

# Protecting Mature Trees While Adding Housing For Healthy Communities



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# Protecting Trees While Adding Housing

- ✓ **Value of the Urban Forest**
- ✓ **Greener Community Guidelines**
- ✓ **Examples of Density & Urban Trees**
- ✓ **Recommendations**

# Value of an Urban Forest

## URBAN FORESTRY



**COOLS THE AIR**



**REGULATES WATER FLOW  
AND IMPROVES WATER QUALITY**



**FILTERS FOR URBAN  
POLLUTANTS**



# Value of Maturing Trees

Lag time

> 25 yrs

Even with robust mitigation approaches it can take at least 25 years to match the benefits provided by the existing trees.



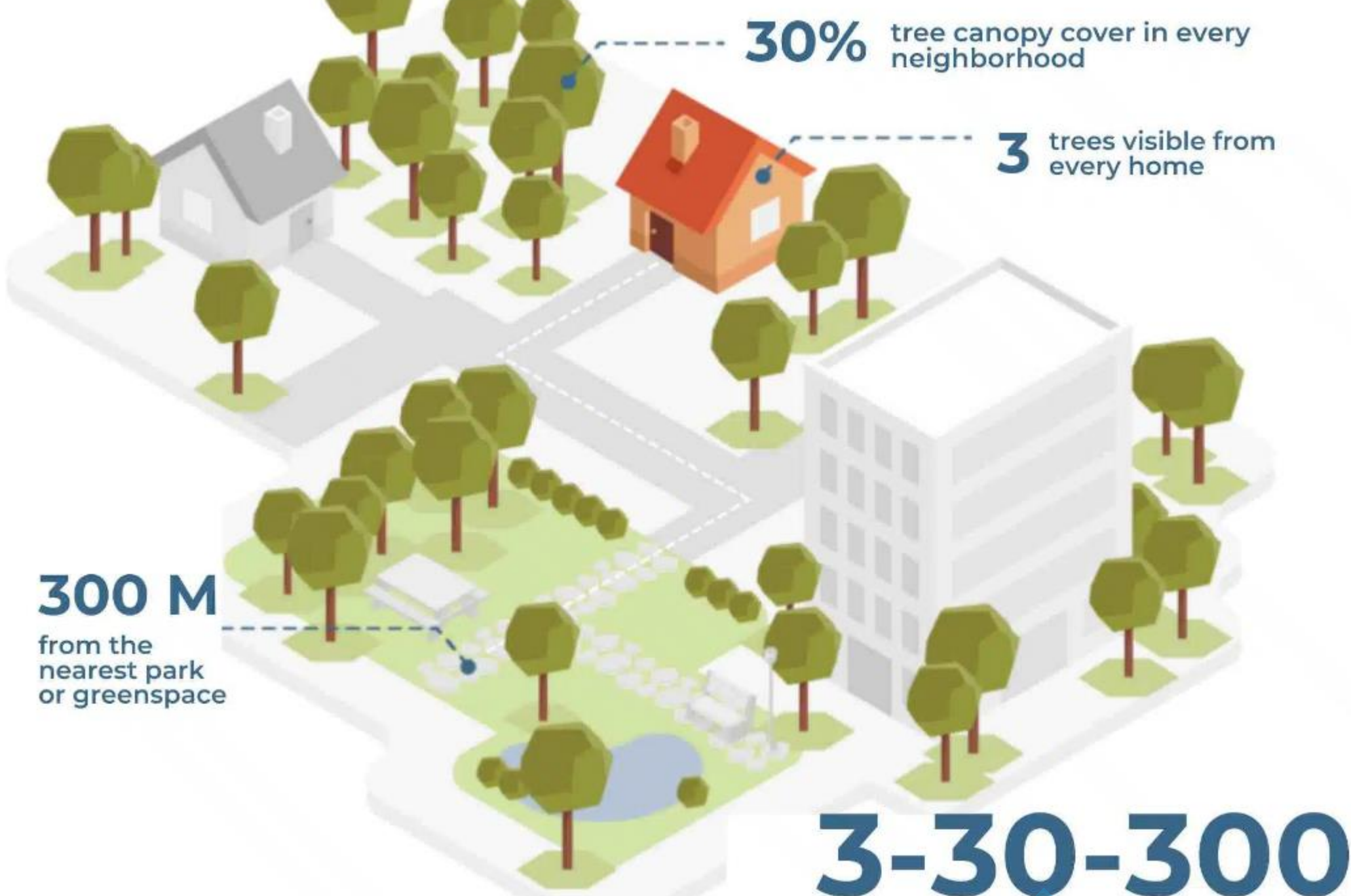




# Greener & Healthier Community Guidelines

Urban Policies shape healthy communities





**30%** tree canopy cover in every neighborhood

**3** trees visible from every home

**300 M**  
from the nearest park or greenspace

**3-30-300**

Source: "Mapping the 3-30-300 Rule for Actionable City Greening" webinar May 1, 2024



