

DPD

Director's Rule 8-2007

Applicant: City of Seattle Department of Planning & Development	Page 1 of 2	Supersedes: DR 13-92
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Subject: Landscape Standards	Code and Section Reference: Land Use Code, SMC Title 23 Environmental Policies and Procedures, SMC Ch. 25.05	
	Type of Rule: Review Criteria	
	Ordinance Authority: SMC Section 3.06.040	
Index: Land Use - Technical Standards and Procedural Requirements	Approved	Date
	_____ Diane M. Sugimura, Director	

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BACKGROUND

This rule provides information for applicants who are required to submit a landscape plan. This rule supplements and interprets the provisions for landscaping that is required pursuant to the City's Land Use Code, SMC Title 23, or by the City's SEPA ordinance, SMC 25.05. This rule applies to all zones where landscaping is required. In the event of a conflict between the requirements of those ordinances and this rule, the ordinance requirements prevail. The Land Use Code requires that certain landscaping provided in commercial zones meet "Green Area Factor" standards. This rule also contains criteria for meeting those Green Area Factor standards.

Purpose: Landscaping required pursuant to the City's Land Use Code and State Environmental Policy Act (SEPA) ordinance are designed to accomplish many goals: to mitigate potential adverse impacts of a proposed development project such as height, bulk and scale, to buffer incompatible uses, to provide screening, to increase the amount of permeable surfacing and thereby reduce drainage problems and improve water quality, and to enhance the beauty of the city. Other benefits include the reduction of headlight and reflective glare, reduction of solid hard surfacing in built environments such as in parking lots, cooling from shade, protection from wind and rain, reduction of dust and pollution, creation of habitat and food for wildlife, protection of and improvement in air quality, and provision of privacy.

RULE

Enforcement of Landscaping Requirement: The property owner is responsible for proper installation, maintenance, and replacement of dead or dying plant material. Property owners may be subject to legal action, as with any other violation of Land Use Code and SEPA conditions, if plants are not installed per approved plans or not maintained for the life of the project. Enforcement is the responsibility of the Construction Inspection Division of the Department of Planning and Development (DPD) ((206) 684-8950) prior to issuance of the Certificate of Occupancy. The Code Compliance Division of DPD ((206) 615-0808) is responsible for responding to complaints about zoning noncompliance after the Certificate of Occupancy is issued.

The Seattle Department of Transportation (SDOT) requires the preservation and protection of existing trees in the street right-of-way unless otherwise permitted based on inspection and approval. A street use permit is required to for pruning or removal (when allowed) and for the installation of street trees and other landscape improvements in the right-of-way.

A. Landscaping Standards

1. Drought-tolerant plants.

In required landscape area(s), at least 25% of all plantings measured across the entire lot must be low-water-usage or drought-tolerant plants. Drought-tolerant plants are plants that can grow and thrive in very dry soil conditions. A list of drought-tolerant plants is available from Department of Planning and Development. Other drought-tolerant plants may be used, provided that the applicant provides two references showing that the plant is both drought tolerant and appropriate for Seattle's climate.

In order to meet this requirement, or to be counted as drought tolerant for the Seattle Green Area Factor, drought-tolerant plants must be separated from plants requiring considerable irrigation, such as lawns, either by setting them at least two feet apart, or by use a physical barrier. The Director has the authority to reduce the requirement for use of drought-tolerant plants when a site is unsuitable to support drought-tolerant vegetation, such as a boggy or marshy site, upon documentation from the applicant on the site conditions.

2. Species selection.

Plant species shall be selected and located on the site to ensure their compatibility with site conditions and enhance long-term survival. Choice of species shall also take into account the

specific purposes of the plantings in their particular locations (e.g., visual screening vs. physical buffering of incompatible uses vs. overall site enhancement). Plants on the King County Noxious Weed List, or identified by King County as "weeds of concern" or "obnoxious weeds," are prohibited and must be controlled in the process of installing and maintaining required landscaping.

3. Planting in the right-of-way.

Any plants in the right-of-way, including street trees, must be installed pursuant to planting procedures promulgated by the Seattle Department of Transportation (SDOT), and require a Street Use Permit. In the event of a conflict between the requirements of SDOT and this rule, the requirements of SDOT prevail. Approval of a landscaping plan that seeks to use the right-of-way to meet the Seattle Green Area Factor is contingent on SDOT approval. Approval should be obtained prior to the initiating the design. A project will need to be redesigned to meet the Green Area Factor in alternative ways if SDOT does not approve the proposed right-of-way landscaping.

