopt the Thurston Climate Mitigation Plan (TCMP) into the proposed Comprehensive Plan in Lacey at your meeting on May 18.

We are all aware of the increasing impact of climate change on our lives. We experienced the effects of climate change last summer when our air was so polluted by smoke from wildfires that it was unhealthy to go outdoors. We are seeing increasing flooding in winter and longer periods of no rain in the summer due to climate change, with increasing costs to ameliorate the resulting devastating effects. Our coastal communities face the inevitability of property damage and human relocation due to rising sea levels. Now is the time – not later – to act to mitigate the short and long term effects of climate change.

The Thurston Climate Mitigation Plan has been developed with the collaboration of many local concerned citizens and dedicated staff of Lacey along with Olympia, Tumwater, and Thurston County for over three years to provide a blueprint for all of us in Thurston County to reduce our greenhouse gas emissions from 2015 by 85 percent by 2050. Not only does the plan provide comprehensive actions to meet these climate goals, but it also provides detailed ways in which Lacey can become a more livable, healthy, equitable, and economically viable place in which to live. It focuses our residential and commercial development as infill, where we already have urban services, supports public transit, and discourages more sprawl. It challenges us not only to use renewable energy sources, but also to use less energy in our transportation and buildings. It encourages us to preserve and increase the trees and prairies we have not only to capture carbon, but also help retain essential water and enrich our life-giving soil. It guides us to be a better and more resilient community in which to live.

That is type of community in which I would like to live and enjoy life. Yes, to accomplish the actions of the Thurston Climate Mitigate Plan will cost money, but so will **not** doing anything. The investment and commitment will be very worthwhile.

Please support implementing the Thurston Climate Mitigation Plan into the Lacey Comprehensive Plan.

Roy C. Treadway

MINUTES

Lacey Planning Commission Meeting
Tuesday, May 18, 2021 – 5:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 5:00 p.m. by Dave Wasson.

Planning Commission members present: Dave Wasson, Gail Madden, Peg Evans-Brown, Daphne Retzlaff, Kyrian MacMichael, Mark Mininger, Eddie Bishop, and Robin Vasquez. Staff present: Rick Walk, Ryan Andrews, Martin Hoppe, and Jessica Brandt.

Dave noted a quorum present.

Gail Madden made a motion, seconded by Mark Mininger, to approve the agenda for tonight's meeting and the May 4 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.
2. **Commission Members Reports:** None.
3. **Director's Report:** Rick Walk reported that Shaunesy Behrens has resigned from Planning Commission and the position is open to applicants.
4. **Public Hearings:**
 - 6-Year Transportation Improvement Plan (TIP): Martin Hoppe, Transportation Manager.**
 - Martin Hoppe explained that the TIP is a list of projects the City plans to start in the next six years, and its main purpose is to track State and Federal funds and identify regionally significant projects through TRPC.
 - Martin went over the projects and answered questions.
 - No public testimony was given. Dave closed the public hearing.
 - **Peg Evans-Brown made a motion, seconded by Robin Vasquez, to refer the 6-year TIP to Council for approval. All were in favor, the motion carried.**

2021 Comprehensive Plan Amendments: Ryan Andrews, Planning Manager; Jessica Brandt, Associate Planner.

- **Thurston Climate Mitigation Plan.**
 - o Jessica Brandt gave some background info and went over survey results.
 - o Wayne Olsen, Sue Madeiros, Lynn Fitz-Hugh, Roy Treadway, Aaron Dumas, Sally Vogel, Carolyn Treadway, Robert Jensen, and Heather MacMaster spoke in favor of the plan and urged Planning Commission to refer it to Council for approval.
 - o Dave closed the public hearing. A brief discussion followed.
 - o **Gail Madden made a motion, seconded by Robin Vasquez, to refer the TCMP to Council highly recommended by Planning Commission for approval. All were in favor, the motion carried.**
- **Housing Action Plan.**
 - o Ryan Andrews gave some background info, went over the plan, and answered questions.
 - o Wayne Olsen spoke in favor of the Urban Forest Management Plan and asked that staff ensure that the housing plan does not conflict with the TCMP. Sally Vogel agreed.
 - o Sue Madeiros and Carolyn Treadway thanked staff and Planning Commission for all the work they've done on this plan.
 - o Robert Jensen asked Planning Commission to consider the recreational aspect, more people in the City means more recreation is needed and more of a need to preserve recreational areas.
 - o There was a discussion as to whether Planning Commission should refer the plan to Council or discuss further. Staff answered questions and clarified some issues.
 - o **Robin Vasquez made a motion, seconded by Peg Evans-Brown, to refer the Housing Action Plan to Council for approval. All were in favor, the motion carried.**

- **Urban Forest Management Plan and Associated Regulations.**
 - o Jessica went over the plan amendments and timeline, and discussed public outreach.
 - o Wayne Olsen reiterated the importance of coordination between TCMP and Urban Forest Management Plan.
 - o Sue Madeiros asked that the city stop allowing clearcutting to make way for warehouse development.
 - o Lynn Fitz-Hugh asked Planning Commission to not approve the plan but to send back to the committee for further amendments as it does not reflect the committee's dialog, include the survey results, or meet the tree goals of the TCMP.
 - o Roy Treadway said he'd like to see a stronger tree plan for Lacey.
 - o Marianne Thompkins spoke on the importance of protecting large trees.
 - o Sally Vogel agreed with previous speakers.
 - o Carolyn Treadway seconds the previous comments and would like to see the plan amended.
 - o Robert Jensen urged Planning Commission to review the plan further and try to strengthen tree protection measures.
 - o Lisa Ceazan urged Planning Commission to send the plan back to tree task force to be reworked to provide more protection and align with State regulations and TCMP.
 - o Phyllis Farrell expressed her concerns over the loss of Lacey's tree canopy over the years and the importance of protecting older trees. She urged Planning Commission to review the plan further.
 - o A brief discussion followed.
 - o **Robin Vasquez made a motion, seconded by Eddie Bishop, to discuss the plan further before referring to Council. All were in favor, the motion carried.**
 - o Dave closed the public hearing. Rick noted discussion of the plan will be added to the next agenda.

5. **Communications and Announcements:** None.

6. **Next meeting:** June 1, 2021.

7. **Adjournment:** 7:25 p.m.

2021 Thurston Climate Mitigation Plan - Local Actions Analysis

City of Lacey

The intent of this document is to provide high-level cost estimates for local actions. It does not assume other actions cannot be implemented. Actions needing public investment will be accounted for in the annual budget process and capital facilities planning process.

Where do we need to reduce emissions, locally?

Transportation is where local government action can affect the largest reductions. While the building sector is our largest source of emissions today, those sources will be substantially reduced by state legislation. That leaves transportation and land use as the area where the attention of local governments can make the biggest difference, by influencing what, where, and how much people drive. (Figure from the TCMP).

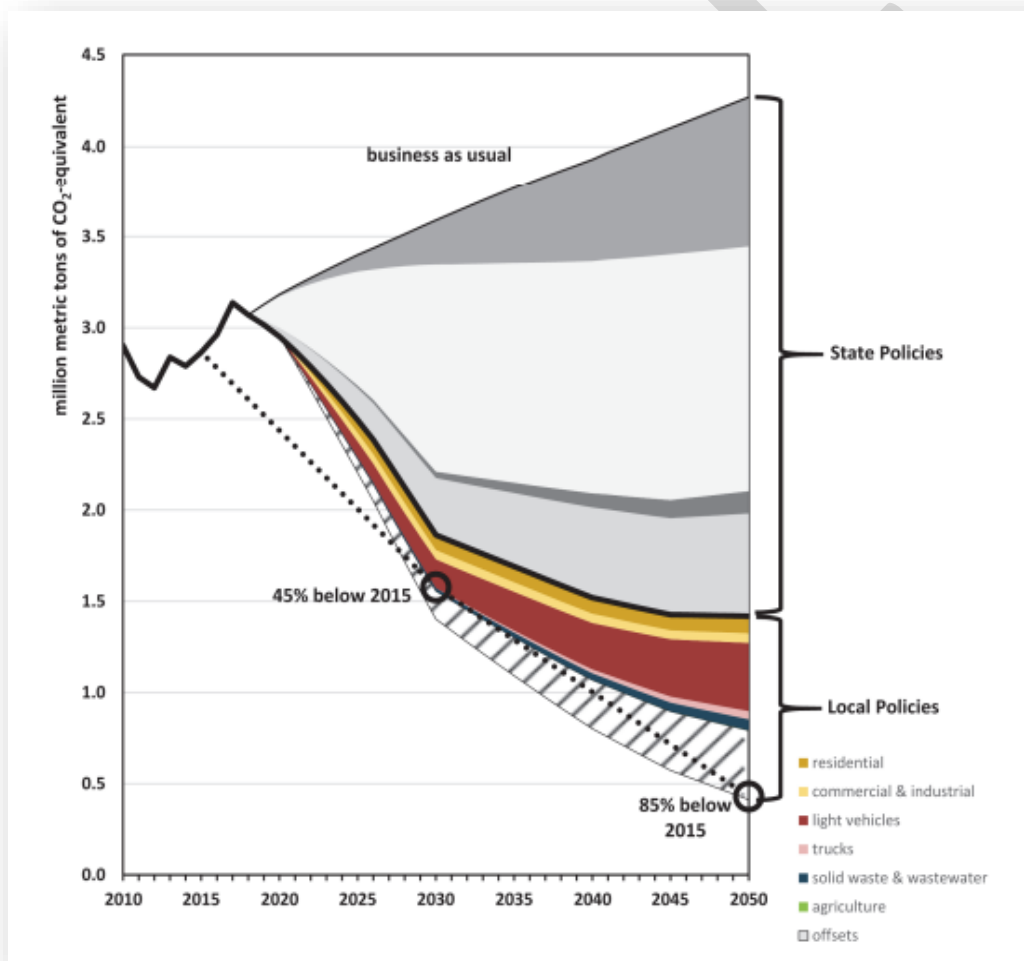


Figure 1 Potential reduction in Thurston County Emissions from State policies and Local Actions. The dotted line shows the adopted emission reduction targets. Colored wedges show reduction to individual emissions sectors. Reductions in agriculture are too small to be visible. The hashed area shows offsets from actions that increase carbon sequestration. Source:

GREENHOUSE GAS EMISSIONS SOURCE	ESTIMATED REDUCTION FROM 2015 BASELINE	
	2030	2050
ENERGY USE		
Residential		
Electricity use	20%	30%
Natural gas use	20%	50%
Other fuels (LPG, wood)	10%	20%
Commercial		
Electricity use	20%	30%
Natural gas use	20%	50%
Industrial		
Electricity use	2%	5%
Natural gas use	10%	30%
TRANSPORTATION		
Passenger vehicles		
Vehicle miles traveled	5%	20%
Fuel efficiency	20%	60%
Light-duty trucks		
Vehicle miles traveled	10%	15%
Fuel efficiency	10%	40%
Heavy-duty trucks		
Vehicle miles traveled	0%	20%
Fuel efficiency	0%	10%
WATER & WASTE		
Solid waste	10%	30%
Wastewater treatment	20%	20%
AGRICULTURE		
Fertilizer use	20%	50%
OFFSETS		
Carbon Sequestration	4%	12%

Figure 2: Estimated Impacts of Assessed Actions on Various Greenhouse Gas Emission Sources.
Source: Hammerschlag 2020

What actions will get us there?

All actions were ranked using a multicriteria analysis approved by the TCMP Steering Committee in May 2020. The Committee wanted to see which actions were the most effective and could provide the most benefit before assessing cost. See the full analysis in Appendix 4 of the TCMP. [TCMP A4 \(trpc.org\)](https://trpc.org)

Thurston Climate Mitigation Plan – Multicriteria Analysis May 2020

CRITERIA	DESCRIPTION
GHG reduction potential	The annual quantity of greenhouse gas emissions (GHG) an action will avoid or sequester as of 2030.
Speed of deployment	Minimum time possible between decision to recommend an action, and achievement of the annual GHG reduction potential.
Control	One or more of the four project partners can likely influence the implementing party(ies), or can create the necessary regulatory structure.
Co-benefits ☐ ecosystem health ☐ social equity ☐ economic benefit ☐ other	Supports one or more of the regional goals (aside from #9 – carbon neutrality)

Figure 3: Multicriteria Analysis from The Thurston Climate Mitigation Plan

What Actions Are a Priority?

The consultant team combined the criteria rankings to develop a “**Total Priority Score**” for each action. Input from the Climate Action Workgroup and public survey suggested that rather than treat each criteria as equally important, individual criteria should be weighted, so that some criteria would be more influential in determining an action’s total score. The Steering Committee reviewed different options for weighting the results of the multi-criteria analysis and settled on the following calculation: GHG Reduction Potential 40%, Control 25%, Speed of Deployment 15%, and Co-benefits 20%. The Steering Committee requested that a “boost” be given to youth priorities, so an additional 0.1 was added to any action on the top 20 priority actions for youth and educators (listed in Attachment C of TCMP).

Example Total Priority Score Calculation

CRITERIA	EXAMPLE RANK	WEIGHT	WEIGHTED SCORE
GHG reduction potential	5	0.4 (40 percent of total action score)	2.0
Control	3	0.25 (25 percent of total action score)	0.75
speed of deployment	4	0.15 (15 percent of total action score)	0.6
Co-benefits	2	0.20 (20 percent of total action score)	0.4
TOTAL	*	= 1.0 (100 percent of total action score)	3.6 out of possible 5.0
YOUTH BOOST	Y	+ 0.1	3.7

Figure 4: Total Priority Score Example Calculation

Results of Multi-criteria Analysis (Total Priority Score “TPS”)

Top 50 overall actions

Rank	Action ID	Short name	TPS
1	G5.5	legislative agenda	4.5
2	T1.2	middle-density housing	4.4
3	B1.6	rental housing EE baseline	4.3
4	B2.8	performance standard	4.3
5	T1.1	coordinated long term planning- future infill	4.3
6	T1.4	20-minute neighborhoods	4.3
7	G4.6	social cost of carbon	4.2
8	T3.11	EV education	4.2
9	T5.11	car-free zones	4.2
10	G5.2	solar-ready building code	4.1
11	T3.5	EV ready building code	4.1
12	T4.4	fareless system/youth ride free	4.1
13	B4.5	permitting incentives	4
14	T2.2	congestion mitigation	4
15	T3.2	free EV parking	4
16	T3.14	EV mass purchase discounts	3.95
17	T5.1	walk/bike infrastructure	3.9
18	T5.4	school drop-off alternative modes	3.9
19	T1.11	land use efficiency	3.9
20	T1.9	ADUs	3.9
21	T5.13	telecommuting infrastructure	3.85
22	B2.3	LED lighting	3.8
23	B3.4	exemplary buildings	3.8
24	B3.5	green building tracking	3.8
25	T2.17	teleworking/flex work	3.8
26	T3.10	convert to EV fleets	3.8
27	T4.10	rider education/benefits	3.8

Rank	Action ID	Short name	TPS
28	T4.3	rural transit	3.8
29	T5.2	barriers to transportation alternatives	3.8
30	B5.10	group purchasing	3.75
31	B4.4	green municipal buildings	3.7
32	B5.3	municipal building solar	3.7
33	T4.1	increase transit	3.7
34	B1.5	property tax credit	3.7
35	B4.11	grid-connected appliances	3.7
36	B4.7	land use incentives	3.7
37	B5.5	solSmart	3.7
38	T3.1	EV parking new construction	3.7
39	T3.7	EV integration	3.7
40	A5.1	reforestation & afforestation program	3.6
41	B2.10	energy project grants	3.6
42	B4.9	permit counter technical assistance	3.6
43	B5.8	solar-ready	3.6
44	G4.1	emissions inventory	3.6
45	T2.4	vehicle efficiency outreach	3.6
46	T4.15	promote transit benefits	3.6
47	B4.6	EE tax exemptions	3.55
48	B1.4	rental housing EE incentives	3.5
49	B2.6	cool roofs	3.5
50	B4.12	multifamily submetering	3.5
51	T1.3	Eco districts	3.5

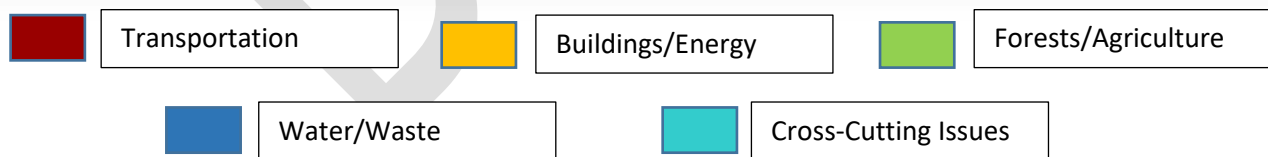


Figure 5: Top 50 Overall Actions from the Thurston Climate Mitigation Plan. Many Transportation/Land Use actions ranked high.

Implementation Strategy

Certain actions listed in the Thurston Climate Mitigation Plan can be implemented at the local jurisdiction level, regional level, or by partner entities such as Puget Sound Energy or Intercity Transit. Some actions may need legislative action.

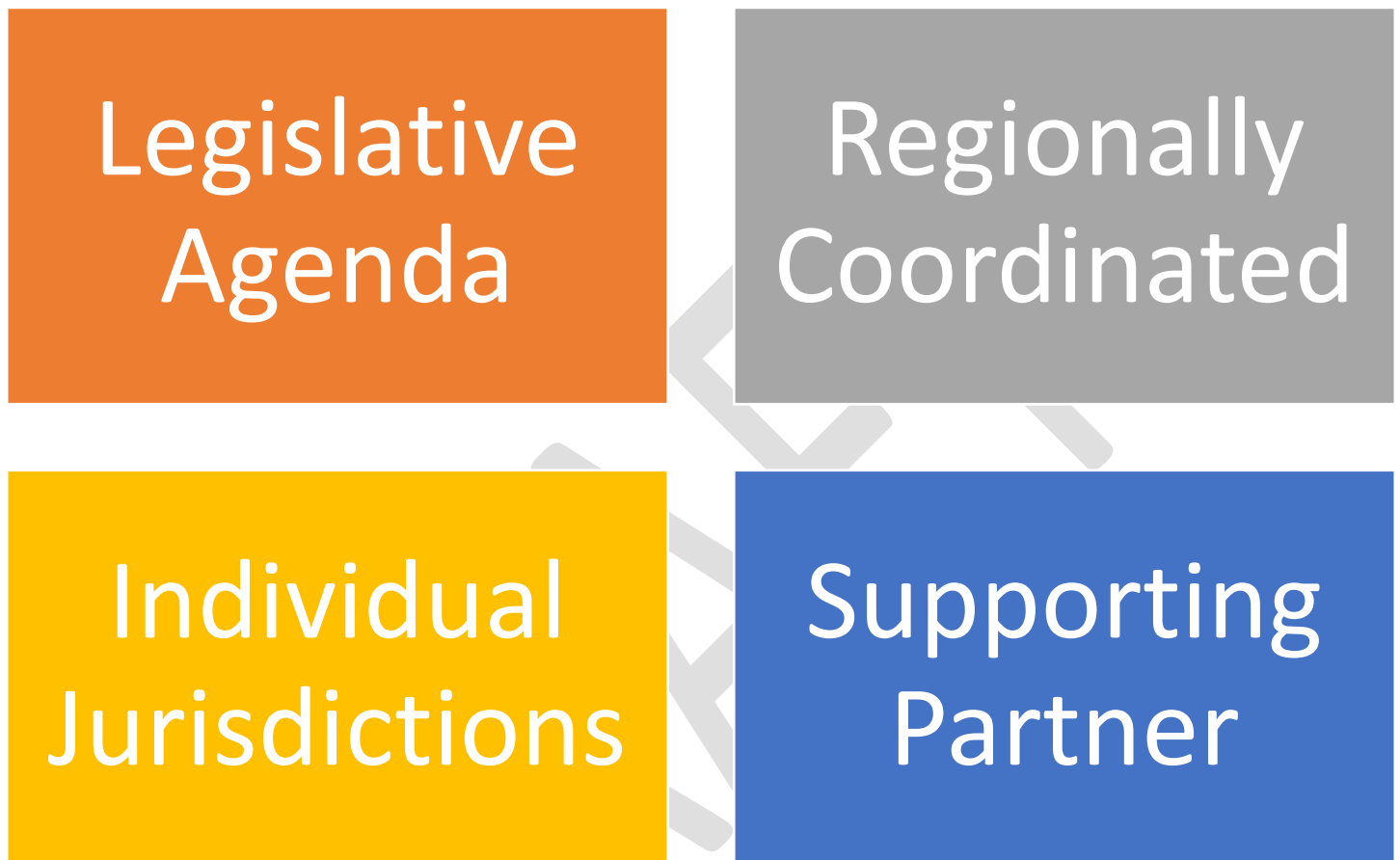


Figure 7: Implementation strategy divided into four main categories of implementation leads.

How will the actions be implemented? Use the most effective lever.

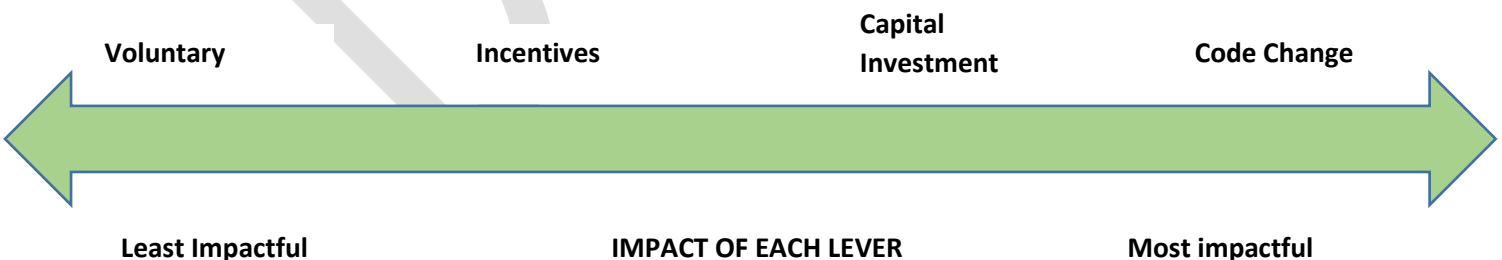
Local governments use different levers to change underlying conditions in a system and motivate individuals and organizations to change behaviors and investment to support climate actions. The strategies and actions included in the Thurston Climate Mitigation Plan employ a variety of levers. Often, local governments use different levers in sequence to achieve a strategy as a progression from voluntary action, to price signals and investments, and only turn to mandates as a last resort if other levers fail to achieve the desired outcome.

The project partners identified likely mechanisms to achieve each action, including through an existing program, new program, capital improvement, regulatory or code change, or support of a third-party partner. The type of mechanism helps determine the type of costs for an action (such as staff, one-time, or operating costs) as well as the potential timing. Details on the primary mechanism for each action are included in Appendix 10.6 of the TCMP.

-page 111 of the Thurston Climate Mitigation Plan

The cost of implementation and who pays depends on which lever the City chooses to use. If an action is mandated or voluntary the regulated community pays. If an action is subsidized or a capital investment, the City pays with existing local funds, grant funds, or new revenue streams.

Results and outcomes will vary depending on whether an action is mandated, incentivized, or voluntary.



All actions are listed below to provide an example of different levers and actions in the TCMP. A discussion of local actions will follow.

LEVER: Voluntary Action

DEFINITION: Providing information, challenges, learning opportunities, technical assistance, examples, and other support can motivate people to try new behaviors.

PRIMARY MECHANISM: New or Existing Program / Support of a third-party

Example Actions from Thurston Climate Mitigation Plan

Buildings & Energy	Transportation & Land Use	Water & Waste	Agriculture & Forests
B3.1 energy education B3.4 exemplary buildings B3.5 green building tracking B4.9 permit counter technical assistance B5.5 SolSmart B6.1 natural gas to electric conversions	T1.11 land use efficiency T2.4 vehicle efficiency outreach T2.17 teleworking T3.11 EV education T4.10 rider education/benefits T4.15 promote transit benefits T5.4 school drop-off alternative modes T5.11 mode shift targets	W4.4 waste audits W4.10 waste less food program W6.6 supply chain	A1.2 nutrient management A2.1 regenerative agriculture program

LEVER: Price Signals

DEFINITION: Changing the economic impacts—the cost of consumption and other behaviors and the return on investment – through subsidies and incentives can motivate new behaviors and investment.

PRIMARY MECHANISM: New or Existing Program; Regulatory/code change

Example Actions from Thurston Climate Mitigation Plan

Buildings & Energy	Transportation & Land Use	Water & Waste	Agriculture & Forests
B1.4 rental housing energy efficiency incentives B1.5 property tax credit B2.6 cool roofs B4.5 permitting incentives B4.6 energy efficiency tax exemptions B4.7 land use incentives B5.10 group purchasing	T3.2 free EV parking T3.14 EV mass purchase discounts T3.15 EV purchase incentives		A5.1 reforestation/afforestation

LEVER: Public Investments

DEFINITION: Investing government funds, short- and long-term, can create conditions that stimulate others to behave in new ways, and also significantly change the government's own carbon footprint.

PRIMARY MECHANISM: Capital Improvement

Example Actions from Thurston Climate Mitigation Plan

Buildings & Energy	Transportation & Land Use	Water & Waste	Agriculture & Forests
B2.3 LED lighting B4.4 green public buildings B5.3 public building solar	T1.4 20-minute neighborhoods T2.2 transportation network efficiency T5.13 telecommuting infrastructure T3.10 convert to EV fleets T4.1 increase transit T4.3 transit connections T4.4 fareless system T5.1 walk/bike infrastructure T5.2 barriers to active transportation	W1.1 municipal energy efficiency W2.2 water audits W3.1 nitrous oxide capture	

LEVER: Mandating Change

DEFINITION: Requiring behavior and enforcing the requirements can result in widespread compliance.

PRIMARY MECHANISM: Regulatory/Code Change

Example Actions from Thurston Climate Mitigation Plan

Buildings & Energy	Transportation & Land Use	Water & Waste	Agriculture & Forests
B1.1 residential energy performance ratings B1.2 residential energy audits B1.6 rental housing energy efficiency baseline B2.1 commercial energy benchmarking B2.8 performance standard B4.11 grid-connected appliances B4.12 multifamily metering B5.8 solar-ready development code B6.2 electric appliances in new construction B6.4 natural gas transition	T1.1 coordinated planning-future infill T1.2 middle density housing T1.3 Eco districts T1.9 ADUs T3.1 EV parking new construction T3.5 EV-ready building code T3.7 EV integration		A6.5 municipal canopy A6.9 tree canopy preservation

Analysis of Local Actions organized by Lever Type and Implementation Timeframe

Voluntary

Telework/Flex Work (0-5 years)
SolSmart Certification (0-5 years)
Car free zones (5-10 years)
Green building permit counter assistance (0-5 years)

Price Signals/Incentives

Free EV parking (0-10 years)
Cool roofs (0-5 years)
Group solar purchasing (0-10 years)

Public Investments

LED Lighting (0-5 years)
Municipal Solar (0-20 years)
Convert to EV fleets (0-20 years)
Municipal energy efficiency in water systems (0-5 years)
Water audits (0-5 years)

Code Changes

Solar ready development code for all buildings types (0-5 years)
Long term infill development (0-20 years)
Middle density housing (0-20 years)
Eco-districts (0-20 years)
20 minute neighborhoods (0-20 years)
ADU regulations (0-5 years)
Municipal tree canopy (0-10 years)
Tree canopy preservation (0-10 years)

Capacity Building and Regional Coordination

1 FTE to support Climate Program

Area: Transportation	Telework/Flex work for City employees		
Description	Increase opportunities for employee teleworking options and staggering work days to reduce employees driving during peak traffic times. (ongoing)		
Implementation Overview			
Key Actions	1. Flex schedule policy and program exists 2. Analyze each position for applicability and suitability (done already) 3. Determine equipment and technology needs (done already) 4. Formalize City telework policy for non-emergency situations 5. Review existing telework applications submitted for emergency situation 6. Make determinations of eligibility and schedule 7. Conduct annual review of challenges and opportunities		
	The pandemic provided a trial run for telecommuting. This would continue the existing practice where practical and operations are not interrupted. A City hall and Maint.Cntr, space analysis will be completed in 2022. It will inform telework and office space sharing opportunities.		
Timeline	Ongoing	Key Milestones	Approve policy
Co-Benefits	Free up parking spaces Improved air quality Less traffic congestion Employee satisfaction Improved productivity	Key Performance Indicators	# of employees on flex schedule # of employees teleworking Vehicle Miles Traveled (tracked regionally)
Primary Dept	Human Resources	Supporting Dept	All
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities	None needed		
Mechanism/Lever	Voluntary		

Area: Buildings/Energy	SolSmart Certification		
Description	Pursue SolSmart designations and adopt solar friendly practices.		
Implementation Overview			
Key Actions	1. Review certification criteria 2. Conduct gap audit against criteria 3. Write policies where none are formalized 4. Develop new programs as necessary 5. Update website 6. Promote program 7. Determine permit review staffing needs based on number of new permits		
Timeline	Short term	Key Milestones	Gap audit
Co-Benefits	Save residents time and money on permitting Promotes local energy independence Promotes solar	Key Performance Indicators	Certification awarded by SolSmart # Solar permits processed compared to baseline year 2021
Primary Dept	Community & Econ. Dev.	Supporting Dept	Public Affairs
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities	N/A. Existing staff time		
Mechanism/Lever	Voluntary		

Area: Transportation	Car Free Zones		
Description	Reevaluate long term plans and update to prioritize pedestrians and people riding bikes. Develop car free corridors in commercial and mixed uses to encourage mode shift.		
Implementation Overview			
Key Actions	1. Implement priority projects identified in Pedestrian/Bicycle Plan 2. Place projects on Capital Facilities Plan and TIP for grant funding 3. Update long range Transportation Plan to focus more bicycle and pedestrian infrastructure 4. Develop criteria and conduct analysis to identify candidate areas to locate care free zones. 5. Public outreach for proposed changes to parking and new bike/ped facilities 6. Design, planning, construction – consultants, staff, \$25K-\$50K per street. Likely would include bulb-outs, stormwater considerations, landscaping, irrigation, lighting, signage (placemaking actions).		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Improved air quality Less traffic congestion	Key Performance Indicators	Vehicle Miles Traveled (tracked regionally) Mode shift (tracked regionally)
Primary Dept	Community and Econ. Dev.	Supporting Dept	Public Works
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: \$25,000- \$50,000 per street/area. 200 hours staff time per street/area. Indirect: Existing	Direct: Depends on how many streets Indirect: Existing	Direct: Depends on how many streets Indirect: Existing
Funding Opportunities	Existing process for Federal and State Transportation Funding. Annual TIP process		
Mechanism/Lever	Voluntary		

Area: Buildings/Energy	Technical Assistance on Green Building at Permit Counter		
Description	Hire or contract with dedicated green building specialists, or train staff to provide technical assistance through the permitting and development process		
Implementation Overview			
Key Actions	Done. All building staff have attended extensive online training, WABO for new strict energy codes.		
Timeline	Done	Key Milestones	Building staff received training
Co-Benefits	Save residents time and money on permitting Reduce community ghg emissions	Key Performance Indicators	100% of Building staff received training in 2020-2021
Primary Dept	Community & Econ. Dev.	Supporting Dept	
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities	Existing training budget		
Mechanism/Lever	Voluntary		

Area: Transportation	EV Parking		
Description	All free parking for all electric vehicles at local government buildings and city centers to encourage adoption of EVs.		
Implementation Overview			
Key Actions	1. Continue to identify city buildings where more EV parking is needed 2. Continue to identify city centers/commercial areas where EV chargers could be installed 3. Continue to meet with Puget Sound Energy about their strategic plans for EV charging networks across the region 4. Continue to research grant opportunities		
	Fall 2021	Type II	Type III
	City Hall	2	2
	NTPS	2	
	Library	2	
	Woodland Creek Park	2	2
	Total	8	4
	Type II's are 220 volt chargers, Type III's are the 480 volt rapid chargers		
Timeline	Ongoing	Key Milestones	Identify more opportunity sites
Co-Benefits	Improved air quality Less traffic congestion	Key Performance Indicators	Vehicle Miles Traveled (tracked regionally) Mode shift (regionally)
Primary Dept	Public Works	Supporting Dept	CED
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: \$25,000 per chargers. 12 chargers =\$300,000 (grant funded) Indirect: Existing	Direct: Depends on how many chargers are city installed. Indirect: Existing	Direct: Depends on how many chargers are city installed. Indirect: Existing
Funding Opportunities	WSDOT grants, PSE, Dept of Energy, Clean Cities Coalition		
Mechanism/Lever	Price Signals/Incentives		

Area: Buildings/Energy	Cool Roofs		
Description	Create an incentive program for the installation of reflective roofs on commercial buildings to reduce building energy consumption and the urban heat island effect.		
Implementation Overview			
Key Actions	1. Needs more research for local efficacy. 2. If research proves this is useful we would investigate incentives further		
Timeline	Short to medium term	Key Milestones	Determine efficacy
Co-Benefits	Saves building owners money on cooling costs in the summer	Key Performance Indicators	Square feet of “cool roofs” created.
Primary Dept	Community & Econ. Dev.	Supporting Dept	Public Affairs
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing	Direct: Existing	Direct: Existing
	Indirect: Existing	Indirect: Existing	Indirect: Existing
Funding Opportunities	Research needed		
Mechanism/Lever	Price Signals/Incentives		

Area: Buildings/Energy	Group Solar Purchasing		
Description	Develop or support a city sponsored group solar purchasing program		
Implementation Overview			
Key Actions	1. Continue to coordinate with existing group purchasing program 2. Identify long term opportunities after initial program offering 3. Support regional programs developed by nonprofits 4. Determine whether a city-sponsored program would be of greater benefit than a local nonprofit. Existing program provides a discount to interested homeowners through a competitive bidding process for a bulk rate. The city could apply the same approach if it so chooses. Community Solar Project on City owned buildings an option.		
Timeline	Ongoing	Key Milestones	Review city buildings for community solar program
Co-Benefits	Save residents time and money on buying solar energy for their homes	Key Performance Indicators	Number of households in Lacey enrolling in solar program
Primary Dept	Community and Econ. Dev.	Supporting Dept	Public Affairs
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities			
Mechanism/Lever	Price Signals/Incentives		

Area: Buildings/Energy	LED Lighting		
Description	Install LED lighting in city buildings and infrastructure (ongoing)		
Implementation Overview			
Key Actions	1. Streetlight program is ongoing		
	2. Identify additional opportunities for LED lighting on city property		
	3. Seek grant funding to expedite timeline		
	4. Evaluating lighting in all city building through BCA and energy retrofit/solar action listed below.		
	Started 2015, 3000 LEDs installed, 2200 more to install, year 2025 to be completed		
	\$1M, received more than 25% rebate (street lights, Signals already done 15 years ago)		
	Annual energy saving – PSE bills went from \$513,000, now \$270,000		
	57% energy savings on average		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Save money on energy costs	Key Performance Indicators	% of City owned lights that are converted to LED
Primary Dept	Public Works	Supporting Dept	
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing	Direct: Existing	Direct: Existing
	Indirect: Existing	Indirect: Existing	Indirect: Existing
Funding Opportunities	PSE rebate program		
Mechanism/Lever	Public Investment		

Area: Buildings/Energy	Municipal Solar		
Description	Install solar on all available and feasible city sites/buildings.		
Implementation Overview			
Key Actions	1. Review completed feasibility studies from 2016 2. Conduct building condition assessments (BCA) for city owned facilities in 2022 (was in 2020 budget for asset management) 3. Develop long term investment plan based on BCA results and recommendations 4. Seek funding for energy retrofiting of buildings before installing solar 5. Seek funding/financing to install on feasible sites Energy retrofits on all city buildings is a long-term strategy, part of annual Capital Facilities Planning. \$12M for City Hall and PD, at least that for rest of city buildings. Solar is avg. \$2.25 a watt. (\$1.95 bulk purchase). Not all City buildings are good candidates. HB1257 Clean Buildings Law – Buildings over 50,000 sq feet have benchmarking requirements starting in 2028 –City Hall		
Timeline	Medium to long term	Key Milestones	Complete cost estimates for energy efficiency upgrades at city owned facilities
Co-Benefits	Save money on energy costs	Key Performance Indicators	kWh - Energy savings
Primary Dept	Community & Econ. Dev.	Supporting Dept	Public Affairs
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Indirect	Direct: \$6.5M Indirect	Direct\$6.5M Indirect
Funding Opportunities	Department of Commerce, Research other opportunities		
Mechanism/Lever	Public Investment		

Area: Transportation	EV Fleet		
Description	Set policies and timetables for electrification of municipal fleets.		
Implementation Overview			
Key Actions	1. Review fleet composition and age (ongoing) 2. Review planned replacement cycles (ongoing) 3. Review technology available for vehicle types (ongoing) 4. Hire contractor to construct electrical backbone infrastructure and install initial charging stations. (This is planned anyway, regardless of TCMP) Notes: the first EV for the city fleet will be at least 4-5 years. Prior to purchasing EV’s Public Works will need to master-plan the electric backbone infrastructure that will be necessary to facilitate the installation of charging stations for the city fleet. The City currently has 292 vehicles/equipment in the fleet. This includes large public works vehicles and equipment. Of the 292 vehicles/equipment, 155 are SUVs, trucks, vans, and cars, the most likely for a shift to electric. Vehicles with the shortest lifecycles are police vehicles, lasting an average of three years.		
Timeline	Ongoing	Key Milestones	Infrastructure analysis Vehicle & Equipment Replacement Plan
Co-Benefits	Improved air quality Cost savings	Key Performance Indicators	% of fleet that is electric \$ saved in operation and maintenance
Primary Dept	Public Works	Supporting Dept	CED
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: \$300,000 infrastructure analysis Indirect	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities	Puget Sound Energy, WSDOT, Clean Cities Coalition		
Mechanism/Lever	Public Investment		

Area: Water and Waste	Municipal energy efficiency in water systems		
Description	Conduct energy efficiency improvements to municipal water and sewage treatment systems. Prioritize components that consume the most energy		
Implementation Overview			
Key Actions	Already part of Water and Wastewater Comprehensive Plans and CIPs Existing comprehensive and successful community water efficiency programs in place: education/outreach, rate structure, outdoor hardware, indoor hardware, technical assistance, and system measures.		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Save money on energy costs	Key Performance Indicators	kWh of energy saved
Primary Dept	Public Works	Supporting Dept	
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities	Utility fund		
Mechanism/Lever	Public Investment		

Area: Water and Waste	Water Audits		
Description	Conduct water audits of city facilities to determine prioritization of capital improvements for water savings		
Implementation Overview			
Key Actions	1. Audit completed 2. City buildings have been upgraded with low water use fixtures already 3. Determine priority upgrades that are needed for irrigation in parks and open spaces.		
Timeline	Ongoing	Key Milestones	Water audit of city buildings
Co-Benefits	Save money on water costs for city buildings	Key Performance Indicators	Water use and savings over time
Primary Dept	Public Works	Supporting Dept	
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities			
Mechanism/Lever	Public Investment		

Area: Buildings & Energy		Solar ready development code for all building types	
Description		Amend local development code to require solar-ready construction for all new building types. (Already required for new residential)	
Implementation Overview			
Key Actions	1. Meet with key stakeholders – WABO, OMB, 2. Review upcoming building code amendments/changes 3. Determine timing for amendments – next building code cycle or earlier 4. Place on CED work plan 5. Follow amendment process Solar-ready means: • Unobstructed south facing roof free of rooftop equipment and vents. • Extra spaces in the breaker box for a solar dedicated breaker (or go beyond and install a dedicated breaker) label breaker showing pathway • Extra space in the electrical room to wall mount inverters. • 2.5" electrical grade conduit leading from the roof to the electrical room. Homeowners are eligible to get 26% the cost of installing solar back in taxes using a federal solar tax credit while paying no local or state sales tax. Utilities offer Net Energy Metering. So many variables affect- solar orientation, roof size, building height. Once buildings are built, costs will be known. Commercial/MF Code: less than 1% of construction costs. \$1.5M project would mean \$15,000. Residential Code: \$400		
	Timeline	Short term	Key Milestones
Co-Benefits	Less expensive to install during construction than on existing house.	Key Performance Indicators	Number of new buildings built solar ready
Primary Dept	Community & Econ. Dev.	Supporting Dept	
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities			
Mechanism/Lever	Code change/mandate		

Area: Transportation	Long term infill development		
Description	Long term regional planning and local code review for transit corridors and land use incentives to promote infill development. (ongoing)		
Implementation Overview			
Key Actions	1. Continue to coordinate long-term plans with transit agencies to project where increased density would support more transit corridors. 2. Review and change zoning/density that would support new transit corridors and variety of household incomes. Martin Way Corridor study underway.		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Improved air quality Less traffic congestion Walkable neighborhoods	Key Performance Indicators	Average housing density
Primary Dept	Community & Econ. Dev.	Supporting Dept	PW
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities			
Mechanism/Lever	Public Investment		

Area: Transportation	Middle Density Housing		
Description	Reevaluate and change zoning as needed to allow for a range of housing types to promote social economic integration of housing near the region's urban centers or moderate-density zones.		
Implementation Overview			
Key Actions	1. Continue ongoing implementation of Housing Action Plan 2. Schedule Low density zoning consolidation for City Council consideration		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Affordable housing options Walkable neighborhoods	Key Performance Indicators	Average housing density
Primary Dept	Community and Econ. Dev.	Supporting Dept	PW
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing	Direct: Existing	Direct: Existing
	Indirect: Existing	Indirect: Existing	Indirect: Existing
Funding Opportunities			
Mechanism/Lever	Public Investment		

Area: Transportation	Eco Districts		
Description	Identify potential Eco districts to advance innovative district-scale urban development, sustainability, and neighborhood equity. Then make necessary code/zoning changes to support their development and set ambitious performance outcomes to ensure their long-term success.		
Implementation Overview			
Key Actions	1. Ongoing long range planning 2. Further define what this means and research specific recommendations for code changes to achieve this that aren't already in place 3. Comprehensive Plan review will begin in 2023		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Air quality Aesthetics Reduced stormwater costs Neighborhood equity	Key Performance Indicators	TBD
Primary Dept	Community and Econ. Dev.	Supporting Dept	PW
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities			
Mechanism/Lever	Public Investment		

Area: Transportation	20 Minute Neighborhoods		
Description	Increase the number of 20-minute neighborhoods (walkable environment, destinations that support a range of basic living needs and a residential density)		
Implementation Overview			
Key Actions	1. Identify key infrastructure components needed to grow the number of 20-minute neighborhoods 2. Review and if needed change zoning for opportunities for small scale commercial 3. Coordinate with other jurisdictions to make public investments where necessary. 4. Fund and implement Bike/Ped plan. 5. Support and coordinate with Intercity Transit		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Active transportation Air quality improvements Less traffic congestion Small scale retail opportunities	Key Performance Indicators	Walkability scores
Primary Dept	Community and Econ. Dev.	Supporting Dept	PW
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities			
Mechanism/Lever	Public Investment		

Area: Transportation	Accessory Dwelling Unit (ADU) Regulations		
Description	Amend development codes to allow for attached and detached ADU's in urban residential areas.		
Implementation Overview			
Key Actions	1. Evaluate existing regulations and number of ADUs built in past two years 2. Review existing ADU regulations for more aggressive changes that would still support neighborhood compatibility 3. Determine barriers to ADU construction and determine whether the City has opportunities to address		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Equitable neighborhood access Walkable neighborhoods	Key Performance Indicators	
Primary Dept	Community and Econ Dev.	Supporting Dept	
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities			
Mechanism/Lever	Public Investment		

Area: Trees & Sequestration	Municipal Tree Canopy		
Description	Maximize tree canopy on City-owned or City-controlled land, where appropriate in balance with other City goals.		
Implementation Overview			
Key Actions	1. Update Urban Forest Management Plan and tree regulations (2021) 2. Incorporate tree canopy analysis into work plans – 3 yr cycle 3. Review city owned property for potential tree planting space 4. Buy trees and plant them annually 5. Set canopy goals based on regional coordination of sequestration 6. Evaluate stormwater utility fee to increase revenue for tree planting and maintenance		
Timeline	Ongoing	Key Milestones	
Co-Benefits	Aesthetics Less stormwater runoff Reduce heat island effect	Key Performance Indicators	% canopy coverage
Primary Dept	Public Works	Supporting Dept	CED
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing	Direct: Existing	Direct: Existing
	Indirect: Existing	Indirect: Existing	Indirect: Existing
Funding Opportunities	Department of Natural Resources – Urban Forestry Program Arbor Day Foundation		
Mechanism/Lever	Public Investment		

Area: Trees & Sequestration	Tree Canopy Preservation		
Description	Develop a tree canopy ordinance that establishes a baseline for current urban canopy and sets goals for future canopy to increase cities' resilience. Combine direct cooling value (urban heat island mitigation) with carbon sequestration value when evaluating urban tree management.		
Implementation Overview			
Key Actions	1. Continue to host annual Arbor Day tree giveaways 2. Tree Ordinance in place as of 2021 (August) 3. Conduct a tree canopy analysis for the whole County 4. Develop more robust tree program providing more education and enforcement 5. Update canopy goal based on regional coordination of sequestration 6. Provide education and outreach, enforcement, and regional participation in climate mitigation planning as needed. 7. Adjust tree regulations as needed after canopy analysis		
Timeline	Ongoing	Key Milestones	Host Arbor Day event-tree giveaway
Co-Benefits	Stormwater benefits Home cooling/heating benefits Aesthetics Property values	Key Performance Indicators	% canopy coverage
Primary Dept	Community and Econ. Dev.	Supporting Dept	PW
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing	Direct: Existing Indirect: Existing
Funding Opportunities	Department of Natural Resources – Urban Forestry Program Arbor Day Foundation		
Mechanism/Lever	Public Investment		

Area: Capacity Building	Sustainability Program Management and Project Implementation		
Description	Hire Sustainability Program Manager to support Departments, plan, research, apply for grants, coordinate regionally, and implement projects		
Implementation Overview			
Key Actions	1. Develop position description 2. Add 1 FTE to 2022 budget 3. Advertise and hire for position 4. Develop program that integrates climate action projects into capital facilities planning, annual budgeting, grant funding, community projects, and project implementation Mid-level position with benefits and program budget. Support all other actions listed as "existing" for direct labor costs.		
Timeline	Short term and ongoing	Key Milestones	Dedicated staff for climate mitigation project implementation
Co-Benefits	Supports all departments	Key Performance Indicators	
Primary Dept	CM	Supporting Dept	All
City Cost	FY 2021-2024	FY 2025-2030	FY 2031-2040
	Direct: \$174,000 (annual)	Direct	Direct
	Indirect	Indirect	Indirect
Funding Opportunities			
Mechanism/Lever	Public Investment		

What is the cost of NOT investing in climate action?

The City of Lacey's CR2 plan in 2012 cited an ECONorthwest study on the potential economic costs to Washington State if no proactive action was taken on climate mitigation. It's in the billions of dollars statewide. Costs per household begin at \$1,200 to \$2,750 per year.

