

**SEATTLE URBAN FORESTRY COMMISSION**

Tom Early, Chair • Steve Zemke, Vice-Chair  
Weston Brinkley • Leif Fixen • Reid Haefer • Craig Johnson  
Joanna Nelson de Flores • Sarah Rehder • Andrew Zellers

*The Urban Forestry Commission was established to advise the Mayor and City Council concerning the establishment of policy and regulations governing the protection, management, and conservation of trees and vegetation in the City of Seattle*

**August 2, 2017**

**Meeting Notes**

Seattle Municipal Tower, Room 2750 (27<sup>th</sup> floor)  
700 5<sup>th</sup> Avenue, Seattle

**Attending**

Commissioners

Steve Zemke – vice-chair  
Weston Brinkley  
Meghan Herzog (non-voting)  
Craig Johnson  
Sarah Rehder  
Andrew Zellers

**Absent- Excused**

Tom Early – chair  
Leif Fixen  
Reid Haefer  
Joanna Nelson de Flores

Staff

Sandra Pinto de Bader - OSE  
Roberta Baker - SDCI  
Maggie Glowacki - SDCI  
Darren Morgan - SDOT

Guests

Ryan Moore – Seattle Housing Authority  
George Nemeth – Seattle Housing Authority

Public

None

**NOTE: Meeting notes are not exhaustive. For more details, listen to the digital recording of the meeting at: <http://www.seattle.gov/urbanforestrycommission/meetingdocs.htm>**

**Call to order**

Steve called the meeting to order and read the agenda. Meghan Herzog introduced herself. She is the new Get Engaged appointee and is currently attending meetings without voting rights until Council confirmation.

**Public comment**

None

**Adoption of July 5 and July 12 meeting notes**

MOVED TO NEXT WEEK

**Adoption of MHA Draft EIS recommendation letter**

Commissioners discussed the latest iteration of the letter of recommendation, agreed on edits, and voted to adopt the amended letter of recommendation.

**ACTION: A motion to approve the MHA Draft EIS letter as amended was made, seconded, and approved.**

## **Yesler Terrace Redevelopment Project – Ryan Moore and George Nemeth (Seattle Housing Authority)**

Ryan and George provided background on SHA's role and other projects they've worked on.

SHA develops, manages, and maintains rental housing. They currently own and operate over 8,000 units.

The majority of residents they serve are the poorest in the city.

561 units was the original count at Yesler Terrace. They are developing up to 5,000 units. They are replacing all 561 units in the Yesler neighborhood for the low-income residents. They cover those income levels before moving into the private development of market units.

Progress to date:

- More than 50% (298 units) of replacement housing complete/under construction
- 100 units of 60% Area Median Income (AMI) housing complete
- Over 1,000 units of market rate housing and 380 units of 80% housing complete or in development
- Roads, parks, and utilities substantially complete or in progress.

UFC question/comment: do you keep track of how many people that were displaced are coming back?

Response: that is all part of their reporting requirements and can provide the details.

SHA is keeping 25% and is selling 75% in order to finance affordable housing and dedicating parts for public space. The East of Boren parcel was added later. So, in some ways it's related and in other it's not. They also own property to the East of the development. While they were planning the redevelopment, the streetcar came into being and goes right through the property affecting street trees.

A constraint is Harborview's heliport. They needed to make sure they could maintain their access. This affects the ability to build higher buildings in the area affected by the heliport.

UFC question/comment: is SHA related to the City?

Response: Their board is appointed by the Mayor. Charter and authorization comes from the Federal Government.

The development program for the preferred alternative is:

Housing: up to 5,000 units – 4,300,000 sq. ft.

- Replace 561 extremely low-income units (<30% AMI)
- Add 290 very low-income units (<60% AMI)
- Add 850 low-income/workforce units (<80% AMI)
- Add up to 3,300 market-rate units

Office: 900,000sf

Neighborhood scale retail: 88,000 sf.

They entered into several agreements that required City Council approval:

- Land use code amendments
- Planned Action Ordinance
- Street vacation & rededication
- Cooperative Agreement

There are several pocket parks and a neighborhood park. There will be a P-patch and community gardens. The project is committed to providing one acre of P-patch and allow up to 7,000 sf of community garden in WSDOT right-of-way.

UFC question/comment: have you looked at the traffic pollution impact for what they grow?

Response: yes, they have done a lot of research around that. They have done soil testing. They are going to be looking at areas around pocket-parks to include more P-Patches.

UFC question/comment: what's the lease with WSDOT?

Response: They offered to lease it to them for \$100K/year. They responded that the location is currently a nuisance and are negotiating different terms. Offered to manage the land for them at no cost.

UFC question/comment: planting trees along the highway would help improve the air pollution impacts, especially evergreens.

Response: that's an opportunity and are looking for input/help from the UFC.

#### Planned Action Ordinance (PAO)

- State planning tool for large, phased development
- Single, comprehensive EIS covers the entire "planned action:
- Considers impacts cumulatively
- Intended to streamline process for qualifying projects
- Establishes mitigation requirements

When they completed the EIS they entered the Planned Action Ordinance in order to move projects forward without needing individual EISs. Tree preservation was part of this Planned action ordinance.

#### PAO: Tree Preservation

- Previous/Existing conditions: high canopy cover
- Many exceptional or valuable trees identified (40+), but many damaged or in poor health
- Planned Action Ordinance categorized trees as:
  - o Tier 1 (similar to Exceptional classification, 31 total), or
  - o Tier 2 (likely candidates for removal/low preservation value, 346)
  - o Replaced at either 1:1 (Tier 2) or 1:10 (Tier 1)
  - o Each replacement tree shall be of a size and species determined by SDCI to have a canopy cover potential at least equal to the tree that was removed.

Ryan shared a table with the Tree Inventory status. They have done a good job with the replacement requirements on parcels that have already been developed. A tier 1 tree was removed by SDOT and SCL due to Dutch Elm disease.

SDCI is reviewing what trees were in existence and what trees are currently there in terms of canopy cover. Would like to have director's rule to clarify the methodology. They are going to be more exact about measuring trees before they come down. They are starting to get a handle on those types of issues

UFC question/comment: canopy is usually measured as area and the UFC believes volume should be the measurement instead. Radius, time radius, times pie = sq. ft.

Question for the Commission:

1. How to measure canopy?
  - a. Sitewide or tree by tree?

- b. What's the appropriate mathematical formula?
- 2. How should tree replacement relate to GreenFactor?

**Yesler Terrace Tour**

Ryan and George led a tour of the Yesler Terrace Redevelopment Project site.

**Public comment**

None

**New Business**

None

**Adjourn**

The meeting adjourned at 5:00 p.m.

**Public input:**

None