

## SEATTLE URBAN FORESTRY COMMISSION

Weston Brinkley (Position #3 – University), Chair • Sarah Rehder (Position #4 – Hydrologist), Vice-chair  
Steve Zemke (Position #1 – Wildlife Biologist) • Elby Jones (Position #2 – Urban Ecologist - ISA)  
Stuart Niven (Position #5 – Arborist – ISA) • Michael Walton (Position #6 – Landscape Architect – ISA)  
Joshua Morris (Position #7 – NGO) • Blake Voorhees (Position # 9 – Realtor)  
Neeiyati Johnson (Position #10 – Get Engaged) • Whit Bouton (Position #11 – Environmental Justice - ISA)  
Jessica Jones (Position # 12 – Public Health) • Shari Selch (Position # 13 – Community/Neighborhood)

*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*

### Meeting notes

**May 13, 2020**

3:00 p.m. – 5:00 p.m.

Via Skype call

(206) 386-1200 or (206) 684-5900

Conference ID: 5027094

*In-person attendance is currently prohibited per the Washington Governor's Proclamation No. 20-05 until April 23, 2020. Meeting participation is limited to access by telephone conference line.*

### Attending

#### Commissioners

Weston Brinkley – Chair  
Sarah Rehder - Vice-Chair  
Whit Bouton  
Steven Fry  
Neeiyati Johnson  
Elby Jones  
Josh Morris  
Stuart Niven  
Shari Selch  
Steve Zemke

#### Staff

Sandra Pinto de Bader - OSE  
Chanda Emery - SDCI

#### Guest

Elijah Selch

#### Public

None

#### Absent- Excused

Whit Bouton  
Jessica Jones  
Blake Voorhees  
Michael Walton

**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

Weston called the meeting to order and did roll call.

Steven shared that he will be leaving the UFC. Weston thanked him for his contribution to the UFC and wished him well in his new endeavors.

**Urban Forest Management Plan update process update**

Sandra provided an update of the Urban Forest Management Plan update process and timeline. Please see the table below.

**UFMP update timeline**

As of 5/5/20

| <b>Task</b>   | <b>Timeline</b>  | <b>Deliverable</b>   | <b>Status</b> |
|---|--|--|---------------|
| 1. Internal review of draft UFMP  | October 2019 – January 2020                                    | Approach to incorporate input  | Complete      |
| 2. CC engages historically underrepresented communities to get report-backs                               | November 2019 – February 2020                                  | Report-backs report and summary  | Complete      |
| 3. Incorporate internal departmental input into draft   | February/March   | New draft minus goals, strategies, and actions   | Complete      |
| 4. Review and discuss CC report-backs   | March  | Final goals, strategies, and actions   | Complete      |
| 5. Copy edit draft to produce next iteration to get the Mayor’s approval prior to public input process    | April-May<br>Copy editor in early May for two-week turnaround. | Designed second draft UFMP CT to elevate internally Protocol for Mayoral approval during emergency TBD   | In Progress   |
| 6. Public input phase including Davey Resource Group technical review <b>(if funding still available)</b> | June-August <b>(tentative)</b>                                 | After Mayoral approval kick off public input process with presentation to UFC Webinar in lieu of public meetings? To be done one weekday evening and one weekend during the day. |               |
| 7. Incorporate public and technical review input into plan  | September-October <b>(tentative)</b>                           | Public draft plan<br>SEPA checklist  |               |
| 8. Graphic design of DRAFT moving forward to Council  | November-December <b>(tentative)</b>                           | Final draft plan<br>Presentation to Council  |               |

Sandra reminded the UFC that the Core Team (CT) had decided early on in the process to change the name of the plan from Urban Forest *Stewardship* Plan to Urban Forest *Management* Plan to make it more relevant for operational departments. The CT brought into the update information gleaned from the 2016 canopy cover assessment but didn’t include a review or any changes to the goals by management unit. The hope is to be able to do this once there is another Lidar canopy cover assessment to establish a trend and then look at the plan’s goals.

