

City of Bonney Lake

Street Tree Master Plan

Resources for this plan were made possible through a grant by the USDA Forest Service and Washington State Department of Natural Resources Urban and Community Forestry Services with matching funds provided by the City of Bonney Lake

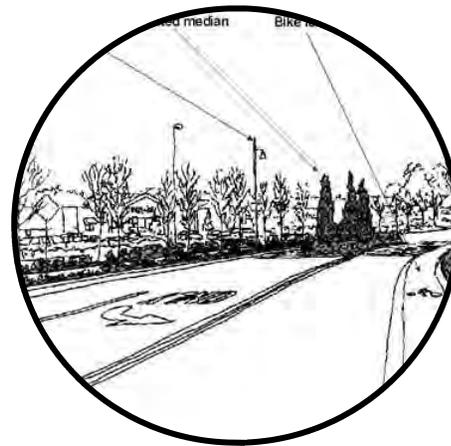
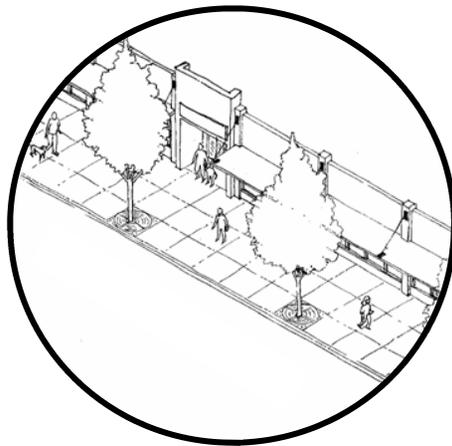
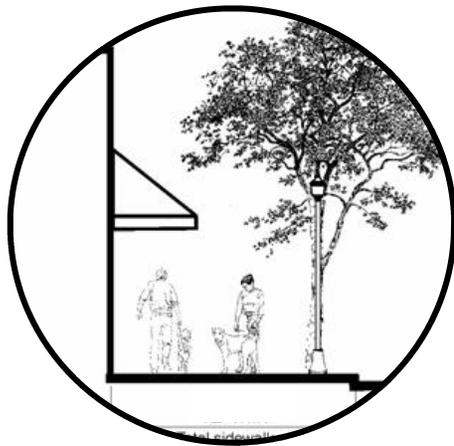


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Project Background

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Over the past few years, the City of Bonney Lake has been one of the fastest growing cities in Washington State. The rapid growth has been accompanied by removal of large stands of trees and forested areas in order to make way for new subdivisions and commercial developments.

In response to this rapid growth and loss of trees, the City Council initiated its Community Forestry Program in 2005.

Elements of the Bonney Lake Community Forestry Program call for a tree ordinance; an inventory of city-owned trees; a contracted arborist and other professional assistance; careful planting of the right species in the right place; training of workers who deal with trees; systematic protection of trees during street construction projects; professional management; and the cultivated support of elected officials and city administrators.

The City of Bonney Lake Community Forestry Plan contains goals, policies, practices, standards and projects intended to guide the City in its actions and decisions affecting municipally owned trees within the city limits. The plan will help the City effectively and equitably manage trees on municipal property.

As a component of the Community Forestry Program, this Street Tree Master Plan focuses on the tree component of an urban forest. This Street Tree Master Plan focuses on trees along streets in the public rights—of—ways. This Plan identifies corridors throughout the city which have the potential to become tree-lined north—south and east—west connectors through the city. Planting often will occur through a combination of public and private investment. Preferred tree species have been selected by a team includ-

ing the a consulting arborist and the urban forester/arborist for the City of Bonney Lake. The approved street trees for each corridor are suggested which are adaptable for the individual growing conditions.

Overall approval for planting projects is a joint effort between the planning department and the urban forestry

It is hoped that with the completion of projects laid forth by this Street Tree Master Plan, the City of Bonney Lake could lead by example with its actions regarding trees on municipal property, as well as setting the standard for commercial developers. Through this example and an effective public outreach and education program, private property owners can in turn more effectively manage trees on their property.

Plan in Context of City Functions

This Street Tree Master Plan affects several branches of city government and multiple policy documents. This Plan provides guidance to the Comprehensive Plan and Devel-

This Plan provides guidance both for city initiated projects and for street tree plantings which are installed in conjunction with current development. Because the scope of the plan is so integrated among the Public Works, Planning and Community Services / Parks Departments, the development of the plan occurred with close coordination between the departments with oversight by the Community Services / Parks Department and the Tree Board.

