

Autumn 2019 Research Update

Fee-in-lieu Considerations for the City of Seattle Tree Protection Updates

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Presentation Outline

1. Research Objectives
2. Findings To Date
3. Next Steps
4. Questions & Feedback

Fee-in-lieu Research Objectives

1. Identify challenges and opportunities of a fee-in-lieu of tree replacement option as demonstrated by other cities around the country
2. Determine general feasibility for the City of Seattle
3. Establish a suite of best practices should the City decide to move forward with a fee-in-lieu program of its own

Fee-in-lieu Research Objectives

- **Case studies from other municipalities**
 - Tree replacement criteria
 - Fee schedules
 - Administration
 - Challenges and opportunities
- **Resources**
 - Published policies, regulations, ordinances, etc.
 - Input from various City representatives
 - Articles and academic literature

General Findings

- **Tree Replacement Criteria**

- “Protected” trees requiring replacement varies by city
 - Small (6-12”), medium (13-20”), large (21”+) classes
 - Critical areas, heritage status, protected species etc.
- Little differentiation between species or type (i.e. conifer vs. deciduous)
 - Some replacement criteria exist around native vs. invasive species selection

- **Fee-in-lieu threshold**

- “Last resort” only when onsite replanting not feasible
- Los Angeles - open option to pay in regardless

General Findings

- **Fee Structure Examples**

- Correlation w/size of tree(s) removed, by diameter (standard height)
 - One for one tree replacement vs. inch for inch
 - Except Los Angeles, equity considerations lacking
 - No accounting for ecosystem services, site characteristics
- Fee considers cost of labor, materials, and *maintenance* typically 2-5 years
- Set fee schedule vs. case-by-case cost estimates, determined by city staff or certified arborist
 - Tree Valuation methods = most accurate compensatory value, however high LOE required

General Findings

- Fee Structure Examples

	High End	Low End
Tree Size	Portland, OR	Sunnyvale, CA
Small	\$1,800	\$400
Medium	\$3,600	\$800
Large	\$450/inch	\$1,600

Los Angeles, CA
<i>Flat rate per tree, regardless of size</i>
\$2612/tree (development tree)
\$1945/tree (public works tree)
\$267/tree (Private property <4 dwellings)

General Findings

- **Sample of Other Cities w/Fee-in-Lieu:**

Duvall, WA

Shoreline, WA

Austin, TX

San Francisco, CA

Raleigh, NC

Glenview, IL

Yountville, CA

General Findings

- **Tree Planting & Preservation Fund - Portland, OR**
 - *"...to advance the City's goals for the urban forest and to achieve equitable distribution of tree-related benefits across the City"* (City Code 11.15.101)
 - Funding sources: Fees-in-lieu, restoration fees/compensatory mitigation enforcement, charitable contributions
 - Applicable uses:
 - Tree installation, 5 yrs maintenance on private & public property
 - Land acquisition, conservation easements
 - Administered by the City Forester
 - Independent of General Fund; may carry over annually

Next Steps

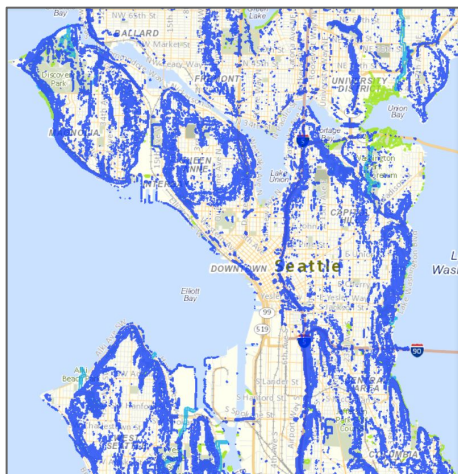
- **Wrap up Fee-in-lieu case study research**
(Mid December)
 - How much \$ does fee-in-lieu generate annually? Analysis based on various fee structures
 - How have those funds been administered to date? Report on outcomes
 - Develop estimates of total funds and # of trees a Seattle program may yield
 - Develop programmatic recommendations for Seattle

Next Steps

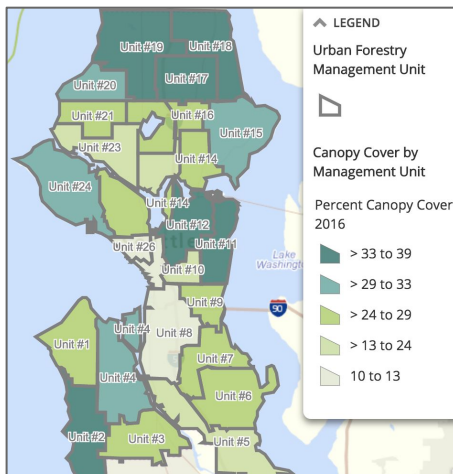
- **Geographic analysis of potential tree planting sites**
(Jan-Mar 2020)
 - Quantify potential receiving areas (acres) by landscape type: ECA's, SDOT ROW, private property
 - Overlay potential receiving areas w/existing geographic data:
 - Racial & Social Equity Index (or similar)
 - Areas w/deficient canopy cover (<24%)
 - Heat Island “hot spots”
 - Other priority areas TBD
 - Develop estimate for total capacity in # of trees

Next Steps

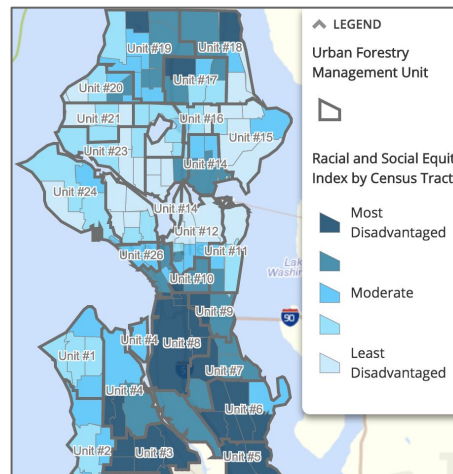
Geographic analysis of potential tree planting sites



Critical Areas



Canopy Cover



Social Justice



Pest Readiness

- Steep Slope (40% average)-ECA1
- Riparian Corridor-ECA3
- Wetland-ECA4

Next Steps

- **Fee-in-lieu and opportunities within the larger Urban Forestry context**
(March-June 2020)
 - Aligning the program with other planning and regulatory measures
 - New and existing tree-related code
 - Comprehensive Plan 2035
 - Climate Action Plan
 - Equity & Environment Initiative
 - Pest Readiness
 - Urban Forest Mgmt Plan

Feedback? Questions?

Thank you!

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