

Tree Canopy LUCA

Study Session

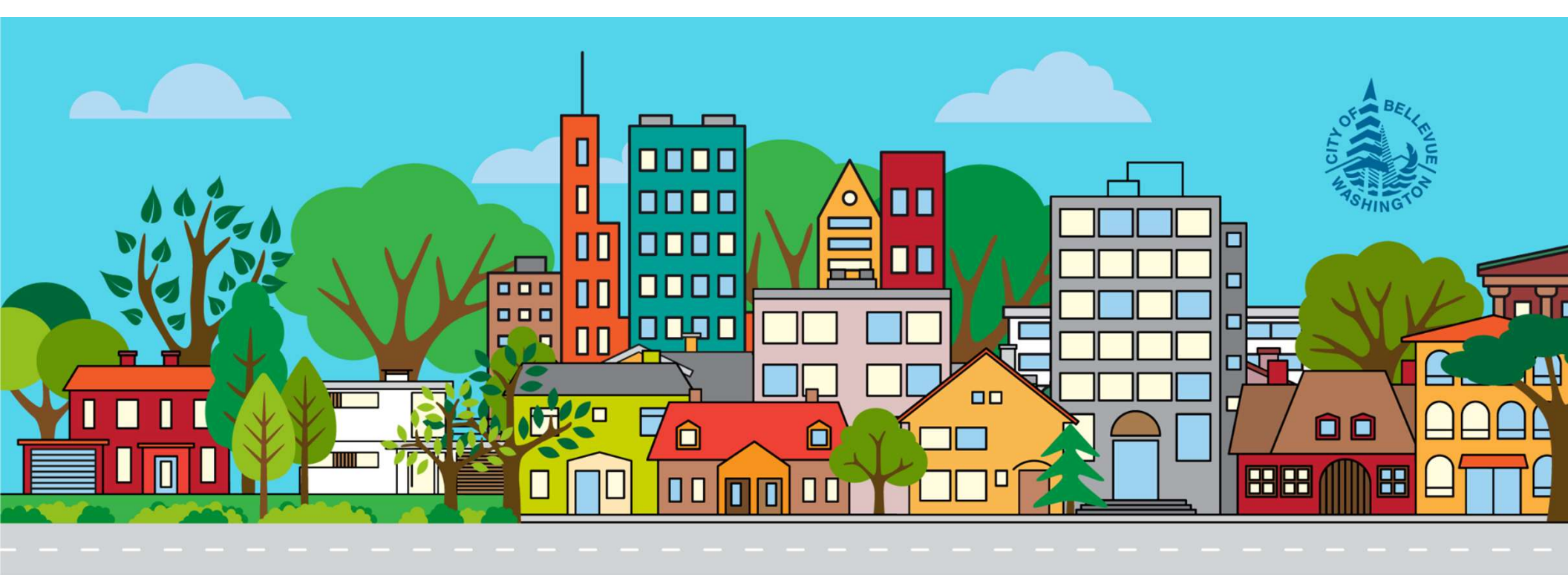
Craighton Goepppele, Planning Commission Vice-Chair

Nick Whipple, Assistant Director
Kristina Gallant, Planning Manager
Development Services Department

May 21, 2024



City of Bellevue



Direction Needed from Council

Direct staff to finalize the LUCA Ordinance for final action at a future meeting



Agenda

1. LUCA Objectives
2. Public Engagement
3. Recommended LUCA
4. Planning Commission Recommendation
5. LUCA Process
6. Direction from Council



LUCA Objectives

Strategy N.1. Increase Tree Canopy Citywide

- Support 40% goal
- Ensure sufficient code provisions
- Incentivize the right tree in the right place
- Identify opportunities for tracking data



LUCA Objectives

- **Comprehensive** code review
- Support tree **preservation, retention, replacement,** and **protection**
- **Balance** housing production needs
- Improve the function and **clarity** of code
- Capture better **data**



Council & PC Guidance

- Emphasis on **preventing lot clearing**
- Encourage the **right tree in the right place**
- Incorporate **species** considerations
- **Avoid** “one size fits all” requirements
- Evaluate **enforcement** provisions
- **Incentives** over strict limitations where possible
- Ensure regulations are **simple** to follow