Table 1. Potential Economic Costs to Washington State for a Business-As-Usual Approach to Climate Change, 2020, 2040, and 2080 (dollars per year)

Figure 1. Potential Economic Costs in Washington Under a Business-as-Usual Approach to Climate Change, 2020, 2040, and 2080 (dollars per year)

Potential Cost	2020	2040	2080
Costs of Climate Change			
Increased Energy-Related Costs	\$222 million	\$623 million	\$1.5 billion
Reduced Salmon Populations	\$531 million	\$1.4 billion	\$3.0 billion
Increased Coastal and Storm Damage	\$72 million	\$150 million	\$352 million
Reduced Food Production	\$35 million	\$64 million	\$364 million
Increased Wildland Fire Costs	\$102 million	\$208 million	\$462 million
Increased Health-Related Costs	\$1.3 billion	\$2.2 billion	\$4.4 billion
Lost Recreation Opportunities	\$75 million	\$210 million	\$612 million
<i>Subtotal for Costs of Climate Change</i>	<i>\$2.3 billion</i>	<i>\$4.9 billion</i>	<i>\$10.7 billion</i>
Additional Costs from Business-as-Usual (BAU) Activities that Contribute to Climate Change			
Inefficient Consumption of Energy	\$1.4 billion	\$1.6 billion	\$2.2 billion
Increased Health Costs from Coal-Fired Emissions	\$19 million	\$23 million	\$31 million
<i>Subtotal for Costs from BAU Activities</i>	<i>\$1.4 billion</i>	<i>\$1.6 billion</i>	<i>\$2.2 billion</i>
TOTAL	\$3.8 billion	\$6.5 billion	\$12.9 billion
Average Cost per Household per Year	\$1,250	\$1,800	\$2,750

Source: ECONorthwest.

Notes: These numbers illustrate different types of annual costs Washingtonians potentially would incur if society were to continue with a business-as-usual approach to climate change. There may be overlap between the values for some of the different types of costs. Nonetheless, adding the different types of costs probably seriously understates the total potential cost of climate change because the table excludes many additional types of climate-related costs that Washingtonians would incur under a business-as-usual approach. The numbers do not indicate the net effect of climate change, as they do not represent a forecast of how the economy will respond to the different effects of climate change, or account for potential economic benefits that might materialize from moderate warming and other changes in climate.

ECONorthwest, An Overview of Potential Economic Costs to Washington of a Business-As-Usual Approach to Climate Change

Funding Climate Mitigation Projects Via Grant Applications and Partnerships

Washington State Department of Commerce

Building Energy retrofit projects

Solar installation

Washington State Department of Natural Resources

Urban forestry projects

Olympia Community Solar

Solar host sites on City buildings

Washington State Department of Transportation

Bicycle/Pedestrian Projects

Regional Actions

Some action items are more likely to be successful if they are coordinated regionally. The following actions are currently in discussion between regional partners.

- Electric Vehicle infrastructure on a regional scale – Thurston Regional Planning Council, Puget Sound Energy (underway)
- EV ready Residential Building Code – This action does not propose mandating charger installation, but providing the necessary backbone so that a resident may install one when they have a vehicle that needs to have a charger. Most homes are already capable of Level 1 (slow) charging because they only need a 120 volt (V) AC outlet. Higher voltage chargers are needed for Level 2 or 3 charging at home.

Charging level	Voltage	Typical power	Electric vehicle miles of range per charging hour	Location
Level 1	120 V AC	1.2-1.4 kW AC	3-4 miles	Primarily home and some workplace
Level 2	208 V-240 V AC	3.3-6.6 kW AC	10-20 miles	Home, workplace, and public
DC fast	400 V-1,000 V DC	50 kW or more	150-1,000 miles	Public, frequently intercity

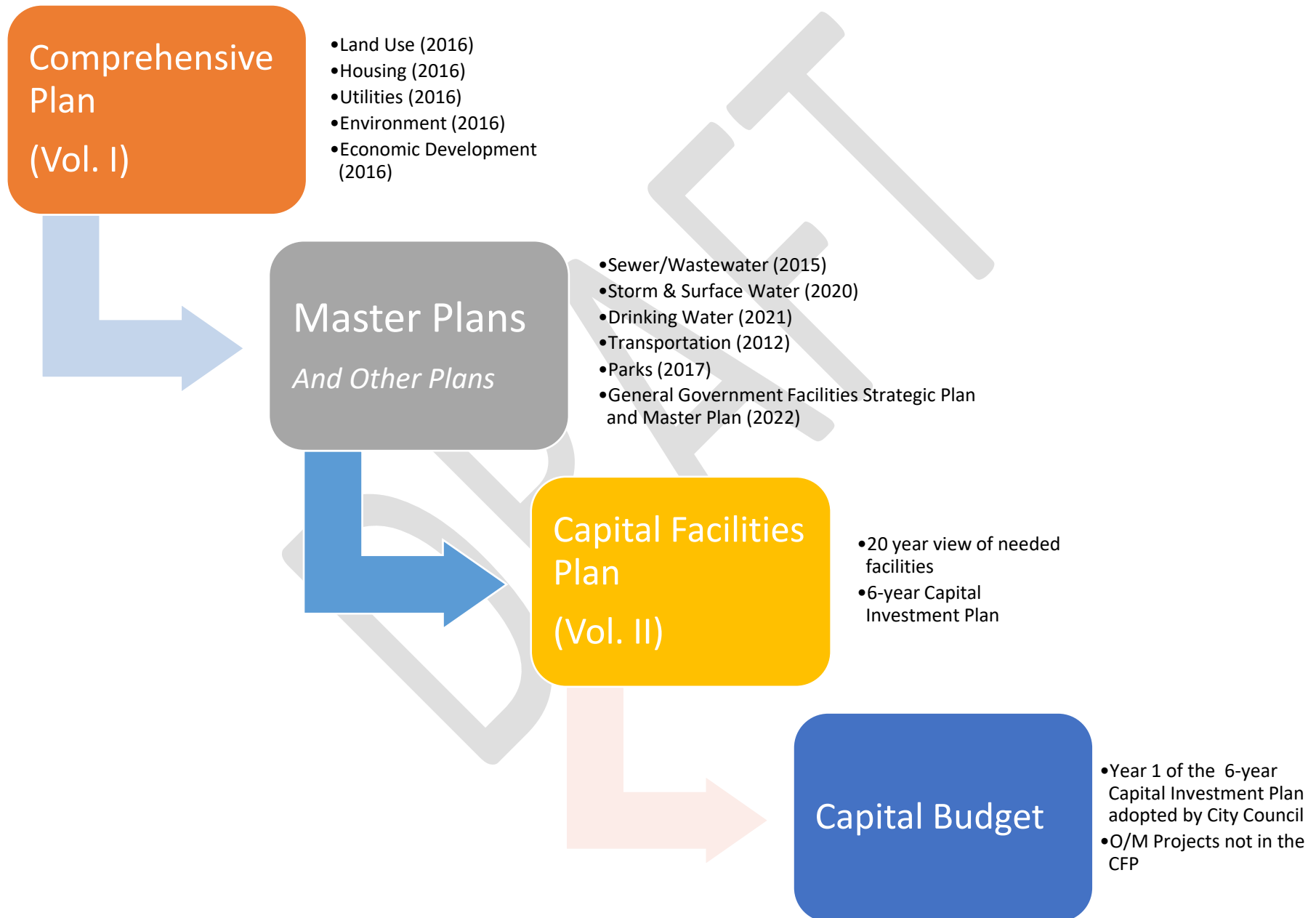
Note: AC = alternating current; DC = direct current; kW = kilowatt; V = volt

Source: https://theicct.org/sites/default/files/publications/ICCT_EV_Charging_Cost_20190813.pdf

- Research on approaches to carbon sequestration on a regional scale – Thurston Regional Planning Council, Cities/County (underway)
- Support regional partners in developing an energy efficiency program. This would be in anticipation of Federal funds to implement program that would conduct energy efficient retrofits for low income residential.

Funding Projects Via the Existing Capital Facilities Planning Process

Projects requiring capital investment will go through the same planning and budget process as all capital projects.



Climate Action and Equity: Addressing Health Disparities

The Washington State Department of Health created an environmental health disparities map that shows a number of indicators. “The Washington Environmental Health Disparities Map is an interactive mapping tool that compares communities across our state for environmental health disparities. The map shows pollution measures such as diesel emissions and ozone, as well as proximity to hazardous waste sites. In addition, it displays measures like poverty and cardiovascular disease. The map also provides new and rigorous insights into where public investments can be prioritized to buffer environmental health impacts on Washington's communities, so that everyone can benefit from clean air, clean water, and a healthy environment.”

<https://www.doh.wa.gov/DataandStatisticalReports/WashingtonTrackingNetworkWTN/InformationbyLocation/WashingtonEnvironmentalHealthDisparitiesMap>

City of Lacey has an opportunity to focus on reducing the health impacts of diesel pollution on corridors through land use and transportation actions. Areas in the City along I-5 and city transportation corridors rank high on diesel pollution and disproportionate impact indicators.

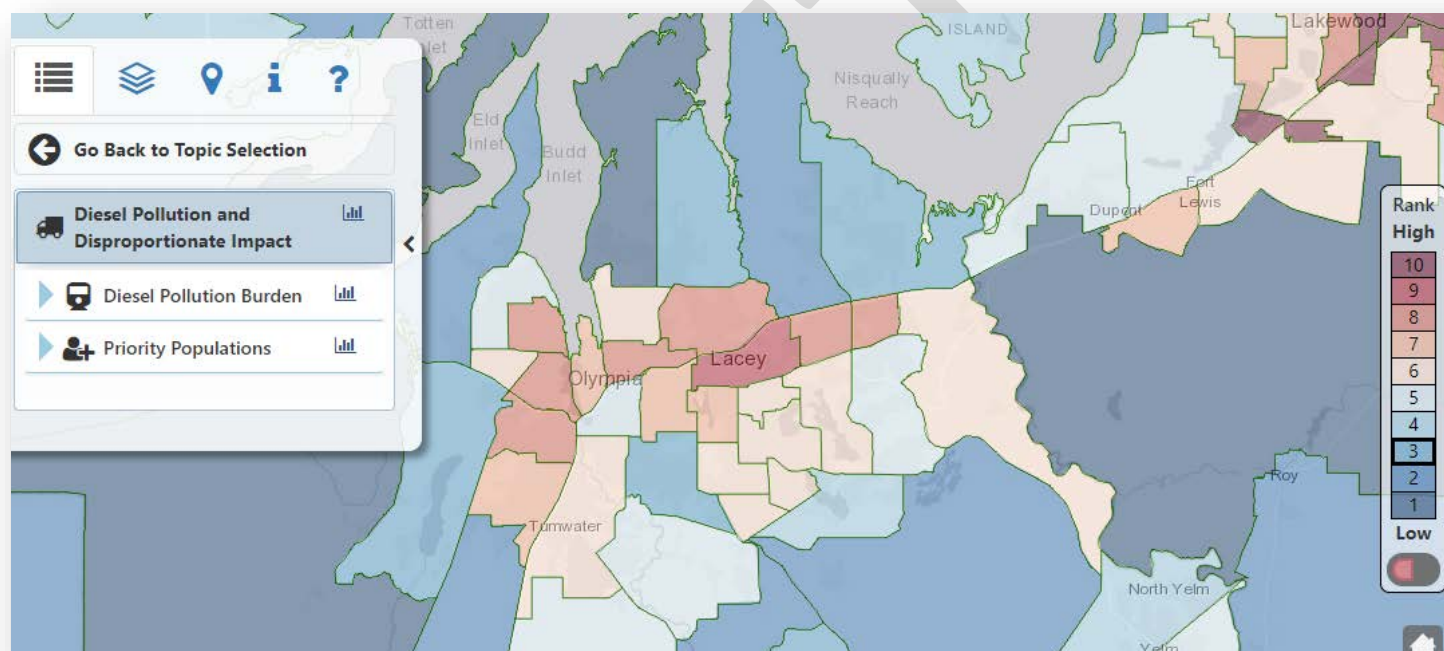


Figure 8 The Washington Environmental Health Disparities Map

Action #	Action Name	Action Description	Indirect \$	Direct \$	Status	Total Cost Rationale
T3.2	free EV parking	Allow free parking for all electric vehicles at local government buildings and in city centers to encourage the adoption of all electric vehicles. Increase cost of parking for Non-EV vehicles.	Existing	\$25,000	Ongoing	Depends on how many we install. 12 new chargers in 2021. Grant funded.\$300,000
T5.11	car-free zones	Reevaluate long term plans and update to prioritize pedestrians and people riding bikes. Set goals for mode shift and plans on how to achieve those goals like developing car-free corridors in commercial and mixed use areas to encourage mode shift.	Existing	\$25,000	Have bike/ped plan, needs implementation funds	\$25 per street. Broader planning effort would require extensive public/stakeholder engagement and coordination.
	Staff Resources	Hire Sustainability Program Manager to support Departments, plan, research, apply for grants, regional coordination, and implement projects	New	\$174,000	Not started	One full time mid-level position with benefits and program budget. Support all other actions listed as "existing" for direct labor costs.
T3.10	convert to EV fleets	Set policies and timetable for electrification of municipal and other governmental fleets. Require replacement of public fleets with cleaner, energy-efficient vehicles to reduce long term fuel costs, improve air quality and reduce greenhouse gas emissions.	Existing	\$300,000	Not started	Upfront costs of infrastructure analyiss and needed upgrades. Purchase prices and O/M of E-vehicles comparable to ICE vehicles.
B5.3	municipal building solar	Energy efficiency upgrades to City Buildings. Install solar photovoltaics on all available and feasible municipal sites, including building rooftops, city hall, schools, police and fire stations, community centers, municipal water pump sites, and transit depots.	Existing	\$12,000,000 +	Pursue retrofit grant funds first, then solar. Ongoing (Veterans hub example), PSE direct buy program partner	City Hall \$6.5M, PD, \$6.5M. Rest of buildings over 10-20 year period. Apply for grants. \$300,000 building condition assessment planned for 2022
B2.3	LED lighting	Install LED lighting in public-sector buildings and infrastructure (e.g., street lights, traffic signals).	Existing	Existing	Ongoing	Ongoing City program. LEDs are increasingly inexpensive. Limited to only public sector buildings.
T2.17	teleworking/flex work	Increase opportunities for employee teleworking options and staggering work days to reduce employees driving during peak traffic times.	Existing	Existing	Ongoing	Focus on City employees. Not communitywide

W1.1	municipal energy efficiency	Conduct efficiency improvements to municipal water and sewage treatment systems. Prioritize components that consume the most energy and have high GHG emissions.	Existing	Existing	Ongoing	Depends on what upgrades are needed.
W2.2	water audits	Conduct water audits of city and county facilities to determine prioritization of capital improvements.	Completed	Existing	Completed	Audits are straightforward. Does not include costs of implementing audit recommendations.
B2.6	cool roofs	Create an incentive program for the installation of reflective roofs on commercial buildings to reduce building energy consumption and the urban heat island effect.	Existing	Existing	Not started	Policy will be low-cost, but more research needed on efficacy. 20 hours staff time, \$40 per hour
B5.5	solSmart	Pursue SolSmart designations and adopt solar friendly practices.	Existing	Existing	Not started	Most time will be spent filling out certification application materials and updating website. 80 hours staff time \$40 per hour
B5.8	solar-ready	Amend local development code to require solar-ready construction for all building types. (Already required for new residential).	Existing	Existing	Not started	Cost to residential - \$400, Cost to Commercial - less than 1% of constr. Costs
B5.10	group purchasing	Develop/support a city-sponsored group solar purchasing program.	Existing	Existing	Supporting Solarize Program	Already being developed and implemented by PSE (e.g., Green Direct) - could work with them to expand.
T1.1	coordinated long term planning- future infill	Coordinate long-term plans with transit agencies to project where increased density would support more transit corridors. Then change zoning/density that would support new transit corridors and variety of household incomes. Promote long-term equity and healthy communities by developing incentives such as density bonuses for development where a percentage of the units will be permanently affordable for household incomes.	Existing	Existing	Ongoing	Existing policies in the City's Comprehensive Plan. Partnerships with transit agencies would require staff time. Incentive development and implementation will also require initial and ongoing resources.

T1.2	middle-density housing	Reevaluate and change zoning as needed to allow for a range of housing types to promote social economic integration of housing near the region's urban centers or moderate-density zones.	Existing	Existing	Ongoing	Existing policies in City's Comprehensive Plan. Evaluation will take time and zoning adjustments will likely require some level of public and stakeholder engagement.
T1.3	Eco districts	Identify potential Eco districts to advance innovative district-scale urban development, sustainability, and neighborhood equity. Then make necessary code/zoning changes to support their development and set ambitious performance outcomes to ensure their long-term success.	Existing	Existing	Not started	Further define what this is/does compared to what's already allowed. This may be a branding activity.
T1.4	20-minute neighborhoods	Increase the number of 20-minute neighborhoods (walkable environment, destinations that support a range of basic living needs and a residential density). Identify key infrastructure components needed to grow the number of 20-minute neighborhoods, then change zoning and codes if needed and coordinate with other jurisdictions to make public investments where necessary.	Existing	Existing	Ongoing	Existing policies in City's Comprehensive Plan. This is a large-scale action that requires both zoning/code adjustments and infrastructure investments.
T1.9	ADUs	Amend development codes to allow for attached and detached ADU's in urban residential areas.	Existing	Existing	Already implemented, continue to do outreach	Existing policies in City's Comprehensive Plan. Straightforward policy adjustment, but will require some level of public engagement.
T3.7	EV integration	Reevaluate regulations and make necessary changes to ensure charging stations are able to be permitted in locations where they are needed.	Existing	Existing	EV charging permitted in all zones in Lacey	May take some time for a study on this, but otherwise straightforward. May cost more if extensive public engagement is needed.
A6.5	municipal canopy	Maximize tree canopy on City-owned or City-controlled land, where appropriate in balance with other City goals.	Existing	Existing	Not started	Cost will depend on how many new trees can be planted on city properties. Working regionally to determine where trees can and should be planted
A6.9	tree canopy preservation	Develop a tree canopy ordinance that establishes a baseline for current urban canopy and sets goals for future canopy to increase cities' resilience. Combine direct cooling value (urban heat island mitigation) with carbon sequestration value when evaluating urban tree management.	Existing	Existing	Ongoing UFMP update	Staff forester - UFMP recommendations

B4.9	permit counter technical assistance	Hire or contract with dedicated green building specialists to provide technical assistance through the permitting and development process.	Existing	Existing	Implement with staff training	All building staff are trained on energy and building codes in WA, some of the greenest in the nation. All are available for technical assistance.
------	-------------------------------------	--	----------	----------	-------------------------------	--



LACEY CITY COUNCIL WORKSESSION

July 8, 2021

SUBJECT: Urban Forest Management Plan and LMC 14.32 Updates

RECOMMENDATION: Receive a staff briefing on proposed updates to the Urban Forest Management Plan and revisions to the implementation regulations in LMC 14.32. The draft Plan will be formally considered by the City Council at a future regular meeting as part of the 2021 Comprehensive Plan Updates.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Jessica Brandt, Associate Planner *JB*

ORIGINATED BY: Community and Economic Development Department

ATTACHMENTS:

1. [UFMP Draft Amendments](#)
2. [LMC 14.32 Draft Amendments](#)
3. [Planning Commission Minutes 06/15/21](#)
4. [Planning Commission Minutes 06/01/21](#)
5. [Planning Commission Public Hearing Minutes 05/18/21](#)
6. [Public Hearing Written Comments](#)
7. [Tree Survey Results](#)
8. [Tree Comments from Climate Plan Open House](#)

FISCAL NOTE: Implementation of the Urban Forest Management Plan will require additional staff time and resources (see discussion below).

PRIOR REVIEW:

- 06/15/21 Planning Commission
- 06/01/21 Planning Commission
- 05/25/21 Land Use Committee
- 05/18/21 Planning Commission Public Hearing
- 05/04/21 Planning Commission
- 07/09/20 Planning Commission
- 06/23/20 Land Use Committee
- 02/14/20 Planning Commission
- 02/04/20 Planning Commission

BACKGROUND:

The Urban Forest Management Plan is the overarching policy document that guides the City's urban forestry vision and efforts. The City developed this Plan in 2006 and updated it in 2013 with the assistance of the City of Lacey's contract forester Galen Wright, who has decades of experience and perspective into Lacey's urban forestry efforts.

In keeping with the Plan's goal of updating the document approximately every five years, it is now due again for review, along with the implementation regulations in LMC 14.32. In addition, homeowner associations and citizens have raised questions and concerns over tree removal and permitting processes to the Council further supporting the need to conduct an assessment of forestry plan and regulations. The review process examines challenges, issues, and experiences related to the implementation of the Plan since its last update.

To assist the Planning Commission in developing recommendations for changes to the Urban Forest Management Plan and tree regulations, a tree task force was established. The tree task force contained a broad representation of interests including homeowners associations, commercial property owners, residential development, environmental protection, residential property owners, and a representative from the Planning Commission. The task force was supported by a staff group representing Parks Facilities, Transportation Maintenance, Development Review, City Foresters and Community and Economic Development. The task force met five times in total and has provided staff and City foresters input on policy and regulation issues and challenges.

Early in the task force's discussions, these high-level issues were identified:

- Enforcement of Tree Regulations
- Street Tree Program
- Private Property Trees and Consistent Application of Regulations
- Retention of Existing Trees Through Development Process
- Tree Education and Outreach
- Potential Establishment of Tree Board

The task force also discussed options to address issues brought forth by homeowners associations and commercial property owners who wish to remove and replace existing trees but are constrained under current regulations.

Following a survey of the staff and task force about their recommended priorities of the above issues, the task force collectively recommended that the City focus on outreach and education first, then enforcement of tree regulations.

The tree task force reviewed proposed amendments on April 22, 2021 and were in general agreement about most of the proposed amendments. The Planning Commission reviewed the proposed amendments May 4, 2021.

The Planning Commission held a public hearing on amendments to the Urban Forest Management Plan and associated regulations contained in Lacey Municipal Code 14.32. The Planning Commission requested a follow up worksession to discuss the public comments received. A few key themes from the public comments were related to tree removal in Northeast Lacey for new development, tree canopy analysis and changes over time, sequestration and climate mitigation needs, and stronger tree protection through stricter regulations.

Following a June 1 worksession, the Planning Commission provided direction to staff to incorporate a no net loss tree canopy goal, more staffing resources, and establishment of a tree board. A previously proposed amendment was not supported by the Planning Commission that would have allowed HOA's an exemption to remove healthy trees in open spaces (LMC 14.32.050).

Planning Commission Recommendation

On June 15th, based upon public comments, staff analysis, review of the Comprehensive Plan, and other applicable information, the Commission made a unanimous recommendation to the City Council.

The Planning Commission recommends the following amendments to the Urban Forest Management Plan and LMC 14.32:

Urban Forest Management Plan

- Introductory information about this update.
- Added language about the importance of enforcement of regulations. (Goal 1 and 7)
- Set a tree canopy goal of maintaining the existing 28% coverage identified in the tree canopy analysis; evaluate the canopy analysis on a regular basis; and reevaluate the Plan and regulations if canopy coverage drops below 28%. (Goal 4)
- Appendix 4 – planting details to match Development Guidelines and Public Works Standards, with the exception of tree grates.
- Updated tree list as provided by the City's contract foresters.

LMC 14.32

- Housekeeping items in definitions (14.32.030)
- Exemptions (14.32.050)
 - o Maintain tree density minimums using the tree density minimum table and remove language in exemptions on individual lots regarding "5 trees in 36 months" to address equity issues on larger lots, provided that removal of five trees requires tree protection professional review.
 - o City owned property.
- Remove a substantial portion of the "Revegetation Options" section. City tree protection professionals determined it is no longer necessary to include the entirety of this language in the regulations (14.32.069).

In addition to the amendments to the UFMP and LMC 14.32, the Planning Commission provided unanimous recommendations for the City Council to consider. The Planning Commission recognized that the success of an urban forestry program largely accomplished through education and outreach which could be achieved by hiring a full-time in-house arborist (tree protection professional) to manage a comprehensive tree program (Goal 11) and through establishment of a tree board which is a previous recommendation within the existing UFMP (Goal 12).

The Planning Commission did not support the amendments offered by staff related to allowing HOA's an exemption to remove healthy trees in open spaces. The Planning Commission reviewed the goals and policies of the UFMP which largely prioritize tree protection in undeveloped areas, open spaces, and at the periphery of a development where trees can be protected from the impacts of nearby development. The Planning Commission found that adding an allowance for the removal of trees in these areas would be in direct conflict with these policies.

ADVANTAGES:

1. Periodic updates to long-range plans and implementation regulations provide opportunity for public engagement, inclusion of the most current data, and resolution of issues since the previous update.

DISADVANTAGES:

1. The Urban Forest Management Plan requires strategic investment and long term commitment as well as reprioritization of existing resources to implement a comprehensive urban forestry program.

CITY OF LACEY

URBAN FOREST MANAGEMENT PLAN



August 2021

LACEY CITY COUNCIL

Andy Ryder, Mayor
Cynthia Pratt, Deputy Mayor
Lenny Greenstein
Michael Steadman
Carolyn Cox
Ed Kunkel
Malcolm Miller

LACEY PLANNING COMMISSION

David Wasson, Chair
Gail Madden, Vice Chair
Peg Evans-Brown
Eddie Bishop
Mark Mininger
Daphne Retzlaff
Shaunesy Walden Behrens
Robin Vasquez
Kyrian MacMichael

LACEY CITY MANAGER

Scott Spence

LACEY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Rick Walk, AICP, Director
Ryan Andrews, Planning Manager
Jessica Brandt, Associate Planner
Sarah Schelling, AICP, Senior Planner
Samra Seymour, AICP, Senior Planner
Reace Fant, Assistant Planner
Leah Bender and Cindy Carmichael, Permit Technicians

LACEY PUBLIC WORKS DEPARTMENT

Scott Devlin
Jamie Oakland
Shawn Cuhna

TREE PROTECTION SPECIALISTS

Galen M. Wright, ACF, ASCA
Certified Arborist No. PN-0129
Certified Forester No. 44
Washington Forestry Consultants, Inc.
1919 Yelm Hwy. SE
Olympia, WA 98501
(360) 943-1723

Kevin McFarland
ISA Certified Arborist
ISA Tree Risk Assessment
Qualification
1910 E. 4th Ave., PMB 97
Olympia, WA 98506
(360) 870-2511

CITIZEN TASK FORCE

Peg Evans-Brown –Planning Commission Liaison
Jerry Fox
Jason Gano
Carolyn Graden
Steve Hyer
Corinne Holland
Barbara Sovde
Marianne Tompkins

Table of Contents

	<u>Page</u>
Table of Contents	5
Executive Summary	
Background	7
Methodology for Developing the Plan	9
Urban Forester's Technical Review and Recommendations	10
Urban Forest Management Plan	
A. Introduction	13
B. Goals and Policies for the Urban Forestry Management Plan	22

Technical Appendixes - (Separate Document)

Appendix 1 Background and Baseline

Information

- A. Council's First Visioning Work-session for the Development of the Urban Forestry Management Plan
- B. Soils and Site Information
- C. Forested Cover
- D. Street Trees and Maintenance Evaluation
 - 1. Private Street Trees
 - 2. City Maintained Street Trees
 - 3. Tree Diversity and Planting Spot Data
 - 4. City Street Tree Maintenance Evaluation
 - 5. Condition of the Urban Forest
 - 6. Priority Pruning
 - 7. Clearance Requirements
 - 8. Overhead Utilities
 - 9. Curb Lawn Zone Widths
 - 10. Maintaining the Safety of the Urban Forest
 - 11. Removals
 - 12. Sidewalk Damage
 - 13. Stump Removal
 - 14. Size Class Distribution

Appendix 2 Considerations and Forester Recommendations for Ordinance Adjustments:

- A. Tree Protection Issues
- B. Urban Forestry Advisory Board
- C. Summary

Appendix 3–Tree Planting Specifications for Lacey Street Tree Planting

Projects Appendix 4 – Tree Protection Guidelines for Native Trees

Appendix 5 Street Tree Program

- A. Introduction
- B. Goals of the Comprehensive Street Tree Planning Process
- C. The Street Tree Planning Process
- D. Planting Design Patterns (Themes)
- E. Mature Tree Size
- F. Longevity of the Species
- G. Tree Character
- H. Hardiness of the Pacific Northwest
- I. Diversity of Street Trees
- J. Current Tree Conditions
- K. Recent Plantings
- L. Soils in Lacey
- M. Microclimatic Considerations
- N. Tree Selection
- O. General Tree List (Table 2)
- P. Street Tree Themes
- Q. Street Tree Themes (Table 3)
- R. Street Tree Profiles
- S. Planting Space Recommendations
- T. Street Tree Planting and Maintenance
- U. Budget
- V. Stock Quality
- W. Preparing the Planting Hole
- X. Orientation of the Tree
- Y. Tree Grates
- Z. Street Tree Planting Detail (Figure 17)
- AA. Burlap and Wire Baskets
- BB. Fertilization
- CC. Watering
- DD. Mulching
- EE. Staking
- FF. Trunk Wraps
- GG. Root Collar Protectors
- HH. Pruning
- II. Inspections
- JJ. Timing of Tree Planting
- KK. Maintenance Recordkeeping
- LL. Street Tree Management Units (Figure 18)
- MM. Calendar for Tree Planting and Maintenance
- Activity NN Trees and Planting Specifications

Appendix 6 Street Tree Inventory Report



Streetscape in Horizon Pointe, Lacey

Executive Summary

Background:

The City of Lacey has been regulating the protection of trees and vegetation since the mid-1970's. Policy development regarding the City's role in protecting trees, vegetation and landscape were first reviewed and adopted a few years later with the adoption of the 1985 "City of Lacey Urban Beautification Project" which was co-sponsored by the United States Department of Agriculture and Washington State Department of Natural Resources. That plan was fairly specific about recommendations for "street" corridors, parks and public space furnishings and City maintenance recommendations. It did not consider landscape concepts or tree and vegetation preservation or protection for residential and commercial development on private properties. Official City guidelines regarding tree and vegetation protection was not formulated or developed by public policy other than adoption of regulations.

The next iteration of policy development occurred with the development and adoption of the Environmental Protection and Resource Conservation Plan developed under the Growth Management Act in 1992. This Plan was prepared as an element of the Growth Management Act (GMA) Comprehensive Land Use Plan for the City of Lacey and its urban growth area which was later adopted in 1994. Trees and vegetation were a specific focus of the environmental element's Urban Forest Resources section and policies discussed the value of preserving some of the natural characteristics of the area and emphasized the importance the urban landscape with the increased intensity of urban style development. In 2002 - 2004 the City of Lacey adopted a major update of the 1994 plan, but did not change anything in the environmental

Lacey Urban Forest Management Plan

element's Urban Forest Resources section that would affect the preservation and protection of trees and vegetation. The Environmental Element and implementing habitat and wetland protection ordinances did however update and strengthen the policies that address "urban" habitats.

Following the adoption of the updated land use plans, implementation regulations were approved by the City of Lacey that continued and re-enforced earlier strategies put in motion to promote the urban style development projected in the Comprehensive Land Use Plan. Most of the implementation was not changed dramatically from what was required prior to the GMA plans-update. However, beginning in 2000, the first influx of development using the new urban development provisions started to be reviewed and in 2003 and 2004 a much accelerated rate of private property development came on line as the inventory of lots from pre-GMA development was almost totally absorbed. Much of the private property being proposed for development was in areas with second growth forest species on site and appeared heavily forested.

Since the intensity of urban development was causing nearly all the trees to be removed from development sites, the Lacey City Council started receiving more complaints from Citizens about removal of trees. Council in general shared those concerns. In 2001, the Council decided we needed to update our tree and vegetation protection and preservation regulations. In order to facilitate the update or create new standards it was determined that we should have strong policies to support any updates of the regulations. It was also determined that policies should be consistent with the vision Council had for balancing intense urban development and what the City should look like regarding the forested character the City currently possesses. With the assistance of the City of Lacey urban forester to look at the technical realities of the forested nature of the City, this plan defines Lacey's vision of urban forest and directs how we will maintain the look and feel of the Pacific Northwest Woodland character of the area.

In early February of 2005, the Council began the process of updating the forestry section of the environmental element and started a series of work-sessions including the Planning Commission. The work-sessions were designed to outline and refine the Council's vision for the city urban forestry program through development of an entirely new Urban Forestry Plan. The Urban Forestry Plan was adopted by the Lacey City Council on July 27, 2006.

In keeping with the goals of the Urban Forestry Plan to be updated every five years, the Urban Forestry Plan was updated in 2013 with a revision to technical data as well as addressing design and administration issues associated with implementation of the plan since 2006 including:

- Adding regulations for administering Class IV Forest Practices
- Applications Establishing a fee-in-lieu program for tree tracts in certain location
- Clarification of regulations contained in LMC 14.32 pertaining to tree replacement on individual lots

- Clarification of definitions contained in LMC 14.32

Improve inspection procedures for trees in right-of-way

The 2013 update was preceded by a total inventory of all street trees on city arterials and collectors as well as all city-maintained street trees. The data from that inventory was included as an update to the plan.

In 2020 the City began the process of updating this plan again. The Planning Commission and staff created an ad hoc citizen task force, “Tree Task Force”, to help with reviewing the policies, goals, and regulations. The Task Force, city foresters, and city staff identified preliminary issues and then engagement to the community helped guide priority areas for updates. The task force generally agreed on the importance of outreach and education about trees to residents, businesses, and landscaping companies.

The Task Force also recognized the shift in perspective of our community that once focused on trees as an aesthetic benefit to a now more holistic view of their benefits and values. Trees are part of our urban infrastructure and are closely aligned with our goals for maintaining air quality, reducing stormwater runoff, and providing shade in the hot summer months. The UFMP has always recognized the many benefits of trees, but trees as public infrastructure denotes asset management planning, maintenance, repair, and life cycle analysis, which will take time to fully implement.

The Task Force also recognized Lacey is a growing community where buildable lots are becoming scarce. The City is already in a transition to a more urban community where growth and development is focused on going vertical instead of horizontal. Developing up instead of out creates its own challenges with preserving tree canopy in the urban core. Urban tree canopy can be maintained and expanded with replanting, street trees, parking lot landscaping, open spaces, and simply giving young trees a little time to grow.

A tree canopy assessment, using remote sensing, was completed in August 2020. (See Appendix 1 Section C). The assessment showed 28.3% coverage in the City Limits and 31.3% coverage within the Urban Growth Area. Earlier canopy assessments used a different methodology but are assumed to be as accurate. Tree canopy coverage has decreased since the last assessment in 2004 where tree canopy coverage was 43%. The Northeast Area of Lacey has grown substantially since 2004, which may explain the change in canopy coverage. Trees planted as a requirements of new developments will mature and canopy coverage will increase over time.

The City recently updated its Climate Mitigation Plan, with regional partners, and trees are a key issue for the City to consider as it moves forward with implementing that plan. The focus on that plan is to reduce carbon emissions from buildings, energy, transportation, land use, water and waste. The other side of the equation in reducing emissions is to capture carbon. Trees capture and store carbon, so just as

Lacey Urban Forest Management Plan

we reduce emissions we also will need to capture carbon emissions to meet our climate goals and targets as a community. That does not equate to stopping all development and tree removals, it means doing a full review of where it would be appropriate to replant, plant more, and protect existing stands of trees in Lacey. That review will be done at the local and regional level.

Another important issue is the growing challenges attributed to climate change. Our urban trees are facing more stress and mortality due to drought and heat. There is a need to begin long term forestry planning for our parks, forests, and non-irrigated areas of the city. As we choose tree species for landscaping and planting we will need to consider our changing climate.

The Task Force raised a number of issues related to enforcement of regulations, and have been addressed in the Goals and Policies. Just as any aspect of the implementation of this plan and tree protection regulations, an issue of resources is always a challenge.



Wonderwood Park, Lacey

Methodology for Evaluating Lacey's Urban Forest:

The first step in management of any resource is an inventory to determine the extent, condition, and needs of, in this case, the urban forest. Since all life is rooted in the soil, geologic and soil survey information was examined to determine the physical characteristics of the soils in Lacey. The information pertinent to management of trees includes: general fertility levels, drainage, depth to root restrictions, organic matter contents, plant available water capacity, and windthrow potential. The suitability for wildlife, construction and engineering properties was also examined. This information was then considered when recommendations were made with regard to tree protection areas, tree species selection, and planting designs.

The evaluation of Lacey's urban forest was undertaken through the following

activities:

- Collection of maps, aerial photos, Landsat images, the transportation plan, and materials relating to the City of Lacey and its urban growth area.
- Interview of City Council members regarding their perceptions about the Lacey urban forest.
- Discussion of Lacey's urban forestry and landscape ordinances with staff in Community Development, Public Works, and Parks Maintenance.
- Obtain current contract language from Public works for tree planting contracts.
- Street tree inventory and location data.
- Inventory all private trees that function as street trees on the major and minor arterials, and collectors. Determine species, size and condition of trees.
- Evaluate the condition of the City maintained street trees. Conduct an inventory and evaluation of the general forest canopy conditions in the City of Lacey and its urban growth area. The inventory utilized aerial photos with ground truthing of a sample of stands (city property).
- Review of the past and current street tree profiles and how well trees fit and grow in these growing conditions.
- An assessment of the city was made to determine appropriate tree species for use in the rights-of-ways for comprehensive street tree planning.
- Continue hazard tree evaluation in all Lacey Parks.
 - General review of other tree conditions that exist in the City of Lacey.
 - Review of ordinances that relate to tree protection and planting.

Urban Forester's Technical Review and Recommendations:

Using the methodology discussed above over the last several years, the City Urban Forester has completed a technical review of the woodland character and current wooded areas of the City of Lacey and the City's history of the being forested. At the time of incorporation, 1966, the area of the City and its urban growth area was a combination of open prairie and forest lands. Urban Forests are cyclical and our Urban Forester's findings appear to reinforce those characteristics. The following is his summary:

This study found that in 2006, 43% of Lacey and its urban growth area is covered with 1) native forests, 2) trees retained in parks, critical areas, and developed residential, commercial, and 3) residential areas, and ornamental trees planted along streets, parks, and developed areas. The remaining 57% of the land area is developed, logged and not replanted, pastures, lawn, or other areas without trees.

Tree cover in 1966, before Lacey was incorporated was only slightly higher, with 48% of the city and the urban growth area covered by trees. The remainder (52%) was cutover forest land, pastures, lawns, and development.

What appears to be a very small forested cover loss is due to significant tree retention in our older developments, replanting of streets, landscaping of parking lots, and continued retention in new developments. However, as areas such as the Hawks Prairie industrial area (Meridian Campus) continues to develop, the canopy loss will likely accelerate.

An inventory of the arterials and collectors completed in 2012, found 3,208 (an increase of 363 trees since an inventory completed in 2001) privately maintained street trees in addition to the 2,973 (an increase of 1,699 since 2001) street trees that the Parks Maintenance staff already maintains. These are in addition to all of the trees in the city parks that staff cares for.

The study found few open planting spaces within the city maintained street tree areas, indicating that staff is doing an excellent job of replacing mortality or damaged trees. The quality of maintenance of the street trees is very good, though some additional corrective pruning is needed in certain areas.

The quality of maintenance is quite variable for the private street trees. Most have received little corrective pruning to remove storm damage and extra branches. In the worst cases, required landscape trees that also serve as street trees are being severely topped or removed for perceived view improvement of business signage.

Based on the City Forester's evaluation of the urban forest in Lacey, the ordinances, visits with staff and citizens, and maintenance procedures - the following priority is recommended to improve protection and management of the Lacey urban forest

- Continue annual maintenance activity on the existing street trees for sign clearance, corrective pruning, and clearance pruning, and complete annual hazard tree evaluations.
- Budget adequate annual funding to complete basic maintenance tasks for city street trees and some replanting.
- Continue to review all commercial and industrial projects with one or more trees. This is important in cases when, as an example, only a few Oregon white oaks occur on the site. Tree retention may have an even higher impact in areas nearly devoid of trees. Also, continue to require a minimum percentage area for tree tracts in all types of developments as well as establishing a fee-in-lieu of tree tract program in certain instances. Language regarding tree removal on private property needs to be clarified.
- Implement education programs to prevent improper pruning of required landscape trees and implement procedures for better inspection of required

landscaping in the right-of-way.

- Continue to require that all trees and shrubs planted on projects within the City of Lacey meet the current ANSI Z60.1 American Standard for Nursery Stock.
- Consider appointing a tree advisory board.
- Create a 'Lacey Friend of Trees' award to be given to citizens, developers, or companies that have taken special care to protect, plant, or maintain significant trees or stands of trees in Lacey.
- Conduct a 'Big Trees in Lacey' contest to find and recognize large or specimen trees in the city.
- All new street tree plantings should be taken from the prescribed species list and matched to the growing space of the planting site. All landscape tree plantings in required landscaping on projects should be taken from the general tree list for Lacey. Other trees can be incorporated in the design upon approval of the site plan review committee.
- Solicit grant funding, corporate donations, and other funds to expand tree planting and maintenance.
- Revise the urban forest management plan every 5 years.

Goals:

The goal of managing city trees is to improve canopy cover and the aesthetic and physical benefits of trees to a community, while protecting the infrastructure from tree damage. This can have positive environmental and economic benefits to the community. In short, the urban trees should be compatible and functional, while minimizing maintenance costs. This management plan provides a detailed Goal and Policy section and technical appendixes that will assess the current urban tree conditions and make recommendations for preservation, protection, restoration, species selection, design, planting, and citizen involvement.



St. Martins University Campus, Lacey, WA

City of Lacey

URBAN FOREST MANAGEMENT PLAN

Introduction

Today, more than ever, we are a population of city dwellers. Over 75% of our citizens live within 50 miles of our shorelines in increasingly large and dense cities. Implementation of the Growth Management Act has pressed on our remaining undeveloped green spaces within growth areas, and shrunk lot sizes to the point that tree planting, not individual tree protection, is often the order of business. Areas outside the adopted urban growth areas are seeing less pressure to convert from resource and agricultural lands. While this may preserve more net “green” spaces in the long run, other islands of green such as parks, wetlands and undeveloped green spaces within the urban growth areas are becoming more precious.

Cities have embraced a combination of tree protection and tree planting to ensure that the hard concrete lines of development are softened by tree lined boulevards, curved and planted walkways, shady parks, and natural

areas. These planted and protected areas are enhanced by the natural instincts of humans to plant trees around their dwellings.

Urban trees provide both visual and emotional solace in our world of stressful jobs, family commitments, smart phones, and tablet computers.

As we continue to press on the edges of our native forests with our increasingly dense urban and suburban structure, the need to design for trees, implement sound tree protection practices, and create long-term planting plans becomes more and more critical.

A significant element of maintaining a livable city is to instill pride in its character. By working to make our cities more comfortable and pleasant we instill pride in our citizens. Proud citizens will get more involved and work even harder to preserve, protect, and enhance our cities.

The City of Lacey has recognized the need to protect and manage its valuable urban forest. This Urban Forest Management Plan is one of many steps the City of Lacey has undertaken to improve the benefits that its urban forest provides to the community.

Recognized Benefits of the Urban Forest:

The urban forest provides numerous environmental, psychological and economic benefits. It is critical in providing a healthy environment for people, fish and wildlife. It affects our health and sense of well being. It provides economic benefits by reducing the need for power, and water treatment. Most benefits can be measured, some cannot, and all are significant.

Environmental Benefits:

Water Quality - Clean water is vital to the health of our environment. In every area of the city, the urban forest helps to provide clean water. The urban forest intercepts rain, reducing runoff before it can occur. It absorbs and stores water which reduces the impacts of stormwater pulses, especially in developed areas, along streets and highways and in parking lots. It helps remove pollution from water and reduces excess sedimentation. Riparian vegetation shades and cools the water surface and the air in riparian areas, providing better habitat for fish and wildlife.

Erosion Control - The hard surfaces common to urban areas are impervious to water infiltration, thereby increasing stormwater runoff volume and flow. The rapidly moving water erodes soil, increases siltation in urban waterways and creates water pollution problems. Trees and other plants play a role in stabilizing soils and preventing erosion. The roots slow runoff by holding soil in place and absorbing water. Leaves diminish the impact of raindrops on bare land and mitigate stormwater volume (McPherson et al 2002).

Energy Efficiency and Temperature Control - The role of vegetation in temperature control in the Pacific Northwest is becoming more important with rising energy costs and conservation concerns. Well placed vegetation can significantly reduce energy needs and increase energy efficiency by reducing heat loss in winter and increasing cooling in summer.

In winter, evergreen vegetation can reduce wind velocity that pulls heat out of buildings and provide an insulating effect by trapping air close to buildings. Deciduous vegetation around buildings allows for solar gain in winter months, reducing heating costs. In summer, well placed trees can intercept up to 90% of the solar energy, reducing the need for air conditioning (The National Arbor Day Foundation).

Trees reduce the temperatures of heat islands that form in urban centers by shading pavement and structures. Considering this cooling effect, the larger the size of trees and the bigger the size of the green spaces, the greater the effect of the trees on climate.

Plants can be used to manipulate air movement by strategically placing them to block undesirable prevailing winds and to provide effective barriers. Walls of vegetation can be used to direct air to sites where cooling is wanted.

Improved Air Quality - Many plants of the urban forest can reduce the effects of air pollution by removing pollution, both particulates and gases, from the air. This occurs because plants reduce winds, causing particulates to settle out of the atmosphere onto plants and the ground where precipitation washes the particulates into the soil. Certain gases such as nitrogen oxides, carbon monoxide, chlorine and fluorine halogens, ammonia, and ozone are removed by absorption and stored in leaves and needles of some woody vegetation. Trees also sequester and reduce atmospheric carbon dioxide (National Arbor Day Foundation) (McPherson et al. 2002). Trees improve air quality as they release oxygen through photosynthesis and they reduce ozone levels by reducing urban temperatures.

Sound Control - The leaves, twigs and branches on vegetation absorb sound energy, as do grasses and other low growing plants, especially sounds in the higher frequencies which are the most bothersome to people. Plants dissipate sound energy by refraction that occurs when sound passes through vegetation barriers and bends around plant structures. Barriers of trees and vegetation in conjunction with walls and landforms can reduce traffic and highway noise (McPherson et al. 2002). Such barriers can be used as part of a noise mitigation strategy for new development.

Vegetation also masks unwanted sound by providing sounds of nature, rustling leaves and singing birds, to cover unwanted noise. People can focus on those natural sounds that are more pleasing than the noise of the city.

Fish and Wildlife Habitat - The urban forest provides habitat for many species of birds, mammals, fish, insects and amphibians that enrich urban life and offer

opportunities for study. The larger the area, the greater the possibility for diversity of habitat and wildlife. While forested natural areas with native understory offer more biological diversity than other parts of the urban forest, all provide some habitat. Squirrels and chipmunks live in and around trees; numerous species of birds abound in vegetation; bats dwell in secret places; and fish inhabit the creeks, streams, and rivers. Wetlands, riparian areas, connected natural areas, and urban landscapes provide important biodiversity.

Psychological Benefits:

Mental and Emotional Benefits - People generally feel that the urban forest increases the enjoyment of everyday life and provides a meaningful connection with the natural environment. Research now provides the scientific basis to support those feelings. Urban forests have a clear role to play in reducing stress-related impacts on health such as lowering blood pressure.

