

## Potential Updates to Tree and Landscaping Requirement

### As part of Citywide Implementation of Mandatory Housing Affordability requirements

#### Discussion Draft for Urban Forestry Commission - August 7, 2017

##### Tree Requirement for Residential Small Lot zones

The City is proposing to greatly expand use of Residential Small Lot (RSL) zoning as part of the implementation of Mandatory Housing Affordability (MHA) requirements. This zoning allows a similar floor area per lot size as single-family zones, but would allow more units. The RSL zone does not currently have any tree requirements. The initial proposal to address this issue is to implement a new points-based tree requirement for properties undergoing development in RSL zones. The new approach would require applicants to plant or retain trees sufficient to meet a tree score. Individual trees would be valued according to the table below. A 25% bonus could be given for conifer trees due to the higher degree of ecosystems services they provide. The current draft proposal is a minimum score of 1 point per 750 ft<sup>2</sup> of lot area.

| Tree Provided                 | Point Value                         |
|-------------------------------|-------------------------------------|
| 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" and greater | One point for each inch of diameter |

This proposal is intended to result in an average canopy cover of 26%. 26% is between the goal for multifamily zones (20%) and single-family zones (33%). Examples of modeling on potential canopy cover are attached.

##### Street Tree Requirement for Residential Small Lot zones

The City is proposing to add a requirement that street trees must be provided according to SDOT standards when development is proposed with exceptions for areas without curb and sidewalks. The proposed requirement would be similar to an existing requirement in Multifamily and Neighborhood Commercial zones. Under those requirements, the number, type, and placement of street trees would be determined on a case by case basis after consideration of site-specific conditions and standards in the Street Tree Manual and Right-of-Way Improvement Manual.

##### Updates to Green Factor Requirements

The City is proposing to update existing Green Factor Requirements for Multifamily and Neighborhood Commercial zones to encourage use of options with higher potential ecological value and more visibility to pedestrians. See draft score sheet for specifics.