4. Trees.

a. Size at the time of installation:

- (1) Deciduous trees with one trunk must be at least 1-1/2 inches in diameter, measured 6 inches in height above the ground;
- (2) Multi-stemmed deciduous trees must have at least 3 stems and the tree must be at least 6 feet tall; or
- (3) Evergreen trees must be at least 4 feet in height above the ground.

b. Mature height: Trees shall have a minimum mature height of at least 15 feet for small trees, 25 feet for medium/small trees, 40 feet for medium/large trees and greater than 40 feet for large trees.

c. Trees may only be planted in the planting strip after a Street Use Permit has been issued by SDOT. Existing street trees must be retained and protected unless permitted for removal by SDOT.

d. Identification: The species identification nursery tag shall remain on at least two trees per species until the final Certificate of Occupancy has been issued. After issuance, the owner shall remove the tags to prevent damage to the trees.

5. Shrubs. Shrubs that are required for the purpose of screening such as around parking lots, loading areas, and trash pickup, shall be evergreen and at least 30 inches high when planted. All other required shrubs shall be at least 9 inches high when planted.

6. Ground covers.

a. Description: Ground covers include low-growing plants such as grass, vines, ground-hugging conifers and some herbaceous plants. For purposes of this rule, chipped wood and similar mulching materials are not acceptable substitutes for ground cover.

b. Spacing: In order to accomplish complete coverage of bare soil by ground cover within three years, spacing for ground cover plants shall be: 2-1/2 inch pots shall be spaced 12 inches on center (o.c.); 4 inch pots shall be spaced 18 inches o.c.; and 1-gallon containers shall be spaced 36 inches o.c. Different spacing of particular species to accomplish complete coverage within three years may be accepted if documentation is submitted by a landscape expert, defined in Section C.2. At maturity ground cover is expected to extend to the drip line of coniferous trees and to within 24 inches of the trunk of broadleaf trees.

7. Containers.

Containers for trees must be sized to meet the demands of the species to be planted, and must have a soil depth of at least 36 inches; for shrubs and garden areas, at least 24 inches; and for ground cover or flowers, at least 12 inches. Developers, architects and contractors should be aware of the special design issues involved in container landscaping: structural weight, drainage, soil mix, irrigation and maintenance, in particular. Special attention needs to be paid to selecting species that will tolerate the particular conditions in container landscaping: more wind, more extreme changes in temperature, quicker soil drying, etc. A watering and drainage system is required for all container-landscaped open spaces.

8. Garden areas.

a. Description: Garden areas include areas designed for the growing of edible plants or ornamental flowers by the residents or occupants of a building. These areas are planted with annual flower, fruit and vegetable plants, or with a combination of annual and perennial plants.

b. All portions of garden areas must be easily accessible by at least some residents or occupants of the building, must have a source of water that can reach all portions of the garden, and space must be provided near the garden area for storage of gardening tools and supplies.

9. Green roofs.

Green roofs are any plantings on top of a structure that is at least one floor above the at-grade building entrance. Green roofs must have a minimum of 4 inches of soil at planting to receive green roof credit using the Green Area Factor worksheet. Green roofs with less than 4 inches of soil are counted for the purposes of the Green Factor credit as landscaping planted with a soil depth of less than 24 inches.

10. Water features.

Water features such as fountains and pools can add visual and aural interest, cool the air, and facilitate wildlife in the city. To qualify for Green Area Factor credit these water features must use roof runoff or on-site stormwater for at least 50% of the annual flow and must recirculate the water to minimize water use and guard against breeding of mosquitoes and other harmful insects. This can be demonstrated by drainage or plumbing documents that indicate that roof runoff or on-site stormwater is the major source of water for the water feature. To achieve Green Area Factor credit, the applicant may only calculate those areas of the feature that are under water at least nine months of the year.

11. Rain gardens.

Rain gardens are vegetated swales that collect rainwater and absorb or delay stormwater runoff. Typically they are over-excavated trenches that are refilled with special absorbent soils that

support plant life. Rain gardens are designed to soak in as much water as possible with minimal pooling during rain events. To achieve Green Area Factor credit, the applicant may only calculate the surface area of the rain garden.