**Cecil C. Konijnendijk**

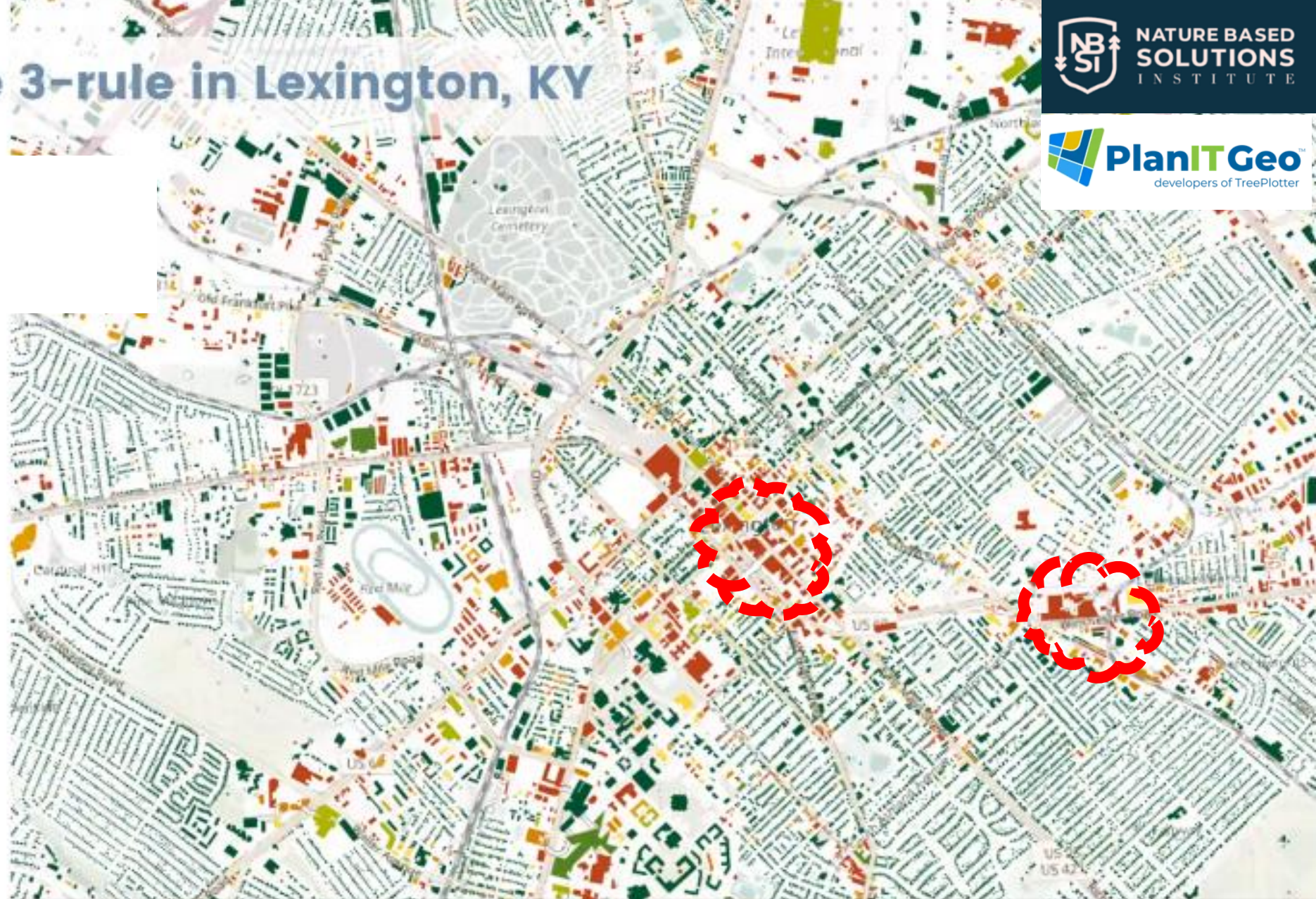
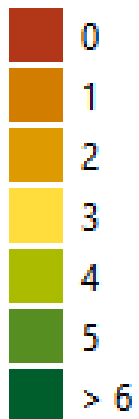
[cecil@nbsi.eu](mailto:cecil@nbsi.eu)  
<http://nbsi.eu>