CT also decided to make this plan more succinct so it would be a document that would be used by urban forestry professionals instead of a large plan that sits on a shelf and is rarely referred back to. CT is proposing an action agenda that is more focused and that is going to be carried out in the next five years.

#### **Tree Regulations update work update**

Chanda Emery (SDCI) updated the UFC on the work to date to update tree regulations work. She thanked Commissioners that have participated in deliberative sessions with staff. They have been grappling with many complex issues and the input Commissioners have provided has been very helpful. SDCI is still in the process of updating the 2008 Exceptional Tree director's rule. Chanda is optimistic that updating the director's rule will help protect more trees.

SDCI is also working on tree tracking. Charlie Spear is leading this work. SDCI has convened a group of GIS analysts to track trees on private property. They have a system in place in Accela using a tree tracker worksheet to help plan reviewers track trees during permit review process. They are going back to 2019 uploading historic information and training GIS analysts on how to read plans to be able to capture this data.

They are including a tree data sheet in the required plans that applicants will use to provide information on all existing trees 6" and greater on the site plan; replacement and mitigation for those trees; marking root protection zones, etc. Trees are to be numbered on a table, including those trees that are to be preserved, so they are easier to track during plan review. Improved data collection will be helpful and will allow to canopy cover calculations for properties undergoing development. Inspectors will be better able to enforce the tree protection code.

The Exceptional Tree director's rule update has included discussions with an SDCI internal subject matter expert team. They are getting really close to finalizing the draft rule update. They have looked at Urban Forestry Commission recommendations and included recommendations from deliberative sessions. The rule will clarify code section 25.11, will expand the definition of Exceptional Trees (all trees with a 24" or greater trunk diameter will be considered exceptional), will provide tree protection through the lot division and design processes, and will include the tree service provider requirement to acknowledge they are aware of tree protection rules. The rule provides examples of different ways to look at groves to better protect them; current requirements in the code are hard to interpret or enforce.

The draft rule is close to being finalized. They normally take two weeks to post, but given the current situation, they will be giving four weeks public period. Chanda would also like to have an additional deliberative session with the UFC to get additional feedback prior to releasing the draft rule to the public.

***NOTE: Meeting notes are not exhaustive. For more details, especially the Q&A section of this presentation, please listen to the digital recording of the meeting at:***  
<http://www.seattle.gov/urbanforestrycommission/meetingdocs.htm>

#### **Navigation Team, Green New Deal, Tree Data Roadmap Thank you letters**

The Commission reviewed and discussed the draft letters.

**ACTION: A motion to approve the Navigation Team thank you letter as amended was made, seconded, and approved.**

**ACTION: A motion to approve Green New Deal thank you letter as amended was made, seconded, and approved.**

**ACTION: A motion to approve the SDCI Tree Data Roadmap letter as amended was made, seconded, and approved.**

**SDCI TIPs letter –discussion continues**

Sarah walked the group through the document. The Commission discussed and agreed to bring back again for UFC to approve to share with staff.

Steve shared his observation and offered to send comments to Sarah. Sarah will incorporate edits and bring back for adoption.

**Public comment**

None

**Adjourn**

**Public input:**

**(see next page and posted notes)**

**From:** Irene Svete <info@email.actionnetwork.org>  
**Sent:** Sunday, May 10, 2020 11:58 AM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** We need to protect Seattle's trees

**CAUTION: External Email**

Sandra Pinto de Bader,

Our city's trees and urban forest are vital to keeping Seattle healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

Seattle's rapid growth and an outdated tree ordinance are reducing these beneficial effects as trees are removed and not replaced. It is urgent to act now to stop this continued loss of trees, particularly large mature trees and tree groves. It is important to promote environmental equity as trees are replaced.

Please update Seattle's Tree Protection Ordinance as recommended in the latest draft by the Seattle Urban Forestry Commission.