12. Permeable paving and grass pavers.

Permeable pavements can reduce impermeable surfaces. Permeable pavements are surfaces that allow water to pass through voids in the paving material and/or between paving units while providing a stable, load-bearing surface. Permeable asphalt and concrete mixes have been developed to facilitate water movement through the material. However, non-permeable unit pavers placed on top of water-holding materials may also be considered permeable paving, provided that water can flow to the water-holding material. Grass pavers are permeable structures that can support a vehicle and that contain soil pockets that allow turf grass or ground covers to grow. An overflow drain must be installed within the storage area to allow flows that exceed the capacity of the storage to escape. Permeable paving designed to control only its own runoff and that is placed at grade over two or more feet of soil may be counted towards meeting the Green Area Factor score.

13. Vegetated walls.

Vegetated walls are vertical surfaces designed to be covered within five years of planting with attached plants. Vegetated walls may have climbing or trailing plants or a continuous vegetative cover of landscape plants planted in vertical planters. For vegetated walls, measure the height and width of area expected to be covered by vegetation within five years. Both sides of a vegetated wall may be counted for Green Area Factor credit if the wall is freestanding, is planted on both sides, and is 5 feet or more from adjacent vertical surfaces. Any design for a vegetated wall requires the signature of a licensed landscape architect. Maximum calculated vertical dimension must not exceed 30 feet nor encroach within City Light safety setbacks. See CAM 122 for details at <http://www.ci.seattle.wa.us/dclu/Publications/cam/cam122.pdf>.

14. Protection.

Plants on private property bordering driveways and parking areas shall be protected from vehicles by wheel stops, curbs or similar devices, which shall be shown on the landscape plan.

15. Landscape Maintenance Plan.

Landscaping plans must include a Maintenance Plan for the proposed landscaping and must be prepared by a landscape professional. The Maintenance Plan must be submitted to the owner or owner's agent to provide direction on the care and maintenance of the plantings, including soil preparation, use of compost, plant replacement, irrigation, weed and pest control, control of noxious or invasive species, and care and maintenance of water or hardscape features included in the Maintenance Plan.

16. Clearance and access for maintenance.

Clearance shall be provided so that plants will have access to a sufficient amount of light, taking into account foreseeable changes on adjacent property. All landscaping must also be designed so that there is sufficient space and access for the owner or owner's agent to perform the maintenance specified in the Landscape Maintenance Plan.

B. Requirements for Specific Areas

1. Multifamily zones.

When landscaping is required, the number and type of plants, when not otherwise specified by the Land Use Code, is determined by lot size as follows:

a. Trees:

<u>Property Size</u>	<u>Minimum Number of Required Trees*</u>
Less than 7,500 sq. ft.	1 tree/1,000 sq. ft. of lot area
7,500 sq. ft. to less than 15,000 sq. ft.	*9 trees OR 1 tree/1,100 sq. ft. of lot area
15,000 sq. ft. to less than 30,000 sq. ft.	*17 trees OR 1 tree/1,200 sq. ft. of lot area
30,000 sq. ft. and over	*30 trees OR 1 tree/1,300 sq. ft. of lot area

b. Shrubs:

<u>Property Size</u>	<u>Minimum Number of Required Shrubs*</u>
Less than 7,500 sq. ft.	1 shrub/500 sq. ft.
7,500 sq. ft. to less than 15,000 sq. ft.	*18 shrubs OR 1 shrub/550 sq. ft.
15,000 sq. ft. to less than 30,000 sq. ft.	*34 shrubs OR 1 shrub/600 sq. ft.
30,000 sq. ft. and over	*60 shrubs OR 1 shrub/650 sq. ft.

* Whichever requirement produces the greater number of trees and/or shrubs applies. Any fraction up to and including one-half is disregarded, and fractions over one-half are rounded up. When the Land Use Code specifies the number of required trees in setbacks, e.g., for small institutions in multifamily zones, those trees count toward fulfilling the above-minimum requirement.

c. Landscaping of required open space for ground-related dwelling units: Patios and similar impervious surfaces may occupy a maximum of 50% of the required open space area. Shrubs or other dense view-obscuring vegetation shall line 25% of the perimeter of each private open space in any desired configuration.

d. Landscaping of required at-grade open space for apartments in multifamily zones: Approximately two-thirds of the required landscaping must consist of trees, shrubs and ground cover. The number of trees and shrubs that are required is specified in the chart above. The remaining one-third of the required open space should be designed for active human use, such as for recreation, gardening or pedestrian access, by treatment with grass, paving, or other useable surfacing.

e. Landscaping of private decks and balconies: While decks and balconies for individual units may, in some cases, satisfy part of the open space requirements for a project, decks and balconies for individual units are not required to be landscaped.

f. Landscaping of common open space on roofs, decks or balconies in multifamily zones: An area equivalent to at least 30% of the required open space must be planted with trees, shrubs, flowers or other plant material, or meet the requirements for a garden area, above. In the remainder of the required open space, benches, fountains, windscreens, lighting or other amenities to enhance the use of the area must be incorporated.

