Seattle DPD
Tree Regulations Proposal

August 15, 2012

Department of Planning and Development

DPD Code Responsibilities

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

Background

- 2007 – Urban Forest Management Plan
- 2007 – Emerald City Task Force
- 2008 – Stakeholder Meetings
- Feb 2009 - Interim Regulations
- July-Dec 2010 – Public Process 1st Round
- July-Sep 2012 – Public Process 2nd Round
- Jan 2013 – Legislation to Council

Existing Regulations

- Tree and Landscaping Regulations website
- Outside Development
  - ECA: Restoration Plan required
  - Non-ECA in SF, MF, & Commercial zones
    - Exceptional Tree: Hazard Tree Removal Application
    - Three per year limit: no application required
- During Development
  - Tree Retention in SF, MF, & Commercial zones
  - Landscaping in all zones

What's Different from Original?

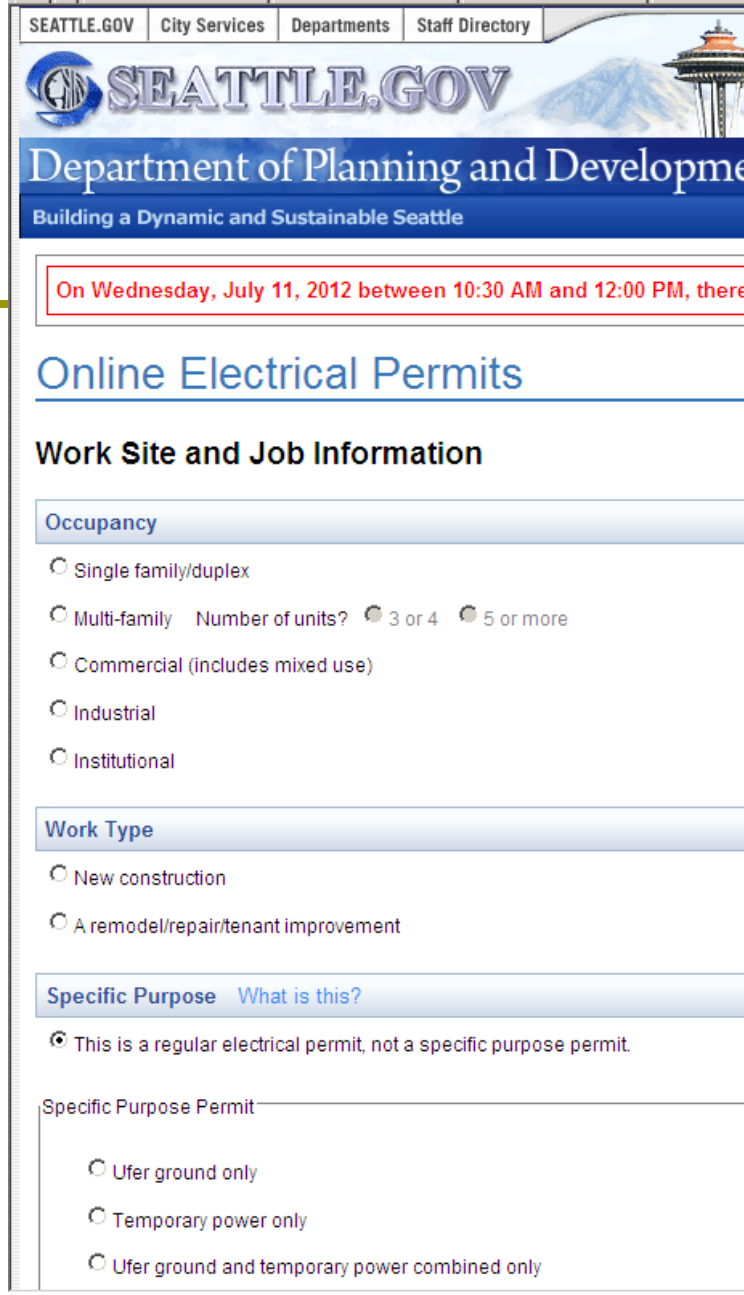
- Make Exceptional Tree Restrictions permanent but simplify to make them easier to understand, implement & enforce
- Modified Single Family Tree Requirements
- Allow SF fee-in-lieu for up to 50%
- No maintenance bonds

Outside of Development

- ECA: Unaffected
- Exceptional Trees
  - Move from complex definition to 24” diameter threshold
  - Allow removal of trees causing physical damage to buildings or utilities that cannot be mitigated as well as hazard trees
  - Remove the exemption for single family lots less than 5,000 sq ft in size
- No three trees per year limit

Removal Application

- Tree Removal Application
  - Move to online tree removal application
  - Implement tree removal application fee to offset cost of review; initial fee will be set at $177 and will increase annually



Single Family Tree Requirement

- Applies to new or replaced homes
- 1 credit/200 sq ft after first 2000 sq ft
- 25% bonus for evergreen
- Up to 50% can be met through fee-in-lieu; $200 per credit

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

Additional SF Regulations

- Implement tree requirements for institutions in SF zones
- Require street trees during development of new or replaced homes in SF zones

Industrial Areas

- Add Green Factor requirement for commercial and retail development over 4,000 sq. ft. in size in Industrial areas

Other Changes

- Simplify the process for allowing departures to preserve large trees during development
- Simplify criteria for removal during development
- Updating enforcement process to improve the effectiveness and reduce the cost of enforcement

Overview

- Making existing exceptional tree regulations more effective
- Applying more rigorous landscaping standards during construction
- Expanding the scope of existing regulations, such as to institutions in single-family zones and retail and commercial uses in industrial zones
- Improving enforcement process

More Info

www.seattle.gov/dpd/planning/trees

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Public Comment Period until October 1st