

DPD Overview

Urban Forestry Commission

January 27, 2010



DPD Code Responsibilities

- ***Tree Protections***
- ***Environmentally Critical Areas***
- ***Land Use Code Regulations:***
 - Landscaping/Green Factor
 - Street Trees
 - Screening
 - Open space standards & setbacks
- ***Platting Requirements***
- ***State Environmental Policy Act Ordinance***
- ***Design Review***
- ***Weed Nuisance Ordinance***



SDOT/DPD Joint Responsibilities

- ***SDOT Right of Way Manual***
- ***Street Tree Ordinance***
- ***Green Streets***

Tree Protections

- Exceptional Tree Definition (DR 16-2008)
 - Native: Based on diameter
 - Non-native: 30" or 75% of the largest documented diameter for a tree of that species in Seattle
 - Heritage Trees
 - Groves: group of 8 or more trees 12" in diameter or greater that form a continuous canopy
 - Subject to Tree Risk Assessment



Tree Protections

- No Development Proposed
 - Undeveloped Lots
 - No removal of trees over 6"
 - Developed Lots in Lowrise, Midrise and Commercial zones or on lots 5,000 sq ft or greater in a Single-family or RSL zone
 - No removal of exceptional trees
 - Removal of non-exceptional trees limited to 3 in any year period
 - Hazardous trees may always be removed with documentation

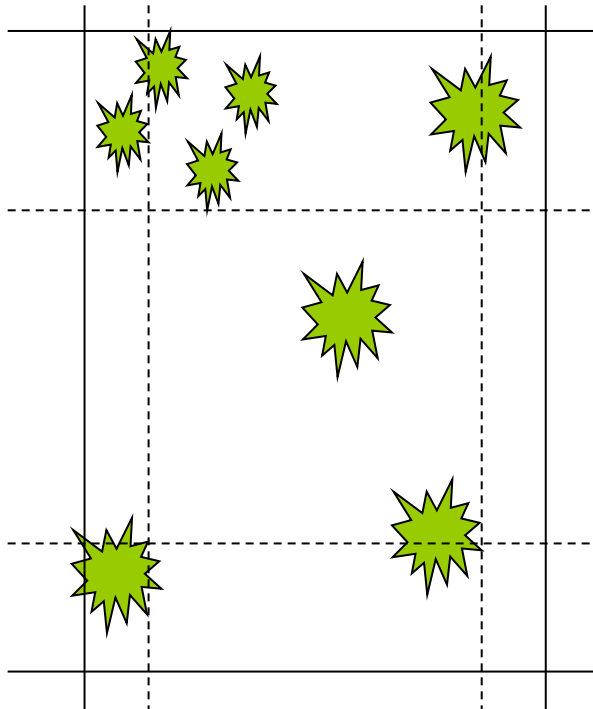


Tree Protections

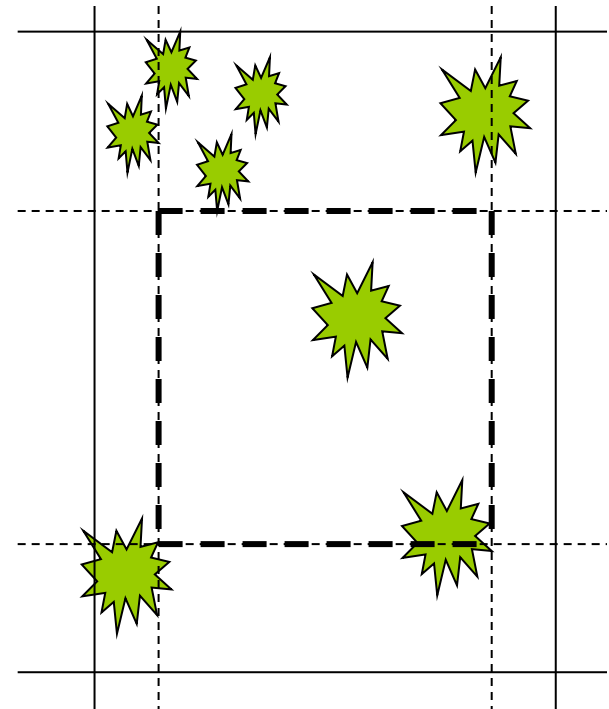
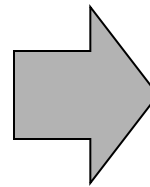
- During Development
 - Exceptional trees must be protected unless doing so prevents the structure from meeting full “development potential” or results in a portion of the Single Family house being less than 15 feet in width;
 - Single Family: Front & rear setbacks can be modified
 - Lowrise & Midrise:
 - Administrative design review is required
 - Setback, height, parking space modifications allowed
 - Outside of SF zones, development standards may be modified to protect other trees over two feet in diameter
 - Removed exceptional trees must be replaced