Public Engagement



Process IV
Requirements



Listening sessions with
project stakeholders



Online
questionnaire



In-person public info
sessions



Stakeholder
testing of draft
LUCA



BDC briefings and
discussion



Input from residents,
neighborhoods,
community orgs



Engaging Bellevue
and Project
Website



Council Process: LUCA & BCCA

Study Session 1: Recommended LUCA

- New approach to tree retention with development
- PC recommendation

Study Session 2: BCCA

- Tree removal and replacement outside of development
- Enforcement



Recommended LUCA

Definitions: Significant and Landmark Trees

- Reduced 6" diameter for significant trees
- 24" diameter for landmark trees
 - Smaller diameter for select slow-growing species
 - Alders and Cottonwoods never eligible



Recommended LUCA

What is Tree Retention?

- Process for identifying existing significant and landmark trees which cannot be removed with development
- Requirements imposed with any decision including development, change in lot coverage, or change in parking area



Recommended LUCA

Current Tree Retention Approach

- Applies to significant trees in place when permit is reviewed
 - No authority to look backward
 - Incentive to remove trees in advance
- Must retain a percentage of total diameter inches of existing significant trees
 - No minimum outside Bridle Trails, specific landscaping requirements

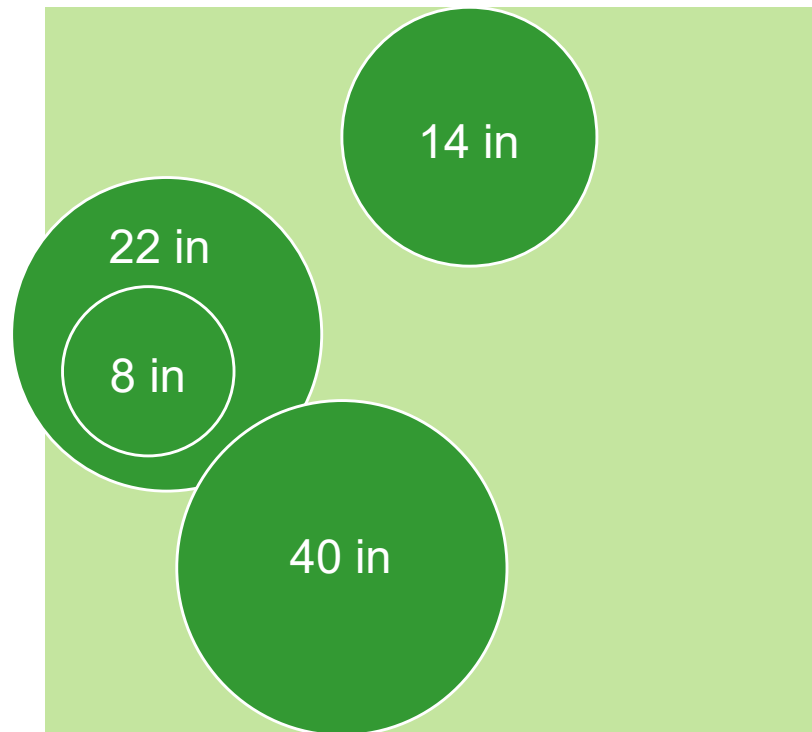


Recommended LUCA

Example: Single Family Development in R-3.5

Today:

- 84 diameter inches total
- Must retain at least 25.2 diameter inches

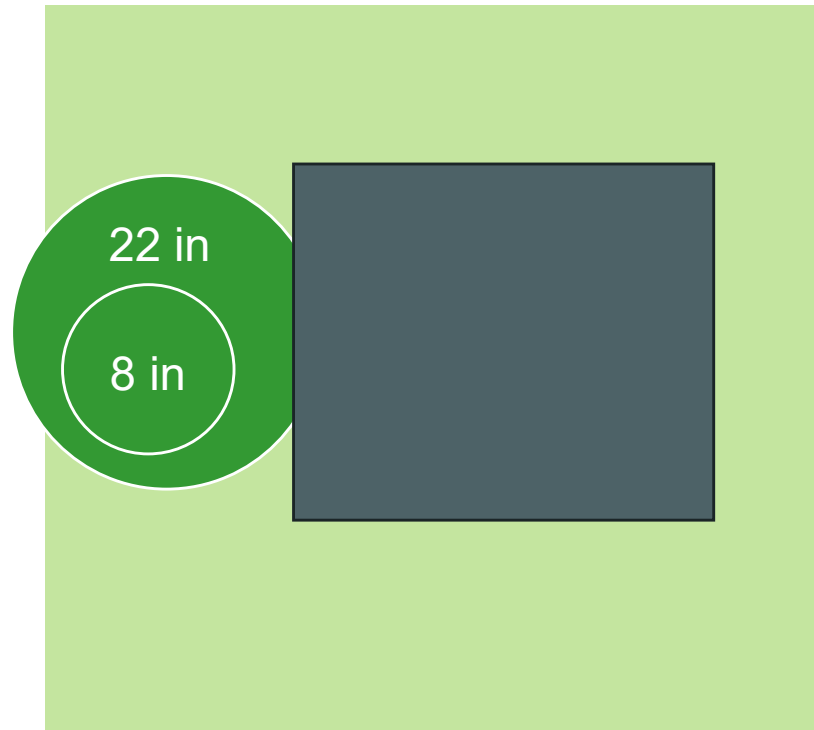


Recommended LUCA

Example: Single Family Development in R-3.5

Today:

- 84 diameter inches total
- Must retain at least 25.2 diameter inches
- Proposal: retains 30 diameter inches, removes 2 trees



Recommended LUCA Topics

Recommended Minimum Tree Density Credit Approach

- Must provide minimum tree credits
- Minimum scaled by lot size and development type
- Can be achieved through retention and planting
- Credits calculated based on tree diameter (existing trees)
- Maintained exceptions for Downtown, East Main

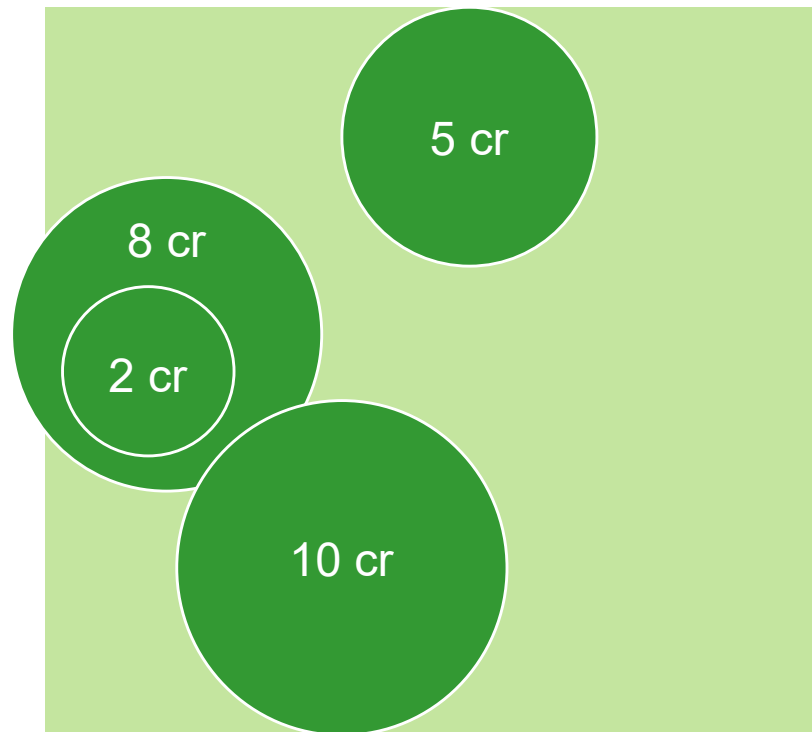


Recommended LUCA

Example: Single Family Development in R-3.5

Recommended LUCA:

- 20 credits required based on:
 - Lot size
 - Land use district
 - Single family development

