

# Code Amendment for MUR-70' Tree Retention & Replacement Standards

July 30, 2018



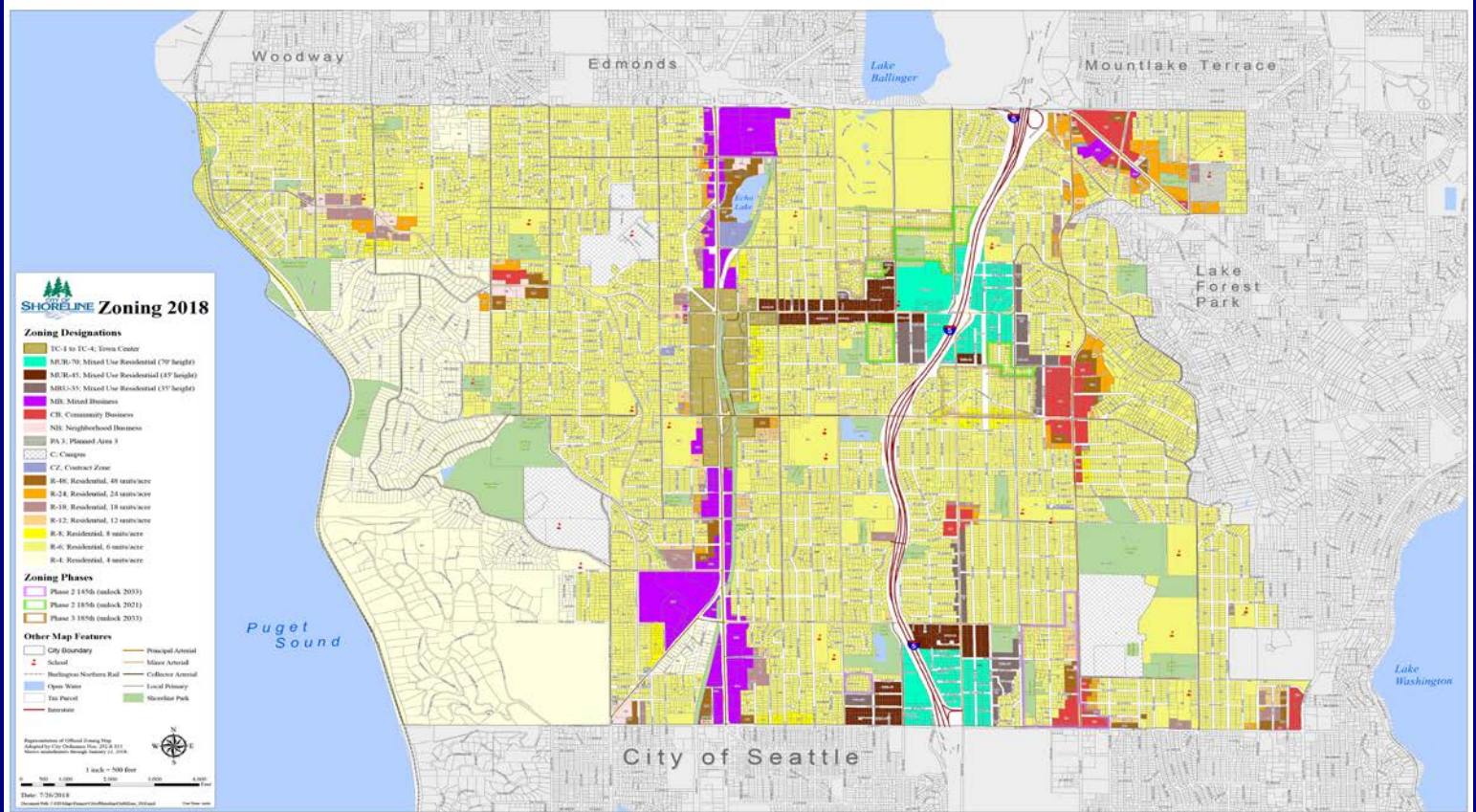
# Purpose

- Discussion of tree code amendments for MUR-70' based on Council direction.

# Council Direction on Feb. 26

- Research amendments that would provide a compromise to preserve and replace trees with incentives in MUR-70'.

# MUR-70'



# Planning Commission - Study and Hearing

- Reviewed other jurisdiction tree codes;
- Reviewed Shoreline Comprehensive Plan policies;
- Discussed Fee-in-lieu for tree removal and replacement;
- Discussed Development Incentives; and
- Conducted Public Hearing – June 21.

# Planning Commission Recommendation

1. MUR-70' - Exempt from tree code.
2. Add development incentives to meet current tree retention & replacement code:
  - Building height increase to 80/90 feet with 10/20% retention, and
  - Non-arterial street, setback reduction from 10 to 5 feet with 20% retention, and
  - Parking reduction up to 25% with either 20% tree retention or replacement of all significant trees on site.