Studies show that exposure to nature and urban forest reduces stress and provides significant restorative benefits. Various studies using slides of different subjects show that natural scenes and urban nature settings hold the viewer's attention more effectively than urban scenes without nature. Even slides of unspectacular natural scenes produce more positive emotional states than urban scenes without trees (Hull and Ulrich, 1991).

Significance and Symbolism - Trees have deep significance to people, especially in the urban setting that may offer little of the natural world. Trees and forests provide beauty and serenity that we can experience in the sensory realm. The constantly changing sights, sounds and smells of plants fascinate and delight us.

Trees may have symbolic meaning. Many cultures associate trees with strength and wisdom, and we often remember loved ones with memorial tree plantings (Dwyer 1994). Planting trees shows a commitment to the future and a desire to improve places where we live.

Aesthetics - Positive emotional states are also associated with being in or looking at things that are pleasing. Trees and vegetation provide much of the color, variety, texture, shape and sound that are pleasing in all seasons of the year. Visual preference surveys have shown that small parks and open spaces are uniformly desirable in all settings of a city. Such surveys show that people prefer scenes that have well maintained trees and vegetation. Research substantiates what people have known intuitively, that trees and natural areas bring pleasure and provide benefits beyond their economic values (Dwyer 1994).

Economic Benefits:

A healthy urban forest can improve water quality, prevent erosion, reduce heating and cooling costs, convert carbon dioxide into oxygen and has positive effects on our health and wellbeing.

Lacey Urban Forest Management Plan

Trees generally provide benefits in their immediate location and to the surrounding community. From the individual property owner who has a more comfortable environment and increased resale value, to community members who have better water and air quality, to the fish and wildlife who have better habitat - all benefit from healthy trees and vegetation.

Increased Resale Values - Studies show that landscaping with trees is associated with an increase in the value of residential properties. Generally larger trees have greater effect on the resale values than smaller trees. Properties with trees show better and sell faster. Increased property values increase a community's tax base (McPherson et al. 2002).

Stormwater Benefits - In addition to increased resale value, trees and vegetation mitigate stormwater runoff from new construction, reducing or eliminating the need for more costly systems.

Economic Stimulus - Trees make the city more attractive to both residents and businesses. The National Arbor Day Foundation explains that "trees can be a stimulus to economic development, attracting new businesses and tourism. Commercial retail areas are more attractive to shoppers, apartments rent more quickly, tenants stay longer, and space in a wooded setting is more valuable to sell or rent." (Coolcommunities.org).

In a study conducted by the University of Washington, consumers indicated they would be willing to pay 12% more for goods purchased in a well landscaped district. The study also indicated 15% higher interaction between consumers and merchants, and tree-lined sidewalks were rated 80% higher for amenities and comfort (Wolf, 1999).

Recreational Value - Lacey's urban forest includes wonderful recreation areas such as Wanscher's Community Park and Wonderwood Park. While it is important to provide ample open space for active recreation, it is equally important to provide places for passive recreation. Lacey's urban forest includes many areas where wetlands and associated wooded buffers have been preserved. These areas provide places to observe wildlife, commune with nature and escape the pressures of daily life.

Traffic Management - Trees function as "traffic calming" devices effectively slowing speeding drivers while also adding to the aesthetics of the urban landscape. Vertical elements, including trees, reduce the "optical width" of the narrow street, thereby discouraging speeding (Project for Public Spaces "Traffic Calming" <http://www.pps.org>). Trees and other plants may be used to direct not only vehicular traffic, but pedestrian traffic as well (Grey and Deneke 1992).

Challenges:

Since the 2006 adoption of the Urban Forest Management Plan, there have been several issues, challenges, and experiences with the implementation of the plan that are important to examine.

The first item is the challenge with application of tree tract standards in cases of infill or redevelopment where tracts previously did not exist. In Lacey's core area, specifically the Woodland District and Central Business District 5, many of the properties developed in the 1960's and 70's and predated even the earliest landscaping requirements, let alone, tree tract requirements. As properties redevelop under current policy, they would be required to set aside a 5% tree tract. If no trees exist, then they would be required to replant this area with trees to meet a certain coverage requirement in 15 years. This standard also runs somewhat contrary to Lacey's goals of establishing the core area as the urban center. Very few urban centers (if any) have set aside 5% tree tracts on all developable parcels. It may be prudent for the City to require a fee-in-lieu that may be used to either further urban forestry goals in other areas of the City or be used even in the same Planning Area to provide additional tree canopy to balance the City's urban forestry goals with its goals to urbanize. The priority areas for installation of any additional trees should be public (City-owned) properties.

Second, there have been challenges with maintenance responsibilities for street trees between the City and adjacent property owners. The City's policy has been to maintain street trees on City arterials, commercial areas, and City transportation projects and adjacent property owners or owners associations maintain the remainder. However, this has not been evenly applied across the board and there is a large amount of confusion between adjacent property owners and the City as to who has the maintenance responsibilities. The street tree inventory completed in 2012 will address some of the issues as it will provide a map of all City-maintained trees in Lacey and will therefore provide better information delivery to the public. The City adopted an ordinance in 2015 related to street tree maintenance. The ordinance provides additional clarity and consistency when it comes to maintenance responsibilities.

Another benefit of the street tree ordinance is that it clarifies notice and abatement procedures for trees on private property that may impact city right-of-way. This ordinance helps the City better define procedures where a tree on private property is hazardous or potentially hazardous that may fall and damage city property (right-of-way) or other situations where liability could be a concern.

Finally, there are financial challenges related to residential homeowners and homeowners associations in Lacey's neighborhoods when it comes time to replace trees. The need to replace trees can be for various reasons including being hit by a car, hazard tree, etc, but many need to be replaced due to damage or replacement due to an inappropriate species being initially installed. Many Lacey neighborhoods were developed using a street tree that, due to aggressive root structures or being a species susceptible to damage, needs to be replaced. However, many of our homeowners and homeowner's associations do not have the financial means to be able to replace the trees. The City should consider establishing a grant program or other means, including potential fee-in-lieu funds, to be able to assist our neighborhoods in these efforts.

Conclusion:

Washingtonians have chosen to protect farm and forest land by limiting expansion of urban growth boundaries under the Growth Management Act. While this results in more efficient use of urban land for development, it reduces the space available in the city for trees and vegetation. As cities become denser, there is a greater need to maintain, protect, and manage our urban forest.

While many people think of street trees when they think of the urban forest it is much more than that. The urban forest is a complex system of trees and smaller plants, wildlife, associated organisms, soil, water, and air in and around our city. It is the trees along the streets, the landscaping around our homes and institutions, the vegetation in commercial and industrial areas, the multilayered forests in our natural areas and the plants and landscaping in our parks.

The urban forest provides water and air quality benefits, improves the local climate by providing cooling and shading and improves the ecological health of the urban environment. Managing the urban forest for these benefits is sometimes difficult. Housing, commerce, transportation, public safety, and recreation must be accommodated. Successful urban forest management accommodates these uses, provides environmental benefits and improves the quality of life for our residents.

Our urban forest is managed by the city for many reasons, healthy watersheds, prime wildlife habitat, excellent outdoor recreation and exceptional trees. A healthy urban forest is essential to our quality of life and increasingly important to the city's efforts to improve the quality of the environment of our city. A healthy urban forest is an asset that increases in value over time, one that provides service as well as beauty to Lacey residents.

Bibliography

Cool Communities. "Urban Shade Trees."
http://www.coolcommunities.org/urban_shade_trees.html

Dwyer, John F., Herbert W. Schroeder, and Paul H. Gobster. "The Deep Significance of Urban Trees and Forests." In *The Ecological City: Preserving and restoring Urban Biodiversity*. Ed. Rutherford Platt, Rowan Rowntree, and Pamela Muick. University of Massachusetts Press, 1994, pp 137-150.

Hull, Bruce R. and Roger S. Ulrich. "Health Benefits and Costs of Urban Trees." *Alliances for Community Trees, Proceedings of the Fifth Urban Tree Conference*. 1991, pp69-72.

McPherson, E. Gregory et al. *Western Washington and Oregon Community Tree Guide: Benefits, Costs and Strategic Planting*. Center for Urban Forest Research,

The National Arbor Day Foundation. "The Value of trees to a Community."
www.arborday.org/trees/aerialbenefits.html

Project for Public Spaces. "Traffic Calming." http://www.pps.org/topics/wtc_site/test

University of Washington Climate Impacts Group. "Impacts of Climate Change,
Pacific Northwest." 1999.

Wolf, Kathleen L. "Grow for the Gold: Trees in Business Districts." TreeLink
Spring 1999.
<http://www.cfr.washington.edu/research.envmind/CityBiz/TreeLink.PDF>

Goals and Policies Of the Urban Forest Management Plan



Horizon Point, Lacey WA

1. GOAL - Achieve and maintain a vibrant, healthy and diverse urban forest in Lacey and Lacey's urban growth area consisting of both native and non-native landscape components.

Policies:

- A. Base decisions for preservation of trees and re-vegetation on privately owned lands upon the requirements of individual development sites considering criteria necessary for maintaining healthy, safe tree stands. Ensure trees planned for preservation or replanting can be integrated with expected uses given the zoning classification and anticipated urban development characteristics.
- B. Base landscaping plans and landscaping decisions, concerning species selection, upon requirements of individual development sites, desired function, and anticipated urban development characteristics.
- C. Create and maintain a street tree program that takes advantage of indigenous trees, provides a coordinated and deliberative approach on selection of preferred deciduous street tree species, and provides diversity of species, interest, and aesthetic quality
- D. Develop landscaping themes as part of the city design review program promoting the desired wooded look and feel for specific traffic corridors and selected areas. In designated areas, where the width is sufficient to accommodate mature conifers, design landscape plans which include coniferous evergreens and native under-story vegetation in planter strips, medians and traffic islands.
- E. Enforce tree protection regulations as part of the city's code enforcement program and respond quickly to complaints about illegal tree removals.

2. GOAL - Preserve and maintain native forest components in areas conducive to the lifecycle of native plants such as critical areas (wetland and habitat areas and buffers), conservation parks, large tracts of open space and other areas that can be naturalized while maintaining compatibility with the anticipated land use of the surrounding area.

Policies:

- A. Utilize the Open Space Institutional (OSI) zone for preserving and maintaining natural indigenous vegetation and habitat.
- B. Preserve natural vegetation in all designated privately owned wetland and habitat sensitive lands and buffers. Emphasize the preservation and use of natural vegetation on lands zoned OSI where the urban use is expected to be institutional.
- C. Preserve natural vegetation or use indigenous, or landscaping resembling indigenous, vegetation in all large buffer areas preserved or created for the separation of one land use category from another. Provided the existing vegetation is sufficient to accommodate the desired function of separation of uses and mitigation of identified impacts.
- D. Create and maintain programs that identify potential conservation areas and strategy to protect them through public acquisition.

3. GOAL - Preserve natural forest components recognizing and considering the nature of the urban zoning classifications and limitations particular zones and uses have on the preservation of indigenous trees.

Policies:

- A. Replant and maintain non-native landscape components in areas of urban density and intensity where the natural life cycle of existing vegetation conflict with the built environment envisioned by the Comprehensive Land Use Plan.
- B. When replanting is required give priority to the use of vegetative species that resemble native species in areas of the built environment not conducive to the native plant life cycle.
- C. When making decisions for tree preservation or re-vegetation consider land use zoning designations and urban land use characteristics and expectations for development.
- D. Develop specific urban forestry landscape expectations and standards for each land use zone. Standards should consider urban requirements and limitations pertaining to urban forestry.

- E. Small lot areas should have reduced emphasis on preserving indigenous vegetation because of physical development constraints and more intensive density. These areas should be planned for intensive re-vegetation with an appropriate combination of indigenous and non-native tree species.
- F. Large lot areas can have more emphasis on preserving indigenous trees as lot sizes permit. However, efforts for preservation, particularly evergreen trees, should also recognize individual preference for residential landscaping options and the benefits of replacement of indigenous evergreens with deciduous tree species sensitive to residential home limitations and functions. Deciduous trees may be preferred given advantages for solar access, climate control and gardening.
- G. Commercial areas anticipating intense development and little opportunity for saving trees because of significant grading, utility provisions, parking lot areas and access should emphasize preserving select tree stands with dedicated tree tracts and significant re-planting of preferred tree species throughout the site.
- H. Trees in parking lots should emphasize deciduous trees that are preferred in parking areas given advantages of solar access and climate control. Pedestrian areas, particularly walkways required in design criteria for pedestrian access across parking lots should be edged with trees providing a canopy over walkways.
- I. Buffers should emphasize preservation where practical, considering tree health and longevity and should emphasize re-planting native vegetation and evergreens where re-vegetation is necessary.
- J. In both residential and commercial developments emphasis for preservation should be focused on selected sites or groves of healthy trees. Design of the site should protect these groves as part of the open space or as part of the overall landscape theme and requirement.

4. GOAL - Recognize the benefits of tree cover in consideration of drainage and watershed planning, habitat management, passive recreation opportunities, urban aesthetics and pedestrian benefits for street design, and maintain and improve Lacey's overall tree canopy for these benefits and purposes.

Policies:

- A. Achieve no net loss or maintenance of Lacey's tree canopy. A 2020 tree canopy analysis showed 28% canopy cover in the City. Every three years conduct a tree canopy analysis and if canopy coverage drops below baseline, staff is directed to review tree protection regulations. Consider a tree density requirement for each land use zone based upon the zones capability for supporting tree cover.
- B. Strive to achieve no net loss of forest canopy through preservation of

conservation tracts, sensitive areas, community planting programs, and replanting of properties developed under the vision of the Comprehensive Land Use Plan.

C. Apply a tree canopy requirement, or tree density requirement considering canopy, to individual development projects and require each project to comply with the standard by preservation of existing trees during construction, providing or replacing trees through intensive landscaping of development sites after construction, and/or designation and preservation of tree tracts.

D. Base plans for tree preservation or replacement upon expectations for the specific zoning designation the project is located in.

E. Craft development regulations to emphasize and promote saving existing trees with size and age by providing more credit towards established trees.

5. GOAL - Provide significant habitat value in Lacey's urban

forest. Policies:

A. As is appropriate to the location and function, trees should be considered for wildlife habitat value. Trees well adapted to our area that provides food value and cover to wildlife is preferred in development of landscaping plans.

B. Consideration needs to be given to sighting of certain trees to avoid dropped fruit on sidewalks, patios and parking areas, or enticing animals into dangerous areas of roads that will result in road kill, but where landscaping opportunities allow for placement of trees in appropriate areas trees with food value for wildlife should be given special emphasis.

6. GOAL - Integrate urban forestry concepts and preferences with development design.

Policies:

A. Designation of tree tracts, preserving and planting trees in common areas, and landscaping of individual lots with tree cover shall be strategies used to meet a tree density/canopy requirement. This shall be required in the zoning and subdivision ordinances to support Lacey's urban forestry program. The tree density/canopy standards shall be applied during review and conditioning of the land division, prior to final approval of the land division. These standards shall also be applied to individual lots over the long term as building permits are approved. This can provide an expectation for a certain percentage of tree cover over the long term. It can also promote preservation or establishment of preferred species and tree stands.

B. Consider establishing a fee-in-lieu of program as an option to meet tree tract requirements for redevelopment and infill projects in the City's Midtown District and Central Business District 5 in situations where no stands of trees currently exist. Fees collected should be used to plant new trees or expand the urban forest canopy on public property.

C. Tree protection, preservation and/or replacement plans shall be considered early during land division planning, prior to preliminary approval, to promote integration of urban forestry concepts with the overall land division design.

D. Create a balanced look in landscaping plans between natural and manicured landscape. Consider the urban context, site use, location, and zoning designation in designing the landscaping plans.

E. Promote creative landscape designs that avoid a cookie cutter design but still provide interest, visual relief, and break up expanses of hard surface and walls.

F. Allow flexibility in landscaping development sites to preserve areas of native vegetation where appropriate or create areas of native vegetation design by providing credit towards traditional prescriptive landscape methods and requirements.

G. Consider crown-raising on street and landscape trees to improve visibility into commercial properties consistent with sub-area or district-wide planning efforts.

7. GOAL - Maintain tree canopy in developed areas.

Policies:

A. Developed residential lots will be required to maintain a certain minimum canopy/tree density over the long term to promote the overall urban forestry program. This expectation or minimum standard should be based upon what is reasonable to expect based upon the size and design of the individual lot and the zoning designation it is located in, and the longevity of the trees planted.

B. A certain amount of flexibility will be provided for individual lot owners once lots are purchased to allow for individual tastes and landscaping preferences and needs. However, the goal of maintaining Lacey's tree canopy/density should be maintained. Unless physical constraints make it impractical, each lot should support its prorated share of the tree canopy/density.

C. Develop a program to monitor trees required in landscaping plans that are the responsibility of the land owner, lot owners association, or home owners association. Provide assistance in educating responsible parties regarding strategies and techniques of tree maintenance, and enforce landscaping

D. Better utilize the city's tree protection specialists to conduct site visits of properties that received an exemption permit requiring replanting.

8. GOAL - Develop a street tree program as an essential component of Lacey's Urban Forestry Plan.

Policies:

A. Provide for a street tree program with specific emphasis on designing streets for pedestrian comfort and security and promote species that provide the desired street canopy, are disease resistant, low maintenance, have root systems that do not create street and sidewalk buckling, and have attractive features adding interest to the urban street environment.

B. Provide for a street tree program that has both naturalized and non-indigenous species components.

C. Develop a street tree program that is integrated with landscaping plans and design for specific street corridors.

D. Develop an ongoing tree planting program to replace mortality, damaged trees, and to increase canopy cover.

E. Develop a program to monitor street trees and follow up on enforcement where street trees are part of a required landscape plan and the maintenance is the responsibility of the land owner.

F. Explore establishment of a dedicated street tree maintenance fund, utility fund, or other similar program that would fund street tree replacement in neighborhoods.

9. GOAL - Create a heritage and specimen tree program that recognizes special trees worthy of extra attention, notoriety and protection.

Policies:

A. Develop definitions of heritage and specimen trees that emphasize the special distinctions that lead to such characterization, in context with Lacey's history.

B. Hold contests annually on Arbor Day for identification and qualification of these special trees.

C. Develop standards for protection of such trees and methodology for registering trees so that new land owners are notified of what they are purchasing and expectations associated with the distinction, including the tree's health and expected life cycle

10. GOAL - Develop an Urban Forestry Plan that promotes safety and healthy trees.

Policies:

- A. Develop a program that incorporates decisions for preservation of trees that are related to development projects that consider safety issues associated with the potential built environment.
- B. Assure that safety issues are considered by a qualified tree professional when developing plans for tree protection, preservation or landscaping design.
- C. Develop a program that assures that tree species are considered for adaptation to our area, localized environmental conditions, resistance to disease, and compatibility with the planned urban use of the site.
- D. Develop a program for regular inspection and maintenance of street trees that is ongoing to promote healthy well formed and functional street tree resources.
- E. Provide for a tree removal process for removal and replacement of dead, dying or diseased trees.
- F. Maintain the program for the tree professional(s) to be available to the public for tree inspections, and considerations of tree issues on individual lots, at cost for review.

11. GOAL - Create an Urban Forestry Program that is publicized, easily understood, has broad support, promotes pride in our Tree City USA distinction and is enforced.

Policies:

- A. Develop a public education program that promotes Lacey's distinction as a Tree City USA and provides support to individual citizens and home owner associations concerning tree issues.
- B. Develop a program for meetings with home owner associations to help associations manage privately owned tree resources.
- C. Develop and implement a program of informing new residents of expectations for tree emphasis and tree regulations.
- D. Develop and implement an enforcement method that is fair, based upon professional evaluation, and promotes the vision of the Urban Forestry Plan.

E. Develop an enforcement program that includes education of the benefits of trees and maintenance of trees, and involves fines for non-compliance. Fines shall be based upon a fair value of the trees lost and replacement of trees. Fines may be used to support the city urban forestry program through maintenance and planting of street and park trees.

F. Work with private and public entities to create partnerships for developing education and community action programs promoting the value of maintaining and conserving natural vegetation and habitats.

G. Develop interpretive trails and view sheds within conservation areas and natural parks to provide recreation opportunities and education to the citizens of Lacey.

12. GOAL - Create a citizen advisory board for urban forestry issues.

Policies:

A. Develop an Urban Forestry Board that is made up of tree specialists and citizens representative of the scope of urban forestry issues in our city.

B. Develop a set of operation criteria for the Urban Forestry Board that has it develop and consider urban forest plan amendments, work on special urban forestry projects and advise the council on urban forest issues.

13. GOAL - Develop a method to process Class IV Forest Practice Applications pursuant to requirements of RCW 76.09.240.

Policies:

A. Develop a process to include in the city tree and vegetation protection ordinance for review and action on Class IV Forest Practice Applications.

B. Require all Class IV Forest Practice Applications to satisfy the intent and vision of the Urban Forestry Management Plan.

APPENDIX 1

Background and Baseline Information

A

Council's First Visioning Work-session for the Development of the Urban Forestry Plan

In early February of 2005, the Council held a work session to determine what each individual member thought was important in regards to maintaining trees and vegetation. Without priority, the following results are individual thoughts of Council members from that visioning effort

1. Observation: "don't like – for site planning and tree retention; need to know where building footprint is in relation to trees – keep tree clusters if possible."
2. Retain the "NW Woodland Character" – we are losing this. NW look and feel which is not just "ornamental" or "street trees" look.
3. Don't need cookie cutter designs: be more innovative in our designs. Develop designs to look more natural than the street trees on 35' centers. (Retail vs. Commercial).
4. No net loss of trees; need to preserve rather than replant.
5. Not real interested in large firs in residential, one ice storm will cause problems. Need to breakup walls with plantings.
6. Like mixing oil & water – have natural look at entry points or "open spaces", buffers native doesn't mix with density we are trying to keep or develop.
7. Replace trees with trees that meet our vision (rather than replacing like for like)
8. Find appropriate trees for a given area which retains the look and feel of the NW Woodlands. Not the typical street/landscape sculptured look.
9. Heritage/specimen trees need a definition – look at location and health. Be sure evaluation looks at long term.
10. Protection of the natural habitat – trees are a key component of this.
11. Look at when and where we plant trees. Don't waste the resource (mindless construction projects)
12. Heritage or specimen trees on private property. Owners need to understand what they are buying. Our vision can't take away personal property rights by imposing "our vision" on them.
13. Look and feel should apply to housing development and commercial. Hard on very small lots. Set aside tree tracts instead of how we do it now, trees in parking lot landscaping.
14. Need balance between natural and "landscaped look".
15. Adjoining development and differing standards and look/feel. Like, orchard style

- urban environment looks urban. Entry ways – public spaces (parks, open spaces and planters)
- 16. With innovative thought from our engineers, landscape architects, etc. we can have more natural looking parking lots.
- 17. Like: “the green of Lacey”
- 18. Trees that grow where you plant them. Species selected need to be the right choice for the location.
- 19. Education of public Home Owners Associations (HOA’s). HOA’s need to be aware of our tree preservation ordinances and the importance of trees. Use public events to promote healthier urban forest.
- 20. Exercise more judgment to all the NW look and feel – change landscaping ordinances to accommodate trees. (meander sidewalks)

It was also mentioned that there should be some public education about what does “Tree City USA” mean and what an urban forest is.

As with our citizens, opinions of individual council members vary greatly in regards to tree and vegetation preservation. But, when working together, as was done during the vision exercise, you can see that similar interests are reflected in their statements. It is the intent of this plan to take advantage of the common themes which have developed to create a plan that is widely supported by the Citizen’s of Lacey.

B

Soils and Site Information

The City of Lacey occurs entirely within the Puget Sound Trough which extends the entire length of Washington from the Canadian border to Oregon. The soils were formed during the most recent Vashon glaciation epoch. The terminal moraine of the Vashon glaciation is found in southwest Thurston County.

The topography of Lacey is undulating to rolling on uplands. The soils are predominantly formed in glacial drift deposited by the most recent of several continent-sized glacial ice sheets. The soils generally consist of compact basal till covered by a thin, discontinuous layer of ablation till. The predominant gravelly soil types formed from this material include the Alderwood gravelly sandy loam, Everett very gravelly sandy loam, and the Spanaway gravelly sandy loam. Also commonly found are the Indianola loamy sand, Nisqually loamy fine sand, Skipopa silt loam, and Yelm fine sandy loam. These sandy soil types are formed from outwash material and are found along the major stream courses and broad flats.



Photo A. Typical glacial till derived soils found in Lacey.

The windthrow potential for all of the soil types found in Lacey is slight (except the Alderwood which is moderate); meaning that blowdown of healthy trees is less likely during normal winter storm events. The moderate windthrow risk indicates a higher windthrow potential, especially during periods of wet weather and high winds. Perched water tables above the Alderwood hardpan contribute to this increased hazard. Inclusions of poorly drained soils such as the McKenna gravelly loam (small areas that generally occur within wetlands) also have a moderate to high potential for windthrow.

The productivity of these upland soils is moderate to high, and competition for new seedlings is moderate to high. Weed control is usually necessary during the first 3 years after planting seedlings in forested areas or gaps in the canopy.

The soils found on the outwash materials are slightly drier, but have no barriers to root penetration and a slight windthrow potential.

C Forested Cover

The forest cover in the City of Lacey is within what is classified in forestry as the *Tsuga heterophylla* Zone, the most extensive vegetation zone in western Washington. It is famous for its subclimax Douglas-fir and climax western hemlock-western red cedar formations. The seral stands that occur today are dominated by second-growth Douglas-fir. Though they are climax associations, even old-growth stands (400 to 600 years old)

still have significant components of Douglas-fir in addition to the climax western hemlock, western red cedar, and grand fir species.



Photo B. View of remnant second-growth Douglas-fir along Golf Club Road SE in Lacey.

In east Lacey, an oak woodland type occurs that is often intermixed with Douglas-fir. The Oregon white oak (*Quercus garryana*) colonized former prairies and is now being overtopped by invading Douglas-fir. The Oregon white oak occurs predominantly on the excessively drained Spanaway gravelly sandy loam soil type, but scattered trees and groves of trees are found on other types (Photo C). Common snowberry and Oregongrape are the predominant shrub species under the oak stands.

Douglas-fir is the most common native tree found in Lacey. Western red cedar, western hemlock, bigleaf maple, black cottonwood, red alder, cherry, and Scouler willow are also found depending on the location with the topography and level of disturbance. The understory is dominated by salal, Oregongrape, bracken fern, swordfern, red mountain huckleberry, common snowberry, and *Rubus* species. This combination of conifer overstory and diverse understory, with the productive soils produces good to excellent wildlife habitat potential.



Photo C. View of a majestic Oregon white oak protected during development of the Senior Center in Lacey, WA.

The forest canopy is becoming more fragmented as development has spread into the urban growth areas, particularly in the Hawks Prairie Area. The industrial development on Marvin Road and Willamette Drive NE areas, along with Britton Parkway and the large commercial project development are impacting the forest canopy significantly.

On the other hand, some areas are growing trees that were non-forested in 1966. Undeveloped prairie areas are reforesting on their own, the city is planting trees on rights- of-ways, and residents are planting trees in yards and open space areas. This has combined to increase the forest cover in the original core of Lacey, and slow the overall forest loss since 1966. Figures 1 and 2 are based on examination of aerial photos from 1966 and 2001 (plus known changes in 2002-04).

Figure 1. % Forest Cover in Lacey - 2004

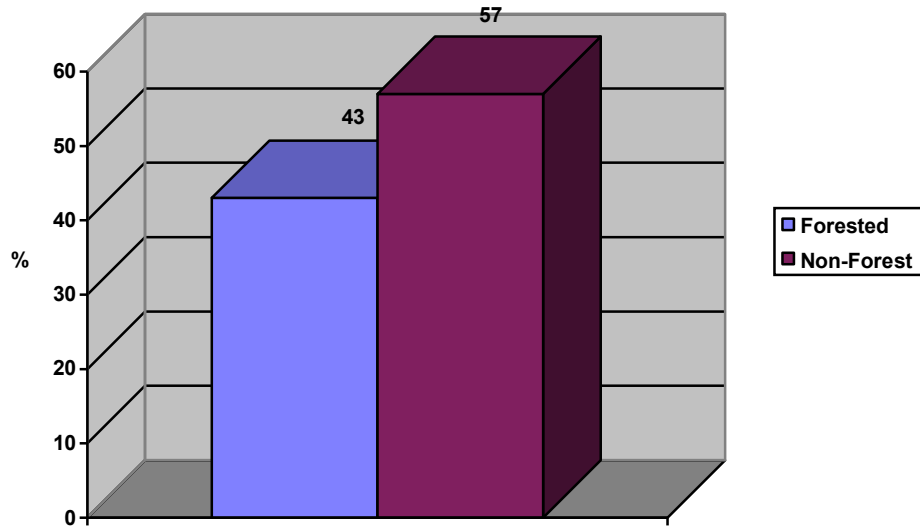
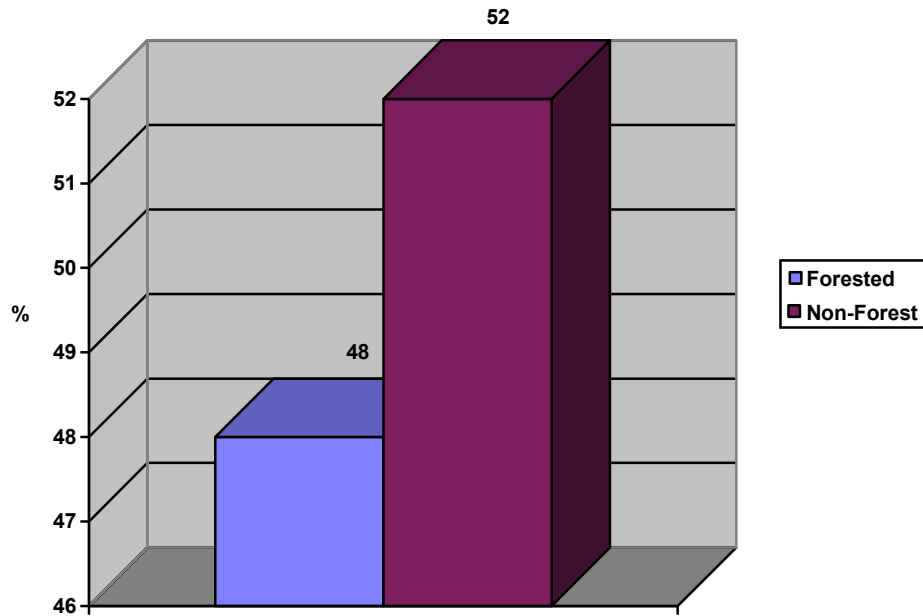


Figure 2. % Forest Cover in Lacey - 1966



Figures 1 and 2 illustrate the changes in forest cover between 1966, several years before Lacey became a City, and 2004. The 2001 photos were updated to 2004 by removal of acreage for projects constructed since 2001 to determine an approximate acreage.

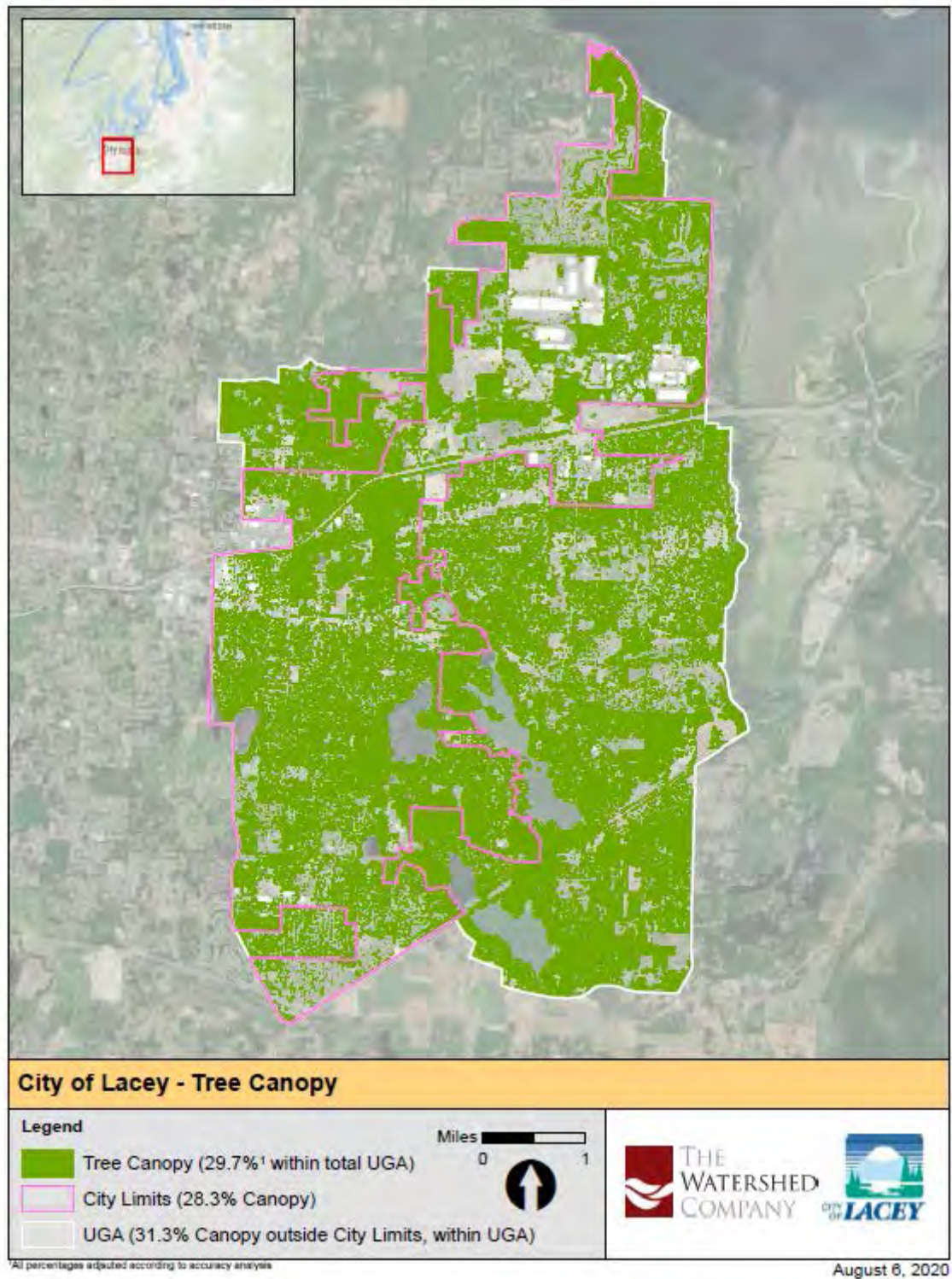


Figure 3 illustrates tree canopy in the City and UGA as of August 2020.

D Street Trees and Maintenance Evaluation

Private Street Trees

A 100% inventory of all 'private street trees' was completed for all major and minor arterials and collectors in Lacey. A 'private street tree' is one that is maintained by the adjacent property owner and is situated in the curb lawn zone or behind the sidewalk, and serves as the street tree for that location. These are areas where there are no city maintained street trees.

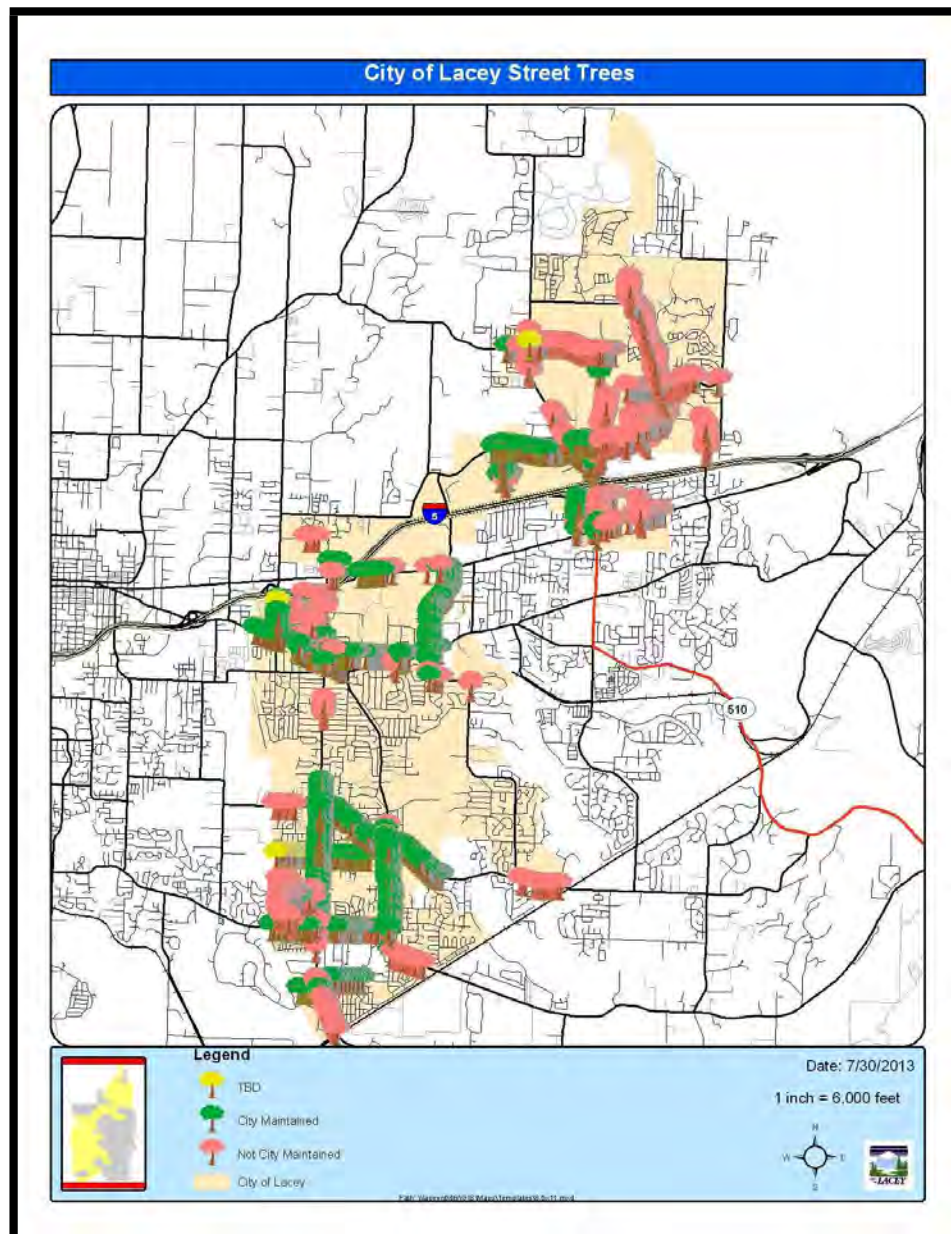


Figure 4. 2012 Street Tree Inventory

Table 1. Summary list of street trees on all arterials and collectors.

Species	Diameter Range	# Trees	% Composition
Ash – Green/White	1-26	1,102	19.08
Sweetgum	1-19	839	14.53
Ash – Patmore	1-22	692	11.98
Pear - Callery	1-12	547	9.47
Oak – Red	2-17	349	6.04
Maple – Red	2-26	217	3.76
Crabapple	1-8	197	3.41
Cherry – Kwanzan	3-19	161	2.79
Maple – Norway	2-10	153	2.65
Ash – Autumn Purple	2-10	142	2.46
Maple - Vine	1-6	114	1.97
Dogwood – Flowering	1-6	100	1.73
Cherry - Flowering	1-9	91	1.58
Zelkova – Japanese	4-10	80	1.39
Maple – Norway	2-7	79	1.37
Plum - Flowering	1-16	75	1.30
Various Other Species		837	14.49
		5,775	100.00

Sweetgum and ash (green and white ash cultivars) dominate the streets of Lacey and its urban growth area. This is due to a Merritt and Pardini study of 1985 that recommended ash and sweetgum as the main trees for Lacey's central business district, plus the availability at nurseries and general popularity of the species among landscape architects for years. Red maple, flowering plum, and flowering cherry were the next most populous species found along streets that were under private maintenance. The private street trees were, for the most part, in good condition.

The two major exceptions were:

1. Sweetgum trees that were heavily damaged by the 1996 and 2012 ice storms and other heavy wet snowstorms, and
2. Trees that have been topped or otherwise mal-pruned by the landowners.



Photo E. View of recent topping of private street trees in 'Old Lacey' area.

Few of the trees were receiving maintenance such as corrective pruning, including crown raising or crown cleaning to remove dead, dying, diseased, defective, crossing, or extra

branches. These trees will continue to be more susceptible to storm damage, will be more costly to maintain as they get large, and their useful lifespan will be shorter.

The majority of these private trees are located in the required landscaping of commercial properties. In some cases the form and severity of pruning has destroyed the trees natural shape, and shortened its projected lifespan. In some cases, it does not appear that the trees meet the intent of the requirements in the landscaping ordinance.

City-Maintained Street Trees

A 100% inventory of city-maintained right-of-way trees was conducted by Washington Forestry Consultants, Inc. in 2012. Individual trees were evaluated and data on species, size, location, and condition was collected.

Tree Diversity and Planting Spot Data

The inventory found 2,973 street trees. Trees were identified and recorded by common name. Specific cultivars were determined in the field. The average diameter measured at 4.5 feet above the ground line was 8 inches. This is a reflection of how young the street tree population is in the City of Lacey, however this has increased from an average of 4- inch diameter since the last inventory was completed in 2001. The majority of the trees are planted in curb lawn zones, though some are in tree grates within the sidewalks.

Diversity is key in any urban forest. This helps insure that entire urban canopies are not wiped out by common maladies such as the Dutch elm disease did to many elms across the U.S., the chestnut blight on American chestnut, and ash decline on several species of ash.

As a rule of thumb, no more than 10% of the urban tree population should be of the same species, no more than 20% of any genus, and no more than 30% of any family. Some tree species such as red maples, green ash, London plane, and sweetgum tend to be over planted in the Pacific Northwest urban areas. In Lacey, the green ash cultivars, cherry and flowering plum, and sweetgums are over planted. The focus for future street tree plantings should shift away from ash, cherry, flowering plum and sweetgum to other quality species and cultivars.

Selection of cultivars resistant to known insect or disease problems help to insure that mortality will be limited if outbreaks occur. Ice and snow storms, wind storms, or extended droughts also may impact some tree species differently. Diversity is the key to minimizing damage from abiotic and biotic

There is adequate space in many locations for larger scale street trees. Many of the best and longest-lived street trees are the larger tree varieties. Many of the small flowering tree species are plagued by leaf diseases, twig blights, cankers, and other problems. Even some resistant varieties will still have problems.

It is recommended that the species selection for street trees be diversified to improve the quality of the urban forest.

City Street Tree Maintenance Evaluation

The 4,554 street trees maintained by the City of Lacey are generally described as being young, and in fair to good condition. Staff has routinely raised crowns on young trees to provide sidewalk and street clearances, performed some corrective pruning, and day lighted trees from overtopping competition by adjacent forest trees. The quality of this work is excellent when evaluated against the current standard for proper pruning¹.



Photo F. Street trees planted in the urban growth area. Design is the City of Lacey's standard which is working very well.

Normally, in cities with more and larger trees, all work is prioritized based on the urgency of the work. Future evaluations will require prioritization. The following is the recommended prioritization for the trees.

¹ ANSI A300 (Part 1) – 2001 --Pruning for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices, American National Standards Institute, New York, NY. • *Priority 1 Tree Removal*: Trees designated for removal have structural defects that cannot be cost-effectively or practically treated. The majority of the trees in this category have a large number of dead branches which present a safety hazard. Removal of these branches would leave a severely deformed tree, the live crown would be reduced to the point that mortality was sure, or that the tree is already in irreversible decline. Removal of trees before they are dead and in severe decline helps to prevent property damage or injury, and the tree removal is safer and theoretically less costly for a tree service to remove.

- *Priority 2 Tree Removal*: Trees on public property that are recommended for priority removal should be removed after priority one removals are completed. These trees may be in irreversible decline, but still be structurally sound.
- *Priority 1 Large Tree Pruning*: Trees are recommended for priority one pruning if there is a need to remove hazardous deadwood, hangers, cracked or broken branches. If conditions cannot be determined from the ground, then a lift truck or climber may need to be employed to do a closer inspection of the above ground parts.
- *Priority 2 Small Tree Pruning*: These trees require routine corrective pruning to establish scaffold branches and to raise crown for sidewalk or street clearances. Corrective pruning should be minimal after planting, and should remove crossing, damaged, and extra branches. Pruning for street clearances and sidewalk clearances depends on the length of the crown and growth rate of the tree.
- *Priority 3 Monitor*: Tree has structural defect that cannot be repaired, or is showing minor symptoms of decline. Tree should be monitored in spring after leaf-out and fall before leaf drop and a prescription for care developed.
- *Planting Spot*: This category indicates a vacant planting spot or a stump where a previous street tree had died.

The causes for tree decline and mortality are many and varied. Planting shock or lack of irrigation are the most common causes of mortality for newly planted trees. The next most common cause of mortality is man-caused injury. Weed eater damage, lawnmowers, bicycles tied to trees, trees vandalized, root disturbance, or run over by cars are the most common reasons newly planted trees failed. Insect or disease problems usually are a problem in later years, unless a tree was infected with disease or infested with insects in the nursery.

It is important to remove and replace dying trees quickly to eliminate inoculum from disease or insect infestations, to maintain aesthetic quality, and

to get a new tree established and growing to maintain some uniformity of the planting.

Maintenance needs by priority is described below. Work should be accomplished by priority. This may require specialized tree contractor to deal with some of the larger hazard trees. Most of the small tree work can be accomplished with city staff.

All small street trees should be inspected on a 3-year cycle. This helps to assure that pruning is accomplished on a timely basis, that damage, decline, mortality, or other problems are addressed quickly. Decline and other insect or disease problems can be identified and control methods implemented before the tree is a total loss.

Individuals that maintain weeds near the bases of trees, mow curb-lawn zones, and do tree maintenance should be trained to recognize tree problems before they result in mortality.

All pruning should conform to the ANSI A300, Standard Practices for Trees, shrubs and Other Woody Plant Maintenance (2001). This is the recognized standard for all tree care. All pruning should be completed by an International Society of Arboriculture Certified Arborist, or be supervised by one. It is recommended that the City of Lacey retain at least one member of the parks maintenance staff that is certified.

Condition of the Urban Forest

A condition rating was assigned to each street tree to help assess the health of the street trees. The ratings are adapted from the *Plant Appraisal Guide* (2000), published by the International Society of Arboriculture. The condition of the foliage (if present), twigs, scaffold branches, stem, and roots is assessed, along with any hardware (stakes, cable and bracing) present in the tree. After the tree is evaluated it is rated as: Good, fair, poor, or dead.

Trees that are rated as dead or poor are usually recommended for immediate removal and replacement. Large trees rated as very poor usually are in irreversible decline due to root disturbance or some other factor. Small trees rated as very poor usually did not establish, or have been severely damaged since planting. Quick replacement of these trees simply gains a year of establishment and growth.