2. Commercial Zones

a. Landscaping of common residential amenity space for projects with residential uses: Landscaping must comprise at least 30% of any required amenity space that is provided outdoors, with the remainder comprised of benches, play areas for children, garden areas or similar design to enhance the use of the area. When private decks and balconies for individual units are provided to satisfy residential amenity requirements for a project, they are not required to be landscaped.

b. Green Area Factor: Where Green Area Factor requirements apply, landscaping in residential amenity spaces and vegetated screens may be counted towards meeting the Green Area Factor score. Different layers of vegetation in the same area may be counted toward the Green Area Factor score. However, any qualifying landscape area may only be counted once in the following Green Area Factor categories:

- A1 (vegetation planted with a soil depth of less than 24 inches covered with lawn, grass pavers or groundcovers);
- B1 (landscaping elements planted with a soil depth of more than 24 inches covered with a soil depth of more than 24 inches);
- B8 (permeable paving at grade with a soil depth of more than 24 inches);
- C (green roofs); or
- E (water features under water at least nine months out of the year or rain gardens).

The owner or owner's agent may determine which category a landscaping element is intended to meet, and must identify the category(s) on the Green Area Factor plans.

C. Process Requirements:

1. When landscaping is required, three sets of landscape plans must be submitted to DPD as part of a construction or MUP application. The landscape plan may be incorporated into the site plan or provided separately. When the Green Area Factor applies, a landscape plan showing how the Green Area Factor will be met must be provided separate from the site plan. When landscaping in the right-of-way will be necessary to meet Green Area Factor requirements, SDOT must determine that the landscaping plan is acceptable prior to application for a construction permit or MUO from DPD. SDOT's Street Use Permit staff ((206) 684-5283) will require a minimum of three business days to review the landscaping plan.

2. Landscape plans for projects subject to landscaping requirements that a) contain 20 or more residential units, b) propose 20 or more parking spaces, c) contain 12,000 or more square feet of commercial or industrial space or d) propose more than 500 square feet of landscaping in containers must be prepared by a landscape expert, defined as: a licensed landscape architect registered in the State of Washington, a landscape designer with current certification by the Washington State Nursery and Landscape Association as a certified landscape professional or certified landscape technician.

3. The following information must be provided on all landscape plan sets:

- a. Lot dimensions and size;
- b. Total square footage of: 1) required open space or residential amenity area, 2) provided open space, and 3) required landscaped area;
- c. Number of trees, number of shrubs, and quantity of ground cover required;

- d. If existing plants are required to be retained, show location, size, and species; indicate how the plants will be protected during demolition and/or construction;
- e. Location, size, and species of all new plants used to meet requirements;
- f. Both common and botanical names of all plant material;
- g. For parking lots and all other required landscaped areas adjacent to driveways: location and dimensions of planting area and wheel stops, curbs, or other devices to protect landscaping;
- h. For rooftop or container landscaping: a schematic irrigation and drainage plan; size and depth of plant containers;
- i. For street trees: width of planting strip; existing utility lines, poles, or meters; any structures located within the planting strip; and species and diameter of the trees; and
- j. Specifications for soil improvement.

Where the Green Area Factor applies, the following must also be provided:

- a. Green Area Factor Planting Plan;
- b. Green Area Factor Worksheet (see Attachment "B" to this rule);
- c. Green Area Factor Planting Area Spreadsheet (see Attachment "C" to this rule); and
- d. Signature of landscape professional on planting plan and maintenance plan (if required).

4. If landscaping is proposed that is in addition to required landscaping, i.e., optional landscaping, the optional elements shall be shown on the landscape plan and delineated as "non-required," both pictorially and in the plant schedule. All required landscaping must be shown on the plan and delineated as required.

5. Except as provided below, landscaping shall be installed in accordance with the approved plan prior to issuance of a Certificate of Occupancy.

- a. Temporary Certificate of Occupancy.

An applicant may request that the Director grant an exception to this requirement and issue a temporary Certificate of Occupancy. In order to grant this exception, the Director must find that installation of the required landscaping is not currently possible (for example, due to drought conditions, the season or the phasing of the project). When a temporary Certificate of Occupancy has been issued, all required landscaping must be installed within four months after issuance of the temporary Certificate of Occupancy; the Department may grant an extension if the reasons for the delay still exist.

