Tree Preservation for New Development

A case study

Proposal

- Establish use and construct new 3 unit rowhouse with surface parking, per plan

DPD Permit Process

- Pre-application site visit
- Pre-application report
- Intake appointment
- Project review
- Permit issue
- Inspections
- Final permit / Certificate of Occupancy

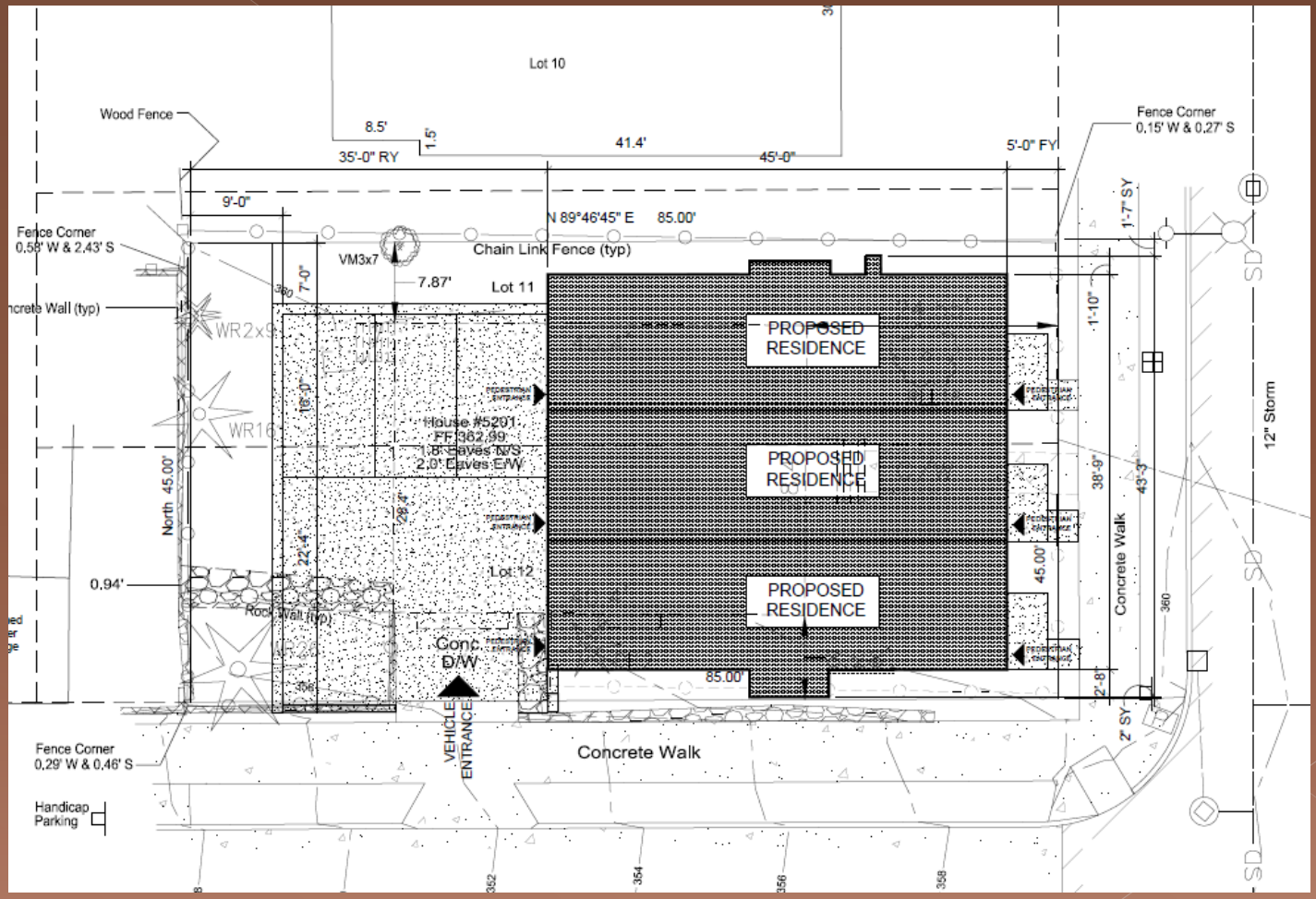
5201 Phinney Ave. N. Pre-application site visit