Plan Components

Components of this Plan include: a summary of existing conditions and existing policy; a summary of a current tree inventory and recommendations conducted by Arbor Pro; recommended plant lists; design guidelines; a list of concepts and recommended tree selections for planned future City of Bonney Lake development; order of magnitude cost estimates for non-developer driven projects; and a table of priorities.

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opment Regulations, particularly where they pertain to tree selection and placement. Pertinent existing Comprehensive Plan and Development Regulation policies are found late in this document in the section titled, "Plan and Policy Analysis".



Landscape Nursery on City property maintained by H.D. Messenger, Public Works Maintenance Staff.

Master Plan Process

The development of this Master Plan followed the following steps.

1. Review established policies in the Comprehensive Plan, Development Regulations and Public Works Standards as they relate to community forestry and city image.
2. Commence phased effort to inventory and analyze the conditions of existing trees starting with trees on publicly owned land (by Arbor Pro).
3. Review and document current practices related to tree management.
4. Review and document current expenses.
5. Review potential locations for future street tree plantings which are in keeping with planned future projects.
6. Make recommendations on preferred Street Trees and provide guidelines as to how to best locate the trees.
7. In accordance with the Comprehensive Plan goals and policies, develop feasible and achievable objectives for enhancing and maintaining Street Trees.

Project Milestones

March 2006 City of Bonney Lake Departments of Public Works and Planning meet to discuss the need of a comprehensive street tree inventory and Street Tree Master Plan. A project scope and timeline is developed.

June 2006 The City of Bonney Lake is awarded a grant from the Washington State Department of Natural Resources to conduct an inventory of publicly owned trees and to complete a Tree Inventory and Management Plan .

February 2007 A consultant team is selected and a kick off meeting is conducted with the Tree Inventory Specialist arborist, Arbor Pro and city staff.

April, 2007 Arbor Pro Team collects tree inventory data and reviews findings with staff.

May 31, 2007 Work is complete on the original scope as outlined by the DNR grant.

July 26, 2007 Tree Board and representatives from City Council meet to review Recommended Street Trees and Projects

October, 2007 Steering Committee Meeting to discuss current practices related to tree management and proposed budget allocation for urban forestry.

December, 2007 Steering Committee Meeting to outline project implementation

Regulatory Framework

Comprehensive Plan

The Community Character Element of the City of Bonney Lake Comprehensive Plan places high importance on trees. According to the plan, “‘Bonney Lake’ evokes trees, lakes, and single-family neighborhoods. The community wishes to retain its small town feel.” The city vision is “Small Town, Natural Environment”. It sees itself as a peaceful yet social place, a place of beautiful scenery and tree-lined streets. The concept of the preservation and enhancement of trees is mentioned fifteen times in the Comprehensive Plan, including a section on landscaping which includes specific actions related to street trees.

This landscaping section contains the following language which relates directly to this Street Tree Master Plan:

Landscaping

Landscaping with native species when practical, combined with view protection and retention of selective native vegetation, will convey Bonney Lake’s “natural environment” image. Roadway medians landscaped can help project the “natural environment” image while giving the street a more human scale. Street trees provide shade and noise attenuation.

Landscaping Goal 1-5 Require high-quality naturalistic landscaping.

Policy 1-5a Require landscaping with plant communities that replicate local nature (for example, salal, ferns, and firs - see Natural Environment Element). Use easy-to-maintain, drought-resistant, native species.

Policy 1-5b Retain native vegetation when practical, large rocks, and similar materials as a component of landscaping. Preserve strategically selected mature trees and stands of trees.

Policy 1-5c Plant trees (from the approved street tree list) along both sides of all streets. All planting schemes will be reviewed by planning and the urban forestry.

The Community Character Element contains additional Comprehensive Plan goals and policies pertaining to landscape treatment under a section which discusses the SR 410 Corridor - Downtown, Midtown, Eastown. Policies related to roadway improvements to this area emphasize the use of “*natural-environment*” landscaping and tree retention”. Another policy provides direction to “*work with WSDOT to improve SR 410 incorporating native-species landscaping and other signature treatment such as lighting and signage consistent with the “natural environment” theme.*”

A further section discussing Scenic Resources addresses the desire to protect views and states that Street Trees shall be carefully located so as not to intentionally block the



view of Bonney Lake’s scenic resources including views of Mount Rainier and the lakes. Policy 1-4b discourages all landscape plantings which would block significant views when mature.

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Transportation Element

The segment of SR 410 between 211th Avenue E and 234th Avenue E is identified as a High Accident Corridor (HAC) by WSDOT. This highway segment has had a higher than average number of severe accidents over the last three years compared to other similar facilities throughout the state.

