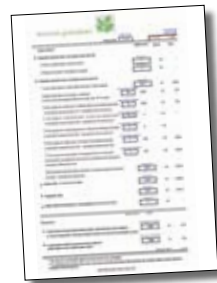


## How it Works

When a new project is proposed for development in Seattle's commercially-zoned areas, applicants must demonstrate how they intend to meet the new landscaping requirement. An electronic worksheet is available for download at the Seattle Green Factor website. This tool helps applicants calculate their score. The worksheet keeps a running score so applicants can test different landscaping arrangements to meet the requirement.

Applicants will submit the worksheet, a plan showing landscape areas, and a chart calling out planting areas and how the score was achieved.



*The electronic worksheet is available online.*

## Learn More at:

[www.seattle.gov/dpd/greenfactor](http://www.seattle.gov/dpd/greenfactor)

Questions or Comments? Contact:

🌿 Steve Moddemeyer at (206) 386-1981

steve.moddemeyer@seattle.gov

🌿 Janet Oslund at (206) 386-9738

janet.oslund@seattle.gov

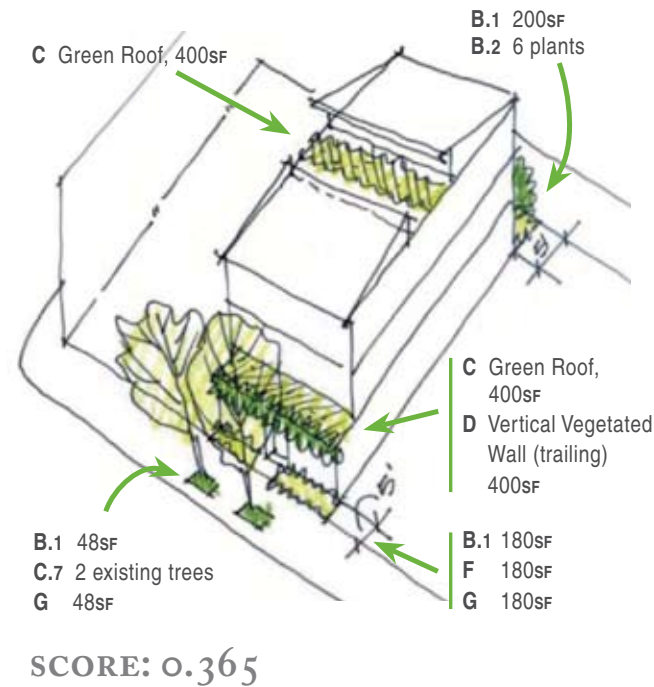


SEATTLE *green factor*



Department of Planning  
and Development

*Typical landscape sketch calling out green factor planting areas with final score.*



*Landscaping visible to passersby, as seen below, will be scored more highly than landscaping that is not visible to the public.*



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Graphic Design by Liz Martini



## SEATTLE *green factor*

### *The Greening of Seattle's Neighborhood Business Districts*

JANUARY 2007

The Seattle Green Factor is a menu of landscaping strategies for new development in neighborhood business districts. It is designed to increase the amount and quality of urban landscaping in dense urban areas while allowing increased flexibility for developers and designers to efficiently use their properties.

The Green Factor encourages the planting of layers of vegetation and larger trees in areas visible to the public and in the public rights-of-way directly adjacent to the property. There are additional bonuses for using rainwater harvesting and/or low-water-use plantings. Use of larger trees, tree preservation, green roofs and even green walls is encouraged.



### URBAN LANDSCAPING: *Not Just an Aesthetic Amenity*








- 🌿 Increases evapo-transpiration due to increase of surface area
- 🌿 Increases tree canopy
- 🌿 Absorbs carbon, releases oxygen
- 🌿 Captures urban dust, helps clean air
- 🌿 Muffles sound reflectivity
- 🌿 Provides habitat for birds and bees
- 🌿 Increases property values
- 🌿 Cools buildings with shade
- 🌿 Cools cities – urban heat island effect
- 🌿 Insulates buildings
- 🌿 Green roofs increase the life of roof membrane
- 🌿 Green walls increase life of building cladding

# The Green Factors

SEATTLE *green factor*

0.8  
0.7  
0.6  
0.5  
0.4  
0.3  
0.2  
0.1  
0

## SEATTLE GREEN FACTOR:

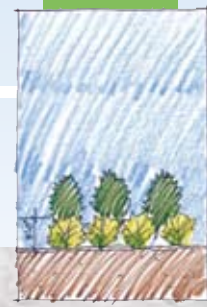
-  Maximizes vegetation potential in rights-of-way
-  Rewards layering of plant material
-  Rewards tree preservation
-  Rewards larger species of trees
-  Rewards low water use
-  Rewards landscapes visible to passersby
-  Provides flexibility for developer to meet the code



Lawn

Ground Cover

Grass Pavers



Taller Shrubs

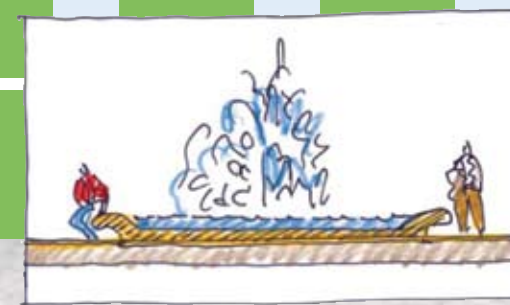


Small to Medium Trees



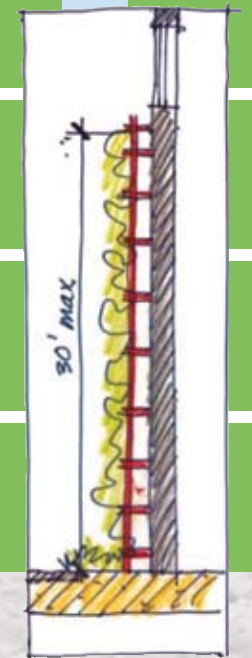
Medium to Large Trees

Protected Trees



Permeable Paving

Green Roofs  
Plantings under 3'  
with Deeper Soils



Vertical Green Walls

Open Water Feature

Asphalt

Concrete

Conventional Roof

Bonus +0.1: For drought tolerant landscapes and for landscapes visible from the right-of-way.