# 3-30-300: the 3-rule in Lexington, KY

## 3-rule

Number of trees in sight



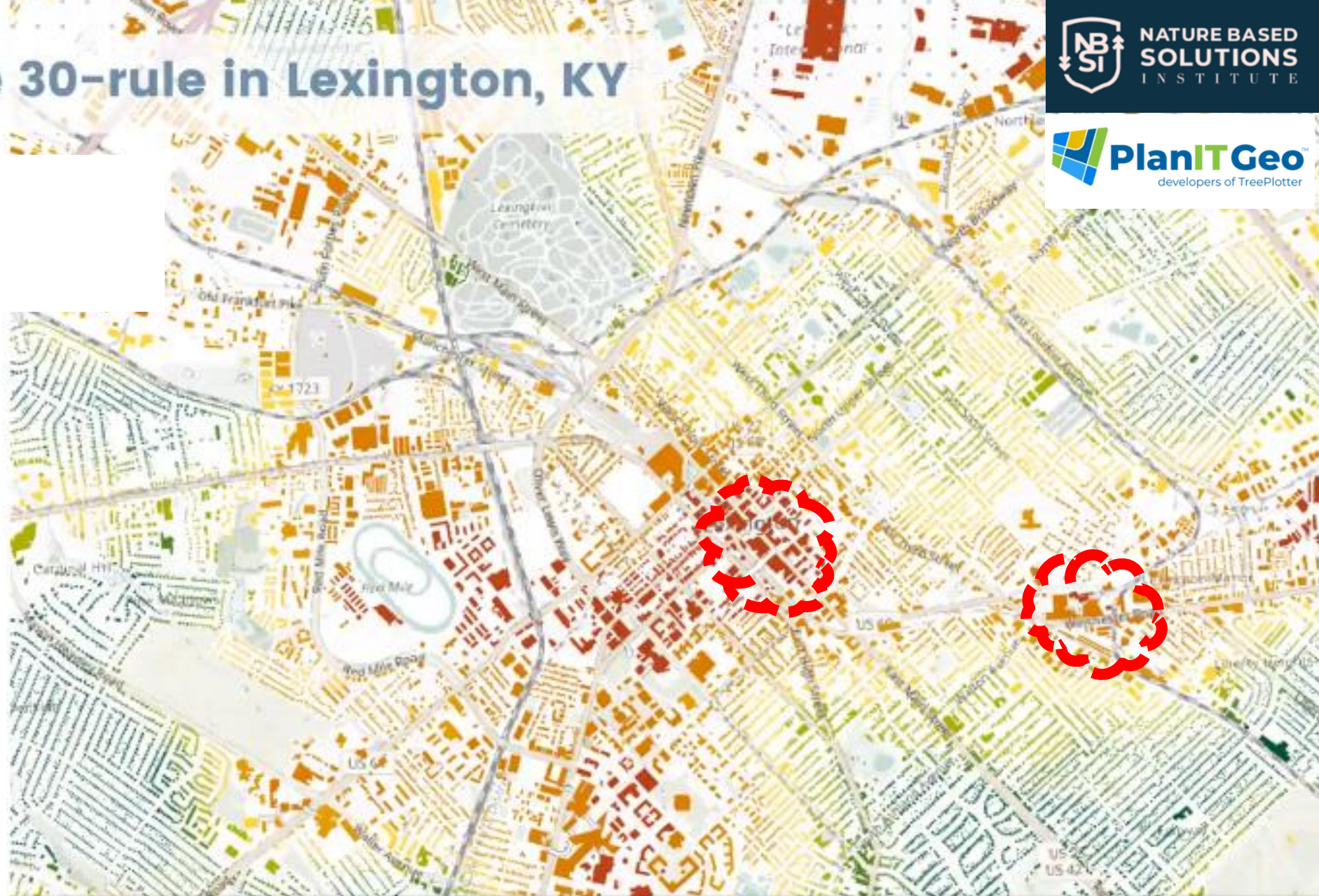
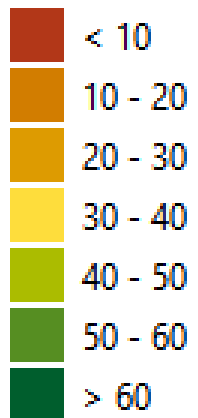
Used by permission from Cecil Konijnendijk for David Moehring  
Relative to the Puget Sound Regional Council ; Growth Management Policy Board | July 2024