Development Regulations

The development regulations Tree replacement standards were increased by Chapter 16.13.120. Tree planting required by developers of new development was also modified in Chapter 16.14 Landscaping, with 16.14.090 pertaining specifically to street trees. The Table on this page indicates the required standards of the “Type III Buffer” which applies to Street Trees.

16.14.090 Street frontages.

A. For subdivisions, four- to nine-lot short plats, and commercial developments, the proponent shall install street trees and Type III buffer along all street frontages.

B. The director(s) shall determine street tree species. Trees under power lines shall be of a species whose height at maturity is compatible with such location.

C. Street trees shall be at least two-inch caliper and shall be planted at least every 30 feet on center where practical.

D. Shrubs planted along street frontage shall be of species that when mature are less than 36 inches tall.

E. In pedestrian-oriented zones the director(s) may specify alternative street frontage buffers appropriate to the design guidelines for such areas.

F. See BLMC [16.14.140](#) for vision clearance triangle. (Ord. 1171 § 1, 2005).

16.14.140 Vision clearance triangle.

Within vision clearance triangles (see BLMC [16.12.010](#), Definitions), no plants nor structures shall be allowed which substantially

impair vision at a height between three feet and eight feet above the street grade. See also public works road approach standards. (Ord. 1171 § 1, 2005).

Type III buffer is a minimum width of 5 feet with slight obscuring and 100% possible deciduous.

Vision clearance triangle

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Community Forestry Program

“Because the urban environment is unlike any natural environment, the choice of trees used to create a stable urban environment should include a mixture of native and non-native trees, with no single species dominating. The predominance of a single species may increase the susceptibility of some of the urban forest to insect or disease pests.”

Evaluation and Recommendations

The policies, standards, and regulations form a strong basis to support the development of future street trees. The following areas could be improved upon:

- Revise policy language in the Comprehensive Plan, Community Character Element pertaining to the exclusive use of Native Trees as street trees.

- An incentive program could be considered to encourage additional commercial investment in street trees.
- Tree species is to be selected from the list of recommended trees in this Master Plan. Deviations from the list shall be approved by the Director.
- Partnership programs could be created to encourage street tree plantings and maintenance in residential areas.
- Policies could encourage business and community group maintenance of street tree corridors.
- The Overall Planting Concept contained within this Street Tree Master Plan could be reinforced by other design elements and included in policy language.
- Guidelines should include information on proper tree staking and maintenance.
- It is recommended that a one and a half inch caliper tree is easier to achieve. Revisions would need to be made to “16.14.090 Street frontages. C. Street trees shall be at least two-inch caliper .”

Related Projects

Related projects include:

- 192nd Avenue East Roadway Section / Corridor Plan (three segments, from the Junction of 192nd and Bonney Lake High School to the intersection with Sumner Buckley Highway)
- Easttown Subarea Plan
- Rhodes Lake Road Corridor Study
- Automated Traffic Safety Program: Traffic Calming at Schools
- SR 410 Sumner Buckley Highway Intersection Improvement Project
- Non-Motorized Transportation Plan
- SR 410 – Context Sensitive Design Solutions project



Three Goals of Street Tree Projects

Basis for Recommendations

This Strategic Action Plan for Street Trees guides Street Tree distribution to make the most impact to reach the city’s goals. The recommendations of this Master Plan consider existing conditions, planned projects, and the vision of the city leadership. Future Street Tree projects have been designed to meet the following three goals:

Enhance North – South Connections

192nd Ave E

198th Ave E

Calm Traffic in Specific Areas

Schools

Parks

Sky Island Drive

Support the Development of SubArea and Master Plans

Downtown Master Plan

Easttown Subarea Plan

Enhance North—South Connections

At the time of this study, several site-specific efforts have been underway in the city, many of which are a result of transportation concurrency requirements set in place by the proposed Cascadia development south of the city limits of Bonney Lake. These additional planned north-south connections laid the framework to consider expanding north-south connections throughout the city. Street Trees are recommended along the following north—south corridors:

- Enhanced Streetscape from New Downtown core.
- 192nd Ave East from the intersection with Sumner Buckley Highway, past Bonney Lake High School to Rhodes Lake Road.
- 198th Ave East future connection



Mature Street Tree in front of Transit Center

Calm

Enhance North—South Connections: The Boulevard

When Bonney Lake was first established, the first Mayor, Ken Simmons, envisioned Bonney Lake Boulevard as “Main Street” and the land at the terminus of Bonney Lake Boulevard at Lake Tapps as the commercial center and downtown of Bonney Lake. Like many developing cities of the time, these original plans were bypassed by the establishment of SR 410 and the location of early commercial activities at the intersection with Sumner Buckley Highway.