- b. Bond.

In the Director's sole discretion, the Director may grant an exception to this requirement if the Director finds that installation of the required landscaping will not be possible within four months (for example, due to the phasing of the project) and if the applicant submits a bond to insure that landscaping requirements are met. The landscape bond form may be obtained from the Construction Inspector, and shall be for an amount covering the cost of installing the required landscaping. An additional amount may be charged to cover administrative costs.

6. Prior to issuance of the final Certificate of Occupancy, the owner or owner's agent shall submit to the Construction Inspector a Declaration that verifies that the approved landscaping

has been properly installed per plan. This Declaration shall also include a verification that when street trees are required a Street Use Permit has been obtained from the Department of Transportation and that the street trees have been planted according to City standards.

Where the Green Area Factor applies, the owner or owner's agent must also submit to the Construction Inspector a Declaration that verifies that the required Landscape Maintenance Plan for the approved landscaping has been developed and received by the owner or owner's agent.

When the project contains fewer than 20 units, fewer than 20 parking spaces, less than 12,000 square feet of commercial or industrial space, or less than 500 square feet of landscaping in containers, the Declaration may be signed by the owner, owner's agent, landscape professional, or landscape expert, defined as a licensed landscape architect registered in the State of Washington, a landscape designer with current certification by the Washington State Nursery and Landscape Association as a certified landscape professional or certified landscape technician. For larger projects the Declaration must be signed by a landscape expert, as defined above.

7. Species substitution: In signing the Declaration described above, the owner and/or responsible party may authorize substitutions of species if the species shown on the approved plan are not available. Any substituted species must be of similar size, appearance and drought tolerance as the approved species, must meet the requirements of the Director's Rule, and must be consistent with any applicable MUP conditions. Substitutions of species identified in a land use permit condition may only be made with approval of DPD if the applicant has submitted a revised plan and the revision is approved by DPD. Vegetables and/or flowers in areas identified on the plan as garden areas may be substituted with other vegetables and/or flowers, whether or not they are similar in size, appearance, or drought tolerance.

8. Revisions to the following features of a landscape plan require a plan revision and approval by DPD: minimum number of trees or shrubs, location of required plantings or planting area, and substitution of species as provided in paragraph 7. If SDOT permanently alters required landscaping located in the right-of-way, it is the Property owner's responsibility to submit a revised landscape plan to DPD for approval.

9. Street trees: A Street Use Permit is required for planting, pruning, or removal of vegetation in the planting strip. A change in street tree species from the approved Street Use Permit requires a revision to that permit and approval of the City Arborist. Information may be obtained from the City Arborist at (206) 684-TREE [8733].

DRAFT

ATTACHMENT "A"

Checklist for property owner or landscape expert to accompany Declaration:

- _____ # street trees required
- _____ # street trees provided
- _____ # on-site trees required
- _____ # on-site trees provided
- _____ # shrubs required
- _____ # shrubs provided
- _____ Green Area Factor worksheet attached?
- _____ Green Area Factor planting area spreadsheet attached?
- _____ Green Area Factor Landscape Maintenance Plan submitted to owner?

Size* of installed plants is per approved plan.

Yes () No () Approximate location of trees, shrubs, and ground cover is per approved plan.

*If the size of the nursery pots of ground cover are increased and there are correspondingly fewer pots, attach a description showing how the proposed changes meet the standards on Director's Rule 8-2007.

Substitutions: The following species have been substituted, as permitted in the Director's Rule.*

Approved species:	Number of plants:	Installed species:	Is approved species drought tolerant?
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* **Note:** Changes in approved species of street trees require approval by the City Arborist and revision to the Street Use Permit.

LANDSCAPING DECLARATION

I, _____, declare as follows:

1. (circle either a or b)
 - a) I am the owner or authorized agent of the owner of the property, or
 - b) I am the landscape expert, defined in Director's Rule 8-2007, responsible for the approved landscape plan for the property located at _____ Seattle, WA.
2. This property has been developed pursuant to:
Master Use Application Number _____ Building Permit Number _____
3. The landscaping shown on the approved landscaping plan for this property has been installed in conformance with the approved landscape plan as documented on Attachment A, which is incorporated into this Declaration.
4. I understand that changes to any of the following aspects of the approved landscape plan require a revision to the plans and approval by the Department of Planning and Development:
 - a) Minimum number of trees or shrubs.
 - b) Location of required plantings or planting area
 - c) Substitution of species required by permit conditions to mitigate environmental impacts
 - d) Changes to the installation such that it would no longer comply with the Green Area Factor.
5. A Street Use Permit has been obtained from the Seattle Department of Transportation for any required street trees, and these trees have been planted according to City standards.
6. Where the Green Area Factor applies, a completed Landscape Maintenance Plan has been submitted to the owner.