Single-family Zone Example

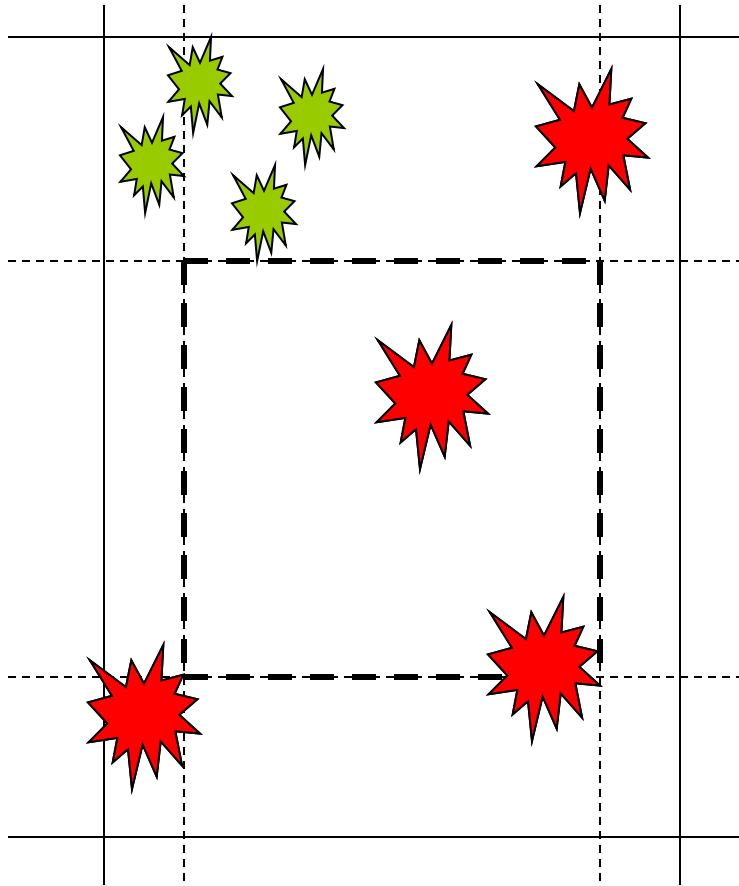
Existing Conditions



Proposed Development

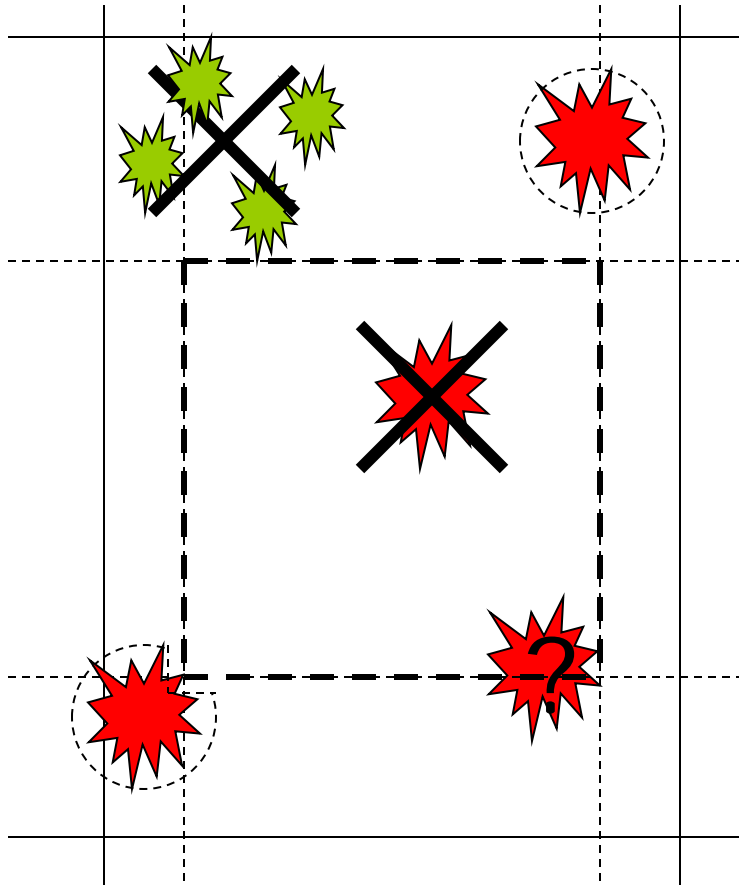


SF - Step 1: Identify Exceptional Trees



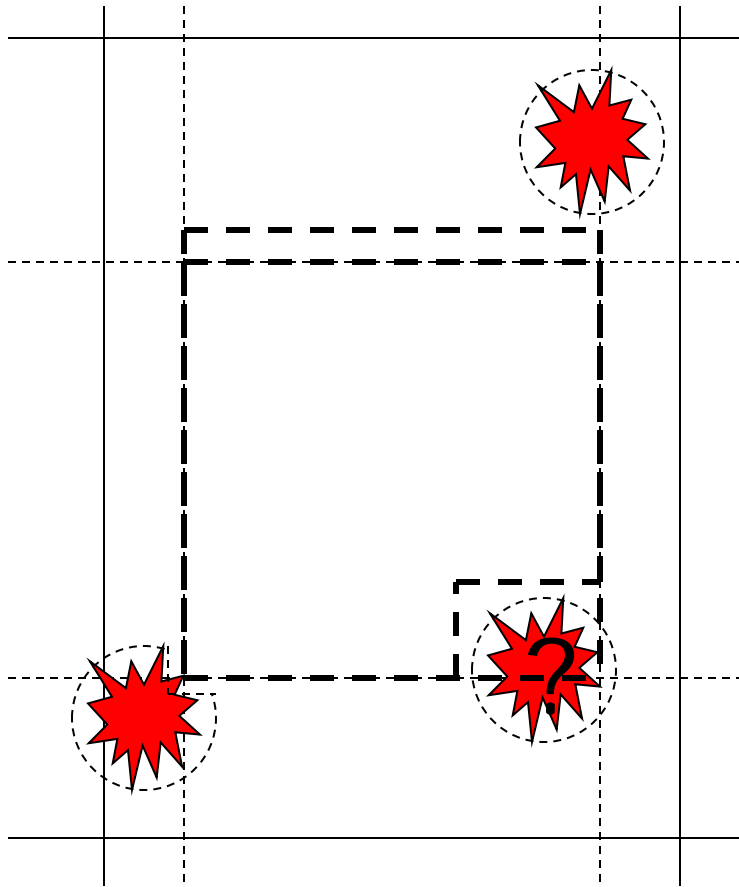
- Plan submittal identifies Exceptional Trees
- Site inspectors help verify trees on site
- Plan reviewers make determination based on applicant submittal
- Applicants may hire arborist to make determination of health