Create a “Boulevard” from Sumner Buckley Highway along Locust Avenue to Bonney Lake Boulevard from Dairy Queen to Allan Yorke Park. Consider limitations of adjacent residential private ownership, overhead electric lines, and narrow rights-of-way widths. The area is in what is referred to as “Old Town” Bonney Lake. Generally there are very few areas in old town that have the potential for street tree improvements.

Bonney Lake Boulevard and Locust Avenue are both classified as Collector streets with a sidewalk on one side and a posted speed of 25 mph. Traffic along Locust Avenue travels more quickly than residents prefer. The roadway is straight and slightly hilly with views of Lake Tapps seen from Bonney Lake Boulevard. A school exists nearby Locust Avenue with a safety speed limit of 20 mph.

Land use is primarily single family residential except along Sumner—Buckley Highway and one multi-family housing project at the south end of Locust Ave. The non-residential areas have street trees in place, and Sumner-Buckley has plans for a future sidewalk along the north side of the street.

The predominant single family land use and narrow road right of way makes achieving a continuous uniform street tree design a challenge. Other cities such as Everett and Olympia have achieved success through partnerships between citizens interested in planting

and maintaining trees in rights of ways fronting their properties and city staff to support and organize these efforts. These partner



Enhance North—South Connections: New Corridors—192nd Ave E and 198th Ave E

192nd Ave E Corridor / New North / South Connector

Develop a Street Tree Plan for SE 192nd Avenue, which would be instituted in phases. This high priority grant funded project may provide opportunity for a wider than usual Right-of-Way.

192nd Ave E improvements are in the following areas:

- A. Existing ROW from SR 410 E to 101 St Ct E Aging Public Road ROW – Width Varies
- B. New ROW from 101st St Ct E to 104th St E Existing private and incomplete road ROW; may provide opportunity for a wide Right – of – Way, which could accommodate large-scale plantings
- C. 192nd Av E from Bonney Lake HS to Rhodes Lake Rd E Older Public Road with 60' ROW width
- D. Create an entry feature at the south entrance to Bonney Lake

B. Create connections to the adjacent commercial center which contains Wal Mart and Starbucks.

C. Potential to integrate the SEA Street concept on both sides of the street. T

D. The Right-of-Way is widest where the roadway meets Rhodes Lake Road.

198th Ave E Corridor

198th Ave E Corridor connection passes through areas under Pierce County jurisdiction as well as city jurisdiction. Pierce County standards have become more urban since many roads in Bonney Lake were originally constructed, but they will not likely include street trees. Pierce County also advocates a wider than typical clear zone as it pertains to tree placement.

According to Pierce County Public Work, Vegetation in the Right-of-Way should be 12' away from the curb line. Roadway trash and roots are a concern. At this time the roadway improvement would likely have curb, gutter and sidewalk, which is a change from previous times. Pierce County does not provide street trees, but relies on developers to form an agreement. It is thought that developers may partner with Pierce County to consider providing trees along the 198th Ave E Corridor.

Calm Traffic in Specific Areas: Schools, Allan Yorke Park

Address the issue of control of speed in safety areas through the use of well-placed street trees directly adjacent to roadways at 20 mile per hour zones. Supplement “Safe Pathways to Schools” program through well placed vegetation

- Research trends in traffic calming through tree placement

The City of Bonney Lake completed phase 1 of the traffic calming planting projects in 2008 at BLHS and Emerald Hills Elementary.

Additional traffic calming projects on West Tapps Highway / Alan Yorke Park were also completed in 2009.



Evergreen Trees

Evergreen trees have advantages when used as street trees due to their year round green color and their ability to act as a noise buffer. However, practical considerations should be made when planting evergreen trees as street trees. Evergreen trees should not obstruct intersection visibility.

The Bonney Lake Municipal Code defines the space that must be clear as the “Vision clearance triangle”, which is the triangle formed on two sides by the right-of-way edges and on the third side by a line drawn between points on the respective right-of-way edges which points are 30 feet from their intersection. There are also concerns with the potential for shallow root systems of some evergreen trees to interfere with adjacent pavement.

Evergreen trees are best used in areas with ample space. Though it is best to allow evergreens to be used as street trees at the discretion of the city arborist, evergreen trees can generally be used as street trees when they are offset from the street a minimum of three—fourths of their mature height. The following photos are examples of evergreen trees set back from the street edge.

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Left: Effective use of *Pinus palustris* as a street tree in Bonney Lake. The ample offset from the road and the upright branching form of the tree allows for a functional co-existence between the tree and the adjacent road.



