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Urban Forestry Commission Comments on updates to the Seattle Major Institutions Master Plan

We suggest the following changes to increase the representation of the urban forest within the MIMP revision and updating process.

23.69.002 Purpose and Intent

Suggest inserting the following *italics* into paragraph I:

I - Make the need for appropriate transition primary considerations in determining setbacks. Also setbacks may be appropriate to achieve proper scale, building modulation, or view corridors ***as well as retain existing trees or provide space for planting new trees.***

[This addition is intended to replace removed tree canopy.]

23.69.012 Conditional Uses

Suggest inserting the following *italics* into paragraph (A)(3):

(A)(3) - In authorizing a conditional use, adverse impacts may be mitigated by imposing conditions such as landscaping and screening, ***restoring tree canopy***, vehicular access controls and any other measures needed to mitigate adverse impacts on other properties in the zone or vicinity and to protect the public interest. The Director shall deny or recommend denial of a conditional use if it is determined that adverse impacts cannot be mitigated satisfactorily.

[This addition is intended to maintain an equivalency of tree canopy within the existing Major Institution Master Plan overlay zone.]

23.69.012 Conditional Uses

Suggest inserting the following *italics* into paragraph (B)(2)(b):

(B)(2)(b) - Required landscaping shall be compatible with neighboring properties. Landscaping in addition to that required by the Code may be required to reduce the potential for erosion or excessive stormwater runoff, ***to restore removed canopy using at least a 1:1 tree replanting ratio of equivalent sized trees at maturity***, to minimize coverage of the site by impervious surfaces, to screen parking, or to reduce noise or the appearance of bulk and scale; and...

[This addition is intended to reinforce the effort to maintain an equivalency of tree canopy within the existing Major Institution Master Plan overlay zone.]

23.69.026 Determination to prepare a master plan

Suggest replacing paragraph (D)(6) with the following:

(D)(6) – ***Would not reduce existing open area by more than 4000 square feet or remove three or more non-hazardous significant trees.***

[The existing thresholds are not specific in stating, “Would not significantly reduce existing open area or landscaping.”]

23.69.030 Contents of a master plan

Suggest inserting the following *italics*:

(C)(3)(d) – Landscaping ***shall include at least 1:1 tree replacement of equivalent sized trees at maturity and 1 tree per 4000 square feet of plant-able area at a minimum. Off-site planting shall be an option in the immediate vicinity if planting space is not available on-site to meet these requirements.***

[This addition is intended to maintain an equivalency of tree canopy within the existing Major Institution Master Plan overlay zone. We recognize the difficulty in achieving this requirement at Hospital facilities, which is why we suggest off-site planting in the immediate vicinity available]