# 3-30-300: the 30-rule in Lexington, KY

## 30-rule

% of canopy cover



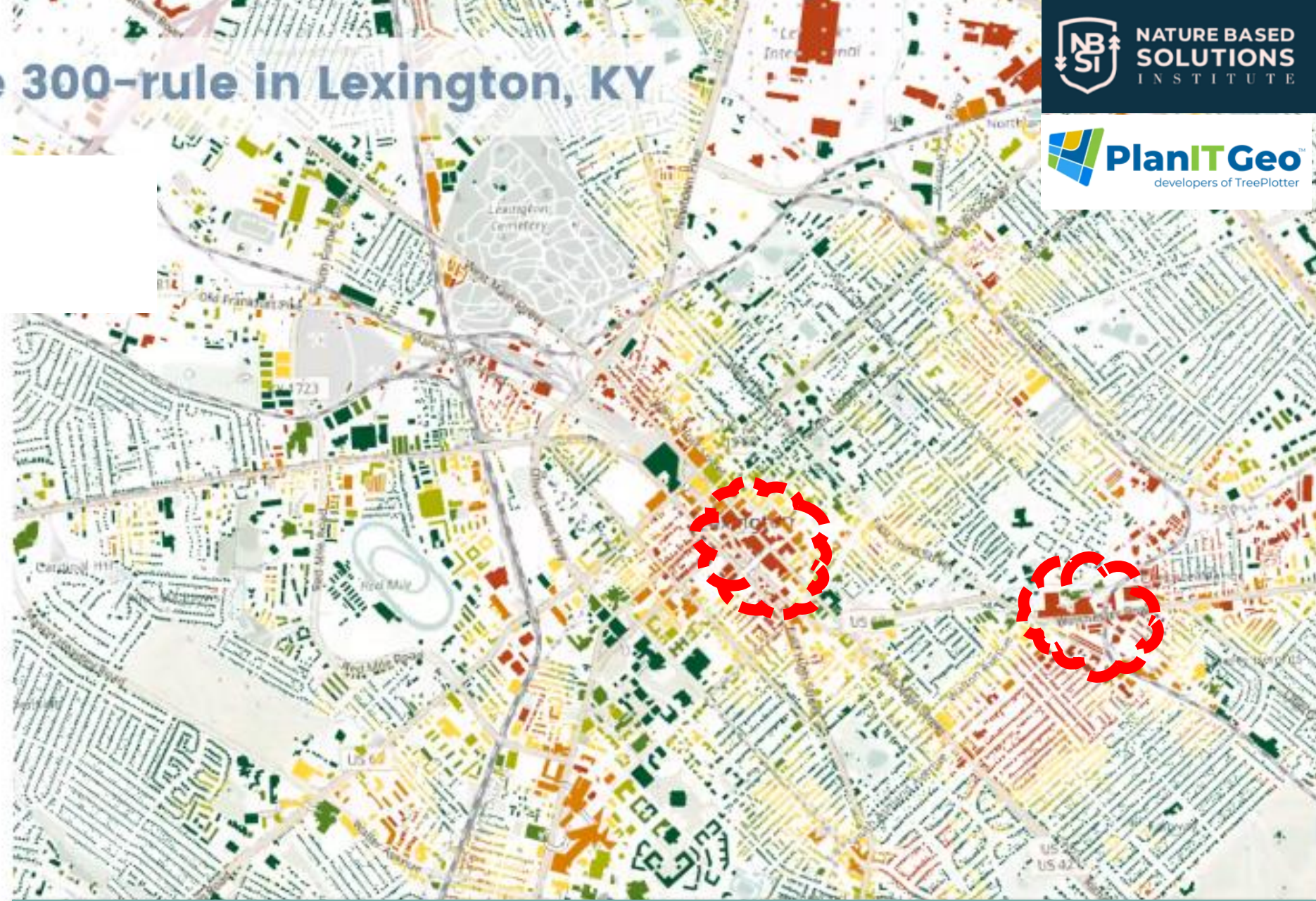
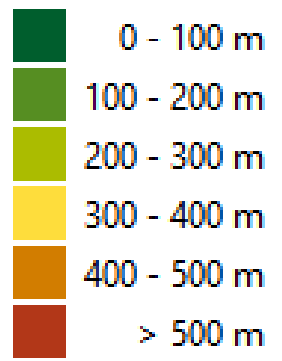
Used by permission from Cecil Konijnendijk for David Moehring  
Relative to the Puget Sound Regional Council ; Growth Management Policy Board | July 2024



# 3-30-300: the 300-rule in Lexington, KY

## 300-rule

Walking distance to an urban green space



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Asani's Built Green 5-Star Grow Community on Bainbridge Island was designed to be a zero-carbon neighborhood.