Right: Evergreen trees planted in a wide median

Community Forestry Management / Maintenance

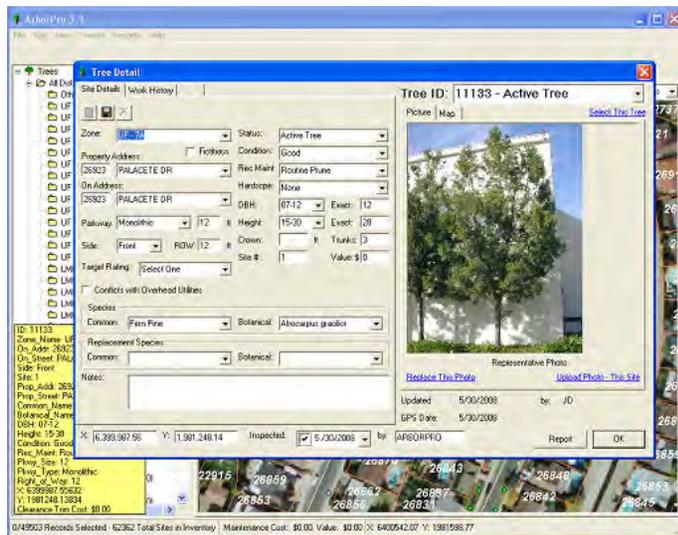
Community Forestry, part of the Community Services Department, coordinates efforts with:

- Community Development / Planning
- Public Works / Engineering
- GIS - Mapping
- Parks / Open Space
- City Administration
- Community programs / events

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Community Forestry continues to track maintenance models for costing and labor with tree management software.



Current Practices & Expenditures

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Most street trees are planted by developers to meet the requirements BLMC 16.14.090 and the approved street tree list. Street frontages which requires the developer to install street trees and Type III buffer along all street frontages for subdivisions, four- to nine-lot short plats, and commercial developments. A maintenance bond is secured by the city to ensure that the plants and trees are funded during a reasonable plant establishment period.

Trees in the rights of way of residential areas are maintained by the city but can be planted by the residents.

Since becoming a Tree City, the City has initiated street tree plantings in several areas.

Roadway Character

Because Bonney Lake developed with a combination of city and rural standards from areas annexed from Pierce County, a variety of roadway conditions exist. Rural standards are apparent in developments along Angeline Road. A very different roadside character exists in areas built to current city engineering standards such as those along Sky Island Drive and those along 192nd Avenue East.

Other considerations include:

- quality of shoulder;
- plans for future roadways;
- existing and potential Right of Way widths
- level of radiant heat and runoff from the roadway

Current Expenditures

The annual operating budget for the Community Service Department allocates \$35,000 for Tree City USA and community forestry program. This budget is appropriated for maintenance of the street tree program, administration, planting projects and nursery management.

Future budgeting and department oversight for the program is being discussed.

Tree Inventory

The decisions contained within this Master Plan are based in part on an inventory of existing trees conducted by Arbor Pro and the City of Bonney Lake. The inventory studied the following areas:

- City Hall.
- Allan Yorke Park (not including trees inside the dense forest line)
- Senior Center
- Viking Park (adjacent to Bonney Lake Elementary)
- Madrona Park
- Cedarview Park
- Sidewalk side of Locust Ave
- BLHS and Emerald Hills Elementary
- Sumner Buckley Highway (downtown core)
- Main St (downtown core)
- Interim Justice Center
- Assent Park
- Highway 410 / Sumner Buckley Highway improvement
- Sky Island Drive
- Public Safety Building
- City Hall Annex
- WSU Perimeter by South side of City Property
- Art Park (corner of Sumner Buckley Hwy and Locust)

Inventories were conducted with GPS technology and tree management software by a certified arborist



Trees for Narrow Areas: Minimum 6 foot Planting Strip Width

City of Bonney Lake

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Common Name	Botanical	Height	Width	Shape	Features
Flame Amur Maple	<i>Acer ginnala</i>	20-25ft	10-20 ft	Multi-stem Rounded	Red orange fall color
Conquest Maple	<i>Acer platanoides</i> 'Conzam'	20-35 ft	20-30 ft	Upright oval	Purple spring to bronze gold fall
Eastern Redbud	<i>Cercis canadensis</i>	20-25 ft	20-30 ft	Horizontal	Pink flowers / yellow fall color
Chinese Dogwood	<i>Cornus kousa</i>	20-25 ft	15-20 ft	Upright Spreading	White flowers / scarlett fall color
Chanticleer Pear	<i>Pyrus calleryana</i>	25-30 ft	15-25 ft	Upright oval	White flowers / redish golden fall color
Cleveland Select Pear	<i>Pyrus calleryana</i>	20-30 ft	15-20 ft	Upright oval	White flowers / red fall color
Raywood ash	<i>Fraxinus oxycarpa</i>	25-35 ft	20-30 ft	Upright oval	Redish purple fall color
Prairifire Crabapple	<i>Malus</i> "Prairie"	15-20 ft	20 ft	Rounded oval	Purple redish flowers / maroon leaves
Golden Desert Ash	<i>Fraxinus excelsior</i> 'Aureaefolia'	20-30 ft	20 ft	Rounded compact	Golden yellow leaves / golden bark
Sunburst Honeylocust	<i>Gleditsia triacanthos</i>	25-35 ft	25-35 ft	Horizontal crown	Golden lto green gold