Trees rated as fair and good may need minor cultural care and are expected to be long-term trees. Trees rated as excellent are expected to be long-term trees and require no care at this time.

Approximately 94% of Lacey's trees were rated as fair to good. Based on this data more corrective pruning is needed to develop the crowns on the newly planted trees.

Priority Pruning

Pruning of the safety hazards identified in the inventory should be completed first, followed by routine maintenance pruning. The routine maintenance pruning should be completed in the dormant season between October 1st and February 15th.

All pruning should conform to the ANSI A300 (Part 1)—2008. This is the standard for proper tree care. All pruning should be done by an International Society of Arboriculture Certified Arborist.

When contracting with a professional tree service, it should be specified in the contract that they observe the safety guidelines for tree care operations: ANSI Z133.1 - 2001 -- Pruning, Trimming, Repairing, Maintaining, and Removing Trees, and Cutting Brush -- Safety Requirements. American National Standards Institute, Washington, D.C.

Clearance Requirements

The types of situations where trees can interfere with visibility include: signs, sidewalks, buildings, street lights, stop lights, or sight distances for pedestrians and motorists. In all cases trees can be pruned to provide adequate clearances.

Trees and other vegetation should be *monitored annually* to identify these types of safety hazards. The annual inspection of all rights-of-way is recommended to occur about June

1 when the first flush of deciduous tree growth begins to slow. Trees and other vegetation that are close to these signs will begin to obscure site distances and visibility. A second inspection is also recommended for early September, after vegetation growth is complete, but before leaf drop.

The tree that requires clearance pruning should be inspected and trimmed for clearance immediately. This should include native vegetation encroaching onto the streets and sidewalks as well as planted street trees.

Sidewalk overhead clearances should be a minimum of 8', but 10' is recommended. Pruning on smaller trees may need to be done over a 3-4 year period to achieve these clearances and avoid stress on the trees. Trees with thorns are especially a hazard. Generally, trees with thorns should not be planted as street trees. Where pruning for sidewalk clearance dramatically changes the look or shape of the tree, notification of the tree owner is recommended. As an option, they could be notified to prune their own trees to provide clearance with a time-frame before the City completes the work.

Street clearances must be maintained to prevent damage to vehicles and to the trees, and to maintain sight distances.

Trained city staff will recognize these clearance problems and correct them during routine maintenance. As a rule of thumb, branches should be pruned before they reach a diameter of 2 inches at the branch bark collar. This minimizes the wound size and allows a tree to quickly callus over the wound, protecting tree health.

Where branches of private trees encroach into the city rights-of-way, the city can only prune to the rights-of-way edge. In some cases this will leave stubs or unsightly branches that will die back. To maintain tree health and appearance it is recommended that all pruning cuts be made to the nearest lateral branch. Where pruning beyond the rights-of-way edge should occur to protect tree health, then landowner permission is recommended.

Overhead Utilities

The presence of overhead utility wires was noted for many trees and planting spots. Trees with a mature height of 20 feet or less should be planted under utility lines to avoid costly pruning and deformation of the appearance of trees.



Photo G. Tall growing green ash on Ruddell Road just south of Pacific Ave. SE. Trees require repeated pruning to prevent utility conflicts.

Overhead electrical wires were located over a portion of the existing street trees. Many of the street trees are inappropriate for these locations and will require extensive and repeated pruning to maintain reliability and safety for the public. If these trees are replaced due to mortality or other problems in the future, 'Utility Friendly' trees should be planted in those planting spots. A list of 'Utility Friendly' trees is provided in the section on street tree selections.

Curb Lawn Zone Widths

It is recommended that the designs for all new city streets include a curb lawn zone, the area between the sidewalk and the street, with a minimum width of 5 feet. Six to 8 feet is the optimum width. Currently the average curb lawn zone width is 5.5 feet.

In many cases, especially where large, canopy forming trees are desired; planting the street trees behind the sidewalk is the best location. This moves trees away from the street edge, reducing car damage, pruning for clearances, and will reduce sidewalk damage. Overhead utilities are less of a problem with these planting locations. Private easements for street trees can be obtained.

Maintaining the Safety of the Urban Forest

During the street tree inventory and evaluation, certain maintenance needs were identified for a small number of trees that are required for public safety. These needs include sign clearance, hazard tree removal, pruning, and sidewalk clearance pruning. As this work is completed, *systematic pruning programs* and *tree planting programs* can be considered.



Photo H. View of large stem failure on a bigleaf maple at the community center.

Annual evaluation of larger trees on and adjacent to rights-of-ways is necessary to identify developing hazard trees, and to identify clearance pruning

Removals

The hazard tree evaluation program in parks has already identified a number of removals that are necessary. Parks and City owned property (utility sites, greenbelts, easements, vacant property) are evaluated by an independent every 3 years for hazard trees. City maintained street trees are pruned for hazards and clearance every 5 years.

The small street trees, and dead trees recommended for removal are less of a hazard, but should be scheduled for replacement.

The average lifespan of an urban street tree varies from 7 to 18 years. Mortality will be ongoing, and replacement should be completed during the next planting season.

Trees that require removal can be removed by city crews or on a lump-sum bid contract with private tree services. It is recommended that all large tree work and other difficult removals be handled by skilled contract tree professionals. Small tree pruning can effectively be handled by city staff.

When crews begin to remove hazard trees, public notices should be posted to avoid concerns by citizens. Much anxiety and public concern can be avoided if citizens understand that only hazard trees are being removed.

Sidewalk Damage

Street trees in Lacey are causing sidewalk heaving and there will need to be annual repair activity anytime trees grow near sidewalks or curbs.

Potential problems with new plantings can be minimized by use of root barriers along curbs and sidewalks to deflect or direct roots deeper. This will defer heaving, and with proper tree selection, can eliminate heaving problems.

Where roots of large native trees or ornamental trees adjacent to sidewalks begin to cause heaving, care must be used to avoid severe damage to the tree. Cutting of large lateral anchor roots can cause stability problems, may cause decay, and will reduce the lifespan of the tree.

Minor heaving can be temporarily repaired with an asphalt bridge between the lifted section of concrete, or the lifted edge can be ground flush. As the deflection of the section continues to rise, replacement of the section will be required. A decision to cut the root or bridge the root must be made at this time. If at all possible it is recommended that root cutting be avoided. Curving the sidewalk, leaving a cutout for the root, or raising the grade of the sidewalk to go over the top of the root is recommended. These decisions must be made on a

case by case basis. Trees in poor condition, or that would be made hazardous by the activity should be considered for removal.

The City's Public Works Transportation Division has a mini excavator and a vacuum tool called a sidewalk sucker to lift sidewalk panels without breaking them. Once lifted, the crews can prune the roots heaving the sidewalks and then re-grade the subsurface and replace the panel.

Stump Removal

Stump removal is necessary if a new tree will be planted in the same location. If the new tree can be moved to avoid costly stump grinding tree planting costs will be reduced. In cases of disease caused mortality, excavation of the stump is recommended to reduce the inoculum from the pathogen.

The following specifications are to be used to identify an open

- planting spot: A minimum of 4 feet is needed for a plantable area.
- The minimum distance to the adjacent planted trees is 25 feet.
- All planting spots are at least 25 feet away from intersections.
- All planting sites are at least 10 feet away from fire hydrants, driveway, utility poles and street lights.
- All planting sites are at least 10 feet away from any visible or identifiable underground electrical vaults.
- Planting spots with overhead (electrical conductors) or side restrictions for growing space are identified.
- Planting behind the sidewalk is preferable to narrow (4 feet) planting spots in many cases. This may require private easements to establish medium to large street trees.

Knowing the numbers of open spots, coupled with a street tree plan with recommended species easily allows preparation of grant proposals for additional tree planting funds. Having good, demonstrable data on the urban forest will improve success in acquiring grants. These projects are also excellent to get citizen involvement.

Size Class Distribution

All tree diameters were measured 4.5 feet above the groundline (called diameter at breast height or DBH).

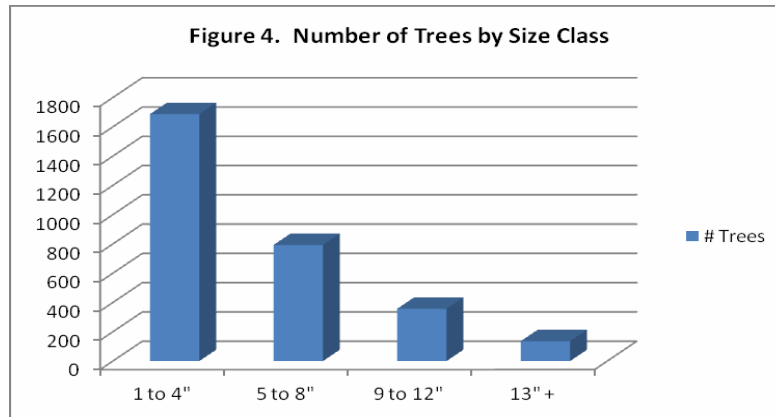


Figure 4 illustrates the young age of the Lacey city maintained street tree population.

The urban forest should have a diversity of size classes as well as species. This helps assure that the entire urban forest does not mature at the same time causing excessive maintenance costs, replanting costs, and major changes in the cities appearance.

The smaller trees grow vigorously and after establishment and early corrective pruning require low maintenance inputs. Ideally the urban forest would have a regular distribution of size classes from small to large trees, as well as a diverse species composition. Immediate replacement of dying trees or newly opened planting spots is recommended. The management practices help to spread and smooth annual maintenance costs over time.

APPENDIX 2

Tree Protection Objectives, Issues and Forester Recommendations for Ordinance Adjustments

Objectives /Activities of an Urban Forestry Program

The following are the basic activities recommended for Lacey's urban forestry program:

Maintaining the safety of the urban forest under management by the City of Lacey. Removing dead and dying trees, pruning trees for traffic and pedestrian clearances, mitigating other hazardous conditions that accomplish this goal.

Maintaining the Health of the Urban Forest will reduce maintenance and replanting cost associated with the trees. Corrective pruning of young trees will eliminate costly pruning in later years, and will protect tree health by eliminating large diameter wounds from delayed corrective pruning. A healthy, properly pruned tree requires protection but very little maintenance.

Perpetuating the Urban Forest through replacement tree planting, planting open planting spots, and filling gaps in forested stands must be done to perpetuate the forest. Trees and stands of trees are dynamic, living things. They live and die, and they respond to management and protection.

Management of the Urban Forest, like other city services is a benefit to the citizens. Public relations are fostered as the city works with adjacent landowners to manage trees on the rights-of-way.

Create public education programs that will assist the Citizens in perpetuating the goals of this plan.

Continue to support the "Tree City USA" designation of the City of Lacey.

Protection Vs Re-planting

Protection of existing trees should be given precedence over replanting in new developments. Native trees should be protected in clusters or in tree tracts as opposed to retaining individuals or a few trees. Projects should be evaluated by a qualified professional forester who has academic and field experience in urban forestry to identify trees for potential retention in new development.

Healthy, long-term trees that are identified to be protected must be fenced during construction to avoid damage to the root protection zone (RPZ). This protection is illustrated and described in III page 73.

Urban Forestry Advisory Board

It is recommended that the city consider the formation of a tree advisory board. The purpose of the board is to review city ordinances, practices, and policies with regard to trees and make recommendations back to council and staff.

The board can help find and recognize historic, rare, or specimen trees and to recognize the individuals who have cared for them. A 'Friend of Lacey Trees' awards can be given to citizens who have done an exceptional job of tree protection, tree planting, or other tree related community service. The tree board generally helps coordinate Arbor Day and other tree related activity. As with any city appointed board, staff time will be required to support the board along with a small budget to purchase plaques, educational materials, tree seedlings, and other items for activities the tree board generates.

Another concept is to appoint Tree Stewards. Tree Stewards promote tree protection, tree planting, tree care, and environmental stewardship in the community. Tree Stewards are provided annual training in different areas of urban forestry and asked to assist with Arbor Day, inventory projects in parts of the City, and for input on ordinance related tree issues. The idea is that the knowledge gained by Tree Stewards is spread through their contacts in the community. They are also a source of ideas, information, and enthusiasm for protection and planting of trees in the community.

Summary

This study found that 43% of Lacey is covered with native forests and planted or ornamental trees, with the remainder being developed.

We found 2,973 planted city maintained street trees and 3,208 private street trees. Few open planting spots occur within city maintained areas. Many open planting spots occur in privately maintained areas.

Street tree maintenance is good, but requires additional corrective pruning on the planted street trees. Species selections for planting, and matching species to site need to be modified. We need to diversify the species mix on Lacey's streets. Ongoing training is recommended and the staff should include at least one International Society of Arboriculture Certified Arborist®.

Based on our evaluation of the urban forest in Lacey, the ordinances, visits with staff and citizens, and maintenance procedures - the following priority is recommended to improve protection and management of the Lacey urban forest:

- Continue annual maintenance activity on the existing street trees for sign clearance, corrective and clearance pruning, and complete annual hazard tree evaluations.
- Budget adequate annual funding to complete basic maintenance tasks for city street trees and some replanting.
- Continue to require review of all commercial and industrial projects with one or more trees. This is important in cases when only a few Oregon white oaks occur on the site. Tree retention may have an even higher impact in areas devoid of trees. Also consider a minimum percentage area for tree tracts in all types of developments. Language regarding tree removal on private property needs to be clarified.
- Continue to educate the public to prevent improper pruning of required landscape trees. A procedure for inspection of required landscaping for compliance 3 plus years after the bond has been released needs to be established.
- Continue to involve the Lacey contract urban forester in the site plan review process on new projects, require the urban forester attend pre-construction conferences when trees are to be protected on site, and utilize the urban forester more in inspection of required landscaping on completed projects.
- Consider appointing a tree advisory board.
- Create a 'Lacey Friend of Trees' award to be given to citizens, developers, or companies that have taken special care to protect, plant, or maintain significant trees or stands of trees in Lacey.
- Conduct a 'Big Trees in Lacey' contest to find and recognize large or specimen trees in the city.
- All new street tree plantings should be taken from the prescribed species list and matched to the growing space of the planting site. All landscape tree plantings in required landscaping on projects should be taken from the general tree list for Lacey. Other trees can be incorporated in the design upon approval of the site plan review committee.
- Solicit grant funding, corporate donations, and other funds to expand tree planting and maintenance.
- Revise the urban forest management plan every 5 years.

APPENDIX 3

Tree Planting Specifications for Lacey Street Tree Planting Projects

Tree Planting Specifications

I. Description of Work

These specifications include standards necessary for and incidental to execution and completion of planting street trees.

A. Specifications for the planting hole design, tree planting, mulching and watering are included.

B. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner.

II. Applicable Specifications and Standards

A. *Principles and Practice of Planting Trees and Shrubs*. 1997. International Society of Arboriculture, P.O. Box GG, Savoy, IL 61874

B. *American Standard for Nursery Stock*. 2004. American Association of Nurserymen, Inc. 1250 I Street NC Suite 500, Washington, D.C. 20005

C. *Standardized Plant Names*. 1942. American Joint Committee on Horticulture Nomenclature, Horace McFarland Company, Harrisburg, Pennsylvania. (Second edition).

III. Planting Season

A. Planting shall be done within the following dates:

Balled and Burlaped (B&B) trees and shrubs: October 15 to

May 1st Containerized trees and other: October 1st to May 1st.

Bare rooted trees and shrubs: February 15th to April 15th.

B. Variance: If special conditions exist that warrant a variance in the above planting dates, a written request shall be submitted to the project owner stating the special conditions and the proposed variance. Permission for the variance will be given if warranted in the opinion of project owner.

IV. Planting Locations

A. The landscape contractor (hereafter referred to as Contractor) shall plant at locations to be determined and marked by the owner or other person representing the owner (hereafter referred to as the Owner's Representative).

B. Locations for individual trees will be supplied by the Owner's Representative. In some cases, the location may be inferred from reference to some identifiable field object or from some line that can be constructed in the field.

C. No tree that grows over 25 feet at maturity shall be planted under electrical utility wires.

D. No tree or shrub shall be planted within 10 feet of fire hydrants, driveways, streetlights, or intersections, or as specified by local ordinance.

V. Underground Utility Location

A. The Contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The Contractor shall be responsible for all damage resulting from neglect or failure to comply with the requirement.

B. Trees shall not be planted closer than 10 feet from water service connections, sewer laterals, or gas lines, unless so directed by the Owner's Representative. The Contractor shall be responsible for moving trees if planted closer than the specified distance.

VI. Materials

A. Topsoil provided shall be declared by the Contractor to be free from subsoil, roots, stones over 1 inch (2.5 cm) in diameter, herbicides, contaminants, and other extraneous materials. The Contractor shall dispose of materials removed. Topsoil shall be silt loam or loamy sand with 4 to 6 percent organic matter (by weight). Topsoil shall not be used in a frozen or muddy condition. The Contractor shall remove all surplus materials.

B. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to

those in the locality of the project for at least 2 years. They shall have been freshly dug (during the most recent favorable harvest season).

Unless specifically noted, all plants shall be of specimen quality, exceptionally heavy, symmetrical, so trained to favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well-branched and densely foliated when in leaf; free of disease and insects, eggs, or larvae' and shall have healthy well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.

Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leaders, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over $\frac{3}{4}$ in (2 cm) in diameter that are not completely closed will be rejected.

Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Owner's Representative. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.

Caliper measurements shall be taken on the trunk 6 inches (15 cm) above the natural ground line for trees up to and including 4 inches (10 cm) in caliper, and 12 inches (30 cm) above the natural ground line for trees over 4 inches (10 cm) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of size is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum size acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the American Standards for Nursery Stock, shall be rejected.

Substitutions of plant materials will not be permitted unless authorized in writing by the Owner's Representative. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety with a corresponding adjustment of the contract price.

C. The plant list at the end of this section is for the Contractor's information only, and no guarantee is expressed or implied that quantities

therein are correct or that the list is complete. The Contractor shall satisfy himself that all plant materials shown on the drawings are included in his bid.

D. All plants shall be labeled by plant name and size. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered.

Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.

E. Certificates of Plant Inspections: Certificates of inspection shall accompany invoices for each shipment of plants as may be required by law for transportation. Certificates are to be filed with the Owner's Representative prior to acceptance of the material. Passing inspection by federal or state governments at place of growth does not preclude rejection of plants at the work site.

VII. Selection and Tagging

A. Plants shall be subject to inspection for conformity to specification requirements and approval by the Owner's Representative at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work. Inspection outside the state of Washington and Oregon shall be made at the expense of the Contractor. A Contractor's representative shall be present at all inspections.

B. A written request for the inspection of plant material at their place of growth shall be submitted to the Owner's Representative at least 10 calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The Owner's Representative may refuse inspection at this time if, in his/her judgment, sufficient quantities of plants are not available for inspection.

C. All plants shall be selected and tagged by the owner at their place of growth. For distant materials, photographs may be submitted for pre-inspection review.

VIII. Digging and Handling Plant Materials

A. Trees designated B&B shall be properly dug with firm natural balls of soil retaining as many fibrous roots as possible in sizes and shapes as specified in the most recent edition of the *American Standard for Nursery Stock*. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with nails and heavy nonsynthetic, rottable twine. Root collar will be apparent at surface of ball. No trees with loose, broken, or manufactured balls will be planted, **except with special written**

approval before planting.

B. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the *American Standard for Nursery Stock*, and be free of circling roots on the exterior and interior of the root ball.

C. All other types of nursery stock shall also conform to the *American Standard for Nursery Stock*.

IX. Transportation and Storage of Plant Material

A. Fresh dug material is given preference over plant material held in storage. Plant material held in storage will be rejected if excessive growth or dieback of branches has occurred in storage.

B. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.

C. During transportation of plant material, the Contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the Owner's Representative may reject the injured tree(s) and order them replaced at no additional cost to the owner.

D. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil covered with wet wood chips or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than 3 days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

X. Mechanized Tree Spade Requirements

Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for the similar B&B root ball diameter according to the *American Standard for Nursery Stock*, or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the Owner's Representative prior to use. Trees shall be *planted* at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

XI. Excavation of Planted Areas

A. Locations for plants and outlines of areas to be planted are to be

staked out at the site. Approval of the Owner's Representative is required before excavation begins. A minimum of 30 percent total planting must be staked out before inspection.

B. Shrub beds are to be excavated to a depth of 1 foot (30 cm) unless otherwise indicated. Ground cover beds are to be excavated to at depth of 6 inches (15 cm), unless otherwise indicated. Tree pits shall be excavated three times wider than the diameter of the ball, unless otherwise specified by the Owner's Representative,

and only as deep as the root ball to be placed in the hole. If initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped. The sides of all plant holes shall be sloped and the bottoms horizontal. On slopes, the depth of the excavation shall be measured at the center of the hole. Poor quality subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill or otherwise spread around in the landscape area. Pits shall not be left uncovered or unprotected overnight.

C. Detrimental soil conditions: The Owner's Representative is to be notified, in writing, of soil conditions that the Contractor considers detrimental to the growth of plant material. These conditions are to be described as well as suggestions for correcting them. Proper water drainage must be assured.

D. Obstructions: If rock, underground construction work, tree roots, or obstructions are encountered in the excavation of plant pits, alternate locations may be selected by the Owner's Representative. Where locations cannot be changes as determined by the Owner's Representative, and where digging is permitted, submit cost required to remove the obstruction to the depth of not less than 6 inches (15 cm) below the required hole depth. Proceed with work after approval of the Owner's Representative.

XII. Planting Operations

A. Plants shall be set at the same relationship to finish grade as they were to the ground from which they were dug. Plants must be set plumb and braced in position until prepared topsoil has been places around the ball and roots. Plants shall be set so that they will be the same depth 1 year later. The trunk of the tree is not to be used as a lever in positioning or moving the tree in the planting hole.

B. Ropes, strings, and wrapping from the the root ball are to be removed after the plant has been set. All waterproof or water repellant wrappings shall be removed from the ball. Remove at least the top half of the wire basket before backfilling.

- C. The roots of bare root trees shall be pruned at the time of planting to remove damage or undesirable roots (those likely to become a detriment to future growth of the root system). Bare root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
- D. When specified by the Owner's Representative, amend the backfill soil by adding 4-6 percent (by weight, 20-35 percent by volume, depending on materials) composted organic matter.
- E. Basins are to be formed around tree and shrub root ball with a raised ring of soil as indicated on drawing.
- F. Planting areas are to be finish graded to conform to grades on drawing after full settlement has occurred.
- G. Plants are to be thoroughly watered immediately after planting.
- H. Any excess soil, debris, or trimmings shall be removed from the planting site immediately upon completion of each planting operation.

XIII. Guying, Staking, Wrapping, Pruning and Mulching

- A. Stake all deciduous trees over 1.5 inch caliper and all conifer trees over 5 feet tall.
- B. Staking and guying shall be completed immediately after planting. Trees up to 2.5 inches caliper are to be staked with two stakes and separate flexible ties as shown on drawings. For larger trees, use 3 guy wires and ground anchors. Ground anchors are to be driven at approximately a 45-degree angle to ground plane and distributed at 120 degree intervals around the trunk. Guying cables, turnbuckles, and hose are to be attached securely until the tree is well supported.
- C. Guying and staking materials: Ground anchors shall be arrowhead shaped earth anchors of malleable iron castings, aluminum castings, or stamped steel. Staking wire shall be pliable 12-gauge galvanized, twisted two strands. Guying cable shall be 5 strand, 3/16 in (5 mm) diameter steel cable. Vertical supporting stakes shall be sound hardwood or pine. They shall be a minimum of 2 x 2 in. (5 x 8 cm) in diameter, 6-8 feet (2.4 m) long, and pointed at one end. Rubber chain-link ties are to be used to secure the tree to the stakes.
- D. Plants are to be pruned at the time of planting and according to best horticulture practices. Pruning of all trees will include the removal of

injured branches, double leaders, watersprouts, suckers, and interfering limbs. Healthy lower branches and small twigs close to the center should not be removed, except as necessary to clear sidewalks or streets. All pruning cuts shall be clean and smooth, with the bark intact and uninjured at the edges. In no case shall more than 25% of the branching structure be removed, **leaving the normal shape of the plant intact.**

E. All trees, shrubs, and other planting beds will be mulched with a mixture of composted wood chips or bark previously approved by the owner. The composted mulch will be free of materials injurious to plant growth, branches, leaves, roots, and other extraneous matter. The mulch will be 2 to 3 inches deep on trees and

shrubs. The depth of mulch on the planting beds will be 2-3 inches. Mulch must not be placed within 3 inches (8 cm) of the trunks of trees or shrubs.

F. Antitranspirant, if required, shall be an emulsion that provides a protective film over plant surfaces and is nontoxic to all plants used. It shall be delivered in containers of the manufacturer and mixed according to the manufacturer's directions.

XIV. Maintenance of Trees, Shrubs and Vines

A. Maintenance shall begin immediately after each plant is planted and continue until the Owner's Representative has confirmed its acceptance.

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, tightening and repairing guy and stakes, resetting plants to proper grades and to an upright position, restoration of the planting saucer, and furnishing and applying such sprays or other materials as are necessary to keep planting free of insects and diseases and in vigorous condition.

C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the Owner's Representative at no additional cost.

D. Watering: Contractor shall irrigate, as required, to maintain vigorous and healthy tree growth. Over-watering or flooding shall not be allowed. Contractor shall use existing irrigation facilities and furnish any additional material, equipment, or water to ensure adequate irrigation. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. Should modifications of existing irrigation systems and/or schedules facilitate adherence to these regulations, the Contractor shall notify the owner of the suggested modifications. The Contractor may have to transport water from other sources when irrigation systems are unavailable.

XV. Acceptance

A. The Owner's Representative shall inspect all work for acceptance upon written request of the Contractor. The request shall be received at least 10 calendar days before the anticipated date of inspection.

B. Acceptance of plant material by the Owner's Representative shall be for general conformance to specified size, character, and quality and shall not relieve the Contractor of responsibility for full conformance to the contract documents, including correct species.

C. Upon completion and reinspection of all repairs or renewals necessary in the judgment of the Owner's Representative, the Owner's Representative shall certify in writing that the work has been accepted.

XVI. Acceptance in Part

A. Work may be accepted in parts when the Owner's Representative and Contractor deem that practice to be in their mutual interest. Approval must be given in writing by the Owner's Representative to the Contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provisions of this contract.

XVII. Guarantee Period and Replacements

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The Contractor shall guarantee all plant material to be in a healthy and flourishing condition for a period of 1 year from the date of acceptance.

C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.

D. The Contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the Owner's Representative to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimen of the same species. Replacements shall be subject to all requirements stated in the specifications.

E. The guarantee of all replacement plants shall extend for an additional

period of 1 year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of the said extended guarantee period, the Owner's Representative may elect subsequent replacement or credit for that item.

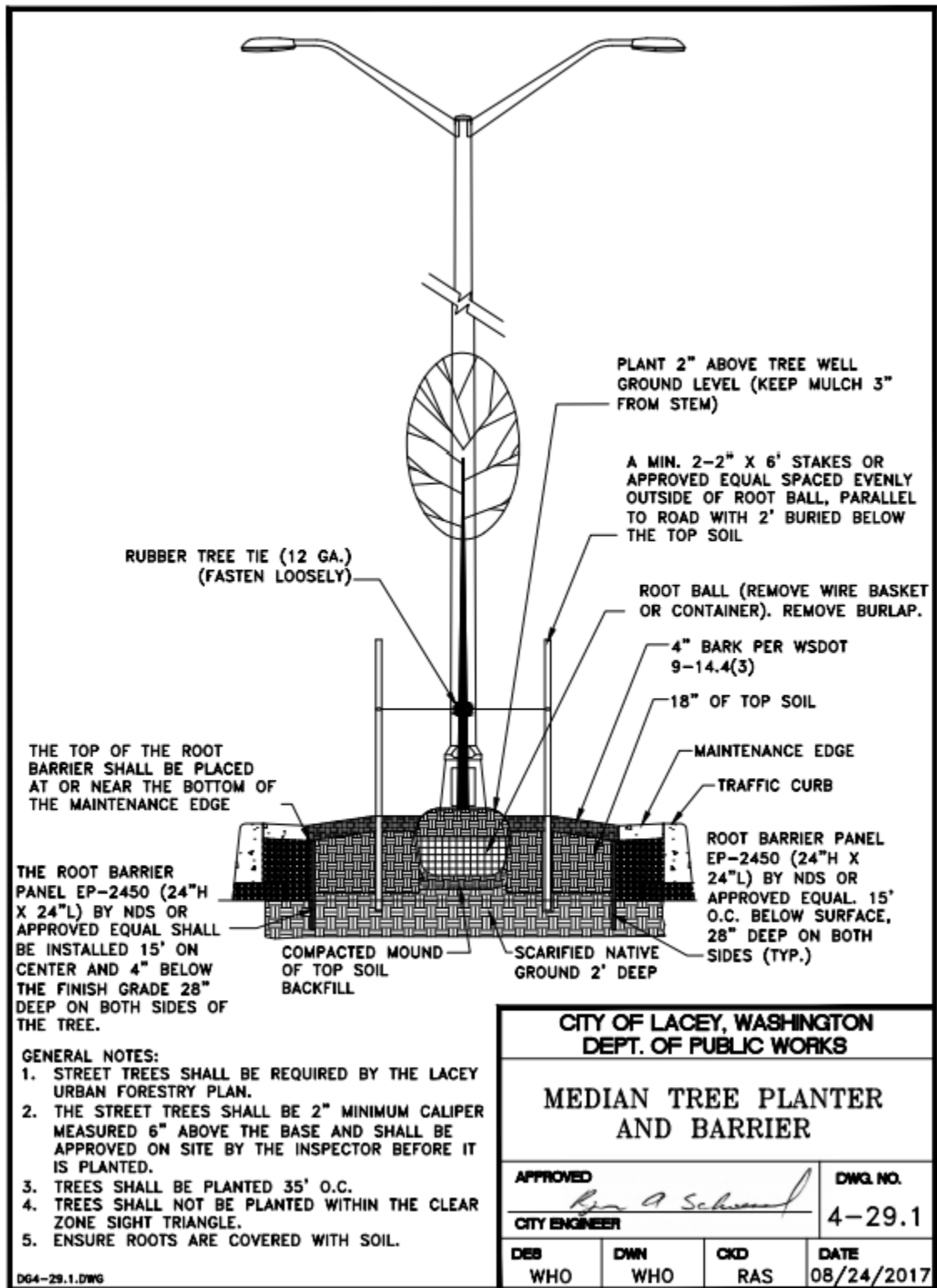
F. The Contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the Owner's Representative.

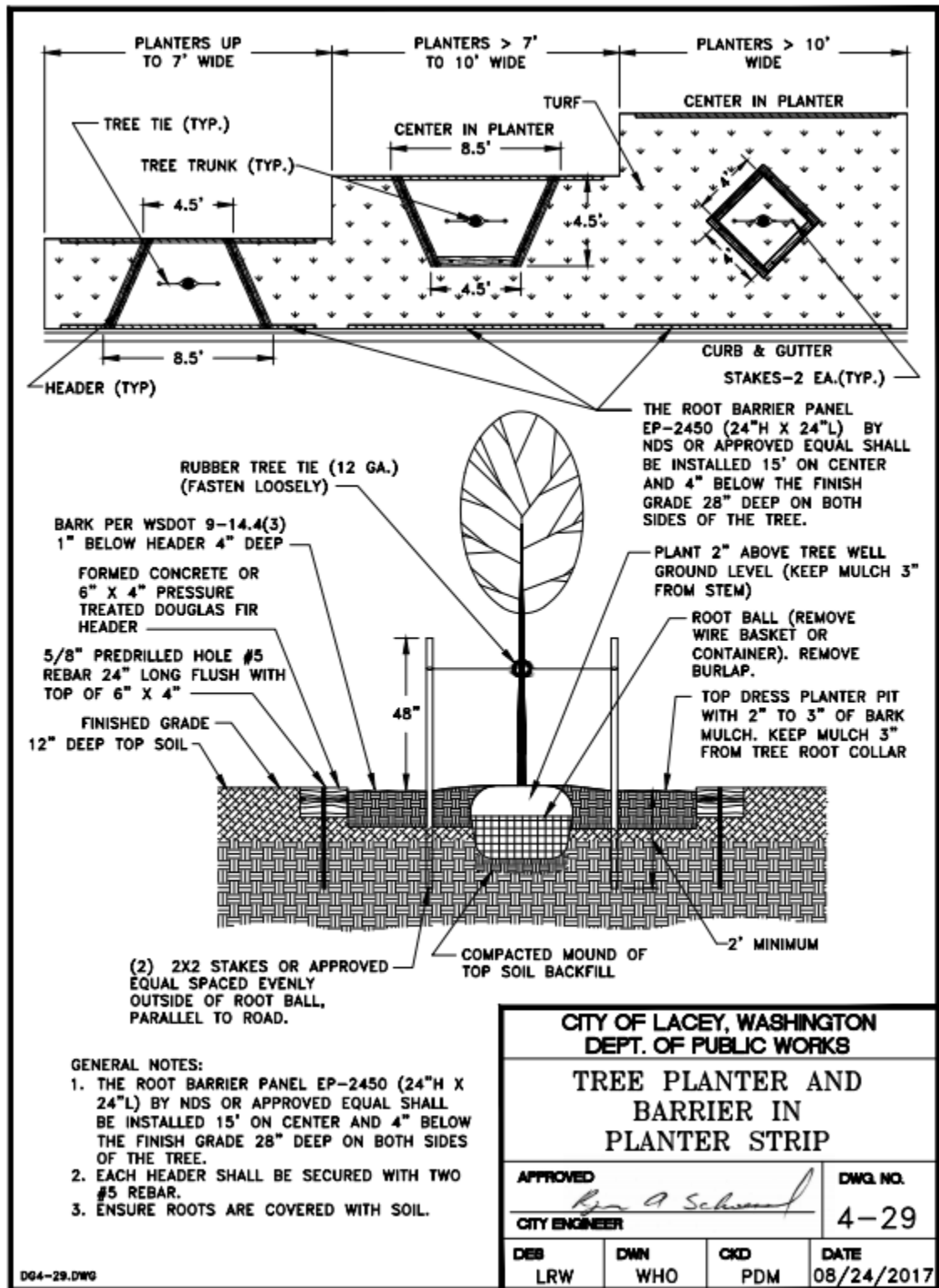
XVIII. Final Inspection and Final Acceptance

A. At the end of the guarantee period and upon written request of the Contractor, the Owner's Representative will inspect all guaranteed work for final acceptance. The request shall be received at least 10 calendar days before the anticipated date for final inspection. Upon completion and reinspection of all repairs or renewals necessary in the judgment of the Owner's Representative at that time, the Owner's Representative shall certify, in writing, that the project has received final acceptance.

XIX. Planting Diagram STREET TREE PLANTING DETAIL

The City of Lacey Development Guidelines and Public Works Standards dictate street tree planting requirements. Drawing Numbers 4-29 and 4-30 in Chapter 4 Transportation are referenced below.





APPENDIX 4

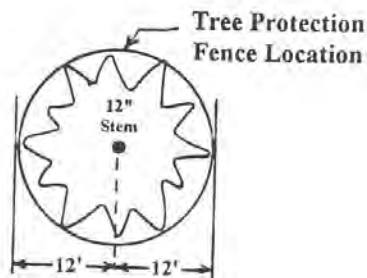
Tree Protection Guidelines

Pacific Northwest Native Trees

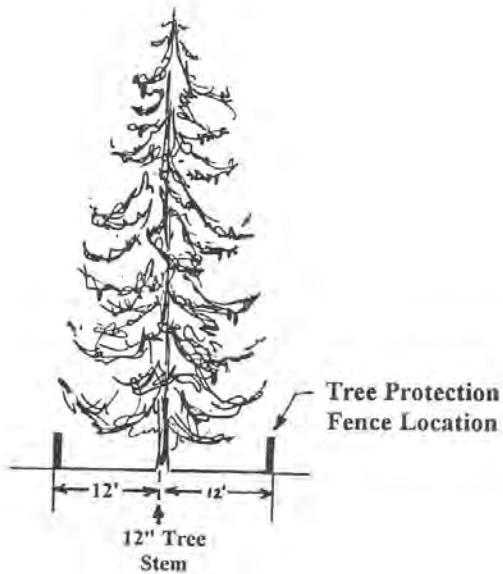
TREE ROOT PROTECTION ZONES

The root protection zone (RPZ) for Pacific Northwest native trees extends a distance of one (1) foot for every inch of tree diameter, measured 4.5' above the ground line. For example, the RPZ for a 12" diameter tree has a radius of 12' measured from the center of the tree stem. Ornamental or other high value or large trees should have the RPZ determined on a case by case basis.

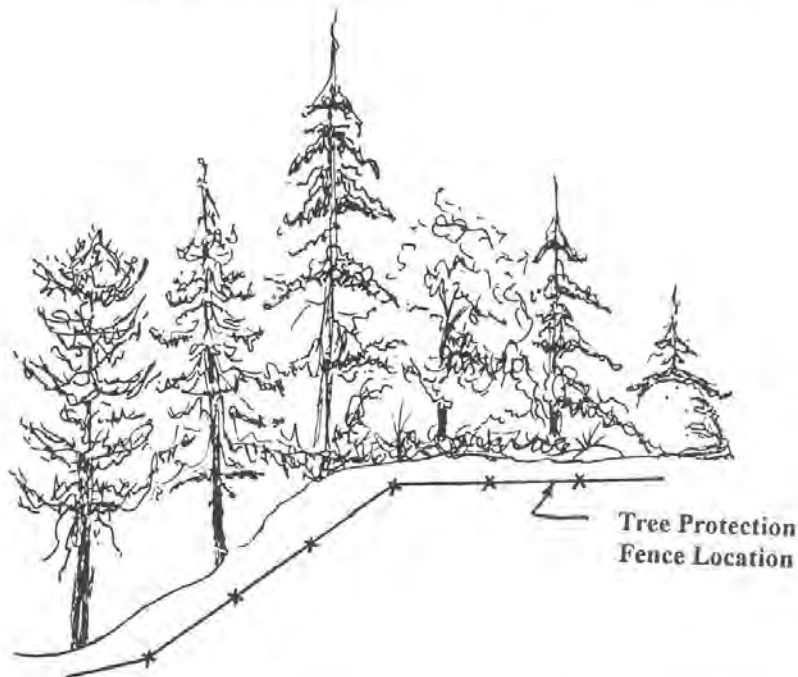
TOP VIEW



SIDE VIEW



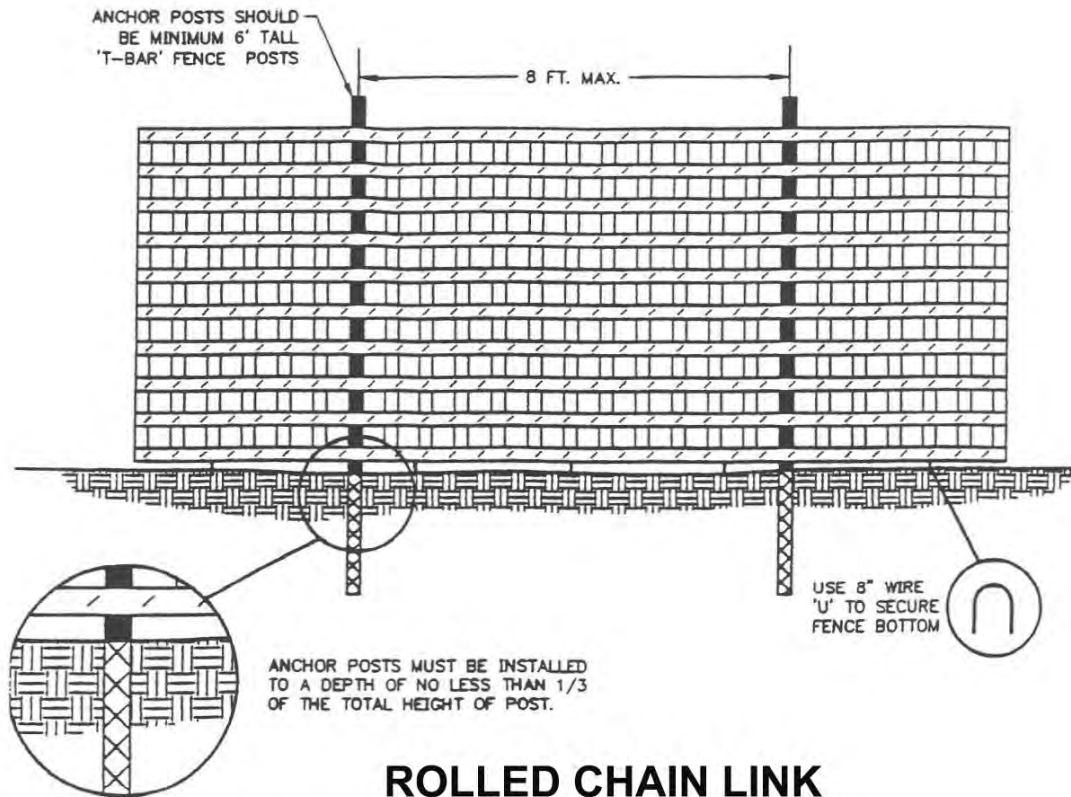
The RPZ for the edge of a forested area is determined using the diameters of the dominant edge trees, meandering the tree protection fence to correspond with the required RPZ distances.



The tree protection fence must be a minimum of 4' tall and be made of orange mesh plastic or chain link depending on recommendations in the tree plan. Posts must be T-top metal fence posts or a minimum 5/8" diameter rebar driven well into the soil. Posts should be spaced a maximum of 10' apart.

The fence should be maintained throughout the construction and grading, and not be removed until final landscaping is in progress. At no time should equipment enter into the RPZ and all brush clean-up should be completed by hand to prevent disturbance to native groundcovers. No cuts or fills, utility trenching, modifications to drainage, or concrete rinse water should impact the RPZ. No wires, cables, or other devices should be attached to protected trees during construction.

If impacts must occur within the RPZ, contact Washington Forestry Consultants prior to the operations to determine the proper procedure to protect the tree's health.



ROLLED CHAIN LINK

THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEANUP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.

IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT WFCI PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

TREE PROTECTION FENCE DETAIL



City of Lacey

APPENDIX 5 COMPREHENSIVE STREET TREE PLAN

Introduction

The City of Lacey's "physical and aesthetic character" will be preserved and enhanced with a long-term plan providing street tree 'themes' and space for trees. This street tree plan, coupled with creative landscape plantings and preservation of native trees in new developments, parks, critical areas, open spaces, and residential lots will insure that the environmental health, economic, and aesthetic benefits of trees to a community grow with time

Trees are one of the most useful design elements on individual projects, but must be planned on a community wide basis so that diverse elements of the entire city are linked. This linkage cannot possibly be achieved if urban forestry planning proceeds on a project by project basis. Space for trees must be created to achieve the long-term benefits that trees provide for the entire community.

Goals of the Comprehensive Street Tree Planning Process

The following are the goals of the street tree planning process:

1. Modify street standards to provide space for trees.

2. Modify street tree design and planting guidelines to provide for long-term development and health of the trees.
3. Update the tree selection list to provide durable, long-term street trees.
4. Require street trees to be planted on all public and private streets, and in all new industrial, commercial, and residential development.
5. Provide the budget necessary to maintain street trees.
6. Aggressively solicit funding to bring existing major and minor arterials up to this long-term plan.

The Street Tree Planning Process

The process of street tree planning encompasses all aspects of street design, soils and tree biology, planting, maintenance, and ordinances that affect street trees.

Planting Design Patterns (Themes)

There are four general designs for planting trees in the community. The type of design depends upon space available, both above and below ground, presence of other native tree stands, the character of the area, and effect desired. This approach was used by WFCI to develop the Hawks Prairie Annexation Area Beautification Plan in 1992.

1. **Formal Design:** This approach is strongly advocated to provide spatial definition to street corridors, and continuity between different types of areas within the city. This type of planting scheme works well in grid type street designs and long, linear corridors that lack space for groupings of trees. Trees are normally planted in rows. Species diversity is usually limited, but not so limited that monocultures are created.
2. **Informal Design:** This approach utilizes clustering, planting a variety of species, with irregular spacing intervals by design, or because of space limitations. This design is more often applicable in suburban areas or newly developing areas where space can be created on and off of rights-of-ways for tree plantings. It can however, be used in virtually every zone of the city achieving more species diversity. Informal plantings are most common in parks, and along park corridors.
3. **Combined Design:** In some cases, informal plantings can be used to break-up the more formal rows of trees, where space is provided. This is especially useful in commercial and industrial areas to help break up the moonscape of asphalt and buildings. Plant size, shape, color, seasonal flowering, fall coloration and growth rates are the most critical factors to consider when combining planting designs.
4. **Wildlife Design:** This concept utilizes clusters, layers of vegetation, and a variety of species of trees and shrubs to attract songbirds and small mammals. This design is best utilized near critical areas or other open spaces, and in parks. Safety and security must be considered when creating these types of dense plantings. Most trees with higher value for wildlife trees are not suitable for the street environment due to size, form, or fruit production.

Mature Tree Size

Street tree plantings are limited by space. Large trees require wide planter strips or areas for the tree roots to explore to avoid damage to curbs, sidewalks, and underground utilities. Power lines, adjacent buildings, overhanging awnings, and vehicle clearances are the most common above ground restrictions to growing space. Planting a tree with space to achieve its mature size will greatly increase the aesthetics and useful life of the street tree, while dramatically reducing the maintenance costs.

Longevity of the Species

Communities must fight the urge to plant fast growing tree species such as soft maples, poplar, and birch. Generally the fast growing tree species have shorter life-spans, are more easily damaged by storms, and cause more damage to curbs and sidewalks. This results in higher maintenance costs, requires replacement of trees years sooner, and upsets the visual and spatial continuity of the planting. Species such as Norway and sugar maple, linden, northern red and other oaks, and ash species tend to be more durable long-term trees.

Tree Character

The color of summer and fall foliage, presence of flowers, shape of the crown, color of bark, type of foliage and habit of branches (weeping, upright) give trees their color, texture, and form. These characteristics, along with size, longevity and growing space should be considered when selecting trees for all projects.

These tree characteristics should complement building architecture, define streets and sidewalks, accent adjacent landscaping, and add diversity along Lacey streets.

Trees are defined as having form that is:

1. Columnar
2. Round- full crowned, or spreading (upright, oval, globose)
3. Pyramidal (conical)
4. Vase shaped
5. Weeping
6. Irregular
7. Multi-stemmed
8. Fountain

Multi-stemmed trees are less desirable for street trees due to line-of-sight obstruction and sidewalk clearances. In most cases, tall growing trees are best since it is easy to raise crowns for ground and vehicle clearances. Signs for adjacent businesses can be exposed by crown raising. Monument-style signs work well with trees.