Photo: Anthony Rich

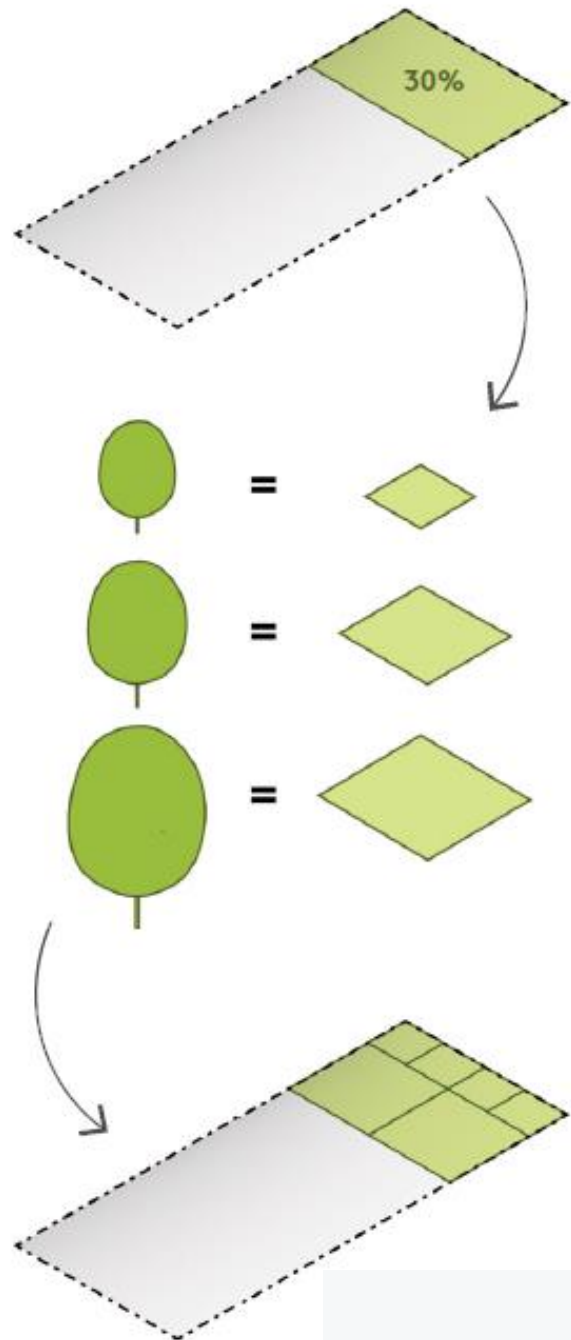


## Balancing Tree Codes and Homebuilding

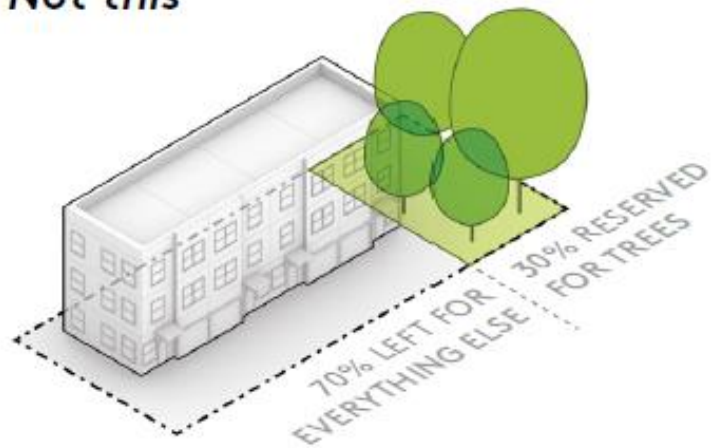
- Align tree codes with clear objective standards for housing consistent with GMA requirements
- Set clear and data-driven tree goals
- Align code provisions with clearly stated tree goals
- Establish clear procedures and legal authority for the benefit of applicants and staff
- Provide flexibility by allowing multiple pathways to compliance with the tree code
- Allowing flexibility to achieve tree coverage does allow for smarter, more cost-effective home construction. The two most effective structures MBAKS has seen some adopt are
  - **Canopy systems**
  - **Credit systems**

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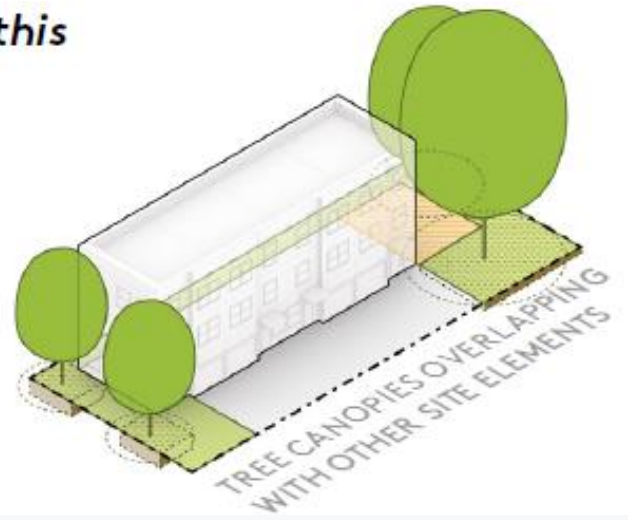