Golden Desert Ash

Cleveland Pear

Flame Amur Maple

Eastern Redbud

Raywood Ash

Sunburst Honeylocust

Trees for Mid—Sized Areas: Minimum 6 to 8 foot Planting Strip Not under power Lines Width

Common Name	Botanical	Height	Width	Shape	Features
Pyramidal Hornbeam	<i>Carpinus betulus</i> 'Fastigiata	30-50 Ft	25-30FT	Vase - Symmetrical	Yellow fall color
Frontier Elm	<i>Ulmus</i> 'Frontier'	25-40 Ft	15 Ft	Upright Pyramidal	Redish purple leaf
Dawyck "purple" Beech	<i>Fagus sylvatica</i>	40-60 Ft	10 Ft	Upright Conical	Purple Leaf
"Autum Gold" Ginko	<i>Ginko Bilboa</i> (male)	50 Ft	30 Ft	Broad Conical	Gold fall color
"Tricolor" European Beech	<i>Fagus sylvatica</i> 'Purpurea'	30-35ft	25 Ft	Upright Rounded	Green pink/green white edged
"Autum Purple" Ash	<i>Fraxinus americana</i>	45 FT	40 Ft	Rounded Habit	Purple fall color
"Bowhall "Red Maple"	<i>Acer rubrum</i> 'Bowhall'	40 Ft	15 Ft	Upright Symmetrical	Orange Red Fall color
"Aristocrat" Pear	<i>Pyrus calleryana</i> 'Aristocrat	40 Ft	30 Ft	Upright Pyramidal	Orange red Fall color/white flower

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Tricolor Beech



Frontier Elm



Autumn Gold Ginkgo



Autumn Purple Ash



Aristocrat Pear

Trees for Wide Areas: Green zones / landscape beds. Tree set back from sidewalks 15 Ft.

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Common Name	Botanical	Height	Width	Shape	Features
Red Sunset Maple	Acer Rubrum "Sunset"	45-50 Ft	35 Ft	Rounded crown	Red fall Color
"Village Green" Zelkova	Zelkova Serrata	50-60 Ft	45 Ft	Vase habit	Orange-red fall color
Red Oak	Quercus rubra,	50-60 Ft	45 Ft	Pyramidal	Red fall Color
Greenspire Linden	Tilia cordata 'Greenspire'	40-50 Ft	35 Ft	Symmetrical, pyramidal form	Yellowish Fall Color
Green Ash	Fraxinus pennsylvanica	50-60 Ft	40 Ft	Pyramidal to spreading habit	Yellow fall Color
American Sweetgum	Liquidambar styraciflua	60-70 Ft	50 Ft	Pyramidal to oblong crown	Yellow, purple, red fall color



Red Sunset Maple



Village Green Zelkova



Greenspire Linden



Green Ash "Pennsylvania"



Red Oak

Selecting the Right Tree for the Right Location

The right tree in the right location is imperative. When you plant a tree, you are adhering to a long term plan and vision. The trees health, how it adapts to the urban environment, the overall look and long term maintenance costs are all factors to address before you dig. The city of Bonney Lake has an in house arborist and forestry program that functions interdepartmentally. By incorporating community forestry, community development and public works, Bonney Lake focuses on cohesive communication as an integral part of the team concept. Follow through at both ends of the street tree master plan and practical updating of strategies, positions this program to be both proactive and successful.

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Tree Spacing and Selection

The illustrations on this and the facing page indicate a narrow growing condition (facing page) and a wider growing condition (below). To determine how to select a tree for the space allowed, consider the desired spacing for the trees at maturity. Using the Lists of Recommended Trees as a guide, select trees according to their mature width. Trees should be spaced at three—quarters of their mature width.