Pre-Application Requirements -Report

Tree Protection

- Existing trees appear to be shown accurately on the site plan

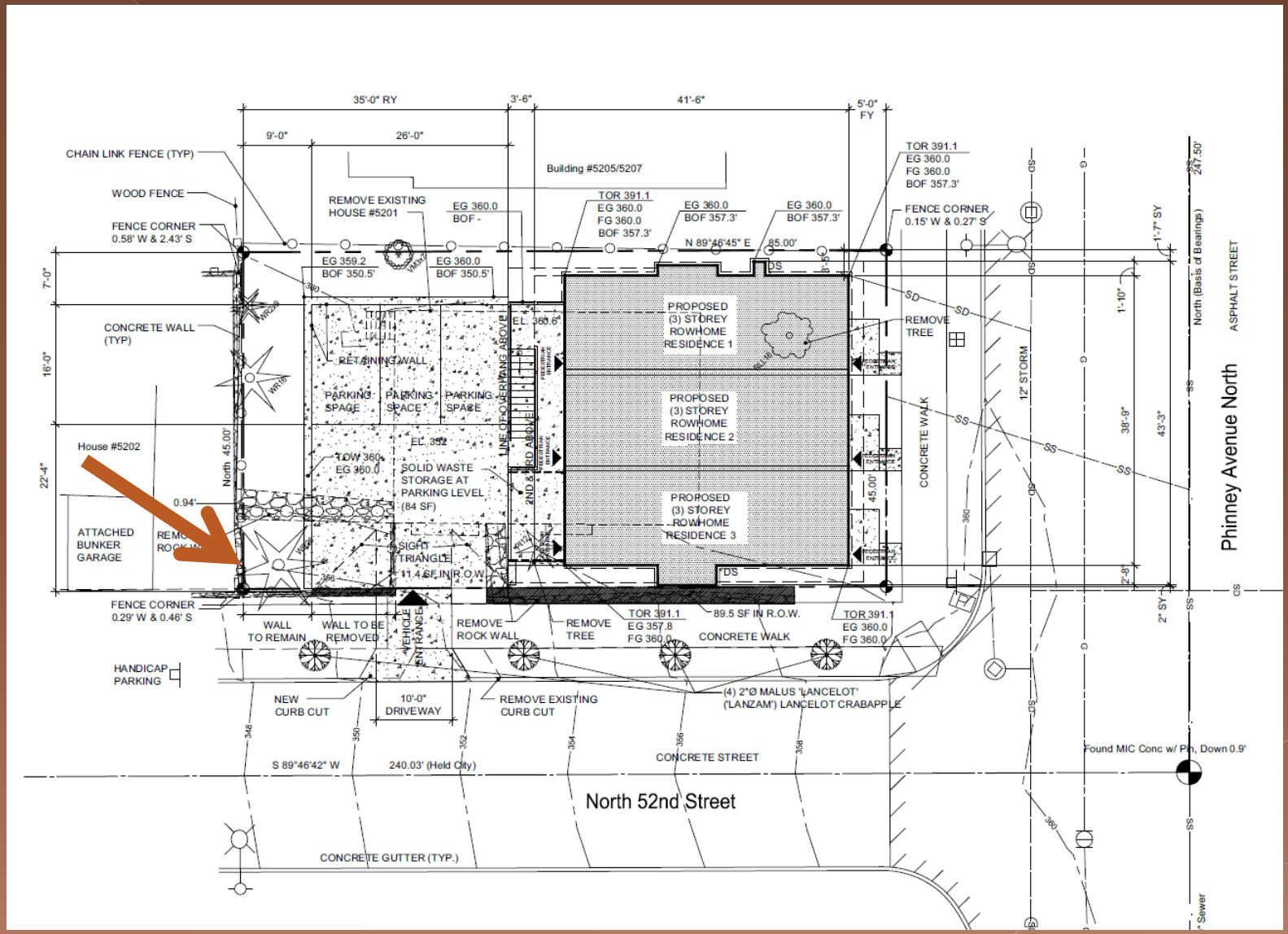
Pre-application site plan



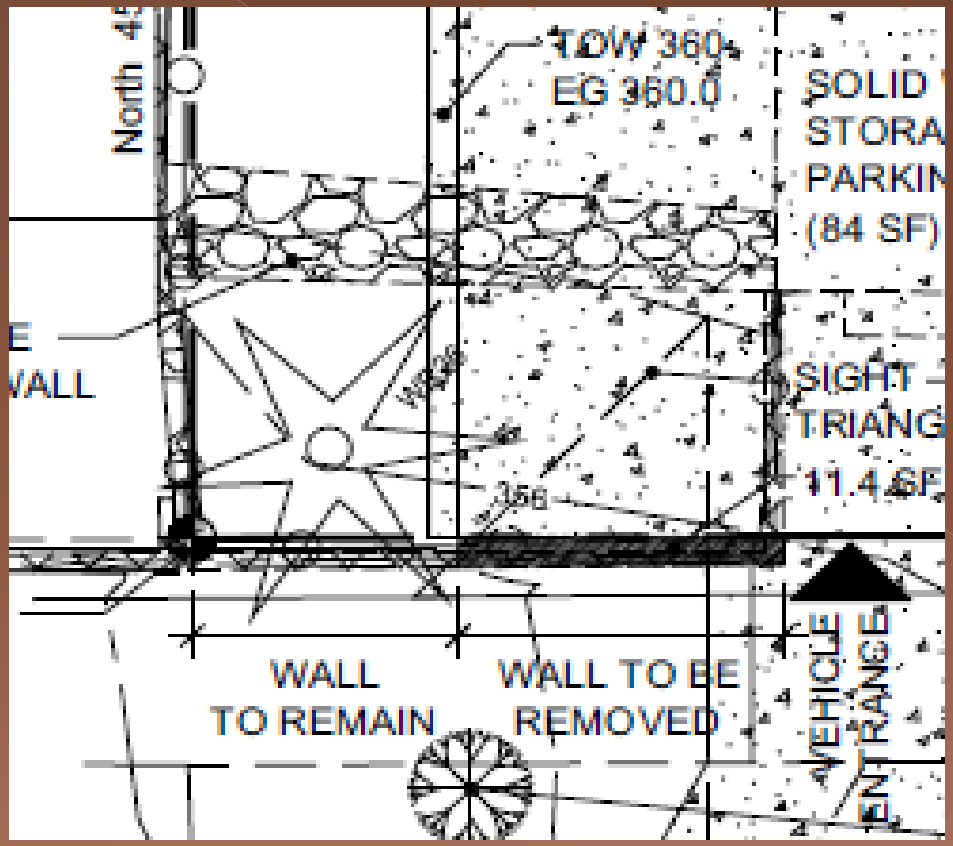
Zoning Review – Tree Protection

- Zoning reviewer responsibilities for trees
  - Street trees
  - Green Factor
  - Exceptional trees and trees over 2 1/2 ‘

Review - Site Plan



Western Red Cedar 26”