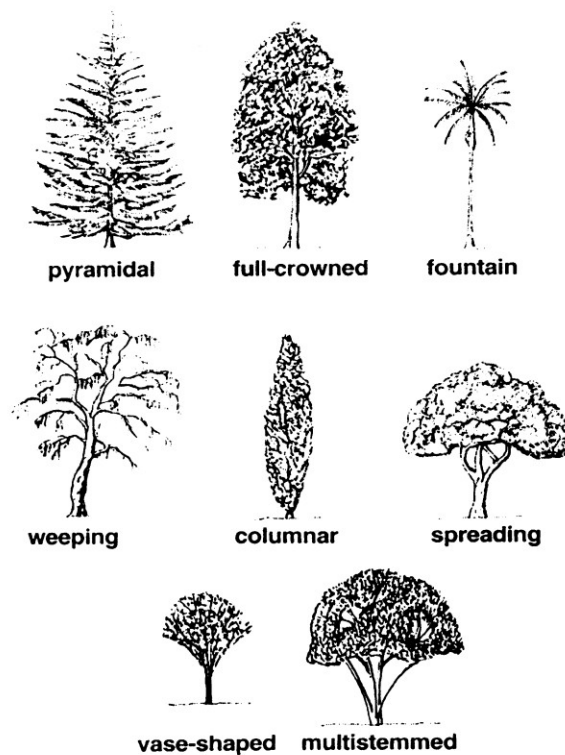


Figure 10. Illustration of Tree Shapes.

The form is critical in selecting trees to fit the growing space, and providing amenities such as screening of incompatible land uses or unsightly buildings, protecting views of vistas or signs, or lining streets in formal designs.

The summer color of a tree generally includes hues of green or shades of red or maroon. Reddish color summer foliage is used to break up the monotony of a formal, linear street tree planting, or accenting an informal design. Long rows of reddish foliage are considered more monotonous than facades created by tall, green canopies.

Fall color is more often considered when selecting seasonal color. Contrasting yellow fall coloration with occasional red or orange colored trees (or vice versa) catches the eye and stirs the 'ooh and aah' emotion common to the finale of a fireworks display.

The texture of a tree is not just apparent between conifers and deciduous trees. It varies greatly between deciduous tree species with simple leaves of differing shapes such as oaks and maples, to compound, bi- and tri-pinnately compound leaves on ashes, locusts, and mimosa. Subtle color differences accentuate the differences between leaf shapes.

Conifers also vary greatly in texture. Needle color, length, density, shape, and presence of cones create startling contrasts between tree species. Consider the

differences between western red cedar, western hemlock, Douglas-fir, noble fir, and western white pine. All are strikingly different and can create attractive clusters in informal, combined, or wildlife plantings. When combined with deciduous accent trees, year-round beauty is created.

Hardiness to the Pacific Northwest

The temperate climate of Lacey (hardiness zones 7-8-USDA Hardiness Zone Map) allows many tree species to thrive, though some insect and disease populations also are well suited to the climate. Most of our common and most valued street tree species are native to the Midwestern and eastern United States.

Genetic selection is constantly improving the trees available from nurseries, as is the knowledge of growing them. Some cultivars of Pacific Rim species further improve the disease resistance of small trees available for use on Lacey streets.

Diversity of Street Trees

It is very important to avoid over planting a single species. We learned from Dutch elm disease and Chestnut blight to populate our cities with a diversity of tree species. Threats from ash decline, an actinomycete that threatens red maple, sudden oak death, oak wilt, gypsy moths, and other maladies will require that urban foresters be vigilant.

Current Tree Conditions

Lacey is currently stocked with remnant second-growth conifer stands of the *Tsuga heterophylla* forest type. Douglas-fir, western red cedar, western hemlock, and grand fir are the dominant conifers. The deciduous associates include bigleaf maple, red alder, cherry, and black cottonwood.

Planted ornamental and native trees occur in residential and commercial properties, and a scattering of public street trees occur on major and minor arterials. Most of the older neighborhoods do not have street trees. In many cases, street designs did not provide space for them.

In commercial areas, sidewalks usually abutted the street on both sides, with occasional medians, planter strips, or other variations in design. If trees were planted, they were planted on private property behind the sidewalk. In many cases, this did not occur or plantings have failed or been removed over time.

Where trees were planted on commercial projects, the most common species encountered were flowering cherries and red maple. In virtually all cases these trees had been topped relegating them to the status of an overgrown shrub.

In short, the long-term outlook for Lacey's inventory of older street trees is poor. The species monoculture of flowering plum and the lack of continuity in plantings

Recent Plantings

Recently, the newer subdivisions have been stocked with more durable, long-term tree species. Ash and Norway maple varieties, northern red oak, littleleaf linden, callary pear, and red maple, all better street tree species, appear to dominate the streetscape in these areas. Planter strips are being provided in many cases; however there are still many open planting spots.

The same is true for the major and minor arterials. Past losses of planted trees have created open planting spots, species were varied within short distances, street designs changed with no space for trees, stands of native trees encroaching on street rights-of-ways, and/or buildings abutting the street have prevented the visual and spatial unity created by rows of street trees.

Soils in Lacey

Most soils in Lacey tend to be moderately well- or somewhat excessively drained. Pockets of poorly drained soils occur in some drainages or wetlands. These soil types allow a wide variety of trees to be grown as street trees, often with only the addition of organic matter, water, and nutrients to provide an excellent growing media.

In the cases where trees will be planted in amended fill or disturbed or compacted soils, soil tests should be taken prior to planting of street trees to insure that the nutrient content, pH, water holding capacity, organic matter content, and bulk density will support healthy tree growth. Where hardpans occur, the pan should be fractured under the tree planting spot to allow drainage and added rooting zone. In all cases, supplemental irrigation will be required for at least 3 years after planting to re-establish the roots lost during transplanting.

Microclimatic Considerations

Street trees planted adjacent to native forest stands may need to be more shade tolerant than trees planted in open areas. Littleleaf linden and Norway maple are examples of more shade tolerant species.

Low points in the topography may be more susceptible to frost (frost pockets) than slopes or flats. Damage may occur to southern varieties of street trees in these areas. Other microclimatic features that may negatively impact trees include cold air drainages, areas

where wind tunnel effects develop, poorly drained soils, or areas downwind of industry. Other types of pollution or air flow patterns may cause localized tree damage.

Tree Selection

The following selection of trees in Table 1 is suitable for planting as street and landscape trees within the city of Lacey. This list includes large, medium, and small size trees for planting in all types of growing spaces. Species of flowering trees are selected based upon their colors and resistance to insect and disease problems, and low amounts of plant debris.

Species include red, orange, maroon, and yellow fall coloration. There is however, a great variation as to the timing and interval of fall leaf drop. For example, green ash cultivars turn yellow and drop their leaves within a week, while cultivars of white ash will have maroon leaf color, and may persist for 2-3 weeks. Unfortunately, leaf drop is not something that can be controlled if diversity is desired in street tree populations.

Trees that hold and drop leaves all winter long (such as pin oak and sweetgum) are to be avoided. Severe damage has occurred to sweetgums from early snowfalls and ice storms. Most sweetgum varieties will hold their leaves until the end of December (occasional exceptions). While their fall coloration is exceptional, planting more than a few accent trees should be avoided until cultivars with earlier leaf drop are available.

The following is a general list of tree species that should be considered Lacey's Street Tree List. All commercial, industrial, and residential projects should utilize this list. Selections should be in concert with the continuity provided by existing trees planted on adjacent portions of the street. Where existing street trees are of an undesirable, unhealthy, or inappropriate species, consideration should be given to re-treeing the entire area.

In short, trees can be chosen on a project basis, but must fit the overall plan for what has already been planted, or will be planted as part of the overall comprehensive street tree plan. More specific street tree themes will be provided for all major and minor arterials, and collectors in Table 2.

Table 2. General list of trees for Lacey.

COMMON NAME	BOTANICAL NAME	CULTIVAR	MATURE HEIGHT	CROWN SPREAD	SPACING
Large >50' Tall					40-50'
Sugar Maple	<i>Acer saccharum</i>	Commemoration or Bonfire	60'	35'	
European Beech	<i>Fagus sylvatica</i>		50'	35'	
Rivers Purple Beech	<i>Fagus sylvatica</i>	Riversii	50'	40'	
Autumn Purple Ash	<i>Fraxinus americana</i>	Autumn Purple	50'	35'	
Tuliptree	<i>Liriodendron tulipifera</i>		70'	35'	
Scarlet Oak	<i>Quercus coccinea</i>		60'	40'	
Northern Red Oak	<i>Quercus rubra</i>		70'	45'	
Oregon White Oak	<i>Quercus garryana</i>		120'	100'	
Medium-Narrow Crowns 40-50' Tall					25-35'
Parkway Maple	<i>Acer platanoides</i>	Columnar-broad	40'	25'	
Armstrong Red Maple	<i>Acer rubrum</i>	Armstrong	45'	15'	
Bowhall Red Maple	<i>Acer rubrum</i>	Bowhall	40'	15'	
Columnar Tuliptree	<i>Liriodendron tulipifera</i>	Fastigiatum	50'	15'	
Fastigate Beech	<i>Fagus sylvatica</i>	Fastigiata	45'	15'	
Skyrocket Oak	<i>Quercus robur</i>	Fastigiata	45'	15'	
Medium – Wider Crowns 40-50' Tall					35-40'
Norway Maple	<i>Acer platanoides</i>	Emerald Queen	45'	40'	
Red Maple	<i>Acer rubrum</i>	October Glory	45'	35'	
Red Horsechestnut	<i>Aesculus x carnea</i>	Briotti	40'	35'	
Katsura Tree	<i>Cercidiphyllum japonicum</i>		40'	40'	
Summit Ash	<i>Fraxinus pennsylvanica</i>	Summit	45'	25'	
Patmore Ash	<i>Fraxinus pennsylvanica</i>	Patmore	45'	35'	
Autumn Gold Ginkgo	<i>Ginkgo biloba</i>	Autumn Gold	40'	30'	
Honeylocust	<i>Gleditsia triacanthos</i>	Shademaster	45'	35'	
Littleleaf Linden	<i>Tilia cordata</i>	Greenspire	40'	30'	
Small Trees <35' Tall					30-40'
Trident Maple	<i>Acer buergerianum</i>		20'	20'	
David's maple	<i>Acer davidii</i>		30'	25'	
Flame Maple	<i>Acer ginnala</i>	Flame	20'	20'	

Lacey Urban Forest Management Plan

COMMON NAME	BOTANICAL NAME	CULTIVAR	MATURE HEIGHT	CROWN SPREAD	SPACING
Paperbark Maple	<i>Acer griseum</i>		25'	20'	
Tatarian Maple	<i>Acer tatarian</i>		25'	20'	
Norwegian Sunset Maple	<i>Acer truncatum x A. platanoides</i>	Keithsform	35'	25'	
Pacific Sunset Maple	<i>Acer truncatum x A. platanoides</i>	Warrenred	30'	25'	
Pyramidal European Hornbeam	<i>Carpinus betulus</i>	Fastigate	35'	25'	
American Hornbeam	<i>Carpinus caroliniana</i>		25'	20'	
Eastern Redbud	<i>Cercis Canadensis</i>	Forest Pansy	20'	25'	
Pink Flowering Dogwood	<i>Cornus florida</i>	Rubra	20'	20'	
Chinese Kousa Dogwood	<i>Cornus kousa</i>	Chinensis	20'	20'	
Tricolor Beech	<i>Fagus sylvatica</i>	Roseomarginata	30'	20'	
Goldenrain Tree	<i>Koelreuteria paniculata</i>		30'	30'	
Rustica Rubra Saucer Magnolia	<i>Magnolia soulangiana</i>	Rustica Rubra	20'	20'	
Flowering Crabapple	<i>Malus spp.</i>	Snowdrift, Red Baron, Prairiefire	20'	20'	
Black Tupelo	<i>Nyssa sylvatica</i>		30'	20'	
Flowering Plum	<i>Prunus cerasifera</i>	Thunder-cloud	20'	20'	
Sargent Cherry	<i>Prunus sargentii</i>		30'	30'	
Snowgoose Cherry	<i>Prunus spp.</i>	Snowgoose	20'	20'	
Callery Pear (not for street tree use)	<i>Pyrus calleryana</i>	Redspire or Cleveland Select	35'	25'	
Japanese Stewartia	<i>Stewartia pseudocamellia</i>		30'	20'	
Japanese Snowbell	<i>Styrax japonicus</i>		25'	25'	
Redmond Linden	<i>Tilia americana</i>	Redmond	35'	25'	
Small Trees – Narrow <35' Tall					25-30'
Rocky Mt. Maple	<i>Acer grandidentatum</i>	Schmidt	25'	15'	
Crimson Sentry Maple	<i>Acer platanoides</i>	Crimson Sentry	25'	15'	
Golden Desert Ash	<i>Fraxinus oxycarpa</i>	Aureaefolia	20'	18'	
Galaxy Magnolia	<i>Magnolia 'Galaxy'</i>	Galaxy	30'	15'	
Spire Cherry	<i>Prunus x hillieri</i>	Spire	30'	10'	
Red Cascade Mt. Ash	<i>Sorbus americana</i>	Dwarfcrown	18'	8'	
Tree Lilac	<i>Syringa meyeri</i>	Palibin	7'	5'	

COMMON NAME	BOTANICAL NAME	CULTIVAR	MATURE HEIGHT	CROWN SPREAD	SPACING
Small Trees <35' Tall					25-40'
Norwegian Sunset Maple	<i>Acer truncatum x A. platanoides</i>	Keithsform	35'	25'	
Pacific Sunset Maple	<i>Acer truncatum x A. platanoides</i>	Warrenred	30'	25'	
Crimson Sentry Maple	<i>Acer platanoides</i>	Crimson	25'	15'	30-40'
Japanese Stewartia	<i>Stewartia pseudocamelli</i>		30'	20'	
Snowgoose Cherry	<i>Prunus spp.</i>	Snowgoose	20'	20'	
Spire Cherry	<i>Prunus x hillieri</i>	Spire	30'	10'	
Flowering Crabapple	<i>Malus spp.</i>	Snowdrift, Red Baron,	20'	20'	
Japanese Snowbell	<i>Styrax japonicus</i>		25'	25'	
Black Tupelo	<i>Nyssa sylvatica</i>		35'	20'	
Goldenrain Tree	<i>Koelreuteria paniculata</i>		30'	30'	
Rocky Mt. Maple	<i>Acer grandidentatum</i>	Schmidt	25'	15'	
Galaxy Magnolia	<i>Magnolia spp.</i>	Galaxy	30'	15'	
Rustica Rubra Saucer Magnolia	<i>Magnolia soulangiana</i>	Rustica Rubra	20'	20'	
Golden Desert Ash	<i>Fraxinus oxycarpa</i>	Aureaefolia	20'	18'	
Chinese Kousa	<i>Cornus kousa</i>	Chinensis	20'	20'	
Pink Flowering	<i>Cornus florida</i>	Rubra	20'	20'	
Flowering Plum	<i>Prunus cerasifera</i>	Thunder - cloud	20'	20'	
Paperbark Maple	<i>Acer griseum</i>		25'	20'	
Tatarian Maple	<i>Acer tatarian</i>		25'	20'	
Trident Maple	<i>Acer buergerianum</i>		20'	20'	
David's maple	<i>Acer davidii</i>		30'	25'	
Flame Maple	<i>Acer ginnala</i>	Flame	20'	20'	
Sargent Cherry	<i>Prunus sargentii</i>		30'	30'	
Amur Maple	<i>Acer ginnala</i>	Flame	20'	20'	
Black Tupelo	<i>Nyssa sylvatica</i>		30'	20'	
Small Trees – Narrow <35'					25-30'
Redmond Linden	<i>Tilia americana</i>	Redmond	35'	25'	
Pyramidal European	<i>Carpinus betulus</i>	Fastigate	35'	25'	
Hedge Maple	<i>Acer campestre</i>	Evelyn	35'	30'	
Callery Pear	<i>Pyrus calleryana</i>	Redspire or Cleveland	35'	25'	
Red Cascade Mt.	<i>Sorbus americana</i>	Dwarfscrown	18'	8'	
Tree Lilac	<i>Syringa meyeri</i>	Palibin	7'	5'	

*Other species or cultivars may be appropriate but must be approved by the City of Lacey.

If conifers are used in informal plantings, then the following species are appropriate for use in Lacey:

Western red cedar (*Thuja plicata*)
Mt. Hemlock (*Tsuga mertensiana*)
Douglas-fir (*Pseudotsuga menziesii*)
Canada Hemlock (*Tsuga canadensis*)
Western Hemlock (*Tsuga heterophylla*)
Giant sequoia (*Sequoia gigantea*)
Alaska Yellow Cedar (*Chamaecyparis nootkatensis* and 'Pendula')
Austrian pine (*Pinus nigra*)
Deodar Cedar (*Cedrus deodara*)
Noble Fir (*Abies procera*)
Shore Pine (*Pinus contorta* var. *contorta*)
Western white pine (*Pinus monticola*-blister rust resistant cultivars)
Blue Atlas Cedar (*Cedrus atlantica* 'Glauc')
Serbian Spruce (*Picea omorika*)
Dawn Redwood (*Metasequoia glyptostroboides*)

Tree species specifically **prohibited** for planting in the City of Lacey:

Silver Maple (*Acer saccharinum*)
Boxelder (*Acer negundo*)
American Sycamore (*Platanus occidentalis*)
London Planetree (*Platanus x acerifolia*)
Red Sunset Maple (*Acer rubrum* 'Red Sunset')
Sycamore Maple (*Acer pseudoplatanus*)
Lombardy Poplar (*Populus nigra* 'Italica')
Silver Poplar (*Populus alba*)
Black Locust (*Robinia pseudoacacia*)
Tree of Heaven (*Ailanthus altissima*)
Scotch pine (*Pinus sylvestris*)

Tree species discouraged:

Elms (*Ulmus* spp.)
European White Birch (*Betula pendula*)
Willows (*Salix* spp.)
Sweetgum (*Liquidambar styraciflua*)
Leyland Cypress (*Cupressus x leylandii*)
Colorado Blue Spruce (*Picea pungens*)
Callery pear (*Pyrus* spp.) as street trees

All trees planted as street trees and other landscape trees in Lacey should meet the standards defined as the American Standard for Nursery Stock (ANSI

Z60-1-2004). This standard specifies height, caliper, and rootball diameter standards for nursery stock. It also provides standards for container stock and shrubs.

In addition to specifying that stock meet the ANSI standard, the stock should have 1) strong central leaders for all but small, spreading trees, 2) show evidence of cultural pruning by the nursery, including corrective pruning and crown raising, 3) be free of damage from nursery lifting and shipping to site, 4) be free of insects, diseases, and other pests, and 5) the rootball should be intact, not broken from rough handling.

The trees should not be picked up from the nursery until time to plant the trees. Most project sites are not set up to protect trees from freezing temperatures, drying, vandalism, theft, and other maladies. If they are brought in early, all balled and burlap material should have rootballs covered with sawdust or clean woodchips, and irrigation must be provided daily in absence of rains (except during the dormant season). During the dormant season the woodchips or sawdust must just be kept moist. Container stock must be irrigated daily during the growing season. The trees must be monitored closely. Holdover time should be minimal (less than 1 week if possible).

Trees must be handled carefully when they arrive from the nursery to avoid stem and branch damage, and to avoid breaking the rootball. Plan the operation to minimize handling of the trees. If the rootball is broken, then consider that the tree is now a bare root tree, and the potential for survival and rapid establishment has been greatly reduced. Do not accept broken root balls from the nursery.

If trees are included as part of a contract, provide detailed specifications to prevent planting of inferior or damaged trees. Do not be afraid to reject trees due to poor quality. A detailed tree specification for use on projects is provided in Appendix III.

To help insure that proper size of high quality trees of the desired species are procured for street projects, it is recommended that the City of Lacey procure their own trees and bid only the installation of the trees on projects. For large future projects, it is recommended that a reputable nursery be contracted to provide the species, quality, and numbers of trees needed for the project. Tree quality will be greatly improved and the street tree design plan will continue to move in the planned direction.

Street Tree Themes

The following street tree themes are recommended to provide tree-lined corridors, canopies over the streets, and linkages between differing zones in the city. Detailed descriptions are provided for what were determined to be the highest need, and highest profile areas. The remainder of the arterials and collectors are described in Table 3.

Martin Way – Desmond Drive to Marvin Road (Mostly Urban Growth Area)

This major arterial serves as a linkage between the Lacey Central Business District and Hawks Prairie area. It includes only a few mixed species of street trees maintained by the City of Lacey, a few private trees, and barren street sides the remainder of the way. The sidewalks and ditches were reconstructed by Thurston County; however no street trees were planted.

The street profile for almost the entire corridor is a four lane boulevard with sidewalks abutting a narrow grader ditch. There is space for trees, both on rights-of-way and on private property behind the sidewalk, depending on the location.

It is suggested that funding be sought to re-tree Martin Way to provide the linkage between the two commercial zones. It is recommended that canopy forming trees be planted in all possible locations. In many cases these trees would be planted on private property.

The design should establish trees on a wide spacing, incorporating several different canopy forming and flowering tree species along the way. There are additional obstacles to a uniform design, including distribution power lines along portions of the route.

Summary: Planting design – Formal

Primary street tree species – Autumn purple ash, Scarlet oak, and

Shademaster Honeylocust

Secondary street tree species – Saucer magnolia, Norwegian
sunset maple and scarlet oak

Accent tree species – Amur maple, black tupelo, and snowgoose cherry

Utility Trees –Kousa dogwood, Japanese snowbell, and flowering
plum

This planting scheme, coupled with replacement of some poor quality trees and creation of additional planting spots will change this segment of Martin Way into a tree-lined corridor. The green canopy of foliage and splendid fall coloration will warm the appearance of the street and traffic will slow. Residents will find this a friendly and comfortable street to walk, bike and jog along, most unlike the conditions today. The linkage between the Hawks Prairie and Martin Village areas will be complete.

The following is a listing of other high need sections of Lacey streets that would benefit from trees. Refer to Table 3 – Street Tree Themes for recommended tree species:

1. Lacey Blvd from Sleater-Kinney Road to Golf Club Road.
2. Pacific Ave. from Sleater-Kinney Road to Golf Club Road.
3. 3rd Ave. from I-5 off ramp to College St.
4. Rainier Road from Yelm Hwy. to the south city limits.
5. Kinwood Street – entire length.
6. Union Mills Road – entire length
7. Marvin Road from 3rd Ave. to Pacific Ave.

Only arterials and collectors in developed areas that are not likely to have projects are listed. Undeveloped areas will likely be planted as adjacent parcels develop.

The following table provides a summary of the proposed street tree themes for all major and minor arterials and collectors in Lacey.

Table 3. 'Street Tree Themes' for all major and minor arterials and collectors.

STREET	SEGMENT		PRIMARY TREE	SECONDARY TREE	ACCENT TREE	UTILITY TREE
	FROM	TO				
Sleater-Kinney Road	Martin Way	14 th Ave.	Autumn Purple Ash	Northern Red Oak	Flowering plum	Snowdrift crabapple
Sleater-Kinney Road	14 th Ave.	Chambers Lk. Rd.	Emerald Queen	Parkway Maple Redmond	Prairiefire crabapple	Prairiefire
Golf Club Road	I-5	Chambers Lk. Rd.	Patmore Ash	Rustica Rubra Saucer	Japanese Snowbell	Prairiefire
Judd St.	Ruddell Road	28 th Ave.	Japanese Stewartia	Rustica Rubra Saucer	Kousa Dogwood	Trident Maple
Clearbrook Dr.	Lacey Blvd.	To End	London Plane	Emerald Queen	Rustica Rubra Saucer	Galaxy Magnolia
College St.	15 th Ave.	Pacific Ave.	Northern Red Oak	Shademaster	Galaxy Magnolia	Trident Maple
College St.	Pacific Ave.	32 nd Lane	Norwegian Sunset Maple	Shademaster	Prairiefire crabapple	Desert Ash
College St.	32 nd Lane	Yelm Hwy.	Patmore Ash	Norwegian Sunset Maple	Snowdrift Fl. Crab	Pacific Sunset
Rainier Road	Yelm Hwy.	City Limits	Greenspire Linden	Emerald Queen	Rustica Rubra Saucer	Trident Maple
Ruddell Road	Martin Way	Yelm Hwy.	Summit Ash	Tuliptree	Japanese Snowbell	Pacific Sunset
Ruddell Rd. Extension	Israel Road	Dennis St.	Summit Ash	Tuliptree	Flowering Cherry	--
Carpenter Road	Hawks Pr. Road	Pacific Ave.	Tuliptree	Rustica Rubra Saucer	Japanese Snowbell	Pacific Sunset
Carpenter Road	Pacific Ave.	Mullen Road	Sugar Maple	Emerald Queen	Kousa Dogwood	Hedge Maple
Kinwood St.	Capitol Blvd.	City Limits	Shademaster	Patmore Ash	Flowering Plum	Pacific Sunset
Hensley, Ranger, School St.	14 th Ave. NE	Pacific Ave.	Red Horsechestnut	Redmond Linden	Rustica Rubra Saucer	Amur Maple
Union Mills Rd.	Pacific Ave.	Marvin Rd.	Scarlet Oak	Shademaster	Amur Maple	Underground

STREET	SEGMENT		PRIMARY TREE	SECONDARY TREE	ACCENT TREE	UTILITY TREE
	FROM	TO				
Kagy Rd.	Mullen Rd.	58 th Ave.	Sugar Maple	Norwegian Sunset Maple	Flowering Dogwood	Rocky Mt. Maple
Marvin Road	44 th Ave. NE	Martin Way	Northern Red Oak	Emerald Queen	Flowering Plum	Galaxy Magnolia
Marvin Road	Martin Way	Pacific Ave.	Scarlet Oak	Shademaster	Snowgoose Cherry	Red Cascade Mt. Ash
Marvin Road	Pacific Ave.	City Limits	Norwegian Sunset Maple	Red Maple	Rocky Mt. Maple	Rocky Mt. Maple
Hogum Bay Road	Willamette Pkwy.	Marvin Road	Summit Ash	Callary Pear	Kousa Dogwood	Amur Maple
Willamette Pkwy.	Marvin Road	Hogum Bay Rd.	Sweetgum	Patmore Ash	Kousa Dogwood	Rocky Mt. Maple
Hoh St.	Martin Way	Steilacoom Rd.	Scarlet Oak	Shademaster	Prairiefire Fl. Crab	Golden Desert Ash
Meridian Road	46 th Ave. NE	Martin Way	Tuliptree	Patmore Ash	Black Tupelo	Rocky Mt. Maple
Meridian Road	Pacific Ave.	Yelm Hwy.	Katsura Tree	Pacific Sunset	Snowgoose Cherry	Flowering Dogwood
Dutterow/Deerbrush Dr.	Martin Way	Pacific Ave.	Katsura Tree	Norwegian Sunset Maple	Rocky Mt. Maple	Trident maple
Hawks Prairie Road	Carpenter Road	Hogum Bay Road	Norwegian Sunset Maple	Tuliptree	Sargent Cherry	Flowering Plum
31 st . Ave. NE	Marvin Road	Meridian Road	Emerald Queen	Red Sunset Maple	Flowering Plum	Golden Desert Ash
Britton Parkway	Carpenter Rd.	Hogum Bay Rd.	Sugar Maple	Autumn Purple	Sargent Cherry	Japanese
Orion Drive	Willamette Pkwy.	Meridian Road	Northern Red Oak	Sugar Maple	Snowgoose Cherry	Amur Maple
Martin Way	College St.	Kinwood St.	Autumn Purple Ash	Rustica Rubra Saucer	Amur Maple	Kousa Dogwood
Martin Way	Kinwood St.	Ranger Dr.	Scarlet Oak	Norwegian Sunset Maple	Black Tupelo	Japanese Snowbell
Martin Way	Ranger Dr.	Marvin Road	Shademaster	Scarlet Oak	Snowgoose Cherry	Flowering Plum
Steilacoom Road	Pacific Ave.	City Limits	Katsura Tree	Pacific Sunset	Snowgoose Cherry	Flowering Dogwood
Pacific Ave.	West City Limits	Carpenter Road	Patmore Ash	Autumn Purple	Kousa Dogwood	Amur Maple
Pacific Ave.	Carpenter Road	Marvin Road	Tuliptree	Greenspire Linden	Black Tupelo	Japanese

STREET	SEGMENT		PRIMARY TREE	SECONDARY TREE	ACCENT TREE	UTILITY TREE
	FROM	TO				
Pacific Ave. 14 th Ave.	Marvin Road Carpenter Road	City Limits Union Mills	Greenspire Linden Norwegian Sunset Maple	Tuliptree Parkway Maple	Flowering Plum Red Cascade Mt. Ash	Golden Desert Ash Amur Maple
Lacey Blvd. 21 st Ave. 22 nd Ave.	Sleater- Kinney Rd. Chambers Lk. Dr. Golf Club Rd.	Pacific Ave. Golf Club Rd. Shady Lane	Patmore Ash Red Maple Redmond Linden	Autumn Purple Ash Pacific Sunset Scarlet Oak	Paperbark Maple Photinia Tree Galaxy Magnolia	Golden Desert Ash Galaxy Magnolia Japanese
Shady Lane 25 th Ave.	Lilac St. Ruddell Road	Carpenter Road Lilac St.	Sargent Cherry Redmond Linden	Flowering Plum Sargent Cherry	Paperbark Maple Goldenrain Tree	Tree Lilac Kousa Dogwood
Mullen Road	West City Limits	Ruddell Road	Red Horsechestnut	Black Tupelo	Japanese Snowbell	Amur Maple
Mullen Road	Ruddell Road	Carpenter Road	Tuliptree	Black Tupelo	Snowgoose Cherry	Amur Maple
Mullen Road 54 th Ave. 58 th Ave.	Carpenter Road East of Ruddell Rd. Kagy Road	Meridian Road To End Meridian Road	Sugar Maple Redspire Callery Pear Greenspire Linden	Northern Red Oak Scarlet Oak Black Tupelo	Sargent Cherry Flowering Plum Rocky Mt. Maple	Japanese Galaxy Magnolia Trident Maple
Yelm Hwy.	West City Limits	Ruddell Road	Norwegian Sunset Maple	Flowering Plum	David's Maple	Red Cascade Mt. Ash
Yelm Hwy.	Ruddell Road	Fair Oaks Road	Sugar Maple	Northern Red Oak	Tree Lilac	Trident Maple
Yelm Hwy.	Fair Oaks Road	Meridian Road	Autumn Purple Ash	Pacific Sunset	Paperbark Maple	Japanese hornbeam
Compton Blvd. Ext.	Rainier Road	Yelm Hwy.	Greenspire Linden	European Beech	Tatarian Maple	Tree Lilac

Figure 11. Map of Lacey Arterials and Collectors
Street Trees Designed for Mapped Streets

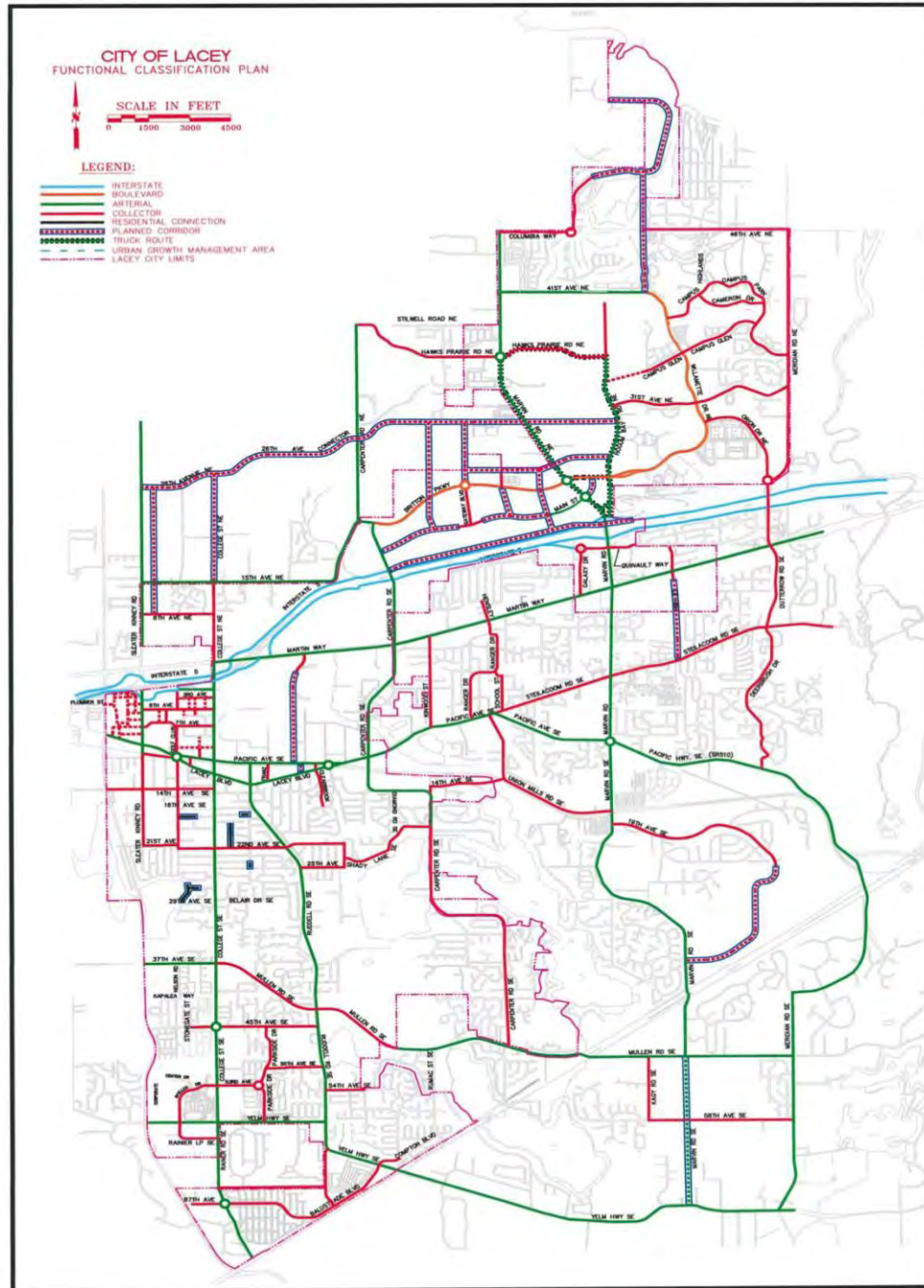


Figure 4
Functional Classification
of Roadways
Page 38

2030 Lacey Transportation Plan

Street Profiles for Trees

The ideal street profile to create a tree-lined street with canopy forming trees would include 8' planter strips plus a 12-18' wide medians. Future designs of major and minor arterials should consider this type of design where rights-of-ways permit. This design provides adequate space above and below ground for trees, minimizing damage to curbs and sidewalks. The feel and look of driving, bike riding, jogging, and walking on these types of streets in 30 years will please residents of Lacey. To achieve this effect, we must plan for it and plant it today.

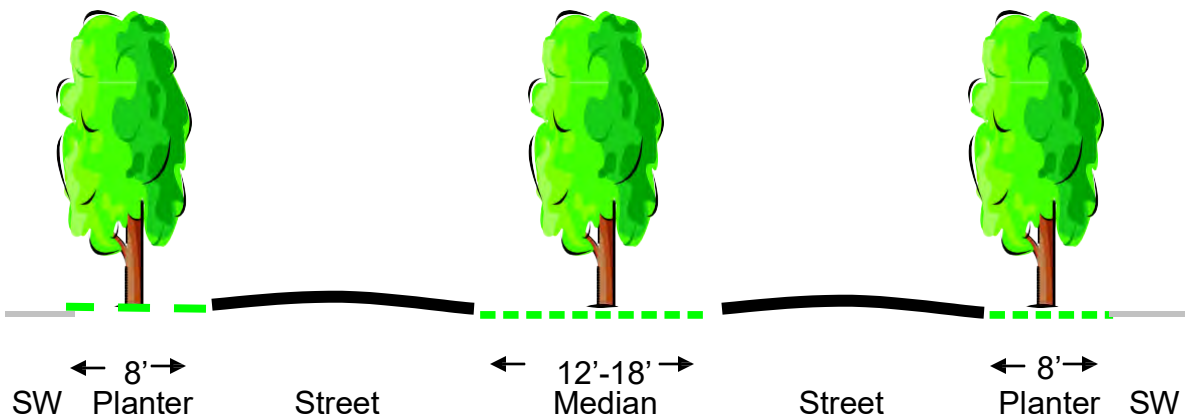


Figure 12. Ideal street design for development of maximum canopy, while providing separation between streets and sidewalks.

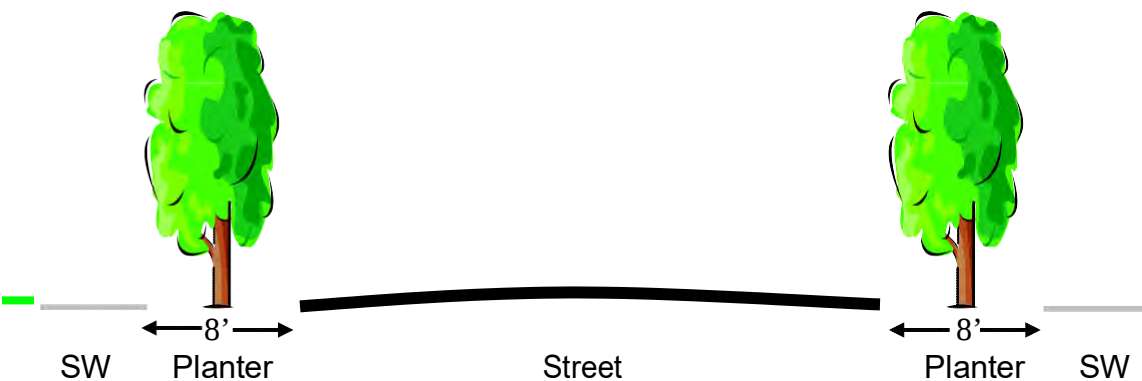


Figure 13. When space does not allow development of a full median, providing 8' planter strips will allow development of large, canopy forming trees. Planter strips should not be less than 6' wide. These narrow widths will only allow planting of small to medium sized trees that will not produce the canopy effect.

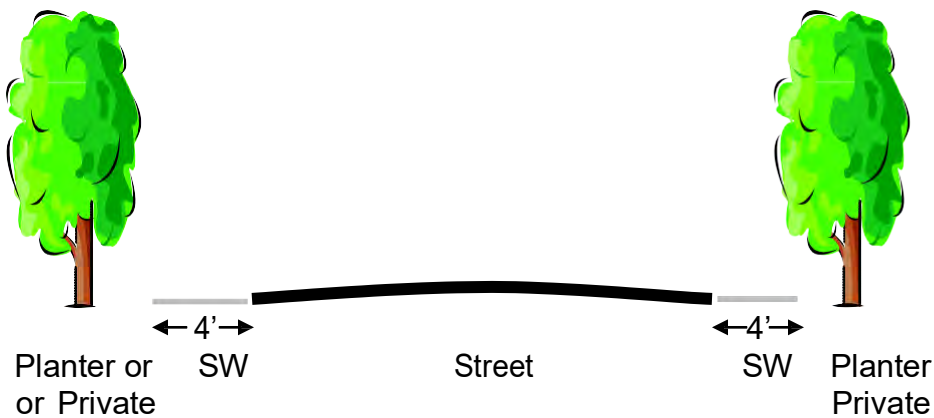


Figure 14. This is a commonly occurring street design in Lacey. Street trees, when they occur, are located on private property, or occasionally in planter strips.

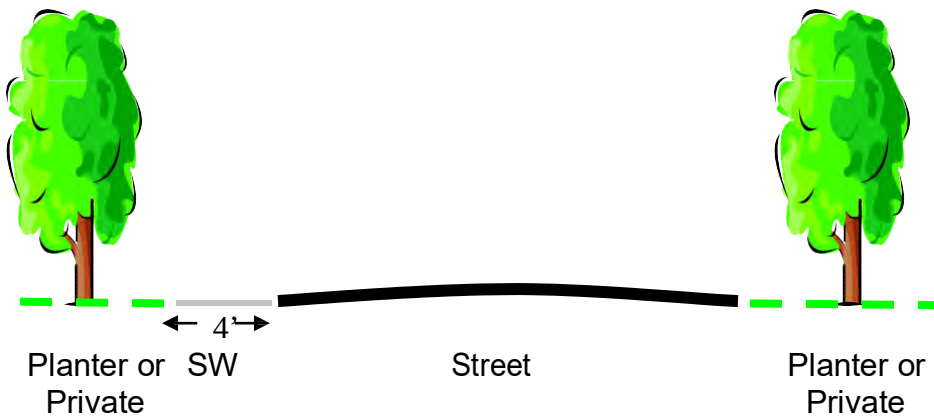


Figure 15. This is a commonly occurring street design in older neighborhoods in Lacey. In some cases no sidewalks occur. Most street trees are privately planted, without uniformity of design or occurrence.

Planting Space Recommendations

When designing sidewalks for street tree plantings, an 8' wide planter strip is recommended to accommodate large, canopy-forming trees. Narrower strips increase the potential for heaving of the sidewalks and curbs. Placing trees between the vehicle and the pedestrian provides a feeling of safety for sidewalk users, though trees are more susceptible to vehicle damage in this location.

For trees, the most desirable location is behind the sidewalk where the tree can exploit the larger soil volumes of yards and open space. Development of a canopy over the street will take longer, and will be less effective. However, trees in this location will have greater longevity and cause less hardscape damage.

Often driveways, water meters, signs, and other obstructions limit strict, uniform spacing for street trees. Compromises must then be made to achieve the visual and spatial effects provided by rows of street trees. Street tree spacing will be determined primarily by the mature size of the tree being planted. However, the purpose of the tree also is a factor.

If one is trying to screen objectionable views or less attractive structures, then tighter street tree spacing may be desirable. In an area where attractive architecture, signage, or views are to be preserved, then widen the tree spacing. Do not over plant. This will simply increase initial establishment costs, as well as future maintenance costs. Always consider the desired future visual and spatial effects – linkage, beauty, and shade.

The following are the recommended targets for street tree spacing, understanding that

variations may occur due to obstacles or the desired effect.

<u>Tree Type/Size</u>	<u>Spacing Between</u>
<u>Trees</u> Large Street Trees	40'-50'
Medium Street Trees	35'-40'
Columnar Trees	25'-35'
Small Trees	25'-35'

Informal planting designs utilizing conifers in cluster plantings should be 12'-15' on center, depending on the use of accent trees in the cluster. Each conifer must have two sides of its crown free to grow. These types of clusters of tall growing trees must be planted at least 25' from overhead utilities, and 15' from awnings, buildings, and signage. Screen plantings should be designed on a project by project basis and the plant spacing designed for the species used and the effect desired. Species other than listed in Table 1 may be used when dense screens are desired.

Compromises to this ideal design while still achieving some of the feel, would be 6' planter strips with a median. Any design that places the sidewalk against the curb with the trees behind the sidewalk will sacrifice the separation of pedestrians from traffic that the planter strip provides. Though planting trees behind the sidewalk where unlimited root zone occurs is good for the tree, the same feeling of security and visual beauty is not achieved.

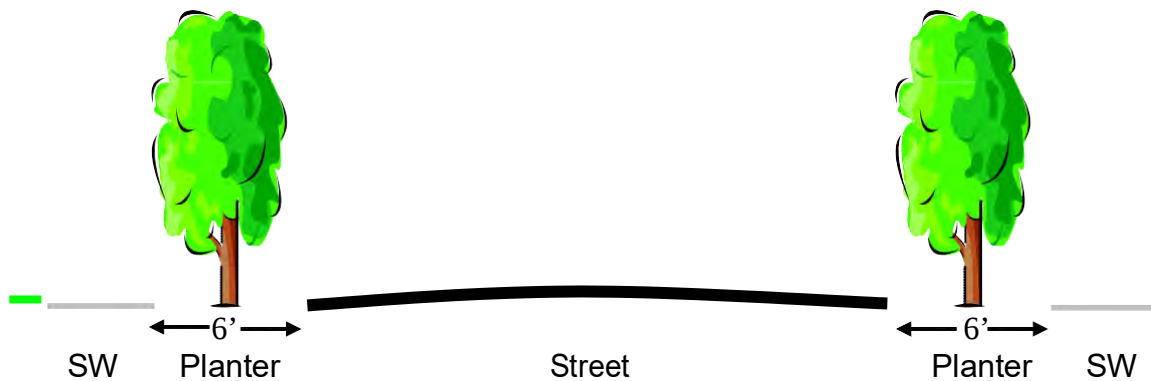


Figure 16. If space does not allow for 8' wide planter strips, then 6' can still be planted with medium to large street trees, however potential for root damage is higher.

Street Tree Planting and Maintenance

The responsibility and budget for the planting and maintenance of street trees should be with the Parks Maintenance division of the Public Works Department.

The selection and design of street tree plantings should be completed by a landscape architect or urban forester, and be reviewed by Community Development Department and the Parks Maintenance Division to insure that it furthers goals outlined in the comprehensive street tree plan, is compatible with the existing site conditions and the overall goals of the city.

Budget

As the street tree numbers grow, the maintenance, and thus the maintenance budget must grow. An adequate annual budget dedicated to street tree maintenance is required to provide adequate care for a street tree population. As the street tree population matures, these numbers will increase. The budget should be increased annually based on the new plantings, and with a modifier for inflation.

Stock Quality

All trees should meet the American National Standard for Nursery Stock (ANSI A60.1- 1996), have a strong, central leader and show evidence of cultural care in the nursery. The trees should not be damaged, and should be free of insect, insect eggs, disease, and other problems. The root balls should be well-wrapped with burlap and unbroken. Trees with broken root balls, damage, poor form, or other problems should be rejected. A detailed contractual specification is included in Appendix III for street projects.

It is strongly recommended that the City of Lacey remove the street tree

procurement from the overall street project contract, and only contract for planting. The city should

contract for trees in advance with a reputable nursery to insure that the numbers, species, size, and quality of trees are available when a project is constructed. This will eliminate substitution, accepting less than high quality trees, and holding stock on site for extended periods of time (1 week is the target).

Preparing the Planting Hole

The planting hole within the planter strip or behind the sidewalk often contains structural soils used in the preparation of the sub grade for the street and sidewalks. If the planter strip will be planted with grass, the entire planter strip should be backfilled with topsoil that has a silt loam or loamy sand texture. The organic matter content should be 4-6%. It should be free from contaminants.

The area where the tree is to be planted should be excavated to the proper depth so the root ball sits on native soil, and the top of the root ball will be 1 inch above the final soil grade. The planting hole should be at least 3 times the diameter of the rootball of the street tree. The edges of the planting hole should be shaved off to eliminate the glazed or compacted hole edge.

If a hardpan or other compacted layer occurs that will cause perching of water in the planting hole, this layer should be fractured by over excavating the hole and backfilling the native material. The area under the rootball should be firmed to prevent settling of the tree. In cases where drainage cannot be improved by over excavating, installation of drain tile may be necessary to drain the planting hole and the surrounding root zone.

Orientation of the Tree

Plant the tree in the same orientation as it grew in the nursery. Most trees will be marked at the base to indicate the north side of the tree. This will reduce the potential for sunburn of the bark.

Tree Grates

The use of tree grates are not recommended by the City's tree protection specialists under any circumstance.

Burlap and Wire Basket

Remove all twine ties from the root collar of the tree and remove the burlap.. If the tree has a wire basket, leave it on until the tree is in the ground and stabilized. Prior to completing backfill, cut out the upper 2/3's of the wire basket and remove from the hole. If the tree has been in-ground fabric bag grown, remove all synthetic and plastic material materials prior to tree placement the planting hole.