Here are the key provisions that need to be in the updated tree ordinance:

1. Expand the existing Tree Removal and Replacement Permit Program, including 2-week public notice and posting on-site, as used by the Seattle Department of Transportation (SDOT) – to cover all Significant Trees (6" and larger diameter at breast height (DBH)) on private property in all land use zones, both during development and outside development.
2. Require the replacement of all Significant Trees removed with trees that in 25 years will reach equivalent canopy volume – either on site or pay a replacement fee into a City Tree Replacement and Preservation Fund. Allow the Fund to also accept fines, donations, grants and set up easements.
3. Retain current protections for Exceptional Trees and reduce the upper threshold for Exceptional Trees to 24" DBH, protect tree groves and prohibit Significant Trees being

removed on undeveloped lots.

4. Allow removal of no more than 2 Significant non-Exceptional Trees in 3 years per lot outside development
5. Establish one citywide database for applying for Tree Removal and Replacement Permits and to track changes in the tree canopy.
6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Irene Svete

[varina8@hotmail.com](mailto:varina8@hotmail.com)

308 E Republican St. Apt 803

Seattle , Washington 98102

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**From:** David Moehring <dmoehring@consultant.com>

**Sent:** Monday, May 11, 2020 7:08 AM

**To:** PRC <PRC@seattle.gov>

**Cc:** Pedersen, Alex <Alex.Pedersen@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; Stuart Niven <panorarbor@gmail.com>; TreesForNeighborhoods <TreesForNeighborhoods@seattle.gov>; Lil Neex <getthemail13@gmail.com>; DOT\_LA <DOT\_LA@seattle.gov>; An, Noah <Noah.An@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Strauss, Dan <Dan.Strauss@seattle.gov>

**Subject:** 5038 SAND POINT PL NE introducing more noncompliant rowhouses on functionality related development

**CAUTION: External Email**

Please keep me informed the protected Exceptional Japanese Maple as well as the neighboring property and street trees are being removed for the Application for project 3036060-LU— Address:5038 and 5040 and 5042 SAND POINT PL NE  
Project includes short plat 3032151-LU:

<http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=5467734>

<http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=5299018>

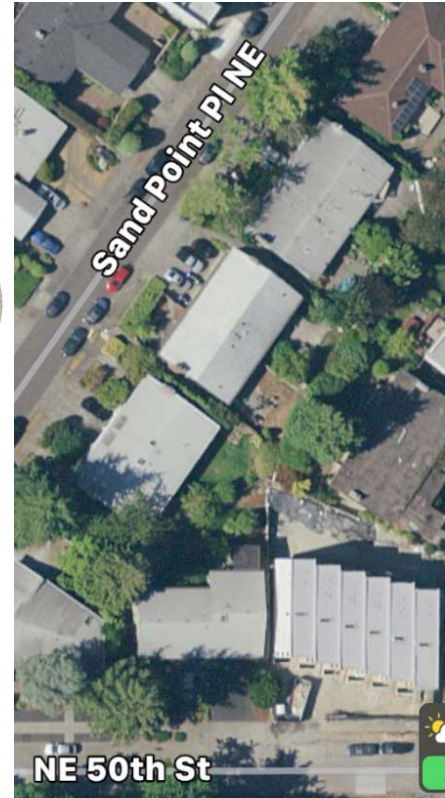
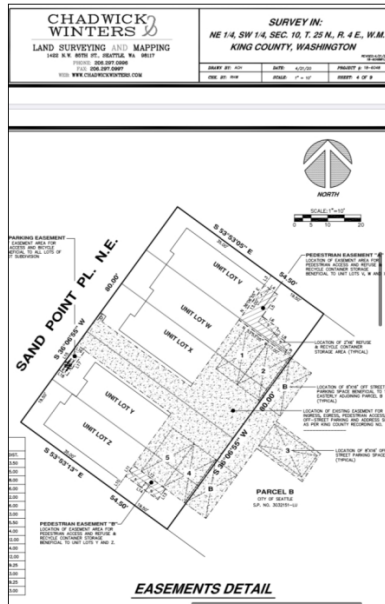
Area: Northeast

Notice Date:5/7/2020

Project Description Land use application to subdivide one development site into five unit lots. The construction of residential units is under Project #6686871-CN. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

Comments may be submitted through:05/20/2020

Unit lots for Rowhouses are not allowed per SMC 23.84A.032 when two primary dwellings in a functionally related development also exist behind the rowhouses. The unit lot subdivision appears to change parking easements submitted with the short plat.