Trees over 2 ½ feet

- Identify on site plan
- May modify front and rear yard requirements

Tree Replacement
Trees over 2' diameter

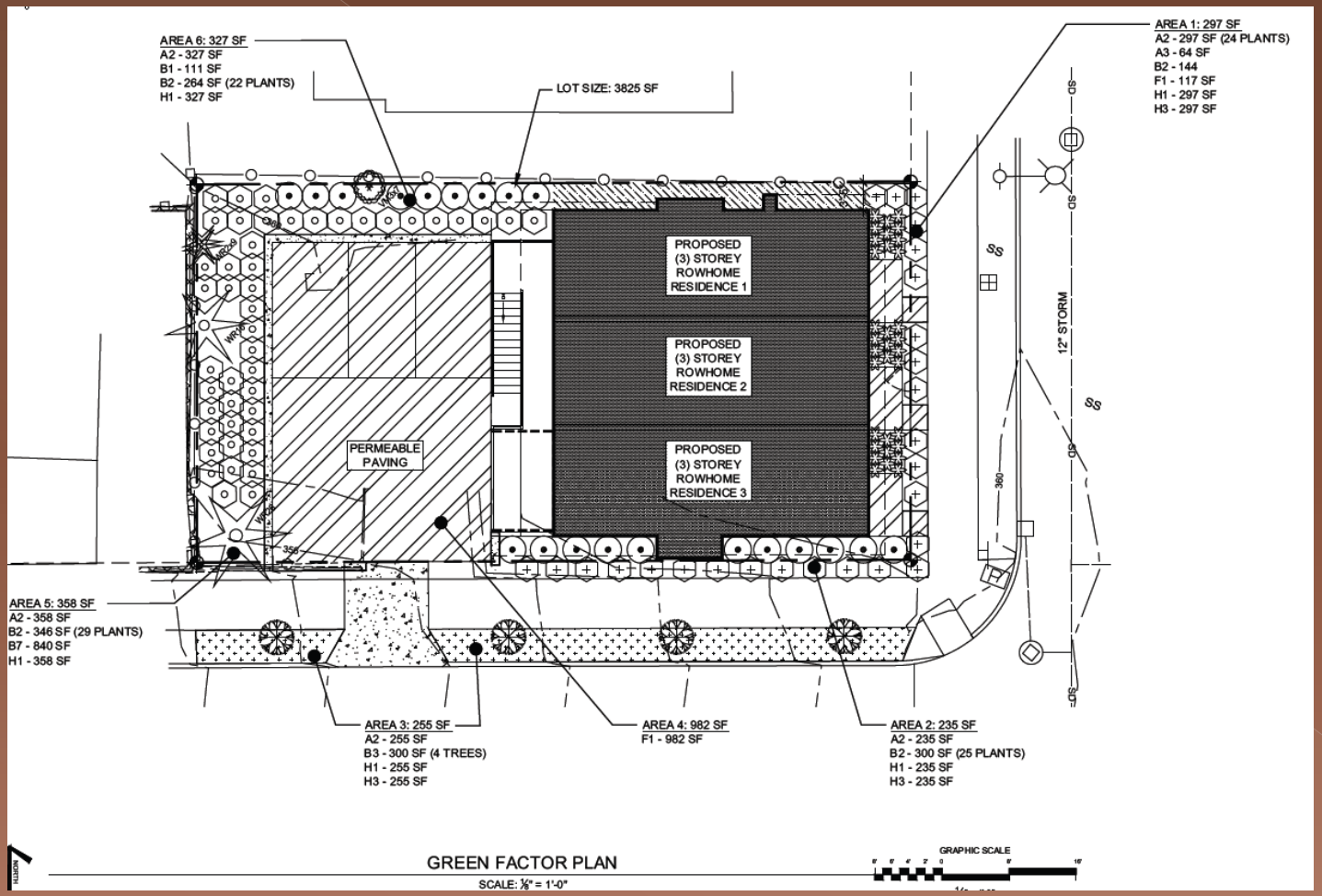
- SMC 25.11.090
- Replacement tree
  - Upon maturity, results in a canopy cover that is at least equal to the canopy cover prior to tree removal