# Planning Commission Recommendation

- Attachment A, Exhibit A
- **SMC 20.50.310 Exemptions from permit.**
- A. Complete Exemptions. The following activities are exempt from the provisions of this subchapter and do not require a permit:
  - 5. Removal of trees from property zoned NB, CB, MB and TC-1, 2 and 3, and MUR-70' unless within a critical area or critical area buffer.



# ...continued

- **20.50.020 Dimensional Standard Table - Exceptions**

- (12) Base height in the MUR-70' zone may be increased up to 80 feet when at least 10 percent of the significant trees on site are retained and up to 90 feet when at least 20 percent of the significant trees on site are retained.

- (18) The minimum front yard setback in the MUR-70' zone may be reduced to five (5) feet on a nonarterial street if 20 percent of the significant trees on site are retained.



# ...continued

## **20.50.400.A. Reductions to minimum parking requirements**

8. Retention of at least 20 percent of the significant trees on a site zoned MUR-70'.

9. Replacement of all significant trees removed on a site zoned MUR-70' as follows:

a. One existing significant tree of eight inches in diameter at breast height for conifers or 12 inches in diameter at breast height for all others equals one new tree.

b. Each additional three inches in diameter at breast height equals one additional new tree, up to three trees per significant tree removed.

c. Minimum size requirements for replacement trees under this provision: Deciduous trees shall be at least 1.5 inches in caliper and evergreens six feet in height.



# Councilmember Roberts Requested

- Amendment to preserve significant trees on existing properties (subject to partial exemptions in SMC 20.50.310 (B), but eliminate the retention requirement in certain zones when there is a development permit.

20.50.310 Exemptions from permit.

5. Removal of trees from property zoned NB, CB, MB and TC-1, 2 and 3, ~~unless within a critical area or critical area buffer.~~ MUR-70' or MUR-45' when associated with an approved site development or building permit. This exemption does not apply to lots maintaining or expanding non-conforming uses.



# Councilmember Chang Requested

1. Create a hybrid option with development incentives and fee-in-lieu.
  - Same incentives (height, setback, and parking reduction) if they meet retention requirements as Planning Commission recommendation; and
  - Fee-in-lieu to waive or partially waive retention and/or replacement requirements.
  - If Council desires fee-in-lieu, staff would need to come back with a fee recommendation based on Council direction, and
2. Code language to allow for site-specific evaluation related to tree retention and/or replacement standards.

# Next Steps

- July 30 - Council Discussion
- August 13 - Scheduled Adoption of Ordinance No. 833