Complete backfilling with the topsoil mix. In areas with gravelly soils, blend the topsoil with native soils. In areas of Lacey with sandy loams, utilize the native material or imported topsoil with additional silt and organic matter. If native sandy loams are used, then incorporate organic matter as described on the planting diagram.

Fertilization

Trees should be fertilized with a granular formulation of 20-10-10 at a rate of 6 pounds per 1000 square feet of surface area. This amounts to approximately 2 ounces per tree. Do not incorporate the fertilizer into the planting hole or fill soils. Salt burn of the new roots may occur. Do not apply any other root stimulants. Good weed control must accompany fertilization treatments.

Watering

All trees should be thoroughly watered in to eliminate air pockets and settle the soil around the rootball. Create a small 4 inch high berm with soil to create a well for holding water from irrigation. This berm should be located 12 inches outside of the rootball.

The rule of thumb for water is to apply 2 inches of water per week, or follow the rates listed below:

<u>Tree Caliper (in)</u>	<u>Gallons per</u>
1	5
2	10
3	13
4	18
5	23

Monitor soil moisture contents in the root ball and the surrounding soil to determine the actual watering frequency and amounts.

Mulching

All trees should be mulched for a distance of at least 2 times the rootball diameter with 2- 3 inches of bark mulch or composted wood chips.

Staking

All deciduous trees 1.5 inch to 2.5 inches caliper and conifers taller than 5 feet should be staked with two stakes. Trees should be staked with 2 in. x 2 in. or round wooden stakes that are 6 feet long. The stake must be tall enough to provide support to the tree. The stakes should be driven firmly into the ground outside of the root ball. They should be placed straight up and down, and be equidistant from the tree. Trees should be oriented to support the tree against the prevailing winds.

The stake ties should be rubber chain-link, installed snug but not stretched. The tree needs to be able to move slightly to develop normal stem diameter and taper. Avoid wire and hose ties.

The stakes and ties should be inspected several times in the first year. Vandalism and accidental damage occurs frequently. Once the tree becomes established, usually one year, remove the stakes and ties. Ties left on trees long-term will often girdle the tree. Trees larger than 2.5 inches caliper will require 3 stakes. Trees larger than 4 inches caliper should be guyed with three cables and buried earth anchors.

Trunk Wraps

Trunk wraps are used to prevent sunburn on new trees. This is usually not a problem, however if trunk wraps are used, they should be made of paper and left on the tree for 1 year.

Transit guards should not be left on the tree as trunk wraps. They are designed to protect the stem of the tree during transport only. Molds, insects, and other fungi may be attracted to the moist, shady confines of the transit guard.

Root Collar Protectors

Plastic sleeves should be installed on all newly planted trees to protect the root collars from lawn mowers and weed eaters. These protectors should be left on the trees until trees are 6" caliper, or the protector becomes snug.

Grass and weeds should not be allowed to grow in the tree well, removing the temptation to mow or weed eat near the stems. Root collar damage from weed eaters is a major cause of tree mortality, and/or reduced vigor.

Pruning

Newly planted trees that were well cultured in the nursery should need only minor pruning to remove crossing branches, or branches damaged during transport

Pruning in successive years to provide sidewalk and street clearance, improve the branch structure of the tree, and maintain central leaders should conform to the American National Standard ANSI A300 (2001), Tree, Shrub, and Other Woody Plant Maintenance

– Standard Practices (Pruning).

This small tree pruning is critical to provide a strong tree and branch structure for the future, minimizing storm damage, and the need for additional pruning. Pruning should be completed by an arborist certified by the International Society of Arboriculture, or supervised by a certified arborist. No more than 20% of the live branches should be pruned in any one year.

Inspections

The newly planted trees should be inspected several times in the first year to adjust stakes and note other cultural concerns. Prior to release of the 1 year bond or end of the 1 year guarantee for trees planted as part of a street project, the trees should be inspected by a certified arborist. Trees that were unhealthy or poorly handled often 'hang on' for some time after planting. Specialized expertise is needed to identify the trees that are in decline, but still alive. This inspection must take place when trees are foliated.

Timing of Tree Planting

Tree planting should not occur between May and October. Trees planted during this time will be stressed and survival and establishment will be reduced. The following is a general window for planting the different types of trees.

<u>Stock Type</u>	<u>Timing of Planting</u>
Balled and Burlap	October 15 th through May 1 st
Containerized	October 15 th through May 1 st
Bare-Root Stock	February 15 th through April
15 th In-ground Fabric Bag	October 15 th through May 1 st

Fall planting of B&B and containerized stock is preferred, since tree roots will grow for part of the winter. This will improve establishment and early growth.

Maintenance Recordkeeping

As trees are planted in the city of Lacey, maintenance records need to be updated on the street tree inventory system. This will help with tracking of stake removal, weed control, pruning needs, and hazard assessment. This system is up and running, and simply needs to be maintained and refined as needed.

Street Tree Management Units. – The only soils based separation in Lacey street tree populations are soils that are 1) excessively drained gravels, 2) sandy soils, and 3) poorly drained soils.

Geographically, it is recommended that the management units be based on the Lacey planning areas.

Figure 17. Proposed street tree management units. Lacey Planning Areas

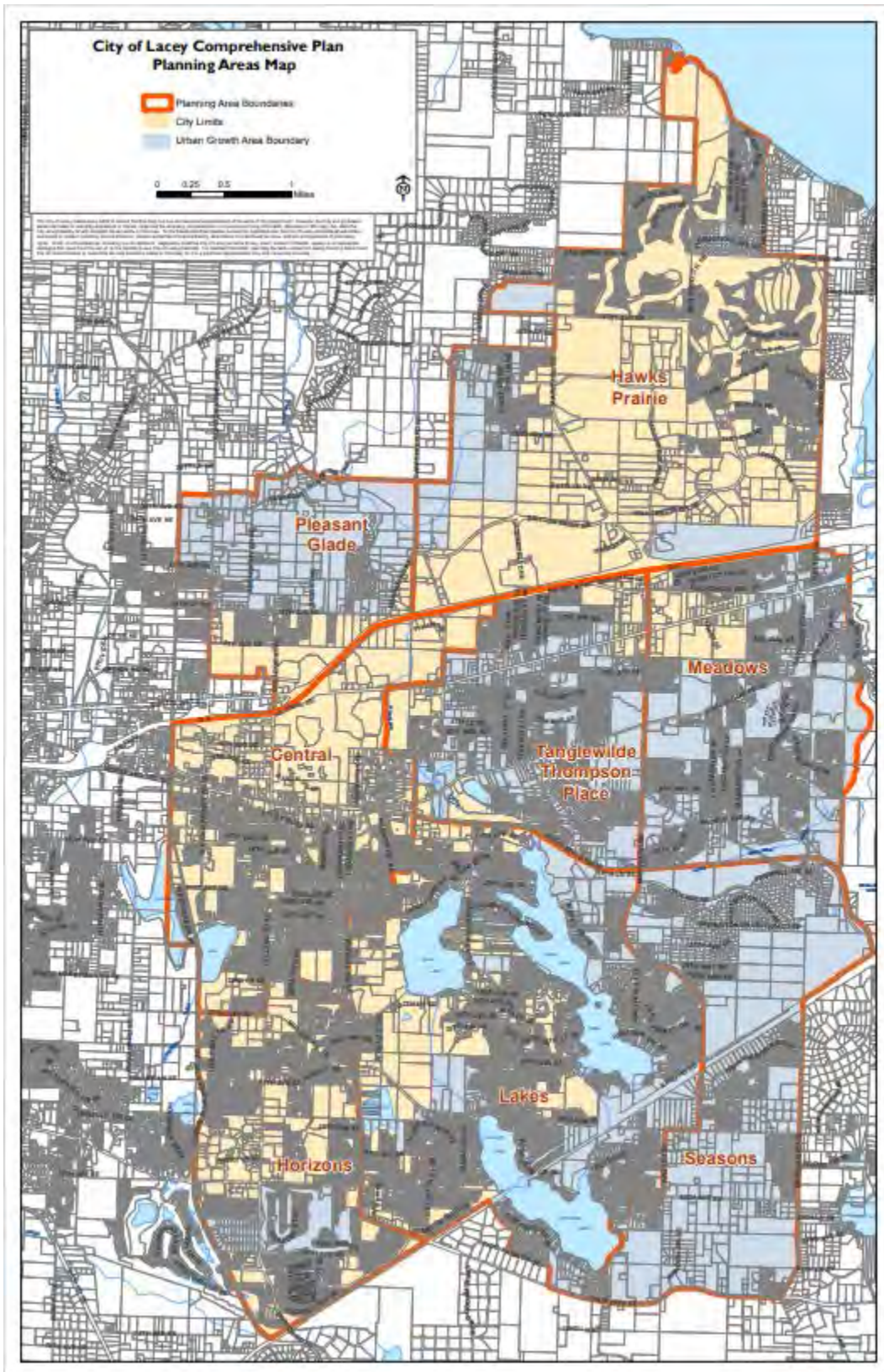


Figure 18 Calendar for tree planting and maintenance activity.

ACTIVITY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Tree Planting:										←→	←→	←→
Balled & Burlap and Containerized	←→	←→	←→	←→								
Bare-Root Stock		←→	←→	←→								
Fertilization: Surface Applied			↔		↔					↔		
Watering					←→	←→	←→	←→	←→			
Weed Control			←→	←→	←→	←→	←→	←→	←→	←→		
Integrated Pest Management – Scouting		←→	←→	←→	←→	←→	←→	←→	←→	←→		
Pruning:												
Spring Flowering Trees					↔							
Summer Flowering Trees	←→	←→	←→							←→	←→	←→
All Other Shade Trees and Conifers	←→	←→	←→							←→	←→	←→
Storm Damage Assessment-As Needed	←→	←→	←→	←→	←→	←→	←→	←→	←→	←→	←→	←→

Trees and Planting Specifications

The following summarizes the tree and planting specifications:

All trees and shrubs should conform to the American Standard for Nursery Stock ANSI Z60.1-2004, for size, root ball diameter, and quality, and be planted according to industry standards, including mulching. All street trees should have a well-defined central stem and show evidence of corrective cultural pruning in the nursery.

Tree planting should occur in the spring between March 1 and June 1, or preferably in the fall between October 1 and December 1. Irrigation should be provided to the trees and shrubs at least weekly during the summer, in the absence of adequate rainfall.

APPENDIX

6

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

-Street Tree Inventory-

CITY OF LACEY STREET TREES

Lacey, WA

Prepared for: Ryan Anderson
Community Development

Department Prepared by: Washington Forestry

Consultants, Inc. Date: October 22, 2012

Introduction and Purpose

We have completed an evaluation and inventory of the city maintained street trees in the City of Lacey. In addition, we did the street trees in the Lacey Corporate Center.

The purpose was to map the street trees, and provide an inventory and assessment of trees. This will be a brief summary report in lieu of a formal report as requested.

Methodology

Washington Forestry Consultants, Inc. (WFCI) was provided with an aerial photo layer of the city along with shapefiles for the arterials and collectors and parcel layers in the City of Lacey. We designed a data collection template for ArcPad 10.0 for ease of collection of the inventory information on the street trees. The following is a list of all of the major data collection parameters for the inventory:

- Species
- Diameter
- Condition
- Tree problems
- Work needed
- Work priority
- Field notes

The work was completed by a ground inventory using a Trimble Nomad GPS handheld data collector. All trees within what appeared to be the city rights-of-way were inventoried. The rights-of-way edge was not always clearly defined in the field.

Native trees and planted trees on the rights-of-way were inventoried. Smaller, quality native tree species (e.g. a free-to-grow 3 inch caliper Douglas-fir) were also inventoried.

Observations

Tree Species

We found 5,557 trees of over 60 species of trees on the City of Lacey rights-of-ways that are maintained by the city. They ranged from 1 to 49 inches DBH.

Table 1. Species Summary of City of Lacey Street Trees.

Species	Diameter Range	# Trees	% Composition
Ash - Autumn Purple	2-10	142	2.46%
Ash - Golden Desert	2-4	19	0.33%
Ash - Green/White	1-26	1,102	19.08%
Ash - Mountain	2-3	4	0.07%
Ash - Patmore	1-22	692	11.98%
Ash - Raywood	1-9	53	0.92%
Ash - Summit	2-6	22	0.38%
Basswood - American	6-9	17	0.29%
Birch - Jacquemontii	2-7	53	0.92%
Birch - Paper	4-14	14	0.24%
Cascara	3	1	0.02%
Cedar - Deodar	1-2	4	0.07%
Cedar - Incense	1-12	37	0.64%
Cedar - Port Orford	6	1	0.02%
Cedar - Weeping Alaska	1-16	69	1.19%
Cedar - Western red	2-6	10	0.17%
Cherry - Flowering	1-9	91	1.58%
Cherry - Kwanzan	3-19	161	2.79%
Cherry - Other	6	1	0.02%
Crabapple	1-8	197	3.41%
Cypress - Other	2-6	30	0.52%
Dogwood - Flowering	1-6	100	1.73%
Fir - Douglas	1-49	29	0.50%
Fir - Grand	19-26	2	0.03%
Giant Sequoia	18-20	2	0.03%
Hawthorne	2-9	16	0.28%

City of Lacey –Street Tree Inventory - Summary

Hemlock - all	1-4	25	0.43%
---------------	-----	----	-------

Species	Diameter Range	# Trees	% Composition
Hornbeam - American	2-9	69	1.19%
Hornbeam - European	3-7	18	0.31%
Katsura tree	2-14	61	1.06%
Lilac - Jap. Tree	2-3	13	0.23%
Linden	3-6	46	0.80%
Magnolia	3	8	0.14%
Maple - Nor. Sunset	2-7	79	1.37%
Maple - Norway	2-10	153	2.65%
Maple - Other	2-5	18	0.31%
Maple - Pacific Sunset	4-6	4	0.07%
Maple - Paperbark	2-3	8	0.14%
Maple - Parkway	3-6	24	0.42%
Maple - Red	2-26	217	3.76%
Maple - Sugar	6-12	5	0.09%
Maple - Tatarian	2-3	10	0.17%
Maple - Vine	1-6	114	1.97%
Oak - OR White	1-22	23	0.40%
Oak - Other	2-8	15	0.26%
Oak - Red	2-17	349	6.04%
Oak - Scarlet	2-4	3	0.05%
Other - Deciduous	2-10	16	0.28%
Pear - Callery	1-12	547	9.47%
Persian Perrotia	1-2	4	0.07%
Pine - Austrian	3-14	26	0.45%
Pine - Other	4-6	4	0.07%
Pine - Shore	2	1	0.02%
Plum - Flowering	1-16	75	1.30%
Redwood - Coast	2	3	0.05%
Spruce- other	2-3	14	0.24%
Sweetgum	1-19	839	14.53%
Sycamore	21-32	6	0.10%
Tuliptree	3-13	29	0.50%
Zelkova - Japanese	4-10	80	1.39%
Summary		5,775	100.00%

A rule of thumb when managing a cities street trees is to avoid having more than 10% or so of a single genus of tree species to avoid major tree loss if an insect or disease outbreak occurs that affects a particular genus of trees. The following table shows that the City of Lacey is heavy to trees in the Fraxinus genus, but fairly well balanced overall.

Table 2. Breakdown of individual genera as a % of the street tree population.

Genera-Species	% of Total
Fraxinus-Ash species	35.2%
Liriodendron -Sweetgum	14.5%
Acer - Maple species	10.9%
Callery Pear	9.5%
Prunus - cherry cultivars	4.4%
Malus - crabapple cultivars	3.4%
Summary of Major Species	77.9%

The surprising number is that maple only makes up 10.9% of the street tree population. Over time the Sweetgum population will go down since it is no longer being planted as a street tree due to structural concerns in storms.

Tree Condition

The condition of each tree was recorded as good, fair, poor, dead, or hazardous. We found over 56% of the street trees to be in Good condition and 30 trees that were dead or hazardous.

Table 3. Summary of Tree Conditions of City of Lacey Street Trees.

Condition	# of Trees	%
Good	3,212	56%
Fair	2,263	39%
Poor	270	5%
Dead	18	<1%
Hazard	12	<1%
Summary	5,775	

Tree Maintenance

Hazard pruning was prescribed for trees damaged by the recent 2012 ice storm. Necessary pruning included broken and hanging branches or where pruning was necessary to stabilize or balance the crown of a tree.

More often, structural pruning was prescribed to raise and thin crowns on the smaller street trees that needed cultural pruning to develop long-term scaffold branches or required lifting of the crown to provide future sidewalk and road

Sidewalk, road clearance, and corner pruning were prescribed when branches were already encroaching into these zones. Generally, the parameters were 8 ft. over sidewalks, 15 ft. over roads, and anything impacting stop sign or corner visibility. Many trees were prescribed to receive sidewalk and road clearance pruning. A small number of trees required corner or sign visibility pruning.

Table 4. Summary of Tree Work Needed for City of Lacey Street Trees.

Work Needed	# of Trees	%
None	4,792	83%
Prune	566	10%
Remove	255	4%
Other	162	3%
Summary	5,775	

Tree work categorized as 'Other' includes work to remove tree stakes, and removing nails from trees.

Most of the trees require only routine maintenance. However there are 14 trees that require immediate action to mitigate potential threats posed by the tree.

Table 5. Summary of Work Priority for City of Lacey Street Trees.

Work Priority	# of Trees	%
Routine	5,761	99.8%
Immediate	14	<1%
Summary	5,775	

The effort of the City of Lacey to encourage and plant new street trees is evident by thousands of new street trees in the city. However, many opportunities still exist to plant new street trees where there are no planted or native trees today. These opportunities occur in planter strips that are empty or are being used as parking strips, and in front yards along streets with no sidewalks.

Lacey Corporate Center

In addition to the City of Lacey trees we inventoried one area of private trees. This area was the Lacey Corporate Center Drive, and the Roxanna Drive and Loop. These trees were summarized separately from the city owned trees. The following tables include those areas.

Table 6. Species Summary of Lacey Corporate Center street trees.

Species	Diameter Range	# Trees	%
Ash - Green/White	2-18	198	49%
Birch - Paper	8-14	5	1%
Hawthorne	6-9	5	1%
Maple - Red	2-12	157	39%
Oak - Red	3-5	22	5%
Pear - Callery	2-6	11	3%
Plum - Flowering	2-5	6	1%
Sweetgum	2	2	<1%
Summary	2-18	406	

Table 7. Summary of Tree Conditions of Lacey Corporate Center.

Condition	# of	%
Good	225	55%
Fair	161	40%
Poor	16	4%
Dead	1	<1%
Hazard	3	<1%
Summary	406	

Table 8. Summary of Tree Work Needed for Lacey Corporate Center.

Work	# of	%
None	349	86%
Prune	37	9%
Remove	18	4%
Other	2	<1%
Summary	406	

Table 9. Summary of Work Priority for Lacey Corporate Center.

Work Priority	# of	%
Routine	398	98%
Immediate	8	2%
Summary	406	

Summary

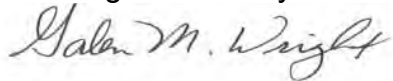
In summary, we inventoried 5,775 City of Lacey street trees that are maintained by the city. Four hundred six private trees were also inventoried and assessed for a total of 6,181 trees.

The City of Lacey Public Works staff is doing an excellent job of maintaining the trees with over 95% being classified as being in Fair or Good condition and only 17% requiring some type of maintenance work at this time.

Please give me a call if you have further

questions. Respectfully submitted,

Washington Forestry Consultants, Inc.



Galen Wright, ACF, ASCA
ISA Board Certified Master Arborist PN-0129
Certified Forester No. 44

Chapter 14.32

TREE AND VEGETATION PROTECTION AND PRESERVATION

Sections:

14.32.010	Short title
14.32.020	Purposes and permit criteria
14.32.030	Definitions
14.32.035	The city's tree protection professional
14.32.040	Permits
14.32.045	Class IV forest practice applications
14.32.050	Exemptions
14.32.060	Application for permits
14.32.062	<i>Repealed</i>
14.32.063	Conformance to standards
14.32.064	Tree tract requirements
14.32.065	Tree replacement in tree tracts
14.32.066	Tree replacement and establishment of new trees on lots
14.32.067	Street tree requirements
14.32.068	Solar access considerations
14.32.069	Revegetation option
14.32.070	Additional considerations for commercial developments
14.32.072	Historical tree(s)
14.32.073	Financial security
14.32.080	Appeals
14.32.090	Violations
14.32.095	Requirements for foresters and contractors doing land clearing work in Lacey
14.32.100	Severability

14.32.010 Short title.

This chapter shall be known and may be cited as the Tree and Vegetation Protection /Urban Forest Management regulations of the city of Lacey. (Ord. 1269 §3, 2006; Ord. 904, 1991; Ord. 399 §1 (part), 1975).

14.32.020 Purposes and permit criteria.

These regulations are adopted for the following purposes and these purposes are to be used as criteria for the issuance of land clearing permits under LMC [14.32.040](#):

- A. To implement strategies for the management and protection of Lacey's urban forest resources pursuant to the goals and policies of the Lacey Urban Forest Management Plan;
- B. To implement the purposes of the State Growth Management Act relating to conservation of natural resources, including Lacey's urban forest resources, pursuant to RCW [36.70A.050](#), [36.70A.060](#) and [36.70A.080](#);
- C. To implement the purposes of the State Growth Management Act pursuant to RCW [36.70A.172](#), considering the many environmental benefits of the urban forest as described in Lacey's Urban Forest Management Plan;
- D. To promote the public health, safety, and general welfare of the citizens of Lacey without preventing the reasonable development of land;
- E. To preserve and enhance the city's physical and aesthetic character by preventing indiscriminate removal or destruction of trees and ground cover and to insure the protection of trees chosen to remain during construction;
- F. To minimize surface water and ground water runoff and diversion and to prevent erosion and reduce the risk of slides;
- G. To retain and utilize trees to assist in site planning, considering the abatement of noise, visual screening, protection from wind, and other site design issues;
- H. To acknowledge that trees and ground cover have significant environmental and quality of life benefits as identified in Lacey's Urban Forest Management Plan, such as the production of pure oxygen from carbon dioxide, the reduction of air pollution, help in providing clean water, control of soil erosion, use in design for energy efficiency and temperature control, noise attenuation, and wildlife habitat;
- I. To promote building and site planning practices that are consistent with the city's natural topography, soils, and vegetation features. At the same time certain factors may require the removal of certain trees and ground cover for things such as, but not limited to disease, danger of falling, proximity to existing and proposed structures and improvements, interference with utility services, protection of scenic views, protection of solar access and the realization of a reasonable enjoyment of property;
- J. To insure prompt development, restoration, replanting, and effective erosion control of property after land clearing;
- K. To reduce water pollution from siltation in the city's streams and lakes;

- L. To implement the goals and objectives of the Washington State Environmental Policy Act;
- M. To implement and further the City's Comprehensive Land Use Plan and its Environmental Protection and Resource Conservation Element;
- N. To encourage protection of wildlife and/or wildlife habitat whenever possible. (Ord. 1269 §4, 2006; Ord. 904, 1991; Ord. 650 §1, 1982; Ord. 399 §1 (part), 1975).

14.32.030 Definitions.

- A. "Brushing" means the practice of removing ground cover to create better visibility on a property for purposes such as marketing or surveying of said property.
- B. "Caliper" is the standard for trunk measurement of nursery stock. Caliper of the trunk shall be the trunk diameter measured six inches above the ground for up to, and including, four-inch caliper size and twelve inches above the ground for larger sizes.
- C. "City" means the city of Lacey, Washington.
- D. "Class IV forest practice activity" is a timber harvest, thinning or other activity as established in the Washington State Department of Natural Resources Forest Practices Regulations, whereby a property owner is allowed to harvest a limited amount of timber from their property within the city of Lacey, while still maintaining their rights to convert their property to a use inconsistent with growing timber.
- E. "DBH" is the diameter at breast height, measured four and one-half feet above the groundline on the high side of the tree.
- F. "Director" means director of community and economic development or his/her designee.
- G. "Drip line" of a tree is located by the vertical projection of a line at the tips of the outermost branches.
- H. "Ground cover" means grass, forbs, shrubs, and trees less than four inches in diameter measured four and one-half feet above the ground level (DBH).
- I. "Hazard tree" means any tree that is dead, dying, damaged, diseased, or structurally defective, recently exposed by adjacent clearing, or some other factor that will subject the tree to failure, and the tree could reasonably reach a target, as determined by the tree protection professional.
- J. "Historical tree" is a tree or group of trees designated as such by the city because of its historical value to the residents of the city.
- K. "Land clearing" means the direct and indirect removal of trees and/or ground cover from any public or private undeveloped, partially developed, or developed lot, public lands or public right-of-way. This shall also

include any destructive or inappropriate activity applied to a tree that will result in its death or effectively destroy the tree's appearance and/or functionality, such as topping.

L. "Root protection zone" is an area around the tree to be saved equal to one foot of radius for each one inch of tree diameter measured four and one-half feet above the ground line (DBH), unless otherwise designated by the city's tree protection professional.

M. "Site disturbance" is any action that requires a city of Lacey building permit.

N. "Specimen tree" is a tree that is unique or rare because of its exceptional size or quality, species, or value in a particular location.

O. "Topping" is the indiscriminate placement of cuts to reduce a tree's size. Topping is not an acceptable pruning practice in the city of Lacey.

P. "Tree" means any living woody plant characterized by one main stem or trunk and many branches, and having a diameter of four inches or more measured at four and one-half feet above the ground level (DBH).

Q. "Tree protection professional" is a certified professional with academic and/or field experience that makes him or her a recognized expert in urban forestry and tree protection during development. A tree protection professional shall be a member of the Society of American Foresters (SAF), the Association of Consulting Foresters of America (ACF), the American Society of Consulting Arborists (ASCA), or the International Society of Arboriculture (ISA), and shall have specific experience with urban tree management in the state of Washington. Additionally the tree protection professional shall be an ISA Certified Arborist or an ASCA Registered Consulting Arborist with the necessary training and experience to use and apply the International Society of Arboriculture's Guide for Plant Appraisal and to professionally provide the necessary expertise relating to management of urban trees specified in this chapter.

R. "Tree tract" is a portion of land designated for the preservation and protection of existing trees or the planting of new trees to maintain tree canopy at a development site. The tree tract shall be a separate designated lot(s) shown on the plat map, binding site plan, or site plan review map, and shall be recorded with appropriate description of purposes and restrictions. Restrictions applied to the tree tract will not allow any use other than the growing of trees in the tract, and will reserve the tract for the protection and preservation of trees in perpetuity. Tree tracts can be used for other open space uses when the uses are compatible with trees and will not impact tree health. The tract will be dedicated to, and owned and maintained by, the homeowners' or lot owners' association, or comparable entity. The tract may be dedicated to the city of Lacey for maintenance if approved by the city. Creation of tree tracts to save the best trees on a site may require modifications to the street locations, lot designs and/or other features of the site plan. (Ord. 1539 §19, 2019; Ord. 1417 §7, 2013; Ord. 1269 §5, 2006).

14.32.035 The city's tree protection professional.

The city shall contract with one or more professionals that qualify as a tree protection professional under the definition of this chapter. Said professional or professionals shall be responsible for providing the information and services required of a tree protection professional described herein.

Individual applicants will be responsible for payment of the costs and fees of the designated tree protection professional for projects necessitating work to be performed by the tree protection professional in accordance with Table [14T-66](#). The city shall be responsible for billing and collecting costs and fees charged to the applicant and transferring said payment to the tree protection professional unless the city has opted for some other mechanism of providing for the costs and fees, such as inclusion of such costs and fees in the schedule of application fees. (Ord. 1417 §8, 2013; Ord. 1269 §6, 2006; Ord. 1219 §2, 2004; Ord. 904, 1991; Ord. 650 §2, 1982; Ord. 399 §1 (part), 1975).

14.32.040 Permits.

No person, corporation, or other legal entity shall engage in timber harvesting or cause land clearing in the city without having complied with one of the following:

- A. Received a land clearing permit from the director;
- B. Having obtained approval of the proposed work under the processes described in LMC [14.32.050\(A\)](#);
- C. Having received an exemption from the director under the provisions of LMC [14.32.050](#). In such cases an exemption notice shall be required for posting at the site. (Ord. 1269 §7, 2006; Ord. 904, 1991; Ord. 545 §1, 1979; Ord. 517 §1, 1979; Ord. 399 §1 (part), 1975).

14.32.045 Class IV forest practice applications.

A. **Urban growth area.** Properties within the urban growth area are anticipated to be available for development with urban uses within the next twenty-year period. Pursuant to RCW [76.09.070](#) lands within the urban growth area are not considered appropriate for long-term timber production and harvesting which takes a full forty-year cycle. Forest management activities shall be consistent with the city's Comprehensive Land Use Plan and implementing regulations for the urban growth area. Forest management activities shall promote the goals and policies of the Lacey Urban Forest Management Plan. Forest practice applications shall meet the requirements specified in subsections [B](#), [C](#), [D](#) and [E](#) of this section.

B. **Conversions and timing.** Because conversion of properties within the urban growth area can reasonably be expected, significant land clearing of such properties shall only take place at the time of a valid land use

application. Tree tracts, open spaces and buffers can then be properly coordinated with the actual development plans.

To further the purposes, goals, and policies of the Urban Forest Management Plan, timber harvesting and conversion of forested lands within the urban growth area shall not be permitted until such time as a valid land use application for development is made; provided, however, requests may be made for maintenance and thinning of existing timber stands to promote the overall health and growth of the stand until said stand is converted and harvested pursuant to plans provided within a valid land use permit.

C. **Maintenance and thinning.** Class IV forest practice applications and applications for maintenance and thinning shall be reviewed by the city's tree protection professional who shall make recommendations on the request to the Site Plan Review committee. Recommendations shall ensure that action shall improve the health and growth of the stand and preserve long-term tree protection alternatives to meet the goals of this chapter.

D. **Selective thinning limited.** Thinning activities shall be strictly limited to less than thirty-five percent of the volume every ten years. High grading or top-down thinning shall not be permitted. The remaining stand of trees should be healthy, long-term trees from the dominant and co-dominant crown classes. The stand shall be marked prior to the selective thinning operation, indicating which trees will be removed and saved.

E. **Processing of applications.** Class IV forest practice applications shall be processed concurrently with, and using the same process as, the underlying land use application. Should there be no underlying land use application, the Class IV forest practice application shall be processed in accordance with the full administrative review procedures in Chapter 1 of the City of Lacey Development Guidelines and Public Works Standards. (Ord. 1417 §9, 2013; Ord. 1269 §8, 2006; Ord. 904, 1991).

14.32.050 Exemptions.

The following shall be exempt from land clearing permit requirements of this chapter but shall satisfy all standards and requirements of LMC [14.32.065](#) and other sections as noted below:

A. **Coordination with land use applications.** Projects requiring approval of the city of Lacey site plan review committee under Chapter [16.84](#) LMC, or projects requiring review by the hearings examiner or city council; provided, that land clearing on such projects shall take place only after approval and shall be in accordance with such approval and the standards of this chapter including the information requirements and standards of LMC [14.32.060](#).

B. **Hazard trees.** Removal of hazard trees in emergency situations involving immediate danger to life or property as determined by the city's tree protection professional.

C. **Unhealthy trees and groundcovers.** Removal of obviously dead or diseased trees or ground cover which may be a fire hazard as determined by the city's tree protection professional.

D. **Individual lot exemption.** Removal of trees on individual lots where tree density minimums are maintained per Table 14T-18. For removal requests for more than five trees, review must be completed prior to permit issuance by the City's tree protection professional. The purpose of the tree protection professional review is to evaluate tree health, site conditions and provide technical guidance and education to residents. An exemption must be issued by the city of Lacey prior to the removal of trees under this exemption provision.

E. **Building footprint.** Removal of trees and ground cover within a maximum of ten feet (when required for construction) of the perimeter of the building line and any area proposed to be cleared for driveway, septic, sewer and water purposes, of a single-family or duplex dwelling to be constructed as indicated on the plot plan submitted to the building official with an application for a building permit; provided, however, the director may require minor modifications in siting and placement of driveways, utilities and septic tank drain field systems and sewer and water lines where such modifications will promote the goals of the chapter and still satisfy the need and function of improvements.

F. **Clear vision.** Removal of obstructions required by the vision clearance at intersections regulations of Chapter Four of the Development Guidelines and Public Works Standards. (Ord. 1417 §10, 2013; Ord. 1269 §9, 2006; Ord. 904, 1991; Ord. 650 §4, 1982; Ord. 399 §1 (part), 1975).

G. **City owned property.** Tree assessment, removal and replacement of trees on city owned property.

14.32.060 Application for permits.

A. *Pre-Submission Conference.* Prior to application for land use permits and actions such as a land division, commercial site plan review (SPR), or a conditional use permit (CUP), a pre-submission conference shall be required consistent with the requirements of chapter one of the Development Guidelines and Public Works Standards. The pre-submission conference is designed to review the proposed action and identify permit requirements and issues an applicant may incur if the project is implemented. As part of this review it should be made clear that the city of Lacey has an Urban Forest Management Plan and tree protection regulations that require early consideration of tree protection options, and that urban forest concepts and strategies shall be part of the early design considerations for new projects. Location and design of major infrastructure, buildings, and planned uses must consider the tree protection opportunities to further the purposes of the Urban Forest Management Plan.

B. *Applicable Requirements.* An application for a land clearing permit or information required by this chapter shall be submitted at the same time as a valid land use application or building permit on a form provided by the city and shall be accompanied by such of the following documents and information as are determined to be necessary by the director:

1. *Site Plan.* Copies of the site plan, pursuant to requirements of chapter one of the Development Guidelines and Public Works Standards, which shall include the following information:

- a. Name, address, and telephone number of the applicant and owner of property;
- b. Legal description of property;
- c. Date, north arrow, and adequate scale, as determined by the director, on the map or plot plan;
- d. Topography map showing contours at not greater than ten-foot intervals of proposed clearing projects within areas of steep slopes, creeks and shorelines;
- e. Location of proposed improvements, including, but not limited to, structures, roads, driveways, utilities, and storm drainage facilities. Said improvement locations shall also be staked on site to enable the city's tree protection professional and other city staff to review improvement locations and their relationship to the site and existing vegetation;
- f. Approximate and general location, type, size and condition of trees and ground cover and a general identification of trees and ground cover which are to be removed.

2. *Tree Protection Professional Report.* On forested property greater in size than one acre or commercial property with one or more trees, or other sites the city deems it necessary because of special circumstances or complexity, the city's tree protection professional shall review the site and provide a report analyzing the site for tree protection consistent with the requirements of this chapter. The report should provide information important to urban forest management and options for consideration when developing preliminary designs. The report should suggest options for design to best achieve the purposes of the Urban Forest Management Plan and this chapter. The report shall include but shall not be limited to:

- a. Information required under subsections [\(B\)\(1\)](#) through [\(7\)](#) of this section;
- b. An analysis of technical information requested by the review body related to trees and forest practices;
- c. Analysis of what portion of the site is best for designation of the tree tract if required, considering the intent of this chapter, soil type, topography, tree species, health of trees and reasonable project design limitations;
- d. Recommendations for saving of individual tree specimens based upon the intent of this chapter, soil type, topography, tree species, health of trees, and reasonable project design limitations;
- e. A plan for protection of trees to be saved during construction including placement of construction fences, monitoring of construction activity and other measures necessary to ensure adequate tree protection;
- f. Consideration of the location of roads, other infrastructure, and buildings and potential options for alternative locations, if applicable, to best satisfy the purposes of the Urban Forest Management Plan;

- g. A timeline for tree protection activity;
 - h. The final tree protection plan should be prepared on the site grading plan. All tree protection fences, trees to be saved, and trees to be removed should also be shown on the site demolition plan. Necessary save-tree pruning and selective thinning within tree tracts shall be detailed and trees marked as such. The tree protection plan and demolition plan should be part of the submittal to the city of Lacey and shall be approved by the tree protection professional. The tree protection plan shall be part of the contractor bid package and a copy of the tree protection plan shall be available to the contractors on site at all times during logging, clearing, and construction.
3. *Schedule.* A proposed time schedule for land clearing, land restoration, implementation of erosion control and any excavation or construction of improvements.
4. *Strategy for control.* A statement indicating the method to be followed in erosion control and restoration of land during and immediately following land clearing.
5. *Landscape plan.* Proposed landscape plan or written or graphic description of proposed action.
6. *Areas of saved trees.* Location of tree tracts, proposed buffers, open space, and other areas of the site where stands of trees are to be saved.
7. *Revegetation.* If the option for revegetation of the site or a portion of the site is proposed under LMC [14.32.069](#), information requirements described under LMC [14.32.069](#) shall be required at the time of application.
- C. *Review Body.* Review shall take place as part of the underlying permit review process. The review body (site plan review committee, hearing examiner, or city council) shall review the application and make a decision in accordance with review requirements of the underlying permit.
- D. *Expiration.* Any permit granted hereundershall run with the underlying permit or shall expire eighteen months from the date of issuance. Upon a showing of good cause, a permit may be extended by the director for one six-month period. The permit may be suspended or revoked by the director because of incorrect information supplied or any violation of the provisions of this chapter. Minor amendments of a permit may be granted by the director. Major amendments may be accomplished only by making a new application and proceeding through the requirements of this chapter and chapter one of the City of Lacey Development Guidelines and Public Works Standards. Major alterations are changes that alter the intent of the original decision. What constitutes a minor or major amendment shall be left up to the discretion of the director who may consult the review body for guidance.
- E. *Permit Notice Posted.* No work shall commence until a permit notice has been posted on the subject site in a conspicuous location. The notice shall remain posted until the project has been completed.
- F. *Preconstruction Conference.* Prior to the start of logging and land clearing activity, a preconstruction conference shall be held with the city tree protection professional to insure the contractors understand the

necessary tree protection measures prescribed in the tree protection plan and that all required tree protection fences and other required tree protection activity is completed prior to the start of site work. (Ord. 1539 §20, 2019; Ord. 1269 §10, 2006).

14.32.062 Repealed.

Repealed by [Ord. 1192](#). 14.32.063 Conformance to standards.

All land clearing shall conform to the following standards and provisions unless otherwise recommended in a forest management plan, prepared by the city's tree protection professional and approved by the city, where the alternate procedures will be equal or superior in achieving the policies of this code. In addition, the following minimum standards and provisions shall be the governing criteria for the issuance or denial of land clearing permits under this chapter:

- A. **Tree tract.** Land clearing shall meet requirements for tree tracts as specified in LMC [14.32.064](#).
- B. **Soil stability.** The clearing will not create or contribute to landslides, accelerated soil creep, settlement and subsidence or hazards associated with strong ground motion and soil liquefaction.
- C. **Preservation.** The proposal shall contain reasonable provisions for the preservation of natural topography, water features, vegetation, drainage and other existing natural features on the site.
- D. **Runoff.** The clearing will not create or contribute to flooding, erosion or increased turbidity, siltation or other forms of pollution in a watercourse.
- E. **Sensitive areas.** No ground cover or trees which are within the designated buffer area of creeks, streams, lakes and other shoreline or wetland areas shall be removed, nor shall any mechanical equipment operate in such areas; provided, that conditions deemed by the director to constitute a hazard may be removed; and provided, that a property owner shall not be prohibited from making landscaping improvements where such improvements are consistent with the aims of this chapter. The designated buffer area shall be in accordance with the city's wetland protection ordinance as hereafter amended. Buffer areas shall be consistent with best available science guidelines and recommendations from the Washington State Department of Ecology for classification, protection and designation of wetlands and wetland buffer areas.
- F. **Aesthetic character.** The clearing will be undertaken in such a manner as to preserve and enhance the city's aesthetic character. Vegetative screens or buffer strips shall be maintained or be reestablished in a timely manner with approved plantings along public rights-of-way and adjoining property boundaries.
- G. **Erosion control.** Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time, consistent with an anticipated build-out schedule.

H. **Conformance with laws.** Land clearing activities shall be performed in accordance with all applicable laws, rules and regulations pertaining to air and water pollution, the Washington Forest Practices Act, and the Shoreline Master Program.

I. **Protection of roots.** Except for the use of existing roads and constructed pathways, land clearing machinery shall be kept outside of the root protection zone of any trees designated for retention. Damaging of trees designated for retention by making cuts or fills, trenching, compacting of the soil, draining concrete rinsate, attaching wires or other devices to the trees, piling of materials, modification of drainage within the root protection zone, breaking of tree stems or branches, removal of desirable groundcovers from under tree, or otherwise damaging the roots or root zone of the tree shall be considered a violation of this chapter and shall require mitigation pursuant to the requirements of LMC [14.32.090\(C\)](#). All requirements for protection of trees and vegetation detailed in plans prepared by the city's tree protection professional or in land clearing conditions required by staff such as fencing and other protection measures shall be satisfied.

J. **Clearing of individual lots with land division approvals prohibited.** Where a land division of property is concerned, only areas where streets and utilities are to be constructed can be cleared of trees and ground cover. No such rights-of-way clearing of trees or ground cover shall take place until preliminary short plat, preliminary plat or preliminary binding site plan approval has been granted and engineered plans for road construction have been approved by the city and said road areas have been surveyed and staked to enable city staff to confirm road locations. No tree removal or brushing shall take place on lots or in open space areas of a preliminary short plat or preliminary plat except through the provisions of LMC [14.32.069](#). Additionally, no tree removal or brushing shall take place on lots or in open space areas of a final land division except through the provisions of LMC [14.32.069](#), or on a lot by lot basis after individual building permit applications have been made and land clearing activities have been approved for said individual lots pursuant to the requirements of LMC [14.32.050](#) or [14.32.060](#).

K. **Intent.** Land clearing shall meet the intent and requirements of Lacey's Urban Forest Management Plan. (Ord. 1496 §22, 2016; Ord. 1269 §11, 2006).

14.32.064 Tree tract requirements.

Every commercial project over one acre in size, and every land division over two acres in size shall be required to designate a tree tract(s) to further the goals of the Urban Forest Management Plan for maintenance and no net loss of tree canopy in the city of Lacey.

A. **Tree tract basic standard.** The tree tract or tracts shall generally cover five percent or more of the site and shall represent the primary strategy for maintaining the tree canopy. All developing properties shall create a tree tract equal to five percent of the gross site area.

B. **Tree tract credit for required open space area.** Land divisions and most binding site plans require provision of open space as a requirement of the approval process. Up to one hundred percent of the

requirement for a tree tract(s) may be satisfied in combination with the open space requirement provided the following conditions apply:

1. The open space area can function for necessary recreation activities, is located in the most strategic location of the site to provide centralized recreation functions or combined with adjacent open space identified for a public park;
2. The open space satisfies open space needs as identified in the City Comprehensive Plan for outdoor recreation;
3. The location is the best site for the tree tract(s) based upon urban forestry principles and intent of the Urban Forest Management Plan.
4. If the open space and tree tract location requirements are not compatible, the requirement for open space may be reduced to provide for the full tree tract requirement provided the following conditions apply:
 - a. There shall be adequate area set aside for tot lot and subdivision park activities to satisfy the expected needs of the subdivision residents, as determined by the city parks and recreation department director;
 - b. In no case shall the combined amount of land in the open space and tree tract(s) be less than the original open space requirement for the development.
5. Cash or like value of land area and improvements may be donated to the city in lieu of a tree tract. Any cash donated to the city shall be deposited in the city tree account. The city shall then utilize those funds for planting trees in other areas of the city. Acceptance of such a donation will be at the discretion of the site plan review committee and consistent with city policies for the provisions of establishing tree tracts.

C. **Ownership.** Tree tracts shall be held in common ownership by the homeowner's or lot owner's association or a comparable entity. Tree tracts may be deeded to the city of Lacey if approved by the city.

D. **Priority of tree types.** Trees to be protected must be healthy, windfirm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project's tree tract, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority, unless Endangered Species Act-listed species in accordance with LMC [14.33.117](#) are present:

1. **Historical trees.** Trees designated as historical trees under LMC [14.32.072](#).
2. **Specimen trees.** Unusual, rare, or high quality trees.
3. **Critical area buffer.** Trees located adjacent to critical area buffers.
4. **Significant wildlife habitat.** Trees located within or buffering significant wildlife habitat.

5. **Other high quality.** Individual trees or groves of trees. (Ord. 1496 §23, 2016; Ord. 1417 §11, 2013; Ord. 1269 §12, 2006).

14.32.065 Tree replacement in tree tracts.

Tree replacement is required where no trees exist in the tree tract, where tree canopy coverage in the tree tract is less than one hundred percent, where unhealthy, unsuitable, or hazardous trees occur within the tree tract, where gaps in the stand require replanting, or where underplanting is necessary for future stand replacement. The tree tract shall be replanted to achieve ninety percent canopy coverage within fifteen years. Replacement trees will be a minimum of 1.5 inch caliper for deciduous species and 6-7 foot tall for conifers unless otherwise recommended by the city tree protection professional. Conifers will be native to the Pacific Northwest. Deciduous tree species will be compatible with the other trees in the tract, and will provide wildlife, aesthetic, and other amenities to the tract. (Ord. 1269 §13, 2006).

14.32.066 Tree replacement and establishment of new trees on lots.

Tree planting is required on all newly developed single and multi-family residential, commercial, and industrial lots, and all properties on which a class IV forest practice occurs. A minimum tree threshold, according to the provisions of this section, is required on all developed lots where tree removal or other site disturbance is proposed.

When trees are planted on individual lots the species shall be appropriate for the size of the lot and the space planted pursuant to guidance provided in the Urban Forest Management Plan and, if applicable, as provided on approved revegetation or landscaping plans developed for the land division.

The following table provides a summary of the required minimum tree requirements and replacement for developed and developing properties. (See [Table 14T-18](#)).

TABLE 14T-18

Type of Development	Lot Size	Required New or Saved Trees	Tree Size **
Developing Single- and Multifamily Lots	Less than 3,500 ft ²	2	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
	3,500 ft ² to 4,999 ft ²	3	2.0" Caliper measured 6" above the base Deciduous

Type of Development	Lot Size	Required New or Saved Trees	Tree Size **
			7' Tall Conifers
	5,000 ft ² to 6,499 ft ²	4	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
	6,500 ft ² to 7,499 ft ²	5	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
	7, 500 ft ² or over	4 trees per 5,000 ft ²	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
Developed Single-Family and Multifamily Lots	All***	4 trees per 5,000 ft ² *	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
Developing Commercial or Industrial	All	2 Trees per 10,000 ft ² *	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
Developed Commercial/Industrial/Multifamily Proposing an Addition, Tree Removal, or Other Site Disturbance	All	2 Trees per 10,000 ft ²	2.0" Caliper measured 6" above the base Deciduous 7' Tall Conifers
Class IV Forest Practice Activity	All	Replanting required when average stocking (basal area) falls below 80 ft ² per acre – Tree spacing required is 10 ft on center	Seedlings or transplants 1+1, 2-0, 2-1, P+1, or 1-2

* In addition to all tree tract requirements and landscape ordinance requirements.