David Moehring

**From:** dmoehring@consultant.com <dmoehring@consultant.com>

**Sent:** Monday, May 11, 2020 8:02 AM

**To:** PRC <PRC@seattle.gov>

**Cc:** aaronpetryscott@gmail.com; DOT\_LA <DOT\_LA@seattle.gov>; robertmrosenberger@hotmail.com; caseythebates@gmail.com; Morales, Tammy <Tammy.Morales@seattle.gov>; Cedar Mannan <cedarandlia@gmail.com>; Esonu, Onum <Onum.Esonu@seattle.gov>; Strauss, Dan <Dan.Strauss@seattle.gov>; sfayette@gmail.com; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; An, Noah <Noah.An@seattle.gov>

**Subject:** Why are we CLEARCUTTING SEATTLE [ KUBOTA VILLAGE EAST ]

**CAUTION: External Email**

Please inform me (and those in the area unsuspecting of addition clear-cutting) for the following functionally-related 'Kubota Village' development numbers 3034697 - LU, 3034698 -LU, 3034699 -LU, 3034700 -LU, and 3034702 -LU; and all permits involving the addresses related to these five sites of KUBOTA VILLAGE 28 LLC. The Addresses include 9676 9678 LINDSAY PL S subdivision #3034702, 3034703 - LU, 3034699 -LU, 3034700 -LU, and 3034703 -LU.

" Land use application to allow a 3 -story single family residences. Parking for vehicles proposed. To be considered with 3034697 -LU"



As requested long before COVID-19, a **public meeting requested by over 50 households** has never taken place. Please conduct a public meeting using technology established by the City Council... and notify all within 300 feet of the property including Kubota Gardens.

Thank you  
For TreePAC,  
David Moehring

Sent using the mail.com mail app

On 4/23/20 at 10:50 PM, David Moehring wrote:

From: "David Moehring" <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)>  
Date: April 23, 2020  
To: PRC <[PRC@seattle.gov](mailto:PRC@seattle.gov)>  
Cc: "dan.strauss@seattle.gov" <[dan.strauss@seattle.gov](mailto:dan.strauss@seattle.gov)>,  
"Pinto de Bader, Sandra" <[Sandra.Pinto\\_de\\_Bader@seattle.gov](mailto:Sandra.Pinto_de_Bader@seattle.gov)>,  
[sfayette@gmail.com](mailto:sfayette@gmail.com),  
[noah.an@seattle.gov](mailto:noah.an@seattle.gov),  
"Cedar Mannan" <[cedarandlia@gmail.com](mailto:cedarandlia@gmail.com)>,  
[caseythebates@gmail.com](mailto:caseythebates@gmail.com),  
[Onum.Esonu@Seattle.Gov](mailto:Onum.Esonu@Seattle.Gov),  
[aaronpetryscott@gmail.com](mailto:aaronpetryscott@gmail.com),  
DOT\_LA <[DOT\\_LA@seattle.gov](mailto:DOT_LA@seattle.gov)>,  
[robertmrosenberger@hotmail.com](mailto:robertmrosenberger@hotmail.com),  
[tammy.morales@seattle.gov](mailto:tammy.morales@seattle.gov)  
Subject: Even more CLEARCUTTING SEATTLE = KUBOTA VILLAGE East  
Dear PRC -

Urgently rescue Seattle's remaining urban forests.

Please conduct the previously requested "**public meeting**" (prior to COVID-19) that was received from over 50 households relative to the functionally-related developments including **9714 Lindsay Place S**. Given this month's limitations of COVID-19, it is now necessary to implement online meetings as currently implemented by the Seattle City Council.