Exceptional Trees

Director's Rule 16-2008

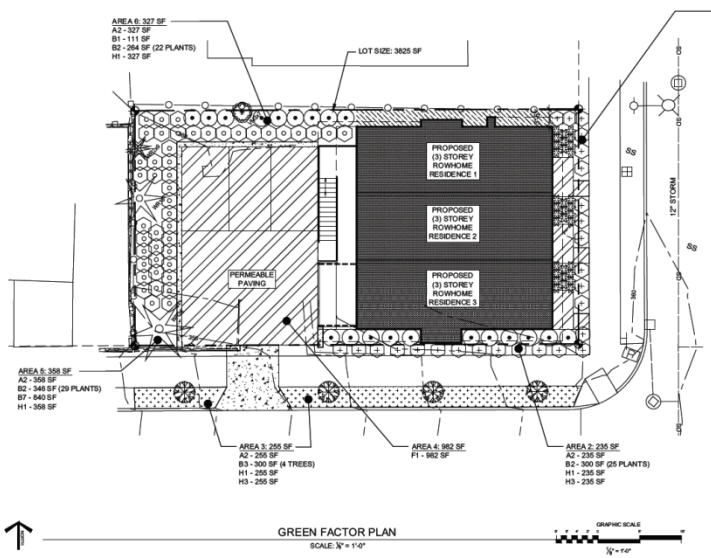
Species	Threshold Diameter
Native Species	
Red ALDER – *Alnus rubra*	Not Exceptional except in grove
Sitka ALDER – *Alnus sinuata*	6 in
Oregon ASH – *Fraxinus latifolia*	2 ft
Quaking ASPEN – *Populus tremuloides*	1 ft
Paper BIRCH – *Betula papyrifera*	1 ft 8 in
CASCARA – *Rhamnus purshiana*	8 in
Western Red CEDAR – *Thuja plicata*	2 ft 6 in

Green Factor



Green Factor Score = .66

Green Factor



GREEN FACTOR PLAN

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

1/8" = 1'-0"

GENERAL NOTES:

1. SEE SHEET L1.1 FOR PLANTING PLAN.
2. DROUGHT TOLERANT PLANTING:
   TOTAL PLANTING AREA: 1472 SF
   DROUGHT TOLERANT PLANTING AREA: 1472 SF
   TOTAL PERCENTAGE DROUGHT TOLERANT: 100%

City of Seattle
Department of Planning and Development
Issued for Permit

THE CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
APPROVED
Subject to Errors and Omissions
10/4/2012
Nouri Samiee

Green Factor Score Sheet

SEATTLE green factor

Project title: 5201 PHINNEY AVENUE NORTH

Parcel size (enter this value first): 3,625 enter sq ft of parcel — SCORE: 3.680

	Landscape Elements**	Totals from GF worksheet	Factor	Total
A	**Landscaped areas (select one of the following for each area)**			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 1472	0.6	883.2
3	Bioretention facilities	enter sq ft: 63	1.0	63.0
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 111	0.1	11
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 120	1200	0.3 360
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 4	300	0.3 90
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0	0	0.3 -
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 0	0	0.4 -
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0	0	0.4 -
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 30 sq ft per inch diameter	enter inches DBH: 42	840	0.8 672.0
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0		0.4 -
2	Over at least 4" of growth medium	enter sq ft: 0		0.7 -
D	**Vegetated walls**	enter sq ft: 0		0.7 -
E	**Approved water features**	enter sq ft: 0		0.7 -
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 1099		0.2 219.8
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 0		0.5 -
G	**Structural soil systems**	enter sq ft: 0		0.2 -
	sub-total of sq ft =	3,685		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 1472		0.1 147.2
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0		0.2 -
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 787		0.1 79
4	Landscaping in food cultivation	enter sq ft: 0		0.1 -
		Green Factor numerator =		2,520

* Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)