SF - Step 2: Identify Tree Protection Area



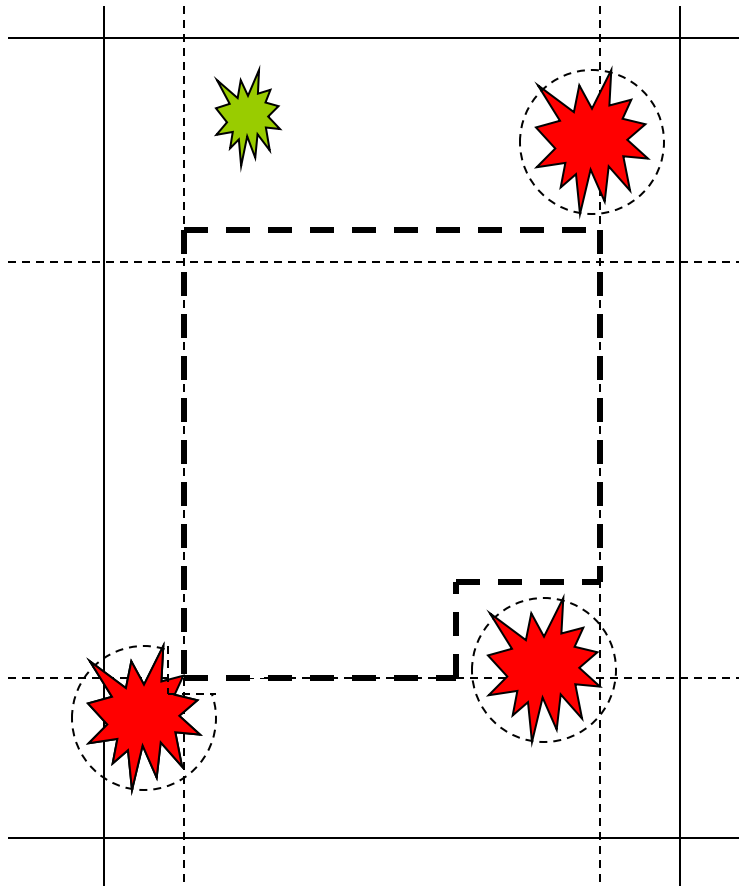
- No protection for non-Exceptional Trees & trees limiting development potential
- Drip line is base tree protection area
- Area may be reduced up to 1/3 according to plan prepared by tree professional but never within inner root area

SF - Step 3: Modification of Standards



- Mandatory for Exceptional Trees
- Optional for other trees at least 2 feet in diameter
- Front & rear setbacks
- Covenant required