**Not this**



**But this**



'Home in Tacoma' Tree Credit Method

# Examples of Housing Density & Urban Trees

Before



Replace one dwelling with six & keep two trees

After

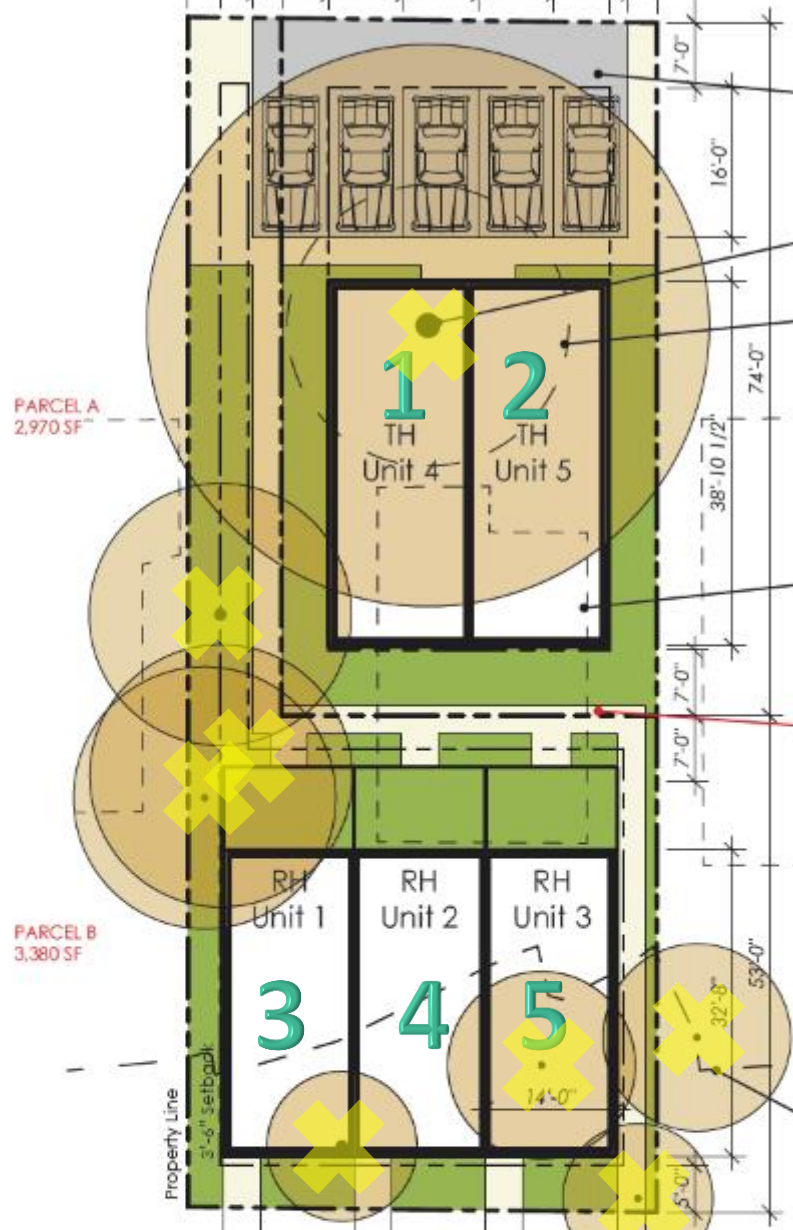






**Create opportunities for trees in a good location to be retained**

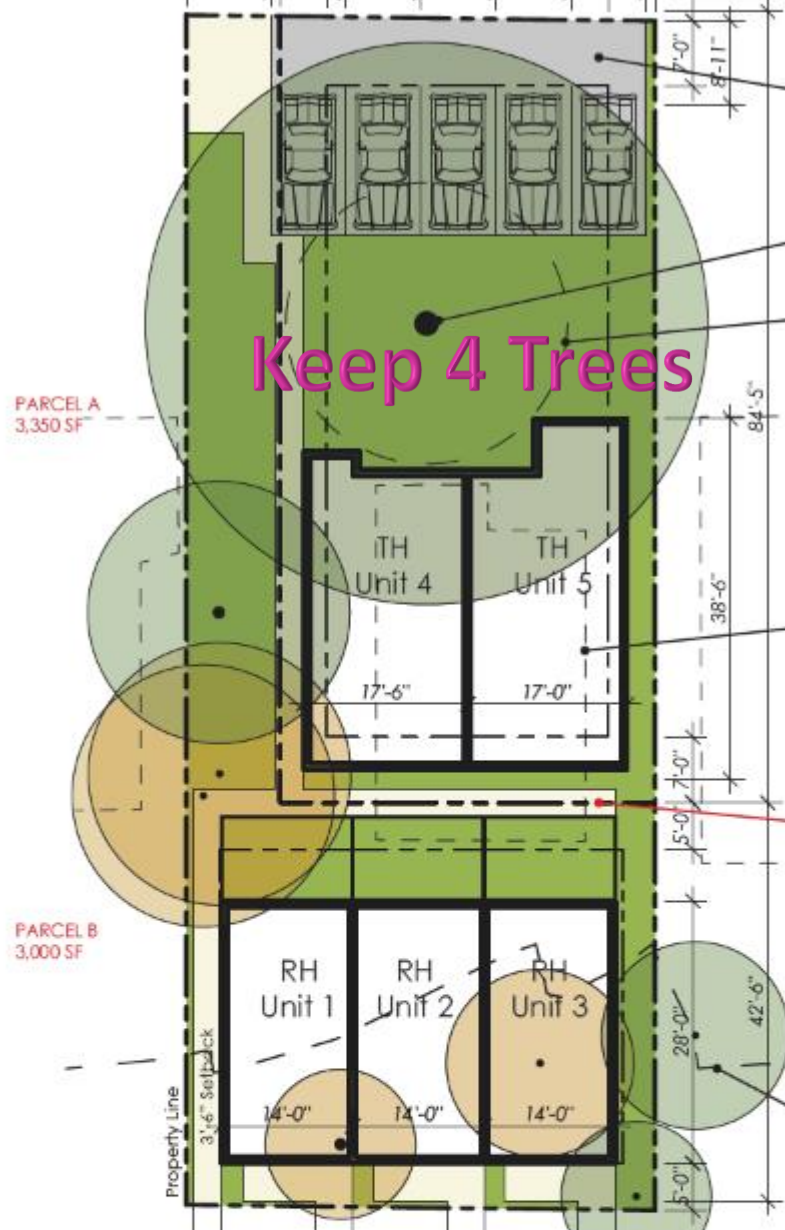




*Remove all trees*

Site Plan

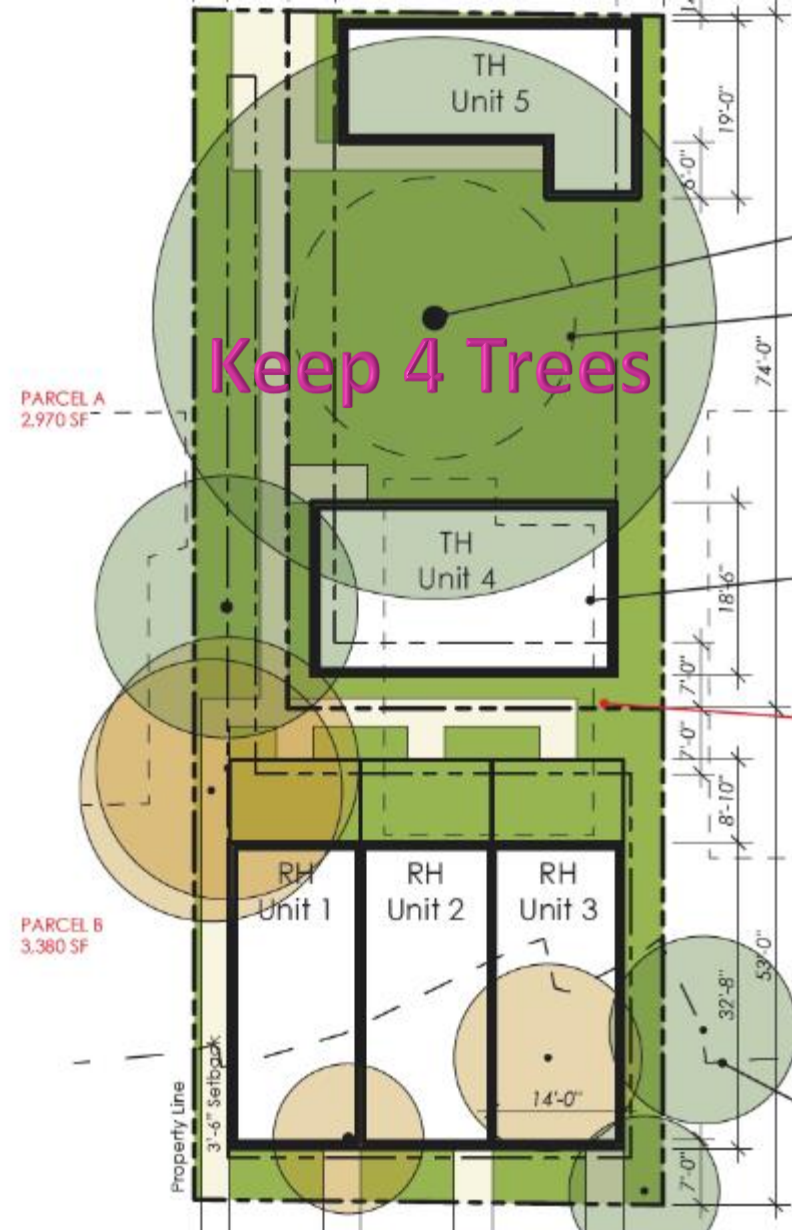
4th Ave W.



Alternative '1'

Site Plan

4th Ave W.



Alternative '2'

Site Plan

4th Ave W.



# “Canopies of Green Urban Density”

Martha Baskin / Brady Lawrence  
[https://youtu.be/vYxZHM0Gh\\_g](https://youtu.be/vYxZHM0Gh_g)

## BRYANT HEIGHTS

2 Homes + 1 commercial space become 82 units of housing while retaining dozens of mature trees







☺ *Representation only; approved project may vary.*

ngs

Department of  
on & Inspections



# Takeaways from “Canopies of Urban Green Density”



- Owners / architects recognize that density and canopy can co-exist.
- Buy-in from city arborists and policy makers needed.
- Architects and arborists with tree expertise needed.



# Region & Community Recommendations

- ✓ Consider 3-30-300 Principles
- ✓ Consider Tree Canopy and Tree Credit Methods
- ✓ Allow Flexibility to Achieve Urban Forestry Goals





# Assure Communities We Will Have

Both ...



- ✓ “Our communities will achieve our goals through the comprehensive growth of *both* urban forest and housing.”
- ✓ “Architects and builders have demonstrated how we retain trees while adding more housing.”