The concerns include two different applications:  
(1) Short Plat Subdivision, and

(2) SEPA Determination (buried under another address not yet created by the King County property records.)

Lot subdivision criteria include the (1) maximum retention of existing trees, (2) consideration for environmentally critical areas; and (3) emergency vehicle access; and (4) egress requirements.

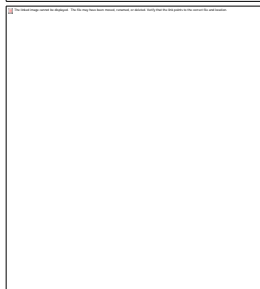
Now at risk are a number of protected tree groves as well as Exceptional trees that remain after clear-cutting several hundreds of trees (including Exceptional Trees and about 7 tree groves of at least 8-trees each) from the parcel immediately adjacent to this parcel. Please be sure to restrict in all ways as identified within the requirements of the code Titles 23 and 25 so that the deforestation of 100' tall trees within groves are not needlessly removed to build 6 or 7 houses on under-sized lots at Kubota Village East.

Land Use Application 3030337-LU is to subdivide two parcels into six parcels of land and one tract. It is described as 6 Lot Short Plat of 2 lots from related LBA #9804401 and LBA #8900415 with portions amended under Subdivision #3006789; and #6726524-EX

[FOR REFERENCE ONLY - LBA #9804401 - Rec #9904269013 - Parcel A](#)

1095  
KB      12/05/17      [3030337-LU](#)      Master U

David Moehring  
312-965-0634



**Sent:** Friday, February 21, 2020 at 4:27 PM  
**From:** "William Millhollin" <[william@nwpermit.com](mailto:william@nwpermit.com)>  
**To:** "michaeloxman" <[michaeloxman@comcast.net](mailto:michaeloxman@comcast.net)>  
**Cc:** "Stuart Niven" <[panorarbor@gmail.com](mailto:panorarbor@gmail.com)>, [tammy.morales@seattle.gov](mailto:tammy.morales@seattle.gov), "David Moehring" <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)>, "Vasquez, Colin" <[Colin.Vasquez@seattle.gov](mailto:Colin.Vasquez@seattle.gov)>, "Tage Nickerson"

<[tage@platsplus.com](mailto:tage@platsplus.com)>

**Subject:** Re: CLEARCUTTING SEATTLE = KUBOTA VILLAGE

Hello Michael & All,

Thank you very much for including us here. Please let me know if you have a date and time in mind to visit the property and construction site area so that we can make sure that either Tage or myself are available to walk everyone through the site. Please keep in mind that these are active construction areas so we want everyone to be safe. We would love to take part in your meeting and discussion, if you are interested then please let us know, Tage or I can answer any questions you have while on site.

The K2 Short Plat for 6 new lots that is currently in review and adjacent to the Kubota East Village Subdivision where you have pictures shown. As we are still in design for preliminary platting, not all elements are exact or solid just yet but we are hoping this next round of correction responses will address the concerns raised so far by the public and by reviewers.

Please let me know if there anything I can send over at this time. We are striving to reply to all public comments, so certainly submit any questions you have and I will get them answered.

Have a great day and weekend

On Fri, Feb 21, 2020 at 9:49 AM michaeloxman <[michaeloxman@comcast.net](mailto:michaeloxman@comcast.net)> wrote:

Howdy Councilmember Tammy Morales,

Thanks for tackling some of the environmental urban forestry issues in southeast Seattle.

There is a spot across the street from Kubota Garden we would like you to tour with us this weekend.

It is a proposed subdivision that would require bulldozing dozens of mature trees.

Today I received the attached email from the city planning official that says the arborist report is unavailable, even though the permit application is several years old, and even though public comment period closed on January 1st, 2020.

My concern is that the requirement hasn't been fulfilled that the permit application must answer the question: "Does the project maximize the retention of existing trees?".

Please see that the planning department releases the arborist report in time for our tour this weekend.