Trees for Constrained Areas

Areas with limited space for trees should use smaller trees that have an upright growth pattern. Urban spaces with buildings planned at the sidewalk edge and other constrained areas should have trees with a mature width of 15 feet to 20 feet. Care should be also taken to leave remaining stands of old growth where practical in buffer/surrounding areas to compensate for smaller canopy trees. The city Arborist or the Planning department can assist in assessing when maintaining old growth is risk sensible.

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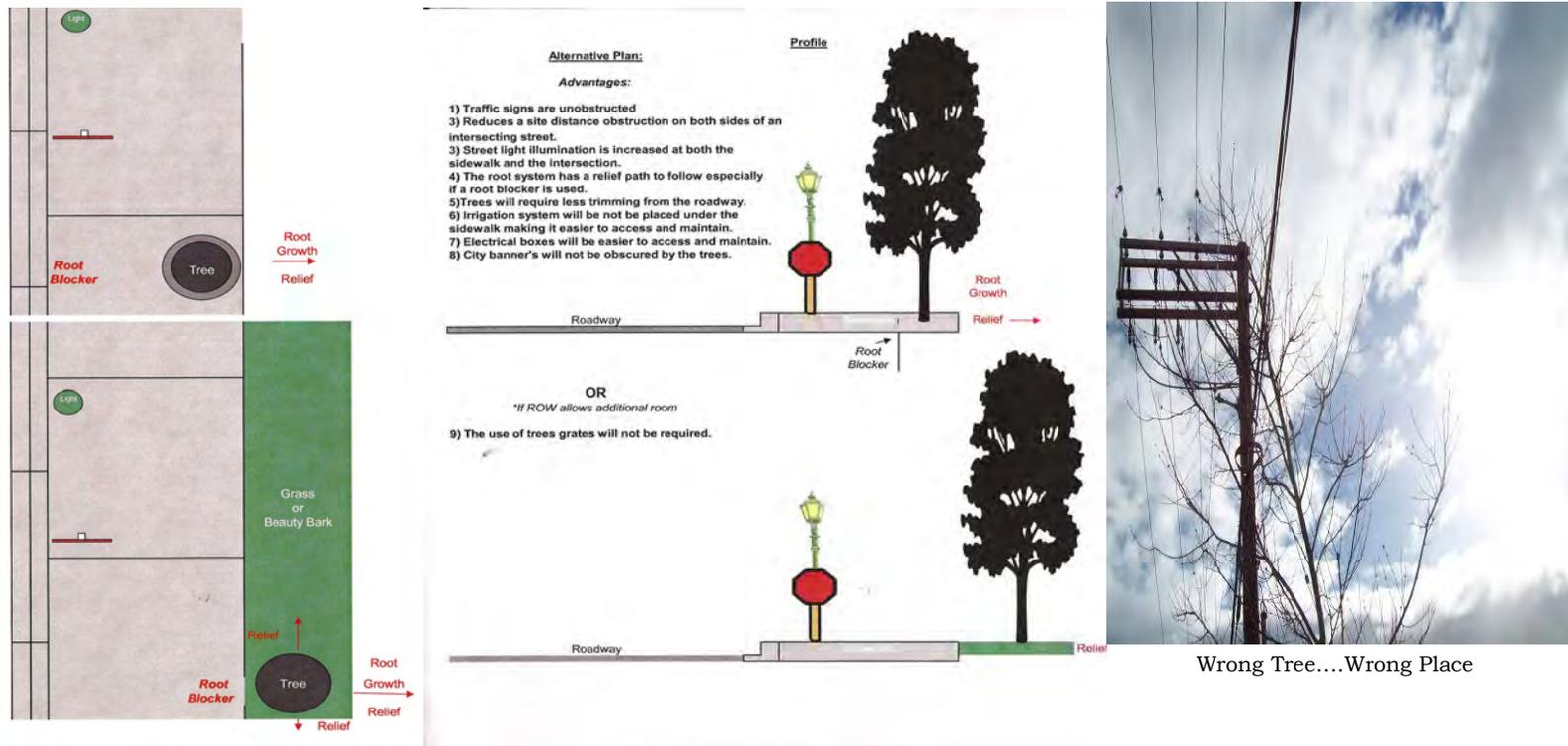
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- Landscape bedding areas and green zones will be used when possible for planting in the downtown plan. When this is not practical, specially designed tree pits with root barriers and structured soil will be used with appropriate trees for that size of planting area.
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Trees suitable Under Power Poles / Protecting Sidewalks and Curbs

The lists of street trees include an assortment of trees that are suitable for under utility lines. These trees are located under the smaller planting strip guidelines, with a height of under 30 ft or less and tend to be more sidewalk compatible. Ideally, trees should not be planted under power lines when possible, by setting them back toward green zones. This also allows for a greater line of sight for road signs and less chance for sidewalk incursion.