** Tree species will be selected from the general tree list in the Lacey Urban Forest Management Plan.

*** Developed single-family lots seven thousand five hundred square feet or larger proposing tree removal in accordance with LMC [14.32.050\(D\)](#), that do not currently meet the required tree density of four trees per five thousand square feet, shall be required to replant the number of trees equal to the number removed.

A. Replacement tree location. The applicant's proposed location of transplanted or replacement trees shall be subject to city approval as part of the tree plan. Replacement trees should be planted according to the following priority:

1. **On-Site.**

2. **Off-site.** When space is unavailable for planting the required trees on-site, then they may be planted at another approved location within the city of Lacey or Lacey's growth area.

B. City tree account. When on-site and off-site locations are unavailable, the applicant shall pay an amount of money equal to the replacement cost of the replacement trees into the city's tree account. The replacement cost is the retail cost of the tree plus all cost of planting and maintenance for three years.

C. Tree replacement. Replacement trees shall meet the required quality and priority. On sites where there are currently inadequate numbers of existing trees, or where the trees are inappropriate for protection as determined by the tree protection professional, then replacement tree planting shall be required. In designing a development project and in meeting the required tree stocking the following trees shall be planted in the following order of priority:

1. **Buffers.** Trees in or adjacent to critical area and/or significant wildlife habitat.

2. **Tree tracts.** Trees to replace unhealthy or unsuitable trees for tree tracts with no trees or inadequate numbers of trees.

3. **Landscaping.** Trees required to be protected or planted as a requirement of this chapter are in addition to any required to be planted by the Landscaping Ordinance Chapter [16.80](#) LMC. Protected trees within any required landscaping area can be used to satisfy the required spacing in the landscaping requirements. For residential subdivisions this may include entrance landscaping, traffic islands, separate deeded tree tracts, and other common areas.

D. Replacement tree quality. Replacement trees shall meet the quality, caliper, and root-ball size standards delineated in the Urban Forestry Management Plan and the current edition of the American Standard for Nursery Stock (ANSI Z60.1). Trees shall be healthy and free of damage, insects, and disease, be well-branched and show evidence of cultural care in the nursery to create quality trees.

E. Replacement tree planting standards. Trees shall be planted pursuant to the industry planting standards delineated in the Urban Forestry Management Plan. (Ord. 1496 §111 (part), 2016; Ord. 1417 §13 (part), 2013; Ord. 1269 §14, 2006).

14.32.067 Street tree requirements.

Street trees are required on all public streets within all new developments. The species of tree shall be selected from the street tree list or the general tree list in the Lacey Urban Forest Management Plan. The required tree spacing depends on the expected tree size at age thirty. Landscape trees are required in all alleys. Street trees can be counted towards tree replacement requirements for individual lots. (Ord. 1269 §15, 2006).

14.32.068 Solar access considerations.

While trees have long been used to complement solar planning and site design such as providing deciduous trees in strategic locations to cool areas in summer and providing solar access in winter, providing of adequate solar access may sometimes conflict with protection of existing trees, particularly conifers. When established city goals designed for different purposes conflict, balancing of different community and individual needs must be accomplished. In implementing the goals of this chapter, the review body shall give due consideration to valid solar access needs together with any specific solar access policies that may hereafter be adopted. (Ord. 1496 §24, 2016; Ord. 1269 §16, 2006).

14.32.069 Revegetation option.

Based upon recommendations in a report by the [city's tree protection professional](#), removal of areas of vegetation that might normally be saved may be permitted if extensive revegetation is accomplished and standards for [tree tract\(s\)](#) are satisfied pursuant to the requirements of LMC [14.32.064](#) and [14.32.065](#). Such alternatives may be desirable for sites with significant physical limitations such as topography, soil type or proposed small lot sizes (less than sixty-five hundred square feet). Additionally, limitations of existing [trees](#) such as unsuitable species or poor health of a particular [tree](#) stand may make such options desirable.

On a site with documented special circumstances, an alternative allowing removal of vegetation normally saved may be approved with a comprehensive revegetation plan developed by the [city's tree protection professional](#).

14.32.070 Additional considerations for commercial developments.

Commercial projects generally have different demands than residential areas. Commercial sites have parking lots to serve the traveling public, they have larger buildings, and they may have need of significant utility infrastructure to service commercial uses. While Lacey has the same goals to maintain our tree canopy and to save significant stands of trees, urban forestry requirements for commercial areas need to be crafted to acknowledge and plan for differences in site design and construction requirements. In addition to other requirements of this ordinance, commercial sites shall have emphasis on the following considerations and requirements:

A. Early planning prior to project design shall consider the stands of trees on the site. For a land use application to be considered complete a tree inventory with consideration of urban forestry issues shall be required to be submitted with the land use application. The tree inventory and evaluation shall be utilized in the design layout of the site. Existing trees and protection opportunities shall play an important role in site design;

B. The major strategy for tree protection on commercial sites will be designation of a tree tract(s) pursuant to the requirements of LMC [14.32.068](#). Analysis and recommendations of the tree protection professional will determine if certain individual trees should have special emphasis based upon their health and significance, individual site conditions, and retention opportunities. A review of these recommendations shall be provided in the tree protection professional's report;

C. The selection of the location of the tree tract(s) and individual trees shall be chosen early on at the pre-submission stage, before design of the site, and it shall consider the best location of the site to address urban forestry issues. The design of the commercial site layout shall work within the framework of tree protection opportunities for designation of the tree tract and individual trees;

D. Deciduous trees are generally encouraged for parking areas because of advantages for solar access considerations (shading in summer and solar access in winter), temperature and climate control factors (reducing temperature in parking lots in summer), pollution control advantages (broad leaves absorption of gases and removal filtering of particulate matter), and options for providing tree canopy coverage over parking sites and drive lanes. Select deciduous trees can also be chosen for root character that will not damage asphalt and parking lot overlays. For these advantages, planting of select deciduous trees will generally be a good choice to provide canopy coverage in parking lots for commercial sites over the long term. It is also important to restore some native conifers to the project site. This can occur in larger planter islands or as a backdrop to buildings or as foundation plantings to breakup concrete facades. The tree protection professional's report shall reflect these considerations, shall indicate the best areas for removal of trees to accommodate parking needs (based upon indigenous tree areas with the least protection value) and shall recommend replacement of trees;

E. In some cases commercial sites may require extensive grading because of the nature of the topography and other development requirements. For this reason, and the emphasis on provision of a designated tree tract to achieve canopy goals, some flexibility may be permitted for grading to provide for intensive infrastructure needs of the project design. Provided, the design takes advantage of tree protection opportunities to provide an attractive, functional and unique shopping experience. This flexibility is not intended to limit creative development with the site. Where possible, commercial developments should seek to use variations in terrain to create an interesting development scheme. (Ord. 1269 §18, 2006).

F. Trees planted in planter strips, medians, and tree wells with grates shall follow City of Lacey Development Guidelines and Public Works Standards in Chapter 4B.125, Landscape/Planter Areas for specific site preparation requirements and Drawings 4-17, 4-29, and 4-30.

14.32.072 Historical tree(s).

A. **Purpose.** The purpose of the historical tree designation is to protect trees with a historical significance and to establish a register of these trees. Historical trees require protection due to their special value in that they are irreplaceable. They may be associated with historic figures, events, or properties; or be rare or unusual species;

or they may have aesthetic value worthy of protection for the health and general welfare of the residents of this city.

Therefore, the purpose of this section is:

1. **Protection and maintenance.** To provide for the protection and proper maintenance of historical trees, to minimize disturbance to the trees, and to prevent other environmental damage from erosion or destruction of wildlife habitat;
2. **Health, safety, welfare.** To protect the health, safety and general welfare of the public;
3. **Goals and objectives.** To implement the goals and objectives of the city's Urban Forest Management Plan.

B. Historical Tree Registration. The city shall prepare and thereafter maintain a list of historical trees within the city limits. The inventory may include a map identifying the location of the trees and a brief narrative description of each historical tree. The historical tree inventory shall be prepared and amended at any time following the procedures established below.

1. **Nomination.** A tree may be nominated for historical tree status by the property owner, a neighborhood organization, or any person by submitting a map, a photograph, and a narrative description including the location, species, approximate age, and the characteristics on which the nomination is based;
2. **Review.** The director, upon receipt of a nomination, shall review the nomination and confer with the city tree protection professional and other city staff as may be appropriate. Notice of the nomination shall be mailed to the property owner and shall be posted by the city on the subject site for a period of ten days. The director shall inspect the tree, consider public comments, and decide in each case whether or not the tree is to be designated a historical tree. The city shall place each designated historical tree on the historical tree register. In the event the owner of the tree does not approve of its designation as a historical tree, the nomination will be disapproved;
3. **Notification of the director's decision.** Notice of the director's decision shall be mailed to the property owner and shall be posted by the city on the subject site for a period of ten days;
4. **Appeal.** Any person may appeal the director's decision to the hearing examiner;
5. **Hearing examiner.** The hearing examiner shall hold a public meeting on the appeal pursuant to the procedures specified in section 1.C.050 (Quasi-Judicial Review of Applications) of the City of Lacey Development Guidelines and Public Works Standards. The hearing examiner will make a decision which will constitute a recommendation to the city council. All recommendations of the hearing examiner will be considered by the city council at the next available council meeting;
6. **Notification of registration.** Each property owner who has one or more registered historical trees shall be notified by first class mail of the designation within thirty days of designation;

7. **Recording of historical tree covenant.** Each property owner who has one or more registered historical trees shall execute a historical tree covenant in a form agreeable to the city. The historical tree covenant shall require that the tree be maintained in a manner which is consistent with the provisions of this chapter. The historical tree covenant shall be recorded by the county auditor. Recording fees shall be paid by the applicant;

8. **Duration of covenant.** The historical tree covenant shall be effective from the date of recording until such a time that a tree removal permit has been issued by the director pursuant to this section;

9. **Education benefits.** From time to time the city may prepare public information programs on historical trees and provide qualified professional tree care advice to owners of the historical trees;

C. **Limitation on removal.** Subject to the exceptions enumerated in subsection D of this section, no person shall remove, or cause to be removed, any historical tree.

D. **Removal Procedures.** Historical trees shall not be removed except through the procedures established in this section.

1. **Permit Required.** No Historical tree shall be removed without first applying for and receiving a land clearing permit. The applicant for the permit shall be the property owner or the city. An application for a tree removal permit shall be submitted on a form provided by the city. The applicant must state the justification for removal on the tree removal application;

2. **Review.** If justification for removal is based upon health of the tree, and a visual inspection by the director cannot establish that the tree is dead, diseased, or hazardous, the applicant shall pay for the city tree protection professional to make a determination. If it is determined by the tree protection professional that the tree is dead, diseased, or otherwise hazardous and cannot be saved, the director may approve the removal. If the tree is determined to be healthy, or with treatable infestation or infection, the director may deny the permit.

If justification is due to reasons other than health of the tree, the director shall confer with other city personnel as may be appropriate in evaluating the justification and make a decision pursuant to the procedures and requirements of section 1E.030 (Limited Administrative Review of Applications) of the Development Guidelines and Public Works Standards;

3. **Notification.** If the director decides that a permit is justified, notice of the director's decision shall be mailed to the applicant, all parties of record, and posted by the city on the subject site for a period of ten days, during which no work shall commence. No work shall commence during the notice periods or when appeals are pending disposition;

4. **Appeal.** The property owner or any person residing or owning property within three hundred feet of the tree may appeal the director's decision to the hearing examiner, whether that decision is positive or negative. Appeals must be submitted in writing within ten days of the posting of the director's decision;

5. **Hearing examiner.** The hearing examiner shall hold a public meeting on the appeal pursuant to the procedures specified in section 1K.050 (Quasi-Judicial Review of Applications) of the Development Guidelines and Public Works Standards. The hearing examiner will make a decision which will constitute a recommendation to the city council. All recommendations of the hearing examiner will be considered by the city council at the next available council meeting. The city council decision shall be final. No work shall commence during the notice periods or when appeals are pending disposition;

6. **Permit for tree removal timing.** Any tree removal permit granted under this chapter shall be valid for one year. In addition to the permit, the property owner will execute a revocation of covenant in a form agreeable to the city. The revocation of covenant shall be recorded by the county auditor. Recording fees shall be paid by the property owner. (Ord. 1269 §19, 2006).

14.32.073 Financial security.

The review body may require financial security in such form and amounts as may be deemed necessary to assure that the work shall be completed in accordance with the permit. Financial security, if required, shall be furnished by the property owner, or other person or agent in control of the property at one hundred fifty percent of the estimated tree and vegetation replacement costs or appraised value. (Ord. 1269 §20, 2006).

14.32.080 Appeals.

Any decision of the city of Lacey in the administration of this chapter may be appealed in accordance with Chapter 1D of the City of Lacey Development Guidelines and Public Works Standards. (Ord. 1192 §55, 2002; Ord. 904, 1991; Ord. 399 §1 (part), 1975).

14.32.090 Violations.

A. **Violation general.** Violation of the provisions of this chapter or failure to comply with any of the requirements shall constitute a misdemeanor and such violation shall be punished as provided by LMC Title [9](#) for the commission of a misdemeanor. Each day such violation continues shall be considered a separate, distinct offense. The city's code enforcement officer shall promptly investigate all complaints of illegal tree removals.

B. **Penalties.** Any person who commits, participates in, assists or maintains such violation may be found guilty of a separate offense and suffer the penalties as set forth in subsection A of this section.

C. **Mitigation required.** In addition to the penalties set forth in subsections [A](#) and [B](#) of this section, any violation of the provisions of this chapter shall be mitigated by comprehensive treatment of environmental impacts through revegetation of the affected site. In assessing environmental damage, the city's tree protection professional shall determine the extent and value of vegetation removed or damaged and other environmental damage inconsistent with the intent and requirements of this chapter. In assessing environmental damage, the tree protection professional shall consider what the outcome of the site should have been had the proposed project been designed around existing topography and vegetation and all appropriate vegetation saved. The tree protection professional shall use the methodology in the current edition of the International Society of Arboriculture's "Guide for Plant Appraisal" in determining the value of removed and damaged vegetation.

D. **Environmental damage reviewed.** If the violation is discovered after evidence has been removed, the city tree protection professional shall use whatever resources are immediately available to determine environmental damage which may include aerial photographs, other photographs, interviews with adjacent property owners, receipts of timber sales off the site, and any other records available that have a bearing on the quantity and quality of vegetation removed or environmental damage sustained. The tree protection professional also may estimate the appraised value of removed vegetation at the site by analyzing the best case growing capability of the site given soil conditions, health of surrounding tree stands and type of species suspected of being removed. The determination of environmental damage made by the tree protection professional shall be given substantial weight in a court of law.

E. **Revegetation.** Once the value of the environmental damage is determined, a comprehensive plan for revegetation of the site shall be prepared by the tree protection professional considering the purposes of this chapter and the specific elements provided in LMC [14.32.069](#). The plan shall provide for a value of new vegetation commensurate with the determined value of environmental damage at the site. The violator shall be fully responsible for implementation of the plan, accomplishment of all improvements and maintenance of said improvements.

F. **City tree account.** If the cost of restoration of the site is less than the true value of environmental damage at the site, the balance shall be paid to the city tree account. The city shall then utilize those funds for planting trees in other areas of the city.

G. **Appeal.** The determination of the city tree protection professional regarding the environmental damage at the site may be appealed to the city hearings examiner pursuant to the requirements of LMC [14.32.080](#).

H. **Hearing examiner review.** In review of the tree protection professional's decision, the hearing examiner shall determine if the tree protection professional's decision accurately reflects the criteria set forth in LMC [14.32.020](#).

I. **Relevant facts.** Additionally, the city hearings examiner may consider any other facts the examiner determines are relevant to the specific situation.

J. **Reduction of monetary value.** In cases where the determined value of environmental damage far exceeds the site restoration requirements, and extenuating circumstances the examiner determines are relevant to the

case are present, the hearing examiner may reduce the monetary value assigned to the environmental damage, provided the hearing examiner shall reduce the determined compensation only when all of the following criteria are demonstrated by the applicant:

1. **Professional forester or certified arborist.** A professional forester, certified arborist, or other professional who could have alerted the applicant of tree protection requirements was not involved in the action leading to the violation;
2. **Monetary gain.** The violation action was not associated with a tree harvesting operation for monetary gain;
3. **Previous record.** The applicant has no previous record of tree and vegetation protection and preservation ordinance violations.

K. **Monetary compensation.** If all of the above criteria are demonstrated, the hearing examiner may reduce the monetary compensation required. In determining the monetary compensation reduction, the hearing examiner shall consider the following factors:

1. **Person responded.** Whether the person responded to staff attempts to contact the person and cooperated with efforts to review the site and arrive at an agreement on site restoration;
2. **Due diligence.** Whether the person showed due diligence and/or substantial progress in site restoration;
3. **Code interpretation.** Whether a genuine code interpretation issue exists;
4. **Other factors.** Any other factors considered relevant to the situation by the hearing examiner.

L. **Limitation on reduction.** In fixing the amount of compensation, the hearing examiner shall not reduce the determined compensation by more than thirty percent of the true value of the environmental damage as determined by the tree protection professional; provided further, that no reduction shall be given in cases where the true value of environmental damage does not exceed the cost of restoration determined necessary by the city's tree protection professional; provided further the hearing examiner may double the monetary compensation if the violation is a repeat violation. In determining the amount of increased compensation, the examiner shall also consider the criteria of this section.

M. **Appeal of hearing examiner determination.** Appeals of violation determinations by the city hearing examiner shall be appealed to Superior Court. An appeal of the hearing examiner decision must be filed with Thurston County Superior Court within twenty calendar days from the date the hearing examiner decision was mailed to the person to whom the decision on monetary compensation was made. (Ord. 1269 §21, 2006; Ord. 935 §2 (part), 1992).

14.32.095 Requirements for foresters and contractors doing land clearing work in Lacey.

In order to assure compliance with the standards and requirements of this chapter, “Tree and Vegetation Protection/Urban Forest Management,” foresters, arborists, and logging and land clearing contractors or others involved in land clearing operations in the city of Lacey shall be required to sign and submit a “Statement of Tree and Vegetation Protection Acknowledgment” to the city of Lacey. This statement shall attest such forester’s or contractor’s knowledge of the city of Lacey’s tree and vegetation protection requirements. This statement shall be required in conjunction with normal city licensing requirements for persons performing work in the city of Lacey. The required statement shall be in substantially the following form:

“I, _____, a duly licensed professional contractor in the State of Washington, or professional forester, hereby attest that I have read and am knowledgeable of Chapter [14.32](#), “Tree and Vegetation Protection/Urban Forest Management”, of the city of Lacey.

“I further attest that, as a professional doing land clearing work in the city of Lacey, I am accountable for following the city’s tree and vegetation protection and conservation requirements, including obtaining a land clearing permit or exemption prior to performing land clearing work, as defined by Chapter 14.32.030(C) of the Lacey Municipal Code, as well as following all conditions and requirements of said permit or exemption.

“I attest that if I fail to follow tree protection requirements I will be held jointly responsible with the landowner for any restitution required as a result of environmental damage determined by the city tree protection professional to be the result of improper land clearing activities at the site. This may result in claims against my bond pursuant to Section [18.27.040](#) of the Revised Code of Washington and other monetary penalties as allowed by this chapter or State law.”

Private professionals involved in land clearing operations who do not provide the above statement shall be prohibited from performing land clearing services in the city of Lacey. Said professionals who do not provide this statement and perform land clearing services in the city of Lacey shall be considered in violation of this chapter and may be prosecuted under this chapter, the city’s civil penalties ordinance, or as otherwise provided by law. All foresters, arborists, loggers, or other land clearing contractors involved in land clearing operations shall be jointly responsible with the landowner for any land clearing violation and restitution required at a site as a result of improper land clearing activity. (Ord. 1269 §22, 2006; Ord. 935 §2 (part), 1992).

14.32.100 Severability.

If any section, paragraph, subsection, clause or phrase of this chapter is for any reason held to be unconstitutional or invalid such decision shall not affect the validity of the remaining portions of this chapter. (Ord. 904, 1991; Ord. 399 §1 (part), 1975).

The Lacey Municipal Code is current through Ordinance 1568, passed July 9, 2020.

Disclaimer: The city clerk's office has the official version of the Lacey Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.ci.lacey.wa.us](http://www.ci.lacey.wa.us)

[Code Publishing Company](#)

MINUTES

Lacey Planning Commission Meeting
Tuesday, June 15, 2021 – 5:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 5:00 p.m. by Dave Wasson.

Planning Commission members present: Dave Wasson, Gail Madden, Peg Evans-Brown, Daphne Retzlaff, Kyrian MacMichael, Eddie Bishop, Mark Mininger, and Robin Vasquez. Staff present: Rick Walk, Ryan Andrews, and Jessica Brandt.

Dave noted a quorum present.

Kyrian MacMichael made a motion, seconded by Mark Mininger, to approve the agenda for tonight's meeting and the May 18 meeting minutes. All were in favor, the motion carried.

1. Public Comments:

- Lynn FitzHugh thanked Planning commission for the suggested amendments to the Urban forest Management Plan and gave her opinion on the canopy goals.
- Janine Lindsay commented on the Urban forestry plan.
- Wayne Olsen

2. Commission Members Reports:

3. Director's Report:

4. New Business:

Introduction to the Water Comprehensive Plan Update: Brandon McAllister, Utility Engineer.

- .

5. Old Business:

Urban Forest Management Plan and Associated Regulations: Jessica Brandt, Associate Planner.

-

6. Communications and Announcements: None.

7. Next meeting: July 20, 2021.

8. Adjournment: :625 p.m.

MINUTES

Lacey Planning Commission Meeting
Tuesday, June 1, 2021 – 5:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 5:00 p.m. by Dave Wasson.

Planning Commission members present: Dave Wasson, Gail Madden, Peg Evans-Brown, Daphne Retzlaff, Kyrian MacMichael, Eddie Bishop, and Robin Vasquez. Staff present: Rick Walk, Ryan Andrews, and Jessica Brandt.

Dave noted a quorum present.

Peg Evans-Brown made a motion, seconded by Kyrian MacMichael, to approve the amended agenda, excluding the New Business item, for tonight's meeting. All were in favor, the motion carried. Robin Vasquez made a motion, seconded by Eddie Bishop, to approve the May 18 meeting minutes. All were in favor, the motion carried.

1. Public Comments:

- Dan Tufford expressed concerns regarding the proposed homeowners association exemption for open space tree removal in the Urban Forest Management Plan.
- Nancy Winters urged the City to provide greater tree protection.
- Dianna Moore asked Planning Commission to disallow the HOA exemption and keep UFM plan as is.
- Lynn Fitz Hugh spoke in favor of leaving the plan as is or amending it to provide more protection for trees, older trees in particular.
- Roy Treadway agreed with other public comments and urged Planning Commission to provide more protection for older trees.
- Wayne Olsen agreed with previous speakers.
- Carolyn Treadway urged the City to take immediate action to protect older trees.

2. Commission Members Reports: Robin reported that she participated in a conversation with Parks regarding outreach on a Parks plan and said that she has volunteered to assist.

3. Director's Report: None.

4. Old Business:

Urban Forest Management Plan and Associated Regulations: Jessica Brandt, Associate Planner.

- Jessica gave a presentation that included background information on growth management and planning, goals and policies, City of Lacey growth and developable land, tree review process, public comments, proposed amendments, task force work and process, and tree canopy inventory.
- **Robin Vasquez made a motion, seconded by Peg Evans-Brown, to recommend to Council that the City hire an arborist and establish an urban forest advisory committee to support a more comprehensive urban forestry program. All were in favor, the motion carried.**
- **Robin Vasquez made a motion, seconded by Eddie Bishop, to recommend establishing a target of maintaining 28% tree canopy across the city based on a regularly-updated urban tree canopy inventory. All were in favor, the motion carried.**
- **Gail Madden made a motion, seconded by Eddie Bishop, to direct staff to remove the exception for homeowners associations to be able to remove healthy trees contained in the draft regulations. All were in favor, the motion carried.**
- Ryan suggested that staff add Planning Commission recommendations into the plan and make suggested changes, and present an amended draft at the next meeting.
- Daphne asked for more clarification on the tree removal stipulations. Robin asked that the plan be reviewed again in 2022.

5. Communications and Announcements: None.

6. Next meeting: June 15, 2021.

7. Adjournment: 7:15 p.m.

MINUTES

Lacey Planning Commission Meeting
Tuesday, May 18, 2021 – 5:00 p.m.
Conducted remotely via videoconference

Meeting was called to order at 5:00 p.m. by Dave Wasson.

Planning Commission members present: Dave Wasson, Gail Madden, Peg Evans-Brown, Daphne Retzlaff, Kyrian MacMichael, Mark Mininger, Eddie Bishop, and Robin Vasquez. Staff present: Rick Walk, Ryan Andrews, Martin Hoppe, and Jessica Brandt.

Dave noted a quorum present.

Gail Madden made a motion, seconded by Mark Mininger, to approve the agenda for tonight's meeting and the May 4 meeting minutes. All were in favor, the motion carried.

1. **Public Comments:** None.
2. **Commission Members Reports:** None.
3. **Director's Report:** Rick Walk reported that Shaunesy Behrens has resigned from Planning Commission and the position is open to applicants.
4. **Public Hearings:**
 - 6-Year Transportation Improvement Plan (TIP): Martin Hoppe, Transportation Manager.**
 - Martin Hoppe explained that the TIP is a list of projects the City plans to start in the next six years, and its main purpose is to track State and Federal funds and identify regionally significant projects through TRPC.
 - Martin went over the projects and answered questions.
 - No public testimony was given. Dave closed the public hearing.
 - **Peg Evans-Brown made a motion, seconded by Robin Vasquez, to refer the 6-year TIP to Council for approval. All were in favor, the motion carried.**

2021 Comprehensive Plan Amendments: Ryan Andrews, Planning Manager; Jessica Brandt, Associate Planner.

- **Thurston Climate Mitigation Plan.**
 - o Jessica Brandt gave some background info and went over survey results.
 - o Wayne Olsen, Sue Madeiros, Lynn Fitz-Hugh, Roy Treadway, Aaron Dumas, Sally Vogel, Carolyn Treadway, Robert Jensen, and Heather MacMaster spoke in favor of the plan and urged Planning Commission to refer it to Council for approval.
 - o Dave closed the public hearing. A brief discussion followed.
 - o **Gail Madden made a motion, seconded by Robin Vasquez, to refer the TCMP to Council highly recommended by Planning Commission for approval. All were in favor, the motion carried.**
- **Housing Action Plan.**
 - o Ryan Andrews gave some background info, went over the plan, and answered questions.
 - o Wayne Olsen spoke in favor of the Urban Forest Management Plan and asked that staff ensure that the housing plan does not conflict with the TCMP. Sally Vogel agreed.
 - o Sue Madeiros and Carolyn Treadway thanked staff and Planning Commission for all the work they've done on this plan.
 - o Robert Jensen asked Planning Commission to consider the recreational aspect, more people in the City means more recreation is needed and more of a need to preserve recreational areas.
 - o There was a discussion as to whether Planning Commission should refer the plan to Council or discuss further. Staff answered questions and clarified some issues.
 - o **Robin Vasquez made a motion, seconded by Peg Evans-Brown, to refer the Housing Action Plan to Council for approval. All were in favor, the motion carried.**

- **Urban Forest Management Plan and Associated Regulations.**
 - o Jessica went over the plan amendments and timeline, and discussed public outreach.
 - o Wayne Olsen reiterated the importance of coordination between TCMP and Urban Forest Management Plan.
 - o Sue Madeiros asked that the city stop allowing clearcutting to make way for warehouse development.
 - o Lynn Fitz-Hugh asked Planning Commission to not approve the plan but to send back to the committee for further amendments as it does not reflect the committee's dialog, include the survey results, or meet the tree goals of the TCMP.
 - o Roy Treadway said he'd like to see a stronger tree plan for Lacey.
 - o Marianne Thompkins spoke on the importance of protecting large trees.
 - o Sally Vogel agreed with previous speakers.
 - o Carolyn Treadway seconds the previous comments and would like to see the plan amended.
 - o Robert Jensen urged Planning Commission to review the plan further and try to strengthen tree protection measures.
 - o Lisa Ceazan urged Planning Commission to send the plan back to tree task force to be reworked to provide more protection and align with State regulations and TCMP.
 - o Phyllis Farrell expressed her concerns over the loss of Lacey's tree canopy over the years and the importance of protecting older trees. She urged Planning Commission to review the plan further.
 - o A brief discussion followed.
 - o **Robin Vasquez made a motion, seconded by Eddie Bishop, to discuss the plan further before referring to Council. All were in favor, the motion carried.**
 - o Dave closed the public hearing. Rick noted discussion of the plan will be added to the next agenda.

5. **Communications and Announcements:** None.

6. **Next meeting:** June 1, 2021.

7. **Adjournment:** 7:25 p.m.

Ryan Andrews

From: Ryan Andrews
Sent: Tuesday, May 18, 2021 1:05 PM
To: 'dianam1814'
Cc: Jessica Brandt
Subject: RE: The tree report in the climate mitigation plan

Diana: We have received your comments and they will be provided to the Planning Commission at tonight's public hearing.

Thanks,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: dianam1814
Sent: Tuesday, May 18, 2021 9:13 AM
To: Ryan Andrews
Subject: The tree report in the climate mitigation plan

External Email Warning! Use caution before clicking links or opening attachments.

Staff at the Lacey Planning Commission,

Would you please forward? Thank you.

Members of the Lacey Planning Commission,

I am writing to ask that you pass the climate mitigation plan **in full** and include it in your master plan. If you have problems with the portion that covers trees, please send it back to the committee to be reworked. The tree report makes almost no changes over 5 years ago and does not reflect the work of the urban forestry committee or the vast majority of comments by citizens.

The climate survey asked for the citizen's priority on trees. It split protection in two between enforcing current ordinance or making stronger ones. The survey clearly showed that the public wants protection for trees as a first priority.

Rather than protecting the trees the two proposed changes would make it easier to cut them! It removes the number limit on cutting and gives HOA's free reign at cutting. This is NOT what citizens wanted. Nor is it not what the mitigation plan calls for. It is clear we must **preserve** trees and plant more to meet the science-based goals of the plan.

This report does tell that 15 years ago 43% of land in Lacey was covered in trees and that now there is 28% covered. In 15 years, 15% of tree coverage has disappeared. This is about 1% tree loss a year – somewhat unnoticeable per year but grave. We **cannot** keep going at this rate!

This report does not set tree canopy goals, it does not create protections for exceptional trees (the biggest ones that draw down the most carbon), nor does it provide a mechanism for enforcement of tree-cutting rules. It in fact will **accelerate** the tree cutting.

This part of the work should **not** be accepted and should be sent back to committee to be reworked in line with the committee and the public's actual view point.

Thank you for receiving my comments,

Diana Moore

Ryan Andrews

From: Ryan Andrews
Sent: Monday, May 17, 2021 1:32 PM
To: 'Carolyn Treadway'
Cc: Jessica Brandt
Subject: RE: Comments for the MAY 18 meeting of the Lacey Planning Commission: Do not support Lacey Urban Forestry Plan

Carolyn: We have received your comments and they will be provided to the Planning Commission at their public hearing on May 18th.

Thanks,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: Carolyn Treadway
Sent: Monday, May 17, 2021 12:26 PM
To: Ryan Andrews
Subject: Comments for the MAY 18 meeting of the Lacey Planning Commission: Do not support Lacey Urban Forestry Plan

External Email Warning! Use caution before clicking links or opening attachments.

Dear Ryan Andrews:

Please send the letter below to each of the Lacey Planning Committee members. It has my comments to the Commissioners about the Lacey Urban Forestry Plan.

Thank you.

Carolyn Treadway

1951 Circle Lane SE
Lacey, WA 98503
May 15, 2021

Dear Lacey Planning Commissioners:

As a resident of Lacey, I urgently request that you do NOT support the Lacey Urban Forestry Plan. It is inadequate in protecting our trees!! It does not accurately reflect public comments, which were overwhelmingly in support of tree protection. It does not reflect the goals of the Thurston Climate Mitigation Plan.

Instead, please ask the committee to revise their suggested plan. This plan is not acceptable, and will not help us meet the greenhouse reduction targets to mitigate climate change.

Most Sincerely,

Carolyn Treadway

Carolyn@PlanetCare.us

Ryan Andrews

From: lynn@thurstonclimateaction.org
Sent: Monday, May 17, 2021 10:13 AM
To: Jessica Brandt
Subject: re: urban forestry report

External Email Warning! Use caution before clicking links or opening attachments.

Hi Jessica:

As you know the draft report was released Friday. I have to tell you I was very surprised reading it. My understanding from both you and Marianne was that the committee had been this year discussing how to better protect trees and certainly in your tree survey results that is what the vast majority of respondents were asking for. Thus I am very baffled to see a plan that has little changed in it other than two things that remove tree protections. I don't think there is anything about HOA that should give them special rights to cut down trees. But the other item is written in such a confusing way that it appears to take away the limit of cutting 5 trees in three years, and replace it with getting special permission from the city arborist. It is still allowing cutting. Elsewhere it is reported that the over the last 15 years there has been a 15% loss of tree canopy. This is exactly how that happens. If you make a minimum number of trees required then people keep cutting and you keep having losses. The goal needs to be to preserve as much as is without restricting necessary building. Also because big trees hold the most carbon allowing them to be cut and replaced by a same number of young trees is a huge carbon loss.

Regretfully I do not feel like I can support this plan being in place for 5 years if we are trying to sync it up with the mitigation plan. I will be testifying that we should send it back to the urban forestry commission to work further on how to create actual tree protections as the citizens' of lacey have asked for.

Respectfully,

Lynn Fitz-Hugh

Lynn Fitz-Hugh
Community Engagement Director
Thurston Climate Action Team
She/her pronouns

Ryan Andrews

From: Ryan Andrews
Sent: Tuesday, May 18, 2021 8:54 AM
To: 'jhawk@gglbbs.com'
Cc: Jessica Brandt; Peri Edmonds
Subject: RE: urban tree protection

Jan: We have received your comments and they will be provided to the Planning Commission at tonight's public hearing.

Thanks,
Ryan

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

From: jhawk@gglbbs.com
Sent: Monday, May 17, 2021 11:46 PM
To: Ryan Andrews ; City Council
Subject: urban tree protection

External Email Warning! Use caution before clicking links or opening attachments.

City Council etal,

I am frankly pretty deeply disturbed by the Lacey Planning Commission's intention to vote on the Urban Forest Management Plan, a plan which has entirely missed the mark. I have followed the process, and can't fathom how this plan addresses the survey results of the citizens of Lacey...who overwhelmingly asked for tree protection in their City. Your plan does the opposite.

We expected changes to the plan to BETTER protect trees and to line up goals with the acceptance and implementation of the **Thurston Climate Mitigation Plan**. Your plan does NOT do either.

I am on vacation and cannot attend Tuesday's meeting, but I want you all to know that I am absolutely opposed to the plan as is, and ask you strongly to send this plan back to committee and work earnestly to take seriously the mission at hand, and that is to specifically INCREASE protection of trees in Lacey.

This plan does not set tree canopy goals, nor create protections for exceptional trees (large trees which sequester the most carbon).

It does not provide a meaningful mechanism for enforcement of tree cutting rules. It in fact will accelerate tree cutting, if anything.

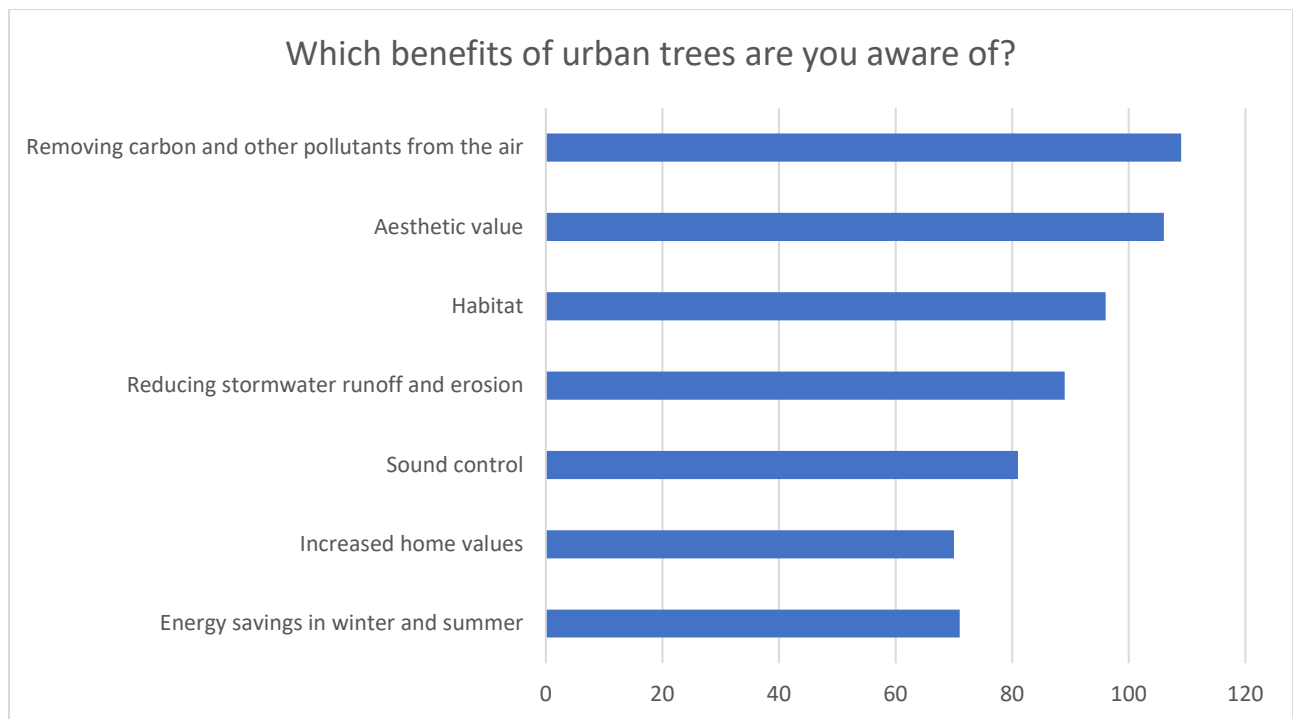
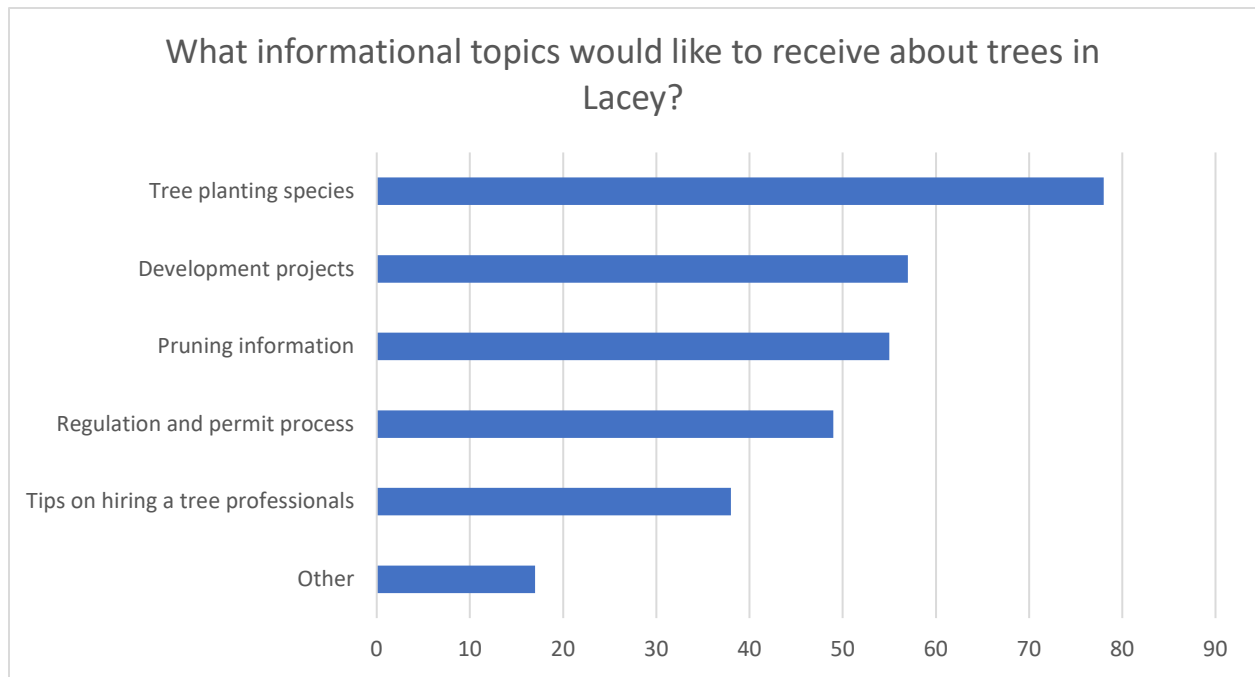
Please, reject this poorly conceived plan and let's figure out how to actually move the City of Lacey into position to align values to actions when it comes to all the benefits which trees provide humans in the urban setting--from carbon sequestration to lowered energy costs, higher property values, cleaner air, storm water retention and mitigation, beautification, and the health of our citizens.

Send this one back.

