AN ORDINANCE relating to tree protection at Yesler Terrace; amending Section 23.75.160 of the Seattle Municipal Code; and replacing Exhibit C, Tree Protection Plan, of the Yesler Terrace Planned Action to update the Overview and Block 7 maps and the Tree Protection Plan Inventory Ordinance 123962.

WHEREAS, the City of Seattle (“City”) has adopted a Comprehensive Plan complying with the Washington State Growth Management Act (GMA), and through Ordinance 123575 adopted Comprehensive Plan amendments to designate Yesler Terrace as a Master Planned Community site on the Future Land Use Map in anticipation of redevelopment of the site; and

WHEREAS, the City has identified impacts to tree canopy for the redevelopment of Yesler Terrace as a Planned Action in the 2011 Yesler Terrace Redevelopment Final Environmental Impact Statement (EIS) and is issuing a 2019 State Environmental Policy Act (SEPA) addendum to the Final EIS; and

WHEREAS, the City has Council adopted Ordinance 123962 to designate certain redevelopment at Yesler Terrace as planned actions pursuant to the State Environmental Policy Act through use of a Planned Action Ordinance, and establishing certain requirements for these planned actions, including a Tree Protection Plan; and

WHEREAS, Exhibit C to Ordinance 123962 is a Tree Protection Plan requiring protection of certain existing trees over the course of redevelopment at Yesler Terrace; and

WHEREAS, since adoption of the Tree Protection Plan in 2012, the City approved a final plat approved a street system layout for Yesler Terrace that approved a street system layout that is different from that contemplated by the original Tree Protection Plan, and
use of the plan since adoption has shown it contains errors in the tree inventory and
designations, necessitating an update to the Overview and Block 7 maps and the Tree
Protection Plan Inventory included as in Exhibit C of the Planned Action to Ordinance
123962; and

WHEREAS, the City Council is considering updating Chapter 25.11, Tree Protection, of the
Seattle Municipal Code to potentially include provisions allowing for replanting to be
accomplished with planting on sites other than those undergoing development, including
rights-of-way, and payment in-lieu of replanting; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.75.160 of the Seattle Municipal Code, which Section was last
amended by Ordinance 125603, is amended as follows:

23.75.160 Landscaping, street trees, and tree protection

* * *

C. Except for any proposal that meets the planned action ordinance within the MPC zone,
Chapter 25.11 shall apply to proposed development, provided that proposals that meet the
planned action ordinance within the MPC zone shall have the option to use off-site replanting
and payment in-lieu of replanting if allowed pursuant to Chapter 25.11. ((All proposed
development shall comply with the requirements of Sections 25.11.050, 25.11.070, and
25.11.080.))

Section 2. Ordinance 123962 is amended to replace Exhibit C, included as Attachment A
to this ordinance, with a new Exhibit C, included as Attachment B to this ordinance.
Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _______ day of _______________________.

20182019, and signed by me in open session in authentication of its passage this _____ day of _______________________. 20182019.

____________________________________
President _________ of the City Council

Approved by me this _______ day of _______________________. 20182019.

____________________________________
Jenny A. Durkan, Mayor

Filed by me this _______ day of _______________________. 20182019.

____________________________________
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment A – Exhibit C to Ordinance 123962, Yesler Terrace Planned Action Tree Protection Plan (July 25, 2012)
Attachment B – Updated Exhibit C to Ordinance 123962, Yesler Terrace Planned Action Tree Protection Plan (October 21, 2019)