SF - Step 4: New Plantings

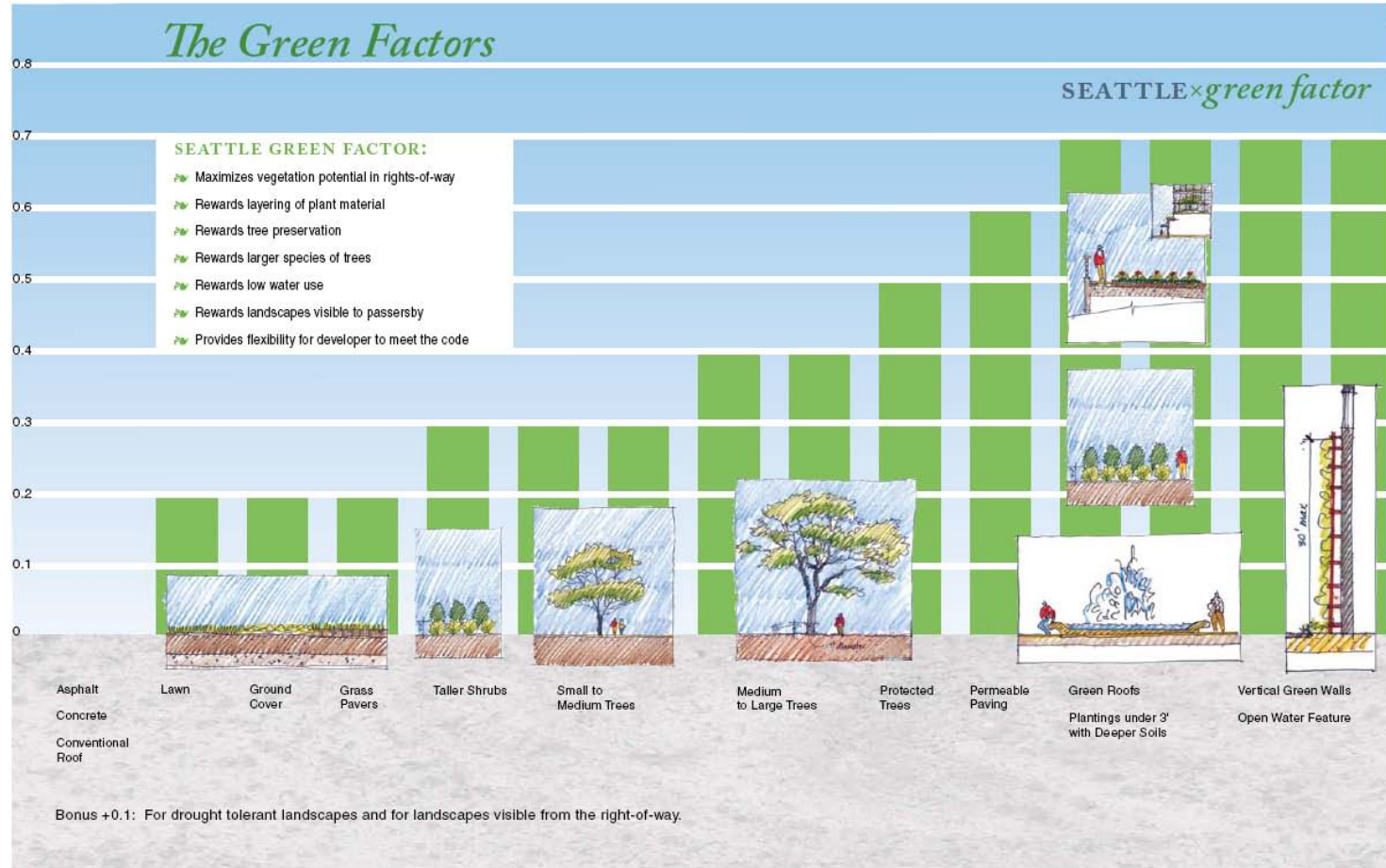


- Replacement for Exceptional Trees & other trees over 2 feet in diameter
- Landscaping: 2 caliper inches per 1,000 sq ft with preservation option

Landscaping

- Varies by Zone
 - Single Family: 2 caliper inches per 1,000 sq ft with preservation option
 - Lowrise: landscaped area (3 ft x length of all property lines), plus SF tree requirement
 - Midrise, Highrise: Green Factor of 0.5
 - Commercial: Green Factor of 0.3
- Landscaping plans enforceable after permit

Green Factor



Other Land Use Regulations