Green Factor Worksheet*

SEATTLE green factor

		Planting Area 1	2	3	4	5	6	TOTAL**
A1	square feet							0
A2	square feet	297	235	255		358	327	1472
A3	square feet	63						63
B1	square feet						111	111
B2	# of plants	24	25			29	22	100
B3	# of trees			4				4
B4	# of trees							0
B5	# of trees							0
B6	# of trees							0
B7	# of trees					672		672
C1	square feet							0
C2	square feet							0
D	square feet							0
E	square feet							0
F1	square feet	117			982			1099
F2	square feet							0
G	square feet							0
H1	square feet	297	235	255		358	327	1472
H2	square feet							0
H3	square feet	297	235	255				787
H4	square feet							0

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

GREEN FACTOR CALCULATIONS

PLAYHOUSE

1918 23rd avenue south
seattle, wa 98144

for a good time, call:
(206) 588-1258

QUINN BORSINO
PAUL PIERCE
AMY HELWICK

submittal:
June 5, 2012 — Permit Set
Sep 11, 2012 — Revision 1

BRACE FACE
5201 Phinney Avenue North, Seattle WA 98103

owner:
Right Foot Development

project no.: 120406
drawing no.: 6318733

LANDSCAPE: GREEN FACTOR PLAN

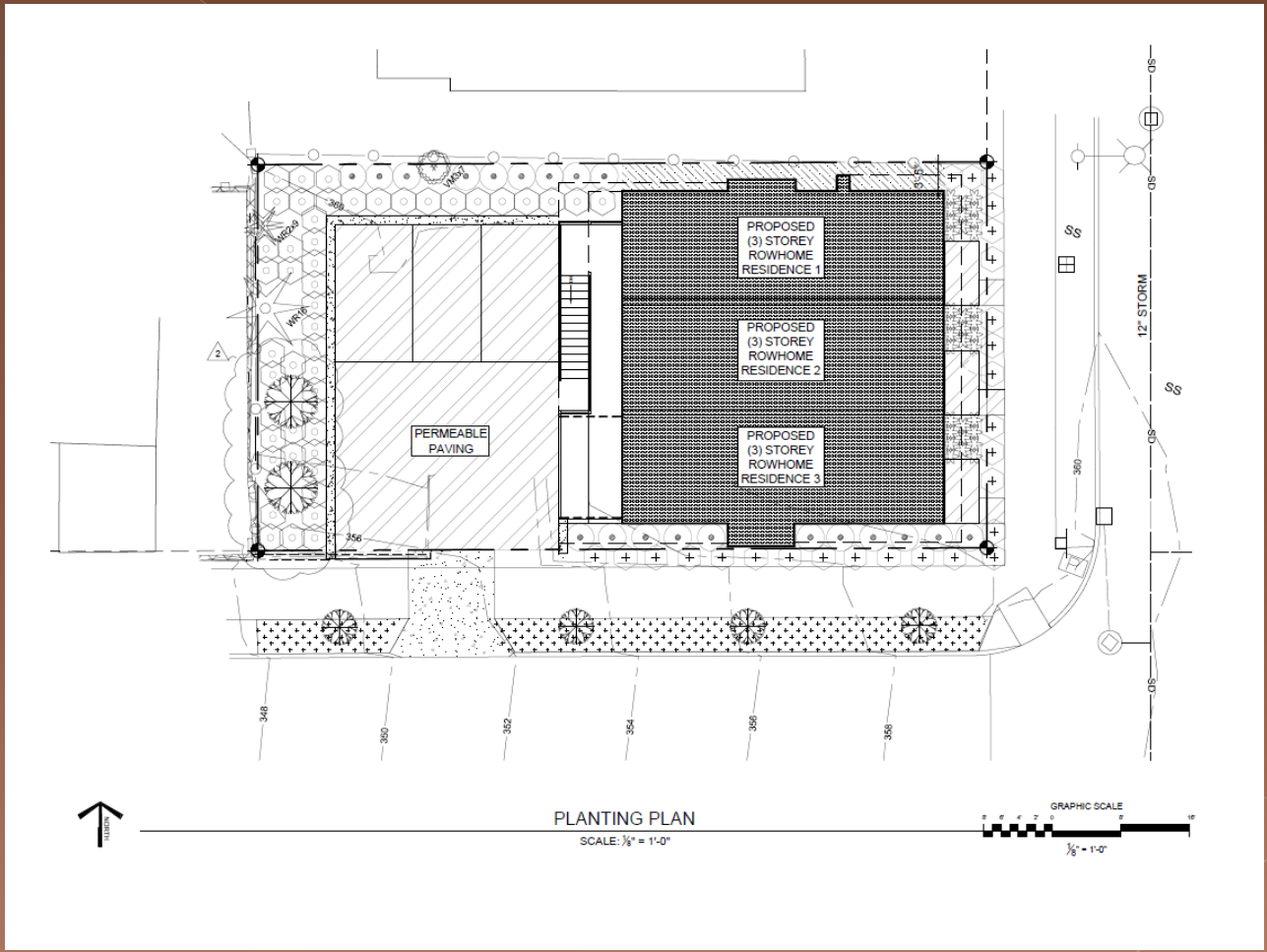
GREEN FACTOR CALCULATIONS

L1.0

Site Photos

Inspections

Revised Plans Original



Revised Green factor score Sheet

PLANT SCHEDULE:

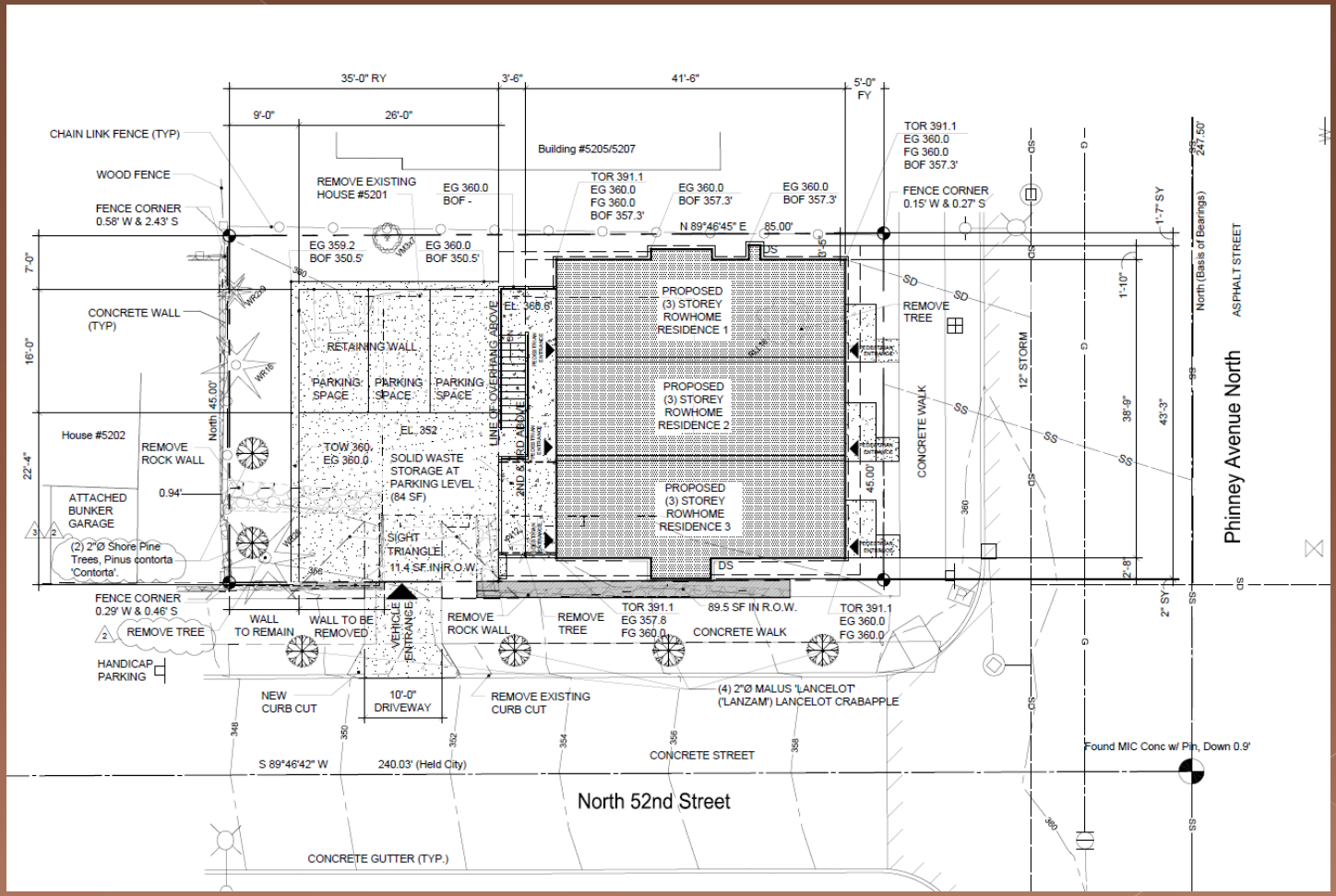
SYM	QTY	BOTANICAL NAME / COMMON NAME	SIZE
		SMALL DECIDUOUS TREES	
	4	2"Ø Malus 'Lancelot' ('Lanzam') Lancelot Crabapple	MIN 2" CAL.
	2	2"Ø Carpinus caroliniana, American Hornbeams	MIN 2" CAL.
		EVERGREEN SHRUBS	
	26	GAULTHERIA SHALLON / SALAL *^	
	20	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY *^	MIN 24" HT
	49	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY *^	MIN 24" HT
		GROUNDCOVERS, GRASSES AND VINES	
	111 SF	HELICTOTRICON SEMPERVIRONS / BLUE OAT GRASS *^	2 GAL
	255 SF	FESTUCA GLAUACA / BLUE FESCUE *	2 GAL
		BIORETENTION PLANTERS	
	33	CAREX PACHYSTACHYA / THICK-HEADED SEDGE*	BR/PLUG @ 9" OC

