

# Green Factor Director's Rule *Update*

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Urban Forestry Commission  
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# Timeline

September 2017 – briefed UFC

November 2017 – MHA legislation forwarded to Council

- Score sheet
- Seattle Municipal Code update

New changes under consideration (current briefing)

- Director's Rule (last updated 2012)
- Worksheet

# Agenda

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What is Green Factor?

What materials guide designers?

Why are we updating Green Factor?

What changes do we propose?

Next steps

## Green Factor: *What is it?*

- The City's landscaping requirement for new development
- First adopted in 2006, SMC updated in 2010 to include more zones
- Director's Rule last updated in 2015

# Green Factor: *What is it?*

- Stated benefits:
  - Improves the look and feel of a neighborhood
  - Reduces stormwater runoff
  - Cools cities during heat waves
  - Provides habitat for birds and beneficial insects
  - Supports adjacent businesses
  - Decreases crime
- Qualifying landscape elements:
  - Trees
  - Shrubs and other low plantings
  - Groundcovers
  - Vegetated walls
  - Green roofs
  - Structural soils
  - *And more...*

# What materials guide designers?

Briefed UFC September 2017, legislation forwarded to Council Nov. 2017

- Score sheet
- Seattle Municipal Code update

New changes proposed (current briefing)

- Worksheet
- Director's Rule (last updated 2012)

# Why are we updating Green Factor?

- Mandatory Housing Affordability (MHA)
  - *See revised score sheet transmitted with MHA legislation in November 2017*
- Community feedback
- City- and designer-identified issues with the Director's Rule

# What are we trying to achieve?

- Improve aesthetic quality of landscape elements
- Improve survivability of landscape plantings
- Mitigate experience of building height and bulk
- Transition to the pedestrian scale
- Improve landscape performance
- Increase overall health, wellbeing, and livability benefits associated with nature contact



# When?

- Expected MHA vote at Council is August/September 2018
- Introduce Director's Rule prior to vote – June or July 2018

# What changes are we considering?

- Clarify **irrigation** requirements
- Apply **maintenance** requirement for longer duration
- Increase and clarify **soil** requirements **for trees**
- Update and clarify **vegetated wall** requirements
- Indicate responsibility for **landscaping in the ROW**
- Align with **tree and plant lists** used elsewhere in the City (SPU, SDOT)
- Ensure **consistency** with Stormwater Code and Right of Way Improvements Manual
- Improve **user experience** for designers

# Next steps

- Circulating draft update with SDCI, OSE, SDOT, and SPU staff
- Testing updates with landscape designers & UFC
- Anticipate final draft in July
- Requires 21-day comment period
- Goal is to become effective concurrent with MHA ordinance

**Thank you.**