- Street Trees
 - DPD requires street trees for developments in all Lowrise, Midrise, & Highrise zones
 - SDOT approves proposal through Street Use permit
- Screening
- Open Space Standards & Setbacks

Platting Requirements

- Subdivisions must be “designed to maximize the retention of existing trees”

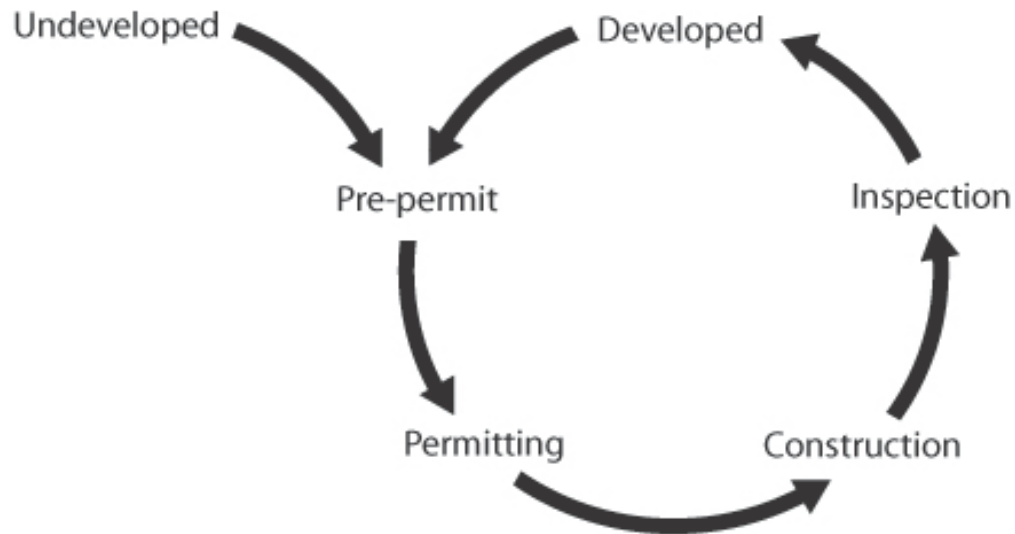
Environmentally Critical Areas

- Tree cutting only allowed for three reasons
 - Removal as part of an issued building or grading permit
 - Restoration Activities
 - Hazard Trees
- Allowed development in an ECA is also limited