NOTE: If any of these features has been changed, DO NOT SIGN this Declaration until a revised landscape plan has been approved by the Department of Planning and Development.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing, including Attachment A is true and correct.

Dated _____, 20____ at _____, Washington.

Signature of owner or authorized agent

(or)

Signature of landscape expert (required for large projects per the Director's Rule on Landscape Standards).

NOTE: If you provide false information in this statement, you will subject yourself to criminal liability. You may also be subject to a penalty of \$175 per day for each day that the landscaping is out of compliance with the requirements of the approved plan.

ATTACHMENT "B"

GREEN AREA FACTOR WORKSHEET



FINAL VERSION 3-9-07

	enter sq ft of parcel	You need at least 0.300
Parcel size (ENTER THIS VALUE FIRST)*	1	SCORE -

Types of Area**	Square Feet	Factor	Total
A Vegetation planted with a soil depth of less than 24"			
1 Lawn or grass pavers or ground covers	enter sq ft <input style="width: 80px;" type="text" value="0"/>	0.2	-
2 Plants and shrubs 3' and higher at maturity	enter number of plants <input style="width: 80px;" type="text" value="0"/> 0	0.3	-
B Vegetation planted with a soil depth of more than 24"			
1 Lawn, grass pavers or other plants less than 3' tall at maturity	enter sq ft <input style="width: 80px;" type="text" value="0"/>	0.7	-
2 Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants <input style="width: 80px;" type="text" value="0"/> 0	0.3	-
3 Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of plants <input style="width: 80px;" type="text" value="0"/> 0	0.3	-
4 Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants <input style="width: 80px;" type="text" value="0"/> 0	0.3	-
5 Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants <input style="width: 80px;" type="text" value="0"/> 0	0.4	-
6 Tree canopy for "large trees" in in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants <input style="width: 80px;" type="text" value="0"/> 0	0.4	-
7 Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one half feet above the ground. calculated at 250 sq ft per tree	enter number of plants <input style="width: 80px;" type="text" value="0"/> 0	0.5	-
8 Permeable paving that drains only itself. It must be at grade. - calculated per square foot	enter sq ft <input style="width: 80px;" type="text" value="0"/>	0.6	-
C Green roofs - 4" minimum soil depth at time of planting	enter sq ft <input style="width: 80px;" type="text" value="0"/>	0.7	-
D Vegetated walls	enter sq ft <input style="width: 80px;" type="text" value="0"/>	0.7	-
E Water features (fountains) or rain gardens (where allowed by SPU)	enter sq ft <input style="width: 80px;" type="text" value="0"/>	0.7	-

sub-total of sq ft =		0	
Bonuses			
F Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	enter sq ft <input style="width: 80px;" type="text" value="0"/>	0.1	-
G Landscaping visible to passers-by from adjacent public right of way or public open spaces	enter sq ft <input style="width: 80px;" type="text" value="0"/>	0.1	-
green factor numerator =			-

* Do not count public rights of way in parcel size calculation.
 ** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.

ATTACHMENT “C” GREEN AREA FACTOR PLANTING AREA SPREADSHEET

Identify each planting area on the map and list the values per planting area in the proper column. Totals in the right hand column should match the values submitted with the Green Area Factor Worksheet.

		Planting Area						TOTAL
		1	2	3	<i>keep adding columns as needed</i>			
A1	<i>square feet</i>							0
A2	<i>square feet</i>							0
B1	<i>square feet</i>							0
B2	<i># of plants</i>							0
B3	<i># of trees</i>							0
B4	<i># of trees</i>							0
B5	<i># of trees</i>							0
B6	<i># of trees</i>							0
B7	<i># of trees</i>							0
B8	<i>square feet</i>							0
C	<i>Green Roofs - square feet</i>							0
D	<i>Vegetated Walls - square feet</i>							0
E	<i>Water Features - square feet</i>							0
F	<i>Water use - square feet</i>							0
G	<i>Visibility - square feet</i>							0