# Recommended Policies



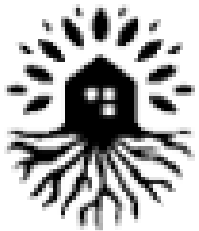
- Strive to increase citywide tree canopy coverage to 30 percent by 20YY



- Promote the care and retention of trees and groups of trees that enhance cultural, environmental, and aesthetic character.



- Develop regulations, incentives, and educational materials to minimize lot clearing and ensure site design that retain trees.



- Encourage the preservation and expansion of the tree canopy throughout the city for the health and environmental benefits trees provide, considering residential and mixed-use areas with the least tree canopy to equitably distribute benefits to residents.






# Living Examples

- 827 NE 98th St
- 625 and 629 W Emerson St
- 1211 NE 104th St
- 2038 and 2042 NW 62<sup>nd</sup> St
- 2028 NW 62<sup>nd</sup> St
- 3509 W Thurman St
- 6406 14th Ave NW
- 2002 NW 60th St
- 2000 NW 61<sup>st</sup> St
- 3601 12th Ave W
- 12051 20th Ave NE
- 848 NW 53rd St
- 2630 Shoreland Dr S
- 9017 13th Ave NW
- 3849 NE 88<sup>th</sup> St

**WE NEED HOUSING AND TREES**

Trees make cities livable in the climate change era





*“All things share the same breath - the  
beast, the tree, the man. The air shares  
its spirit with all the life it supports.”*

*Chief Seattle*

TheFamousPeople.com



# Resources and Links

**Slide 3:** Urban Forestry benefits of trees Image

<https://takomaparkmd.gov/government/public-works/urban-forestry/tree-education/the-benefits-of-trees/> ; Image of Money tree

<https://www.alamy.com/money-tree-with-grass-on-blurred-natural-background-image353916965.html>

**Slide 4:** Source Images and text from “First Steps in Trees and New Developments”, University of Birmingham

[http://epapers.bham.ac.uk/4109/1/TDAG\\_TreesAndNewDevelopment.pdf](http://epapers.bham.ac.uk/4109/1/TDAG_TreesAndNewDevelopment.pdf)

**Slide 5** Google earth Images left: multifamily low-rise community in urban Asian city. Image right: single household one- and two-story dwellings in Pacific Northwest city

**Slide 6-9** “Mapping the 3-30-300 Rule for Actionable City Greening” webinar May 1, 2024; Used by permission Mr Cecil Konijnendijk only by David Moehring Relative to the Puget Sound Regional Council

To access the recording.

[https://marketing.planitgeo.com/webinar/mapping-the-3-30-300-rule-for-actionable-city-greening?utm\\_campaign=PlanIT%20Geo%20Webinars&utm\\_medium=email&\\_hsenc=p2ANqtz-9x-bjkmxkaJ1\\_22HB3sS9mvZuPQHHIDgMosWb0xtP8PZZNEp-bt0fc-md29DyBAiW2uBAD53pXyiZtoXHTd9G\\_G80s6g&\\_hsmi=305533398&utm\\_content=305533398&utm\\_source=hs\\_email](https://marketing.planitgeo.com/webinar/mapping-the-3-30-300-rule-for-actionable-city-greening?utm_campaign=PlanIT%20Geo%20Webinars&utm_medium=email&_hsenc=p2ANqtz-9x-bjkmxkaJ1_22HB3sS9mvZuPQHHIDgMosWb0xtP8PZZNEp-bt0fc-md29DyBAiW2uBAD53pXyiZtoXHTd9G_G80s6g&_hsmi=305533398&utm_content=305533398&utm_source=hs_email)

**Slide 10** Source Recommend only Pages 1-3 of Feb 2023 MBAKS Housing Toolkit “BALANCING TREE CODES AND RESPONSIBLE HOMEBUILDING” <https://www.mbaks.com/docs/default-source/documents/advocacy/issue-briefs/tree-code-issue-brief.pdf>

**Slide 11** Source: “Home in Tacoma” 2024 draft. Mithun for the City of Tacoma. (Contact subsequent presenter Mike Carey, Tacoma’s Urban Forest Program Manager.)

**Slide 12** Source: King County Parcel Viewer

**Slide 13** Source: image by Martha Baskin, Seattle 2022, 2030 and 2042 NW 62nd St, Seattle WA

**Slide 14** Source: Feasibility Study 2813 4th Ave W. Seattle, WA, Used by permission. Twist Design Inc, April 17, 2019. Contact David Moehring for full study this Seattle location, or similar studies.

**Slide 15-16:** Martha Baskin / Brady Lawrence video “Canopies of Green Urban Density” , Seattle, full 7.5 minutes presented November 2022 to for the National Arbor day foundation at [https://treepac.org/wp-content/uploads/2023/01/canopies\\_of\\_green\\_urban\\_density-720p.mp4](https://treepac.org/wp-content/uploads/2023/01/canopies_of_green_urban_density-720p.mp4)

**Slide 21** Examples may be looked up online at <https://web.seattle.gov/dpd/edms/>