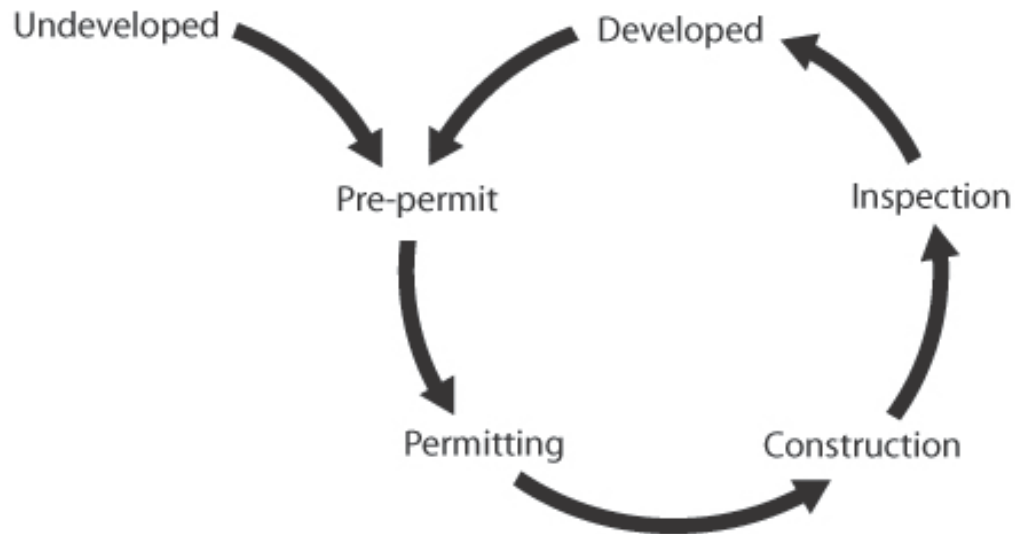
Other Codes

- State Environmental Policy Act (SEPA) Ordinance
- Design Review
- Weed Nuisance Ordinance