Low power poles in Bonney Lake are approximately 30 feet tall. The height in the tree lists is the mature height. It is important to consider the maximum height when making a selection. Some areas of town have taller power poles. For these areas it will be important to assess the individual site prior to making a selection.



Wrong Tree....Wrong Place

Support the Development of SubArea and Master Plans: Downtown Master Plan and Easttown Subarea Plan

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Downtown Plan

Reinforce downtown planning efforts with Urban style street trees and supporting hardware (tree grates, and root barriers) and soft scape (drought tolerant shrubs and groundcover). Create a refined, well-maintained urban streetscape appearance. Develop landscape guidelines that would help ensure the development of a more attractive downtown district. Work within standard downtown 10' wide sidewalk area. In keeping with the Traditional Neighborhood feel of the proposed downtown, care will be given to tree selection that is also practical for line of sight safety, ADA compliance and protection of sidewalks and curb integrity.

Again by incorporation old growth in buffer and adjacent areas to the

downtown core and other areas, we can achieve three things:

- Practical safety and visibility in the downtown area.
- Environmental benefits that trees provide for air quality, storm water runoff and aesthetics .
- Reduced long term maintenance costs for sidewalks, gutters and streets.



Easttown

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along SR 410 from 213th to 234th. Medians will be planted by WDOT (with consultation from the city) as part of the widening project. Then the North-South planting strips adjacent to 410 and sidewalks, will be planted by developers as part of the Easttown plan.

Once Bonney Lake grew to over 10,000 in population, the City took over many of the maintenance activities on SR 410. Design is formatted within the context of Easttown neighborhood plan. Midtown retail, and the compact urban style Downtown plan are following the updated master plan. The city will included an entry gateway at the east edge of the city as well as the new 233rd connector interchange. Improvements Rights-of-Way will be planted in conjunction with development.

The Easttown subarea provides a great opportunity to visibly implement the Street Tree Master Plan. The median plantings along SR 410 will have been one of 5 other areas of the city to have been updated with street tree plantings. Later as development occurs the SR 410 frontage and arterials will continue to receive street trees. Recommended trees have been selected for their variability in color, adaptability in an urban environment, seasonal interest and infrastructure friendly characteristics.



Acknowledgements

Resources for this plan were made possible through a grant by the USDA Forest Service and Washington State Department of Natural Resources Urban and Community Forestry Services with matching funds provided by the City of Bonney Lake.

We also thank:

Gary Leaf, Project Manager, Community Services Director

Don Morrison, City Administrator

Dan Grigsby, Public Works Director

Charlie Simpson Assistant Public Works Director

Heather Stinson Senior Planner

Dan Buhl Assistant Planner

John Woodcock City Engineer

Andrew Fonda Assistant Engineer

HD Messinger Parks, ISA Arborist, Community Forestry, ISA Tree Risk Assessor

Steve Willadson Storm, ROW, Streets, Transportation Supervisor

Debbie Strous-Boyd, Design Commission

Dennis Thompkins, Consulting Arborist

WSDOT

Laurie Carter City Counsel

Mark Hamilton City Counsel

Fred and Wynona Jacobson

Opportunities for New Programs

Many cities have experienced success with innovative programs to implement streetscape strategies. The following strategies are recommended for use by the City of Bonney Lake:

discount voucher program

SF residences can select and purchase trees from a local nursery at a discount. Education of property owners on proper tree planting and maintenance. Potential for cooperative funding with utilities. (Seattle – Seattle Releaf discount voucher program)

Traffic circles (public works and residential property owner plant and maintenance

Free and simple grant projects

Heritage Trees (can be privately owned)

Partnerships between the private sector and citizen groups to further tree canopy goals

Other issues include ownership and maintenance or plantings within the Rights – of – Ways in single family residential areas, low impact design opportunity project locations, drought tolerant demonstrations, and the creation of wide boulevards.

****Parts of this plan have been updated in 2011 . The city of Bonney Lake also received a forestry grant in 2010 from DNR/U.S. Forest Service for an Urban Tree Canopy Assessment. This assessment was completed in 2011 by the Davey Resource Group. The city worked with Davey Consultants to formulate this plan. (Special Thanks to our GIS Department)***

This plan is an important planning tool for the city’s canopy cover and future goals. This report is also available to the public at large through Bonney Lake’s City Website.

Bonney Lake continues to update our tree inventory with GPS technology. This is also a crucial planning tool as well as accepted procedure for setting a dollar value on Canopy by federal and state agencies. (FEMA, DNR, U.S Forest Service)