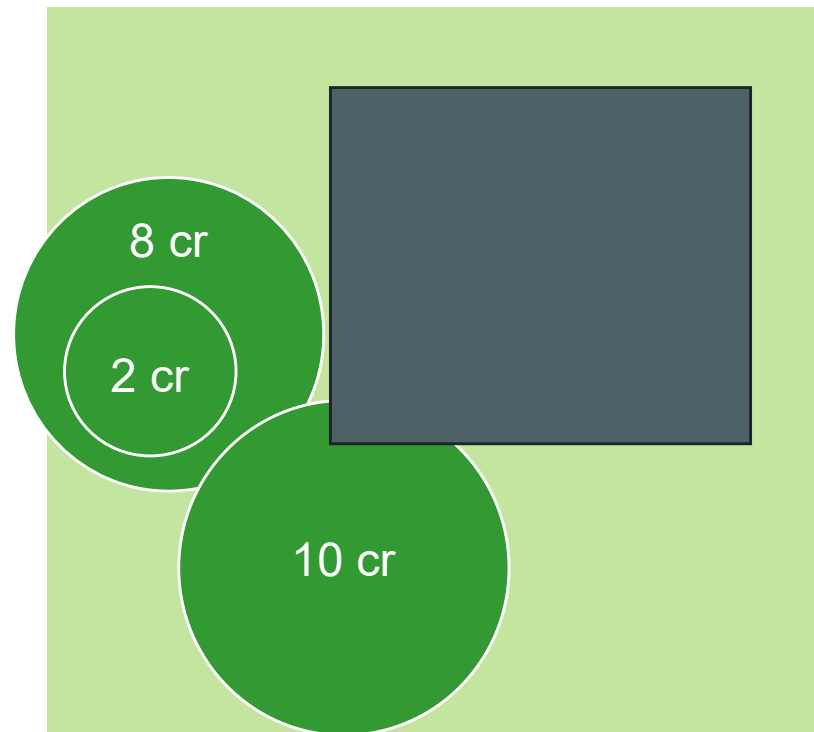


Recommended LUCA

Example: Single Family Development in R-3.5

Recommended LUCA:

- 20 credits required
- All retention option shown
- Other scenarios possible with new planting at 1 credit/tree



Recommended LUCA

Development Flexibility

Limited flexibility for:

- Required parking
- Front and rear yards
- Additional 12 feet of building height (Except for single family home proposals)

Tree protection covenant required when flexibility granted



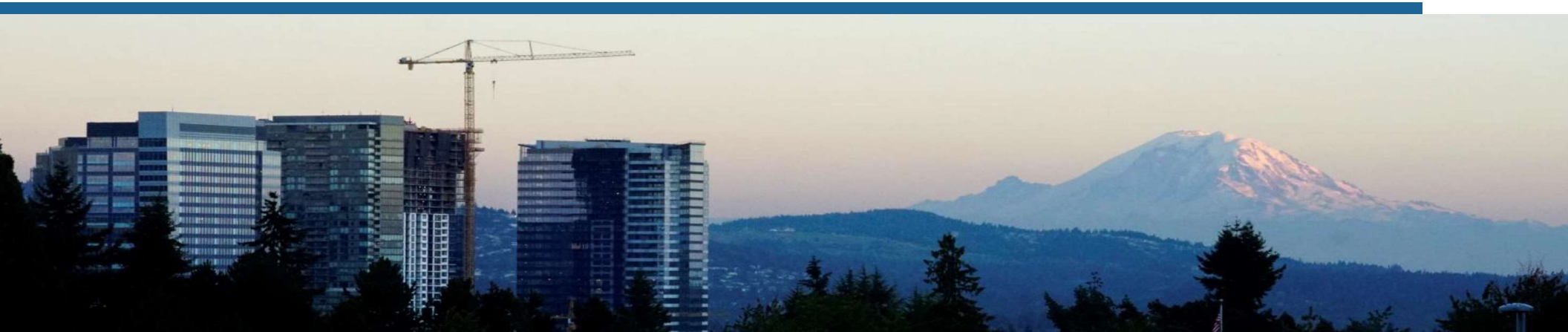
Recommended LUCA Topics

Planted Trees

- 1 credit per planted tree
- No credit for Alder or Cottonwood planting
- Fee-in-lieu available when all planting options exhausted
- Three-year lookback on tree removal for low-canopy sites
- Maintenance assurance device may be required when new plantings necessary to achieve minimum tree density



Planning Commission Recommendation



- Study sessions on December 13, January 24 and March 27
- Public Hearing April 24
- Recommends adoption without modification



LUCA Process

Action	Date
LUCA Initiated	November 21, 2022
Public Information Session	June 8, 2023
PC Study Session 1	December 13, 2023
BDC Presentation	January 10, 2024
Public Information Session	January 11, 2024
PC Study Session 2	January 24, 2024
PC Study Session 3	March 27, 2024
PC Public Hearing and Recommendation	April 24, 2024
City Council Study Session (LUCA)	May 21, 2024
City Council Study Session (BCCA)	June 18, 2024
City Council Action	To be scheduled





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