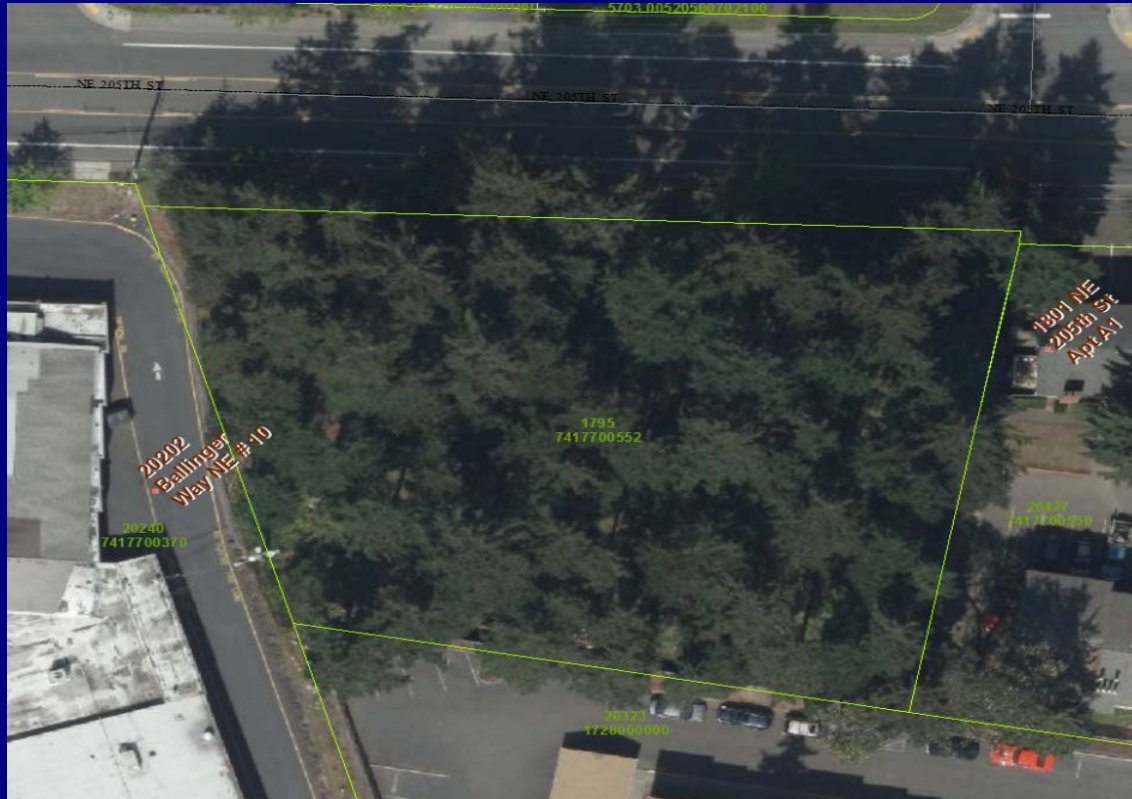


# Landscape Requirements

- Type I or Type II - depending on adjacent land use.
- Type I – (full screen) with 80% evergreen trees, 10 foot height and 10 foot spacing.
- Type II – (filter screen) with mix of deciduous/conifers, 1.5 inch caliper trees and 25 foot spacing

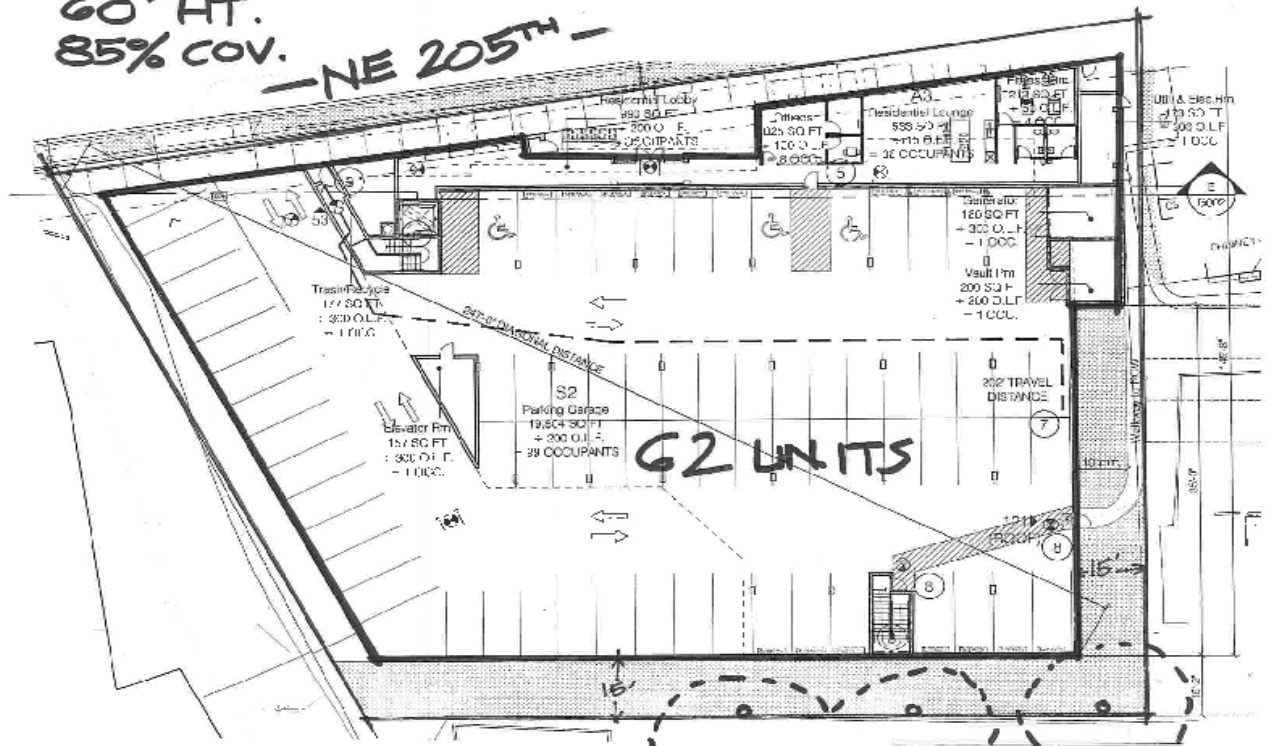


# Ballinger Apartments



**CB ZONING**  
**TREE EXEMPT**  
**60' HT.**  
**85% COV.**

**— NE 205TH —**









# Additional Information

- 2000-'10 Tree Canopy Study – stable 31%.
- 2011-'18 Tree Canopy Study – expanded from 31% to 37%.
- MUR-70' zones 314 acres or 3% of City.
- MUR-70' allows 70 height and 90% hardscape.