Thank you~
Jan Lindsey

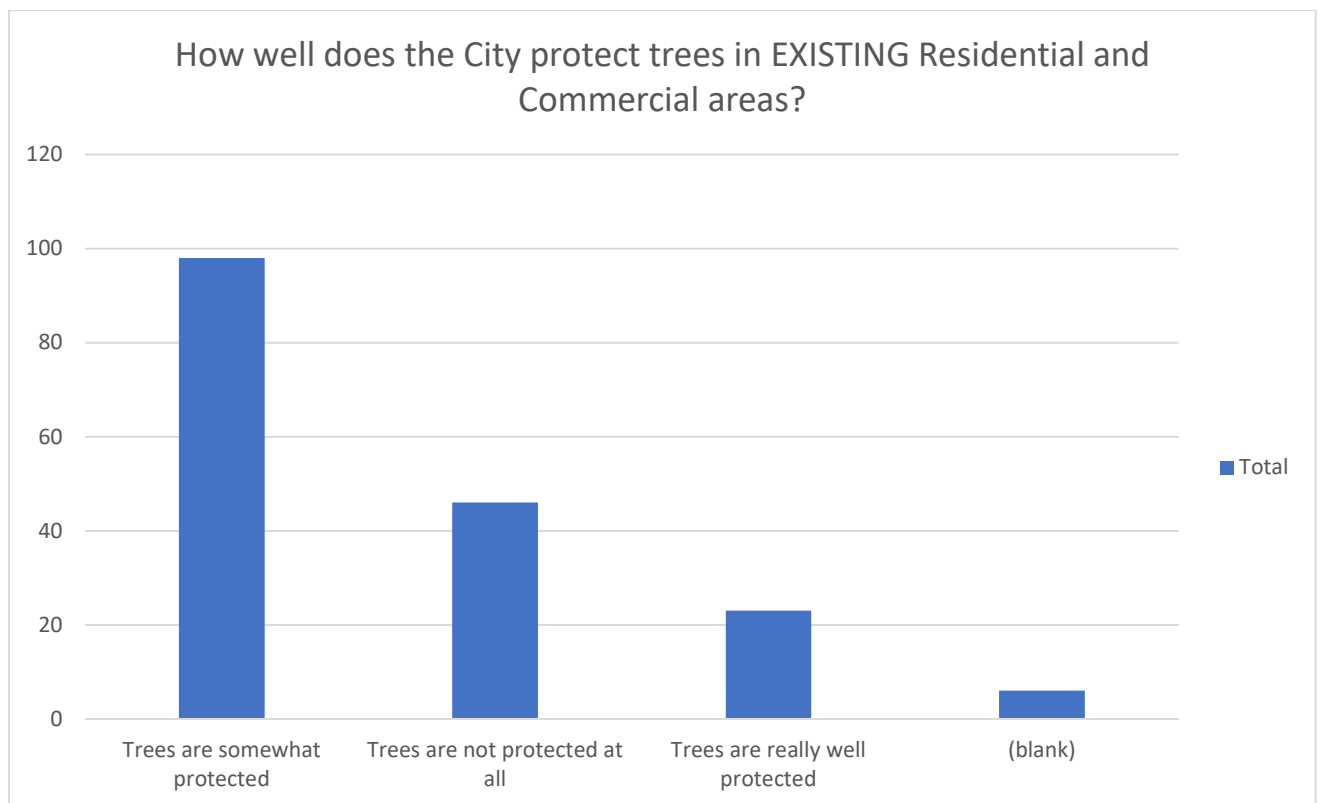
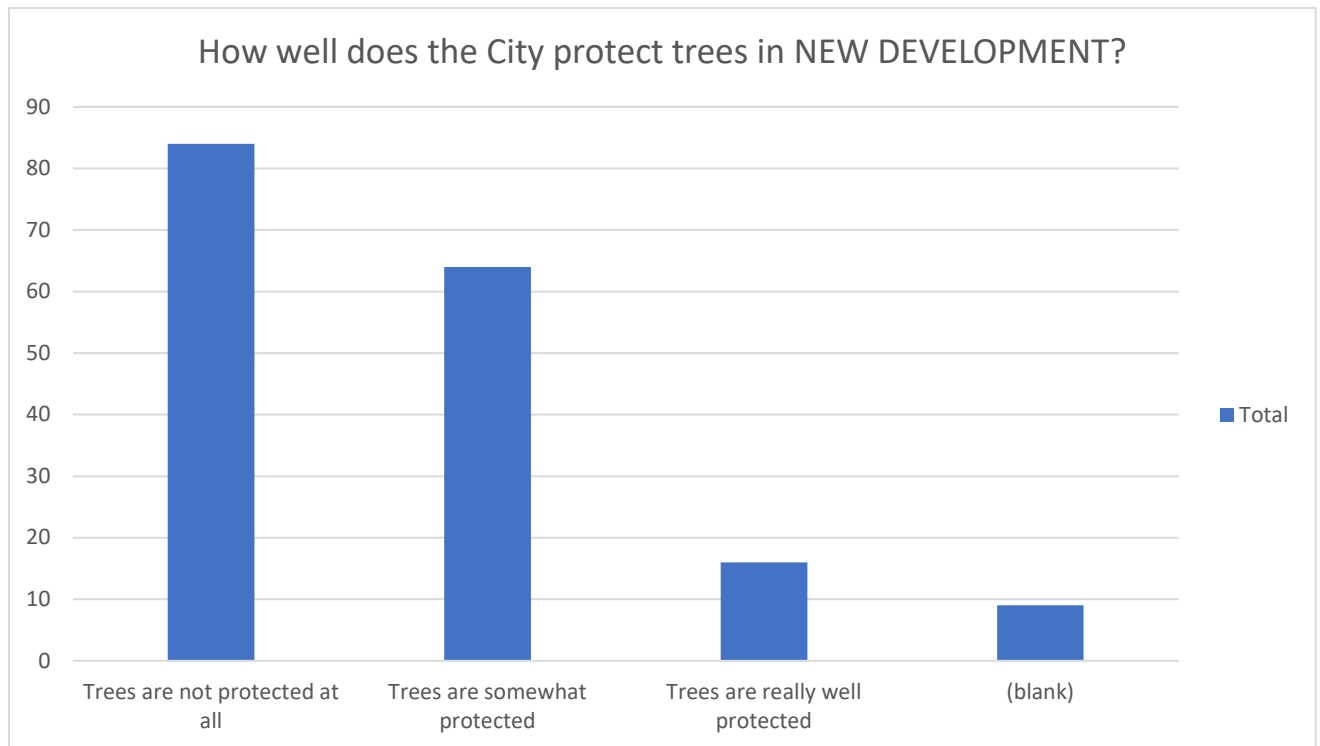
Tree Survey results as of 5/12/21

Total Responses: 173



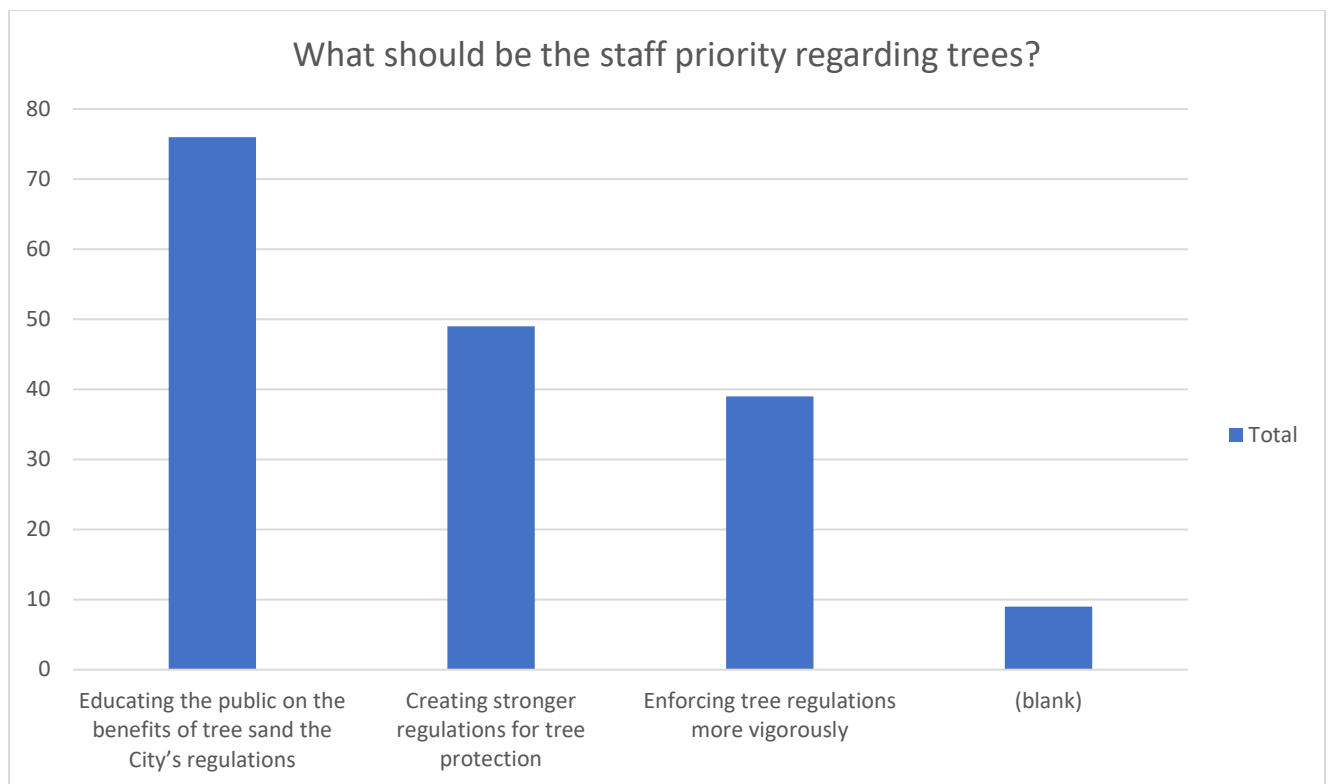
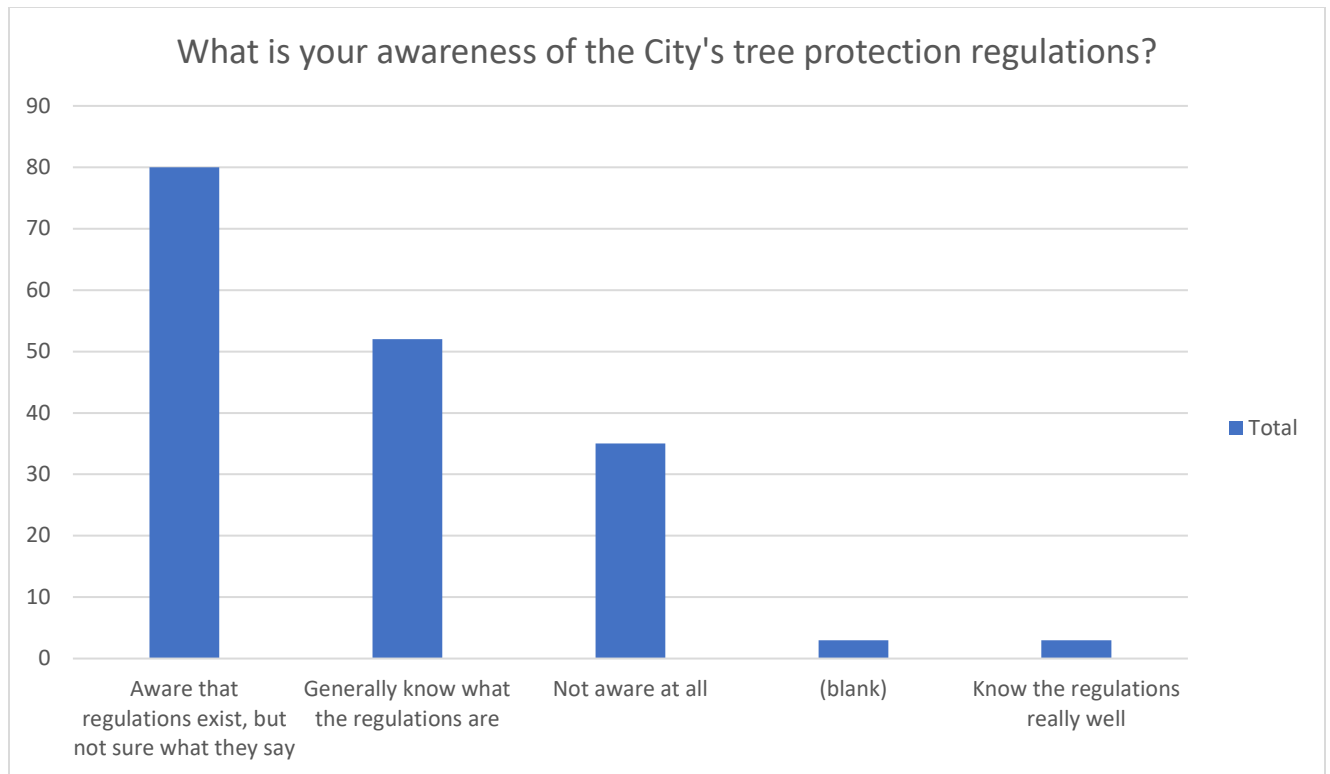
Tree Survey results as of 5/12/21

Total Responses: 173



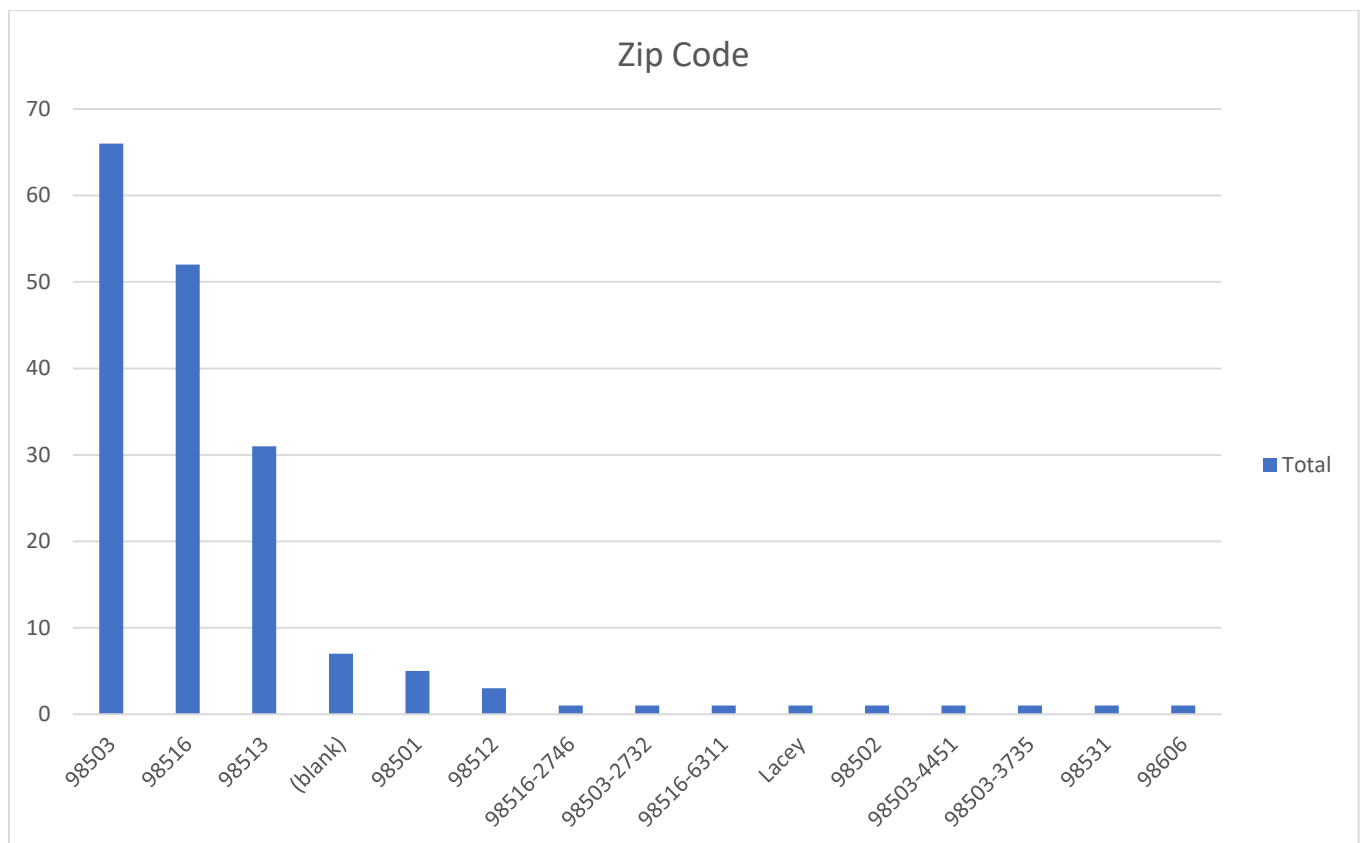
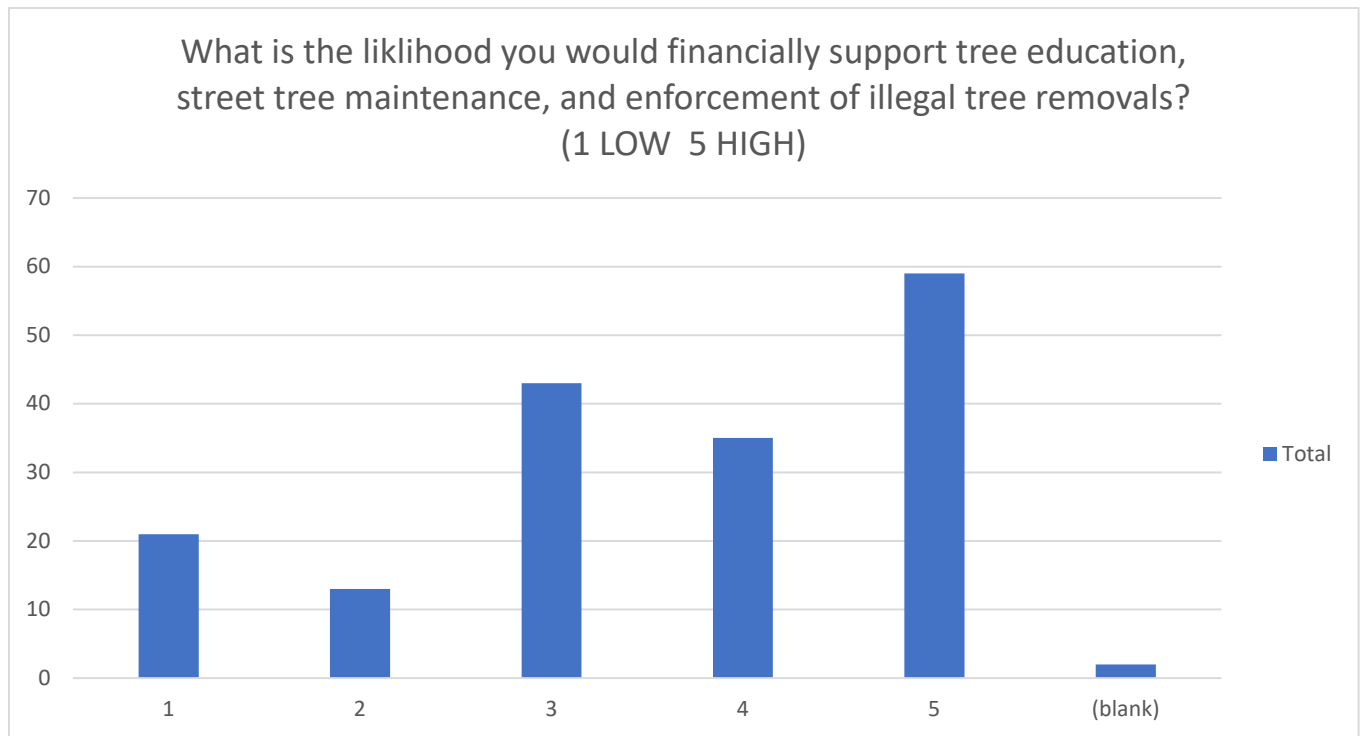
Tree Survey results as of 5/12/21

Total Responses: 173



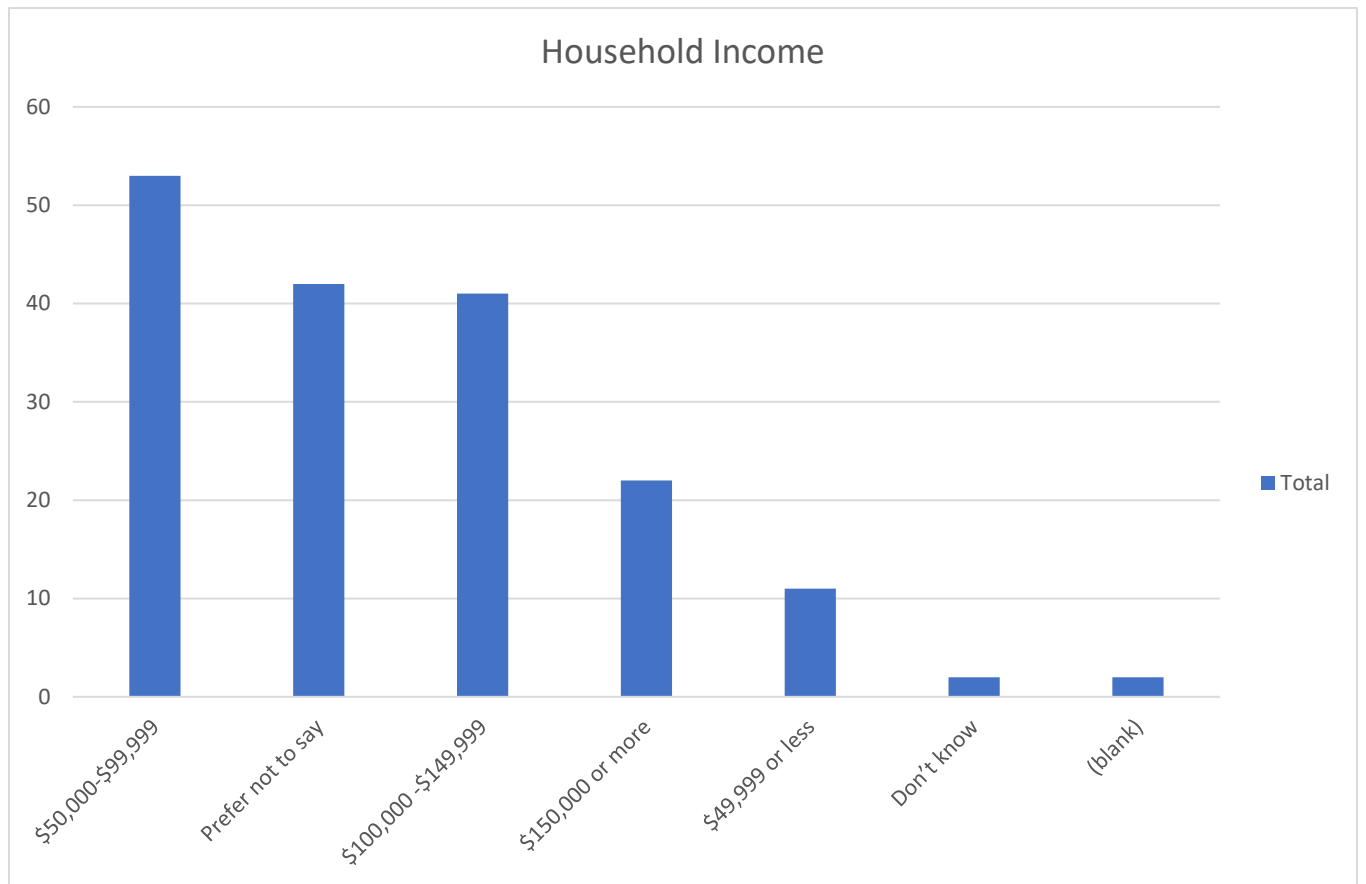
Tree Survey results as of 5/12/21

Total Responses: 173



Tree Survey results as of 5/12/21

Total Responses: 173



Tree Survey Responses– Fill in the Blank “What are your general impressions about the trees in Lacey?”

1	Beautiful old trees
2	There are a reasonable number of trees, in general. I like trees. They are beneficial, so efforts to manage and increase them are good. Trees in parks are better than trees in parking lots, etc. Vegetation requirements in commercial area merely make to area less walkable, and are bad for the environment.
3	
4	Good
5	In hawks prairie area, treescape management is lacking. I don't understand why many trees have been haphazardly cut down leaving no or small thin barriers between residential sections and warehouse sections. The area behind the Salish middle school and residences of campus Glen being a prime example. Those trees were thinned for no reason even though they provided many benefits to separate different zones if the city (including a sound barrier, where now people are street racing in an empty giant unoccupied warehouse on campus Glen rd basically nightly). The city of Lacey has basically devalued property by doing this. There are many other examples in the hawks prairie NE area as well where residences back up to warehouses with no tree protection even though trees were once there.
6	I like them. makes it nice especially in older neighborhoods and it seems newer ones have too many homes and too few trees
7	Love the abundance of them. Makes the city more beautiful.
8	There are pockets of remnant forest stands - primarily doug fir that are under varying levels of community stewardship. There doesn't seem to be protection of mature trees with newer developments and construction, or incentive for developers to work around or make space for trees.
9	They are being cut down at an alarming rate.
10	Lovely. A big reason I decided on this area to live. I love the forested feel to many neighborhoods.
11	Lacey will soon be the city of lost trees.
12	Under threat from development, vulnerable
13	I love the trees, especially seeing the old growth.
14	They are a beautiful asset to our town's well being and overall health and liveability.
15	There's a lot of them
16	I LOVE the canopy of trees in Lacey prefer that the city protects the trees as much as possible. I'm concerned about the new growth of homes and developments. Looks as though clear cutting is used for new developments. I don't see as much protection of existing trees for newer developments. Seems like something has changed and the emphasis has been on new growth and not protection of green space. I've also noticed less emphasis on protection of existing trees in established neighborhoods. Seems that neighbors are taking down more trees than years past. Are they permitted? It doesn't appear so. Perhaps more enforcement is needed.
17	You keep allowing them to be chopped down
18	
19	I wish we had more trees 🌳
20	
21	Beautiful, but several dead trees in my area and massive undergrowth.
22	Being cut down and it's making the area crowded with new construction and losing the rural feel.
23	Poor job done by the city in preservation of trees. The city approved the warehouse to strip all tress now we have a forest of cement buildings across I-5. Terrible since the state park and

Tree Survey Responses– Fill in the Blank “What are your general impressions about the trees in Lacey?”

	estuary is so near. The communities spreading out are also stripping all the trees. If the city requires permits to remove trees then why are you allowing the businesses to strip them? Money over preservation. It seems like the taxes are already very high in the City of Lacey. What are you doing with the revenue from the warehouse forest?
24	It's good, but we can be better. There need to be more trees! Too often when development happens, lovely old trees get razed during the land prep process. We can do better.
25	It was my favorite thing about Lacey living among the trees but it seems like they are disappearing quickly.
26	very well done, lots of roadside trees
27	Martin Way from Carpenter to Marvin needs help! Especially near the road. We need more small/medium conifers. The winter is bleak in areas with a lot of deciduous trees.
28	city has built over large tree spaces.
29	I like trees which clean the air for us.
30	Diminishing rapidly
31	It is very nice to see the variety on city streets and in neighborhoods. Only issue in planting them near our under overhead power lines.
32	Most are nice, but some close to homes are much too tall and drop very large branches during windy periods.
33	
34	Gorgeous trees! We moved here 10 years ago. Sadly you are allowing too much to be cut down without replacement. Too much is being build and land is being clearcut to build poor quality expensive homes. I wish residents actually had a say in what went on in out area. Homes that should never have been built get around current regulations too easily. It is disgusting to see the sheer amount of space cleared for those HIDEOUS warehouses north of Hawks Prairie. Our city our people our planet need the trees not more asphalt.
35	We need more trees along road ways.
36	The trees in Lacey are the #1 reason I moved here. I live off of Ruddell road and enjoy driving down the beautiful pine tree lined street. Then, the new project to put in sidewalks and a new retainer fence came and cut down a lot of beautiful old pine trees that had been there for years and years. Sickened me to see them go down and I don't even like to drive down Ruddell road anymore. There was no way for the city to put in a sidewalk and fence and still keep a few of the pines?? So sad...
37	Lacey has a good mix of developed land and green spaces, including trees. I love the greenness of Lacey and the northwest.
38	You seem to be removing a lot during road improvements.
39	Nice canopy of trees, nice variety. I read the tree plan and know that certain species are selected for certain areas. What I disagree with is in commercial construction zones and many housing areas, they knock down all the large fir trees to do their building. Then they plan ornamental, non-native trees. I believe planners and construction project managers can work around old trees instead of crushing and ripping them out. We don't need to develop every single corner of trees into a commercial taxable building. It will create heat pockets, poor drainage, pollution and takes away natural habitat for wildlife - rabbits, birds, bees, etc.
40	They are beautiful and I want more of them; I want the Douglas fir Evergreens protected like diamond rings; and I want a continued mix of types of trees (but I want us to honor what trees are native to the other animals that depend on them in this region).
41	Trees are important. Inside the city of Lacey some areas are beautiful with full trees. Some areas don't even have trees like these damned housing development areas. The rules that we have I have to have 31 trees on my lot. I have to get permission to cut down trees whether diseased or not. city of Lacey should not be managing this I should not have to go to the city of Lacey to cut down trees if I maintaining the required amount of trees on my lot let me manage it

Tree Survey Responses– Fill in the Blank “What are your general impressions about the trees in Lacey?”

	not you. Also if Lacey once so many trees make a more affordable. also give credit for bigger trees I was told that the city of Olympia gives you credits for larger trees instead of: one tree it would actually be three trees. Don't know if that's correct but that would make it easier for me to manage my property
42	Good.
43	Love Love Love all the trees in Lacey.
44	They look sad and tired. There is a lot of air pollution and just the overall homeless issue right now and the homeless people not caring for the area they're utilizing.
45	Trees are a necessary part of a healthy city, but some trees close to houses are no beneficial.
46	Overall good. Please keep them trimmed back for traffic safety & never planted in center of round-a-bouts.
47	To many regulations exist governing what I can do with trees on my own property.
48	They are being either butchered (in the name of pruning) or cut down at an alarming rate.
49	They are beautiful. We LOVE them. Best thing about Lacey.
50	as long as they aren't going to blow over and KNOCK OUT MY POWER FOR MULTIPLE DAYS I'm pretty content
51	They are being removed at a fast pace.
52	Too many Maples, need more diversity. Would like to know the composition and number of tree species and numbers of varieties if available. Tree regulations need to be publicized more. Citizens should be required to hire licensed and insured arborists who are members of the International Society of Arborists and obtain a permit. Also, tree planting in new sidewalk cutouts and median strips should be done with more careful soil preparation.
53	Not as many as in Olympia
54	Lots of them are dead or dying. You talk about trees, but then let developers clear-cut hundreds of acres of trees because that's easier than preserving them. Lacey has ridiculous rules (requiring permits) for taking out/replacing trees on private/residential property, but lets commercial developers wipe out forests.
55	Trees are great! We need to keep as many big trees as we can.
56	good amount of greenery and well-maintained. I'd like to see Lacey continue this as well as keep up the good work on the parks
57	The trees are mostly on private property.
58	generally good, depends on what part of Lacey environs
59	Pretty good
60	That they're diminishing, same as everywhere. I would like to see more preservation and education, to curb the impulses of people who want Washington to be like Arizona.
61	The trees are beautiful all over town they provide a very good feel to our public spaces.
62	The more the better!
63	Street trees have become a hazard to individuals, raising sidewalks, roots intruding into grates, making messes, and clogging catch basins we need to look at fewer trees and perhaps smaller less onerous plants to maintain.
64	There have been some poor choices given to developers in the past. I am in White Fir Estates off Meridian Rd. north. Pretty sure the city mandated flowering cherries for this neighborhood. Roots are lifting my driveway and sidewalks.
65	Beautiful!
66	don't ask for more money for this, but stop spending money on something else and shift the budget
67	My general impression is that trees are not valued by our city planners. Clear cut for business and housing with no thought to preserving forested areas.
68	Lacey is cutting down too many large trees and replacing them with little sticks.
69	Trees add a lot to the community and should be reasonably retained.

Tree Survey Responses– Fill in the Blank “What are your general impressions about the trees in Lacey?”

70	They create a beautiful and friendly atmosphere.
71	Big warehouse projects are nearly clear cutting native conifers and replacing with deciduous trees, removing critical nesting areas for eagles, owls and other raptors.
72	Love them and sad so many warehouses and buildings are being put in to their demise
73	Plenty planted, but not thoughtfully: too many have roots that push up sidewalks.
74	Impressed with amount and variety. More please.
75	
76	Nice to see them.
77	There are a lot.
78	Too many being cut or bulldozed down, too much habitat loss.
79	They're beautiful, especially the flowering ones in Spring. Too many trees are being clear cut for warehouses. Far too many.
80	They are beautiful and I really hate to see them cut down
81	The trees in Lacey are not kept well. Various areas they are planted and just forgot about. Over grown with bushes, and lifting sidewalks and make it extremely difficult for mobility as a disabled person. But the shade is nice and there are lots of birds.
82	They are nice..
83	I appreciate them and would like to see more of them.
84	The new street plantings are wonderful addition.
85	The trees are well placed and nice.
86	There is a distinct difference between "old Lacey" and the newer developments. While older sections of Lacey seem to have been built to embrace the natural environment (Lacey City Hall, for example, or the Providence medical buildings), it seems that ALL new development sites completely wipe out groves of trees and then seem satisfied to plant tiny landscape trees around completely barren sites. Heartbreaking to witness, on a regular basis.
87	It is smart to have worked with HOA housing developments to provide street lined roadways with trees. The difference between old Lacey and new Lacey are quite prevalent in the fact New lacey communities wipe out all existing pine and birch groves without a thought to the natural beauty between old Lacey and new developing tracts. More groves of the existing landscapes need to be included in city plans. The Salish school is the perfect scenario of growth with corporate mismanagement of green spaces. The trees that we have replaced in these urban extensions are always small requiring years to become old Lacey in concept of what our environment represents. Old Lacey looks and feels comfortable such as our City offices and Police and library complex. The need to create green areas is important in these developers keeping Lacey joined as one township of a healthy setting unlike the urban sprawl it's allowing to become. Tacoma we are not, keep the pine and birch groves. So you failed to ask what trees we may like to see around the city that preserve our streets and walkways...the Chinese Pistachio is a great example of a tree that can save the Lacey community monies. Yes and lets not forget to have these developers dig deeper holes for planting the trees.
88	Mostly positive but it seems to be much too easy to remove trees and ignore buffer requirements.
89	Adds to beautiful environment
90	They're great. How many are native species?
91	There are some areas of dead or diseased trees that need to be removed and replanted. I see most of that in neighborhoods. A lot of trees have been cut down lately due to construction which is sad. In addition, we need better management of large trees near power lines to avoid power outages.
92	I love all of the old growth trees and really want to see more preservation of them rather than the wiping out of them that has been happening recently (Ruddel & Mullen for example).

Tree Survey Responses– Fill in the Blank “What are your general impressions about the trees in Lacey?”

93	LOVE them. Too restrictive on homeowners though. Trees ruin foundations and lead to many neighborly disputes. Totally unreasonable to expect a tiny lot to have 5 trees. Educate developers or require them to plant trees that don't grow so huge.
94	I love that we have so many trees. It really adds to the beauty and natural feel of the area.
95	I like them. Recently it seems quite a few have been cut down. Sometimes the pruning of street trees makes them look distorted.
96	Love them the more the better!
97	Generally very positive, I enjoy being in a city that still had beautiful trees.
98	We have a lot of lovely areas and I appreciate that. I'm not sure how feasible I would be to add some greenery to Martin between Carpenter and Marvin. That stretch of road looks pretty rough. Thanks for all you do!
99	The more trees the better
100	They are precious and beautiful! More trees!
101	We could always use more! In fact, there were more 10 years ago...
102	It's good. Lots of different types and they are nice to look at.
103	Beautiful!!
104	The more trees the better!
105	Born and raised here (71 yrs. old) I love the Trees. I would rather go back to seeing more trees and a lot less houses, apartments, cars and people.
106	There's not enough
107	I love the abundance of trees in Lacey, and appreciate that they are protected.
108	When I first moved here, there were so many. Now, there are few. We need to preserve what old growth we have left and plant more trees to replace those lost.
109	I enjoy the fact we have mature trees native to the Pacific Northwest in many areas. I believe that in new housing developments, these are the same trees that should have been planted rather than the non-native species developers thoughtlessly plant instead. In new developments, small areas of diverse species are completely cleared. Any plantings put in are perpetually scrawny, unwell and not native to the region. Landscapers give no thought to viable soil depth. Plantings in new developments are often trying to grow in 5 inches of new soil atop non-fertile soil dredged up from building. On the other hand, the more mature stands of trees really improve bird habitat and small animal habitat.
110	They are beautiful and enjoy the beauty they bring throughout the different seasons.
111	Love the trees and nature in general. Provides fresh air compared to more urbanized areas.
112	
113	Beautiful and add to the feel and charm of the city. I feel like we have lost that much in harks p.
114	too many shallow rooted trees destroying fences, concrete and roads. You should reimburse those people who lose fences and sidewalks because of poor city planning.
115	They are beautiful but need to be groomed more along roadways and power lines
116	I love having trees in our city!
117	there used to be a lot and now you are allowing big business to clear acres and acres to install warehouses
118	I see a nice variety of trees in public spaces. I'm sad to see so many lots get cleared for population growth.
119	We have too many, too many on the right of way. A lot need to be removed, cut back for safety.. We also believe trees in yards should be taken out, too close to homes. A lot of people can't afford it. We have seen houses in this area devastated by falling trees.
120	

Tree Survey Responses– Fill in the Blank “What are your general impressions about the trees in Lacey?”

121	We are losing our native trees which affects our ecosystem
122	Like them
123	Some trees around the city need maintenance but definitely are very needed in our city.
124	Not enough trees. Street trees should be planted near street edges to slow traffic. Only plant trees that will not harm sidewalk smoothness.
125	I would like to see trees in the mall parking lots to add character to the mall and inside the malls as well. Also I think when a new subdivision is built the amount of trees that need to be removed should dictate the minimum number of trees that need to be planted.
126	Love them, and want to save as many as possible
127	The trees were the reason I moved to Lacey.
128	Good in some areas, poor in new construction
129	Beautiful
130	The government should not require a permit to remove a tree on their property. This is an unconstitutional taking without compensation. Public lands manage away. Recommendations are the limit I want to see for private land tree management.
131	Overgrown and obstructing electric lines
132	Massive tree lover here. I live here because I love the greenery. It's beautiful. The more trees the merrier!
133	Lacey is a City in a forest.
134	My general impression of trees in Lacey is they were here before we built in this area. We must plant more trees for the next generation. Trees give us homes for people and birds to live, fire, furniture, oxygen, shade and fruit. Trees are beautiful to see, smell and hear. They give you peace of Mindfulness. When you step outside your house and walk through a pathway with trees and shrubs all around you, your mind, body and soul connect with nature.
135	
136	Beautiful
137	They are a large part of the character of Lacey, but unfortunately they are being replaced by urbanization.
138	Excellent. But I get upset seeing new subdivisions taking out trees or not planting new trees.
139	I like the trees in Lacey more than anything north of JBLM. They seem older, and taller and feels more like the PNW
140	beautiful, many old large trees - too many recent cuttings
141	not enough of them, far too many removed for development!
142	In the retail areas of Lacey I feel we could use more trees.
143	They are being cut down at a rapid rate and full grown mature trees are replaced by either nothing or saplings that will take decades to replace. There are no negative consequences for cutting down trees illegally that make any difference whatsoever to the person doing the cutting. Existing trees and urban forested areas should be strongly protected! Why is there no Climate Change benefit in the drop down menu of urban trees benefit???
144	We love them, DON'T want to lose them, and always need MORE TREES. Too many neighbors are cutting their trees too often, without regard to protection of trees. We see it all the time, as well as developments planned in our area which require clear-cutting and adding more impermeable surfaces. Trees protect us from flooding and are urgent for habitat.
145	Not enough of them.
146	Our trees are lovely but the number of trees needs to be vastly increased, due to the need -- driven by rapidly increasing climate change--of having mature trees to remove carbon dioxide from the air. SAVE ALL MATURE TREES AND PLANT NEW ONES.
147	Terrible policy that is felling trees/forest right and left and center. We moved to Lacey four years ago and the majority of vest forests in existence then on our drives to Olympia have been replaced with warehouses. The trees and understory are irreplaceable in my life time, my kids,

Tree Survey Responses– Fill in the Blank “What are your general impressions about the trees in Lacey?”

	my grandkids. I am outraged and saddened at this public policy choice of greed over public health
148	I like the trees in Lacey and I think we need more. They need to be protected.
149	I like the tree landings along the streets. I think Lacey residents enjoy and see the benefits of tree plantings.
150	Wonderful. The trees in and around residential neighborhoods dramatically improve appearance and desirability. They provide shade, contrast, shelter, and habitat for birds and critters.
151	Living here at Panorama sets the bar quite high to us as a benchmark. There are commercial areas that overwhelm such as the Library and the Lacey City Hall area. Any neighborhoods in SE Lacey have beautiful canopies but within mall areas that are poorly cared for and perhaps poor choices to begin with.
152	
153	I love the trees we have in the community, it is always sad to see old trees taken down. I hope for more native plants and trees in our area
154	I love all the trees in the central part of Lacey. When I moved here, I selected Lacey because of all the groves of trees in NW Lacey. It has been heart breaking to see large plots of land clear cut for warehouses and homes. I can understand and appreciate growth in our area but don't see much effort to replace loss of that action on the environment.
155	I love them! We moved to Lacey in 2018 for a number of reasons, INCLUDING the trees.
156	Generally very favorable. I am concerned about the mass stripping of trees between residential and warehouse/ industrial areas and the failure to maintain trees in areas where new warehouses/ storage units are built.
157	I love the trees that we have along the main roads. Very pretty. I love that we have a great amount of trees in the city.
158	Beautiful but some large trees are not healthy
159	Lacey allows developers to clear cut large acreage plots for urban development. At what cost? The idea that you can mitigate CO2 with sidewalk and meridian trees is simply not logical. A true climate plan would create urban development like the City of Lacey's City Hall and the police station. Integrate urban growth with old tree stands with creative development designs that enhance communities. I met someone who bought a house out at Meridian Campus because they loved living surrounded by trails and trees. They decided to move a few years later because when they looked out of their windows the forest had been logged. Now the view was not nature but more and more houses. People love nature. Why not use existing stands of older Doug fir Maple and Hemlock to implement carbon sequestration and only allow development to enhance nature and human well being. Implement credits and incentives for new housing developments that build around trees and create wonderful environments like the City Hall and library. Keep Lacey green for future generations. Once its all logged you can't go back.
160	I feel like there is a decent amount of trees in the area, but would like to see more, but in practical places. One thing I hate seeing around the city is trees lining a street that have had their top half cut off to allow room for power lines.
161	The more the better
162	I like the trees and appreciate that the city of Lacey has a wide variety of healthy and mature trees as well as newer plantings. I would like to see Lacey keep as many of its trees as possible.
163	depends on where you look in Lacey, some areas are great others not su much.
164	favorable, but mostly in newer neighborhoods
165	Too many non evergreen trees being planted... these are generally not native species... create iddues cleaning up leaves ... and are often more serious hazards in wind storms as the grow anx mature and become top heavy ...
166	Love them, a little concerned with large branches falling on roadways, don't want them cut down, plant more!

Tree Survey Responses– Fill in the Blank “What are your general impressions about the trees in Lacey?”

167	What the city has allowed to happen in northeast Lacey is disgraceful. By letting whole forests be cut to build warehouses and developments, the city can no longer call itself the city of trees. You should be ashamed of yourselves! You talk one game and play another in reality.
168	
169	I live in the neighborhood of Lake Forest and for my neighborhood, I wish we had a greater variety of trees. I love trees, but Douglas Fir, Red Cedar, Western Hemlock, some of them have gotten so big that they block out all the light in my neighborhood. We have some beautiful maples, aspen, birch, alder, and dogwoods...just wish there were more deciduous trees.
170	Lacey has way too many trees to close to roads and power lines
171	Lacey needs to plant more trees.
172	decorative but small
173	They are nice.

#001

Posted by **7509L** on **04/24/2021** at **9:43am** [Comment ID: 67] - [Link](#)

Agree: 0, Disagree: 0

I cannot comprehend why Lacey allows huge groves of fir trees to be crushed and ripped out for large construction. Is it not possible to keep the carbon protective old growth fir trees and put construction in pockets within them? It makes no sense to cut them down and then "landscape" with your "tree plan" that are ornamental trees and don't have the same footprint as a fir tree. If the developer or warehouse can't drive around some trees then deny the permit. The small ornamental trees take years to grow and still don't clean the air like native PNW tree.

#002

Posted by **7509L** on **04/24/2021** at **9:37am** [Comment ID: 64] - [Link](#)

Agree: 1, Disagree: 0

Cattle are huge polluters with it running into the streams also. So yes, more can be done here and with manure management.

#003

Posted by **7509L** on **04/24/2021** at **9:39am** [Comment ID: 66] - [Link](#)

Agree: 1, Disagree: 0

Yes, What are the golf courses and HOA landscapers using, not to mention homeowners? Emissions aren't the only problem - pesticides are destructive to wildlife and bees. The run off from these applications gets into ground water and streams.

Reply by **Marianne** on **04/24/2021** at **11:14am** [Comment ID: 69] - [Link](#)

Agree: 0, Disagree: 0

I completely agree! There are many Eco-friendly options that we should be using for the health of the soils and ourselves. Chambers Bay Golf Course is an example of sustainable land practices. In the US, 36 of the 50 states anticipate freshwater shortages within the next 10 years. Americans apply more than 7 billion gallons of water a day outdoors and stormwater runoff from gardens and lawns is a major source of water pollution. Lawn irrigation consumes up to 60% in the west. Majority of irrigation comes from municipal drinking water. Residential properties are part of the solution.

#004

Posted by **Carolyn** on **04/30/2021** at **2:40pm** [Comment ID: 100] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Regenerative agriculture and forestry are imperative if we are going to significantly decrease greenhouse gas emissions.
capturing carbon in the soil is the BEST way to sequester carbon (besides not emitting it in the first place). Let's get on with it, NOW.

#005

Posted by **Connie Campbell** on **04/01/2021** at **11:45pm** [Comment ID: 20] - [Link](#)

Agree: 3, Disagree: 0

We need to keep the trees we have and plant more! Trees help us in so many ways--beauty, shade, reduce stormwater run off and provide oxygen for us to breathe!

#006

Posted by **Marianne** on **04/01/2021** at **6:34pm** [Comment ID: 16] - [Link](#)

Agree: 0, Disagree: 0

Mature trees increase your property value by 7-19%.
<http://www.hgtv.com/design/real-estate/increase-your-homes-value-with-mature-trees>.
Trees keep us cool in the summer heat. Trees keep our drinking water clean.

#007

Posted by **7509L** on **04/24/2021** at **9:47am** [Comment ID: 68] - [Link](#)

Agree: 1, Disagree: 0

Yes, we need to reforest. But Lacey needs to stop rubber stamping all development and allowing groves of trees to be destroyed. The city is a hopscotch of concrete, a road with bike path, retail business, then freeway, then a few houses, then wide roads with roundabouts to warehouses with housing around warehouses. It doesn't appear its age in comparison to other cities nearby who also have established neighborhoods and businesses - Olympia, Dupont, Tacoma.

#008

Posted by **Marianne** on **04/24/2021** at **11:15am** [Comment ID: 71] - [Link](#)

Agree: 0, Disagree: 0

Yes!

#009

Posted by **Marianne** on **04/24/2021** at **11:15am** [Comment ID: 70] - [Link](#)

Agree: 0, Disagree: 0

Yes! Education is key.

#010

Posted by **Roy** on **04/30/2021** at **2:41pm** [Comment ID: 101] - [Link](#)

Agree: 0, Disagree: 0

It is very important that we use nature (not technology) to help us not only store carbon but also to keep of us emitting more carbon. Do not let our trees be cut down unnecessarily and support regenerative agriculture.

#011

Posted by **Randy** on **04/01/2021** at **5:54pm** [Comment ID: 6] - [Link](#)

Agree: 0, Disagree: 0

That's terrific!

#012

Posted by **Randy** on **04/01/2021** at **5:59pm** [Comment ID: 7] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Good Regs which could be more effective with consistent enforcement. There are commercial tree cutting companies consistently topping and removing trees without permits. They should be warned once and then forbidden from working within Lacey after the second offence. They know the rules and know it's not a big deal to violate.

#001

Posted by **7509L** on **04/24/2021** at **9:43am** [Comment ID: 67] - [Link](#)

Agree: 0, Disagree: 0

I cannot comprehend why Lacey allows huge groves of fir trees to be crushed and ripped out for large construction. Is it not possible to keep the carbon protective old growth fir trees and put construction in pockets within them? It makes no sense to cut them down and then "landscape" with your "tree plan" that are ornamental trees and don't have the same footprint as a fir tree. If the developer or warehouse can't drive around some trees then deny the permit. The small ornamental trees take years to grow and still don't clean the air like native PNW tree.

#002

Posted by **7509L** on **04/24/2021** at **9:37am** [Comment ID: 64] - [Link](#)

Agree: 1, Disagree: 0

Cattle are huge polluters with it running into the streams also. So yes, more can be done here and with manure management.

#003

Posted by **7509L** on **04/24/2021** at **9:39am** [Comment ID: 66] - [Link](#)

Agree: 1, Disagree: 0

Yes, What are the golf courses and HOA landscapers using, not to mention homeowners? Emissions aren't the only problem - pesticides are destructive to wildlife and bees. The run off from these applications gets into ground water and streams.

Reply by **Marianne** on **04/24/2021** at **11:14am** [Comment ID: 69] - [Link](#)

Agree: 0, Disagree: 0

I completely agree! There are many Eco-friendly options that we should be using for the health of the soils and ourselves. Chambers Bay Golf Course is an example of sustainable land practices. In the US, 36 of the 50 states anticipate freshwater shortages within the next 10 years. Americans apply more than 7 billion gallons of water a day outdoors and stormwater runoff from gardens and lawns is a major source of water pollution. Lawn irrigation consumes up to 60% in the west. Majority of irrigation comes from municipal drinking water. Residential properties are part of the solution.

#004

Posted by **Carolyn** on **04/30/2021** at **2:40pm** [Comment ID: 100] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Regenerative agriculture and forestry are imperative if we are going to significantly decrease greenhouse gas emissions.
capturing carbon in the soil is the BEST way to sequester carbon (besides not emitting it in the first place). Let's get on with it, NOW.

#005

Posted by **Connie Campbell** on **04/01/2021** at **11:45pm** [Comment ID: 20] - [Link](#)

Agree: 3, Disagree: 0

We need to keep the trees we have and plant more! Trees help us in so many ways--beauty, shade, reduce stormwater run off and provide oxygen for us to breathe!

#006

Posted by **Marianne** on **04/01/2021** at **6:34pm** [Comment ID: 16] - [Link](#)

Agree: 0, Disagree: 0

Mature trees increase your property value by 7-19%.
<http://www.hgtv.com/design/real-estate/increase-your-homes-value-with-mature-trees>.
Trees keep us cool in the summer heat. Trees keep our drinking water clean.

#007

Posted by **7509L** on **04/24/2021** at **9:47am** [Comment ID: 68] - [Link](#)

Agree: 1, Disagree: 0

Yes, we need to reforest. But Lacey needs to stop rubber stamping all development and allowing groves of trees to be destroyed. The city is a hopscotch of concrete, a road with bike path, retail business, then freeway, then a few houses, then wide roads with roundabouts to warehouses with housing around warehouses. It doesn't appear its age in comparison to other cities nearby who also have established neighborhoods and businesses - Olympia, Dupont, Tacoma.

#008

Posted by **Marianne** on **04/24/2021** at **11:15am** [Comment ID: 71] - [Link](#)

Agree: 0, Disagree: 0

Yes!

#009

Posted by **Marianne** on **04/24/2021** at **11:15am** [Comment ID: 70] - [Link](#)

Agree: 0, Disagree: 0

Yes! Education is key.

#010

Posted by **Roy** on **04/30/2021** at **2:41pm** [Comment ID: 101] - [Link](#)

Agree: 0, Disagree: 0

It is very important that we use nature (not technology) to help us not only store carbon but also to keep of us emitting more carbon. Do not let our trees be cut down unnecessarily and support regenerative agriculture.

#011

Posted by **Randy** on **04/01/2021** at **5:54pm** [Comment ID: 6] - [Link](#)

Agree: 0, Disagree: 0

That's terrific!

#012

Posted by **Randy** on **04/01/2021** at **5:59pm** [Comment ID: 7] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Good Regs which could be more effective with consistent enforcement. There are commercial tree cutting companies consistently topping and removing trees without permits. They should be warned once and then forbidden from working within Lacey after the second offence. They know the rules and know it's not a big deal to violate.