

Seattle DPD Tree Regulations Proposal

August 4, 2010



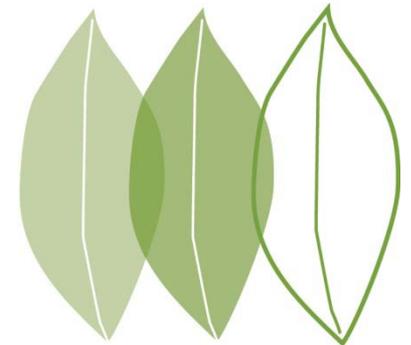
Timeline

- Proposal released in July 2010
- Outreach through October 31, 2010
 - UFC, ECTF, Planning Comm, Design Comm
 - Presentations to community groups & stakeholders
 - City-wide Open House
 - Council Public Hearing
- Draft Legislation in Early 2011
- Final Legislation to Council by Mid 2011



City-wide approach

- INSPIRE AND INFORM through ReLeaf
- PRESERVE existing trees through education, incentives, and regulations
- PLANT new trees on public and private property
- MAINTAIN existing city trees
- RESTORE forested parkland through GSP



Seattle reLeaf
keep the emerald city green



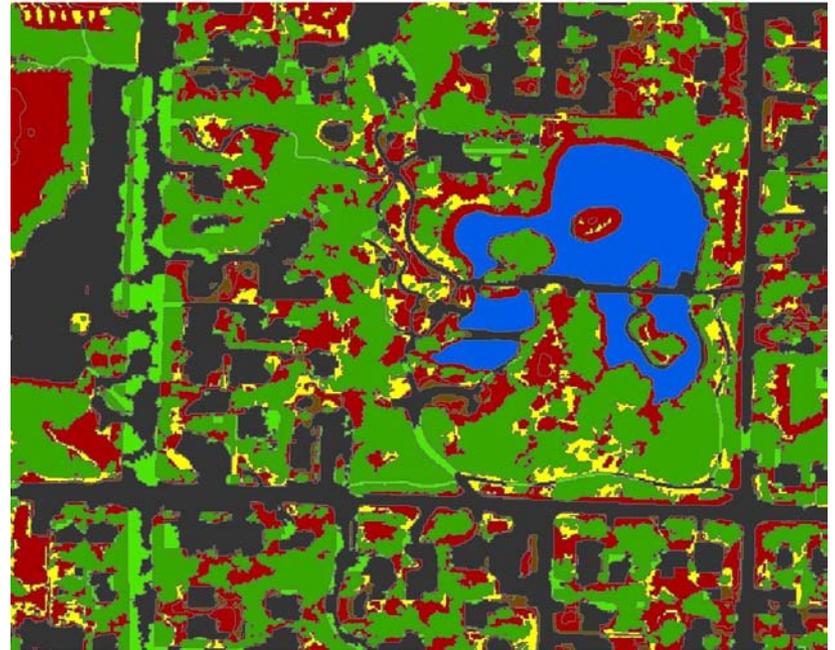
Goal of Proposal

To advance the goals of the Urban Forest Management Plan to maintain and enhance a thriving and diverse urban forest that maximizes the environmental, economic, and social benefits of trees, while recognizing other citywide goals and policies for sustainability and growth management relating to density, transportation, housing affordability, and urban design; and accommodating property owner's desires for solar access, solar energy, gardens, accessory structures, views, access, and risk management.



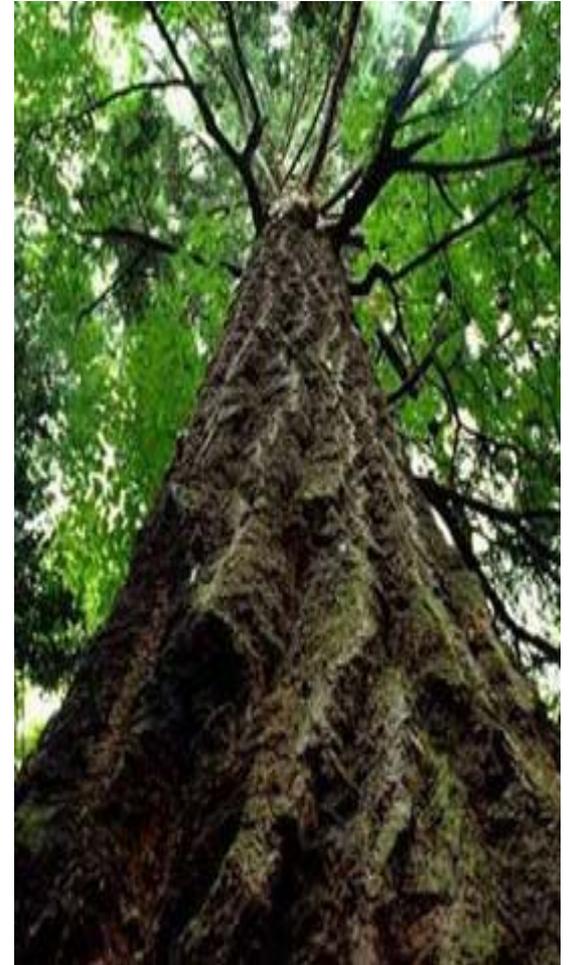
Canopy Cover Analysis

- 22.5% in 2003 → 22.9% in 2007
- Slight increases across all areas except parks - both private property and ROW
- Redeveloped parcels
 - 1.8% of parcels
 - SF: 30% → 17%
 - MF: 17.7% → 5.4%
 - C: 6.5% → 4.3%