Development Cycle

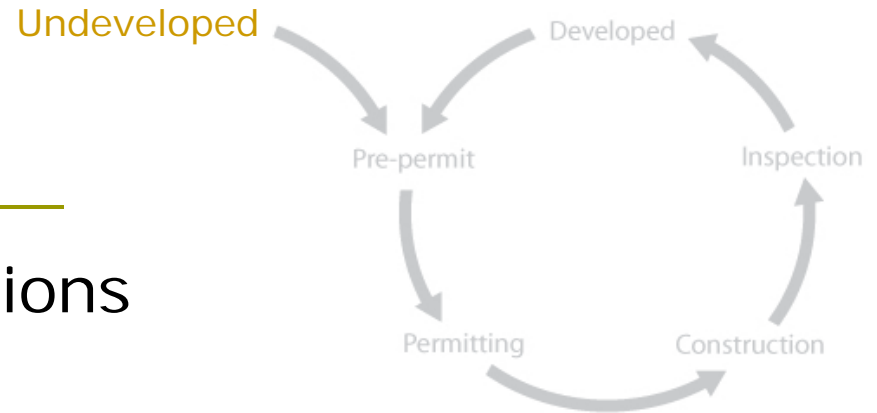


Development Cycle



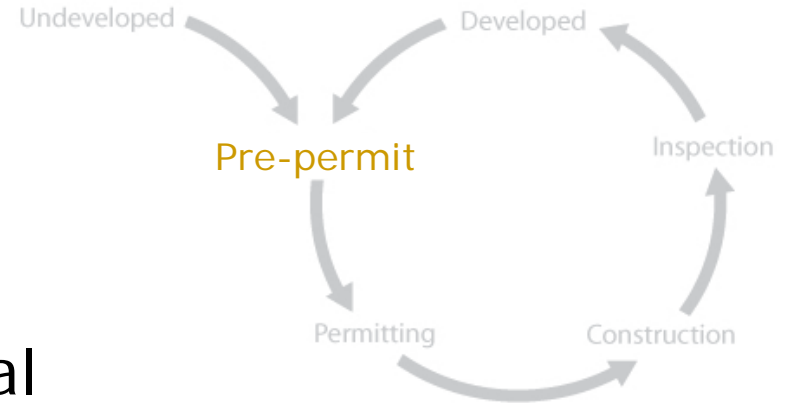
Undeveloped

- Tree protections regulations apply
- Enforcement is complaint-based



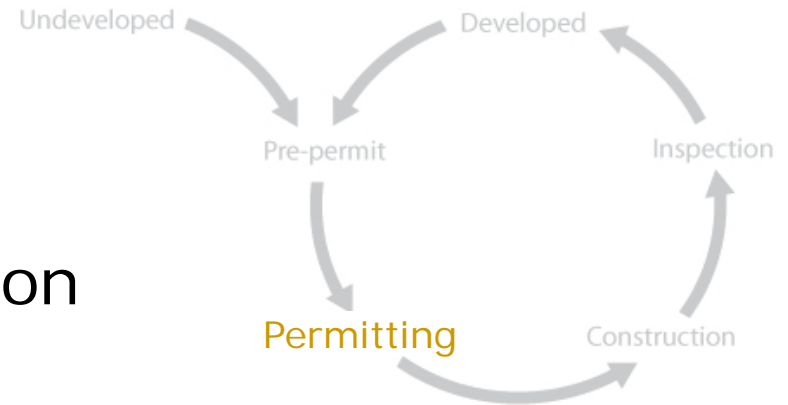
Pre-permit

- Initial dialogue with City
- Applicant develops proposal
- City provides coaching, if requested



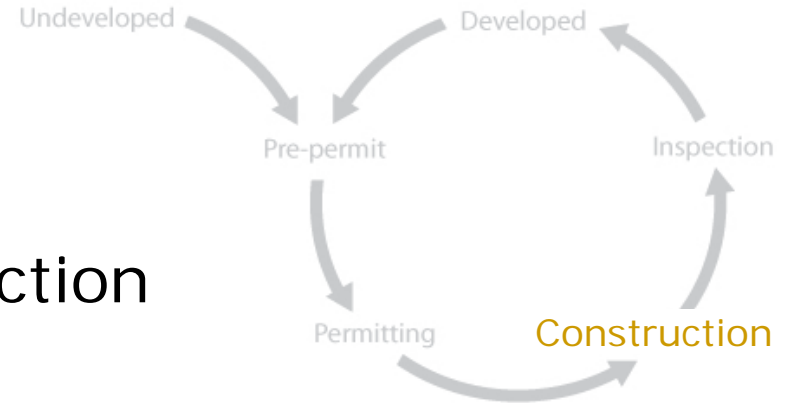
Permitting

- Applicant submits application
- City conducts Site Visit
- City reviews plans for compliance with
 - Platting Requirements
 - Environmentally Critical Areas
 - Tree Protections
 - Land Use Code
 - State Environmental Policy Act, if above threshold
 - Design Review, if above threshold
- City approves plan



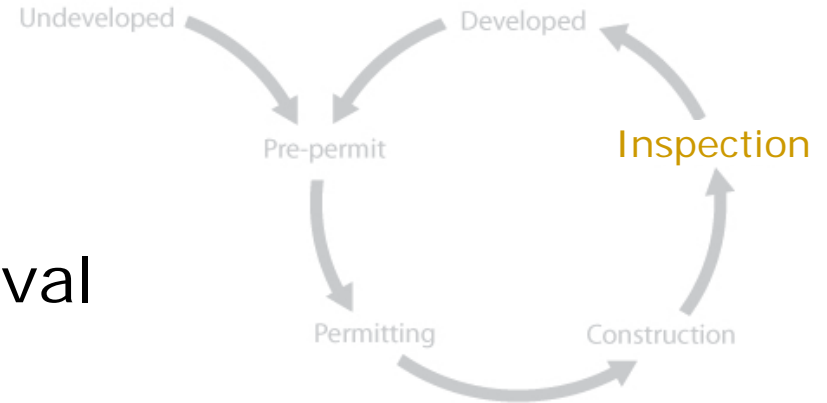
Construction

- Pre-disturbance Site Inspection
- Construction commences
- Periodic Building Inspections



Inspection

- Final Inspection and Approval
 - Tree plantings inspected
 - Certificate of Occupancy issued



Developed

- No follow up on maintenance
- Landscape plans still enforceable
- Tree Protection Regulations for developed lots
- Compliance is complaint-based