* = DROUGHT TOLERANT
Ⓝ = NORTHWEST NATIVE
^ = PLANT REACHES A MATURE HEIGHT OF >24",

SEE SHEET L1.0 FOR GREEN FACTOR PLAN

PLANTING NOTES:
1. ALL PLANTING AREAS SHALL RECEIVE 2" DEPTH OF FERTILE MULCH
2. REMOVE ALL INVASIVE SPECIES PRIOR TO SOIL PREPARATION AND PLANTING.
3. PLANTING PLAN TAKES PRECEDENT WHEN THERE IS A DESCREPANCY BETWEEN PLANT QUANTITIES IN THE PLANT SCHEDULE AND PLAN.
4. HAND WATER FOR FIRST TWO YEARS UNTIL PLANT ROOTS ARE ESTABLISHED.

Revised Plans after correction cycle



Inspections

Replacement Tree

“Pinus contorta”

Revisions

PLANT SCHEDULE:

SYM	QTY	BOTANICAL NAME / COMMON NAME	SIZE
		SMALL DECIDUOUS TREES	
	4	2"Ø Malus 'Lancelot' ('Lanzam') Lancelot Crabapple	MIN 2" CAL.
	2	2"Ø Pinus Contorta 'Contorta', Shore Pine Tree	MIN 2" CAL.
	3		

Landscape Improvement Checklist

- Completed by landscape professional
- States landscaping installed per plan
- Approves substitutions
- Landscape management plan to owner

Next Steps

- Tree preservation placards
- Changes to landscape improvement checklist

Questions