Key Principles

- Key infrastructure element
- Benefit not burden
- Recognize other city-wide and property owner goals
- Coordinate regulations during and outside of development
- Understandable, enforceable, and fundable



Permit Approaches Considered

- Removal Criteria (Redmond)
- Replacement Requirement (Lake Forest, Woodinville)
- Annual Limit (Kirkland, Shoreline)
- Construction Only (Bellevue, Tacoma, Olympia)

Removal Criteria Approach

- Maximum control over tree removal
- Difficult to balance trees with light access, gardens, aesthetics, views, etc.
- Requires lifetime protection of certain trees which is strong disincentive to allowing trees to grow
- Substantial fines is only way to enforce

Replacement Approach

- Maintains basic canopy cover
- More equitable for forested lots
- Allows gradual removal of large trees
- Cost = site plan + permit + inspection + replacement
- Replaced trees require maintenance to establish

Annual Limit Approach

- Limits clearing prior to development and for commercial harvest
- Spreads removal of multiple years
- Allows gradual removal

Construction Only

- Maintains flexibility for property owners outside of development
- Trees are benefit rather than a burden
- Can still address development process where decline has occurred
- No direct control or tracking

Proposal Overview

- Apply more rigorous tree requirements during construction
- Expand scope to SF street trees, institutions, industrial areas
- Repeal provisions not achieving their intent
- Make voluntary retention easier
- Discontinue interim regulations

Proposed Changes

- SF Tree Credit
 - 1 credit / 200 sq ft after first 1500 sq ft
 - 25% bonus for native or evergreen

Example Case

Lot size = 6000 sq. ft.
 Minimum Tree Credit =
 $(6000-1500)/200 = 23$

Sample Planting Plan

Preserve one 23" tree = 11 credits
 Preserve one 6" tree = 6 credits
 Plant one native large tree = 5 credits
 Plant one small tree = 1 credit

Tree Provided	Tree Credits
New small species tree	1
New small/medium species tree	2
New medium/large species tree	3
New large species tree	4
Preserved tree 6-9"	6
Preserved tree 9-12"	7
Preserved tree 12-15"	8
Preserved tree 15-18"	9
Preserved tree 18-21"	10
Preserved tree 21-24"	11
Preserved tree 24-28"	12
Preserved tree 28-32"	13
Preserved tree 32-36"	14
Preserved tree 36" and greater	15

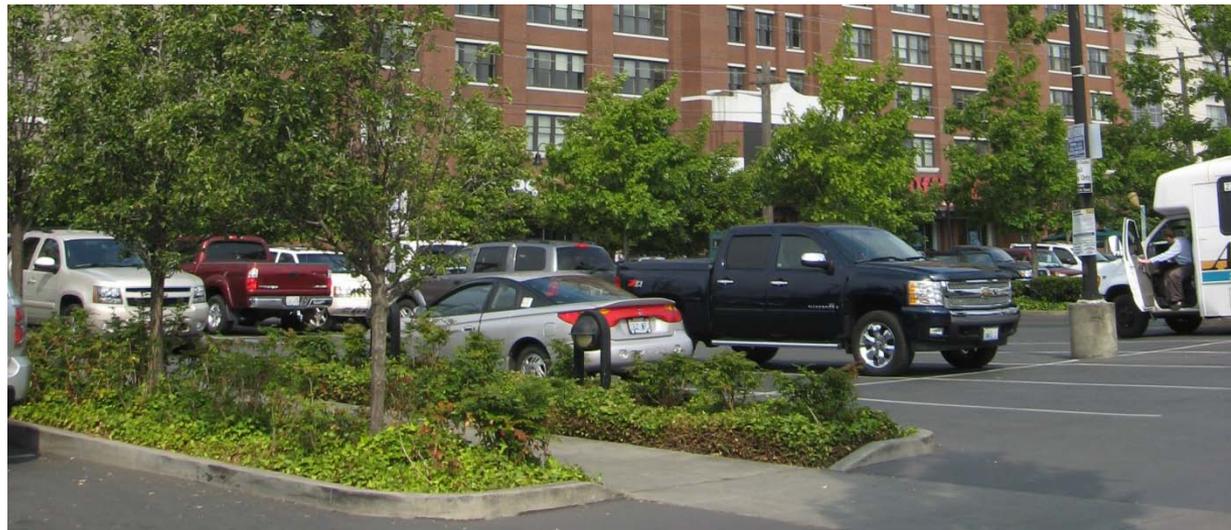
Proposed Changes

- Implement tree requirements for institutions in SF zones
- Require street trees during development of new or replaced homes in SF zones



Proposed Changes

- Expand Green Factor and repeal “exceptional tree” regulations in LR, MR, and C zones; revisit scoring
- Add Green Factor requirement for principal commercial and retail uses over 4,000 sq. ft. in size in Industrial areas



Proposed Changes

- Simplify the process for allowing departures to height, setbacks, and parking to preserve large trees during development
- Integrate regulations into Land Use Code
- Repeal interim tree regulations



Proposals for Consideration

- Require maintenance bonds to ensure establishment of new plantings in Multi-family and Commercial zones
- Allow payment in lieu of planting in single family zones