Please see the attached 3 photos of the 90' tall forest proposed for removal.

Thanks !

Michael Oxman  
ISA Certified Arborist #PN-0756A  
[www.treedr.com](http://www.treedr.com)  
(206) 949-8733

----- Original message -----

From: William Millhollin <[william@nwpermit.com](mailto:william@nwpermit.com)>

Date: 2/20/20 4:25 PM (GMT-08:00)

To: Stuart Niven <[panorarbor@gmail.com](mailto:panorarbor@gmail.com)>

Cc: David Moehring <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)>, "Vasquez, Colin" <[Colin.Vasquez@seattle.gov](mailto:Colin.Vasquez@seattle.gov)>, Michael Oxman <[michaeloxman@comcast.net](mailto:michaeloxman@comcast.net)>, Tage Nickerson <[tage@platsplus.com](mailto:tage@platsplus.com)>

Subject: Re: CLEARCUTTING SEATTLE = KUBOTA VILLAGE

Hello David,

I hope all is going well.

I wanted to follow up on our response email here to see if you had any comments or questions regarding these responses?

Have a great day

On Tue, Jan 21, 2020 at 6:44 PM William Millhollin <[william@nwpermit.com](mailto:william@nwpermit.com)> wrote:

Hello David,

Thank you for your patience as we work through our response here. I want to clarify a couple statements here but I also have your questions answered in blue below each listed item.

- 3/14/2013 Greenwater sold to Van Veeny and Le Phong

7/14/2016 Van Veeny sold to Kubota Village 28 LLC (Us)

- I am still unclear about what you mean here by Greenbelt, I understand the term but we have not seen a state or municipal zoning designation for this area as Greenbelt or Wildlife Habitat, can you send over any info you have on this?

**Simple questions are good to set the framework relative to a Kubota Village discussion:**

a) how large was this land and who owned it before being subdivided?

- The land has changed in shape and size over time through land division and change in ownership through sales of those portions of land at various points in time. Greenwater Construction is the previous owner who you might be referring to. The development known as the Kubota East Village which completed initial platting in 2016 "originally" consisted of land totaling approximately 2.8ac.

b) why was it first developed a few years ago compared to other parcels around it?

- The permitting and development process for this site has been done in "phases" in order to most effectively expedite portions of development ahead of other portions so things like utilities, grading and roadways could be under construction as we wait for other larger permitting reviews to take their time.

c) was a tree inventory prepared including species, size, height, photos, and condition of the trees?

- Yes

d) if so, was it prepared by a certified arborist?

- Yes

e) how many trees were within a protected tree grove, and how many tree groves?

- I am getting confirmation on the final arborist report to send over to you as some documents date back prior to my involvement. I should be able to send this over on Wednesday.

f) how many significant trees were Exceptional trees? ... Hazardous trees?

- The arborist report will contain all of this information for you.

g) why were all the trees cleared and lots subdivided regardless of categorically protected trees?

- All trees that were allowed to be cleared were done according to the Zoning at the time and per any other land use conditions of the plat.

h) did the Department ask to see a site plan with all the protected trees identified?

- Yes, all trees are identified within the plat plans to match the Arborist Report.

i) if so, did the Department ask to see alternative lot division options to identify the maximum retention of existing significant trees?

- Kubota East Village is a very old subdivision that went through council review so I believe multiple renditions of the plan were conceived but were also limited to review under the 2005 Zoning ordinance which had more lenient restrictions here. This subdivision was not subject to the same restrictions that a new subdivision would be today due to its vesting period.

j) why were some of the subdivided lots less than 4,000 sq ft in size within a SF-5000 zone?

- The 2005 Zoning had different allowances at that time but also credits and exceptions can apply when public and open spaces are included as part of a plat or subdivision.

k) with the SMC requiring at least 2-inches of tree caliper for every 1000 sq ft of land area, where are these new trees on the lots being prepared for sale?

- New trees for each homes if required or desired for each lot would be located under each individual Building Permit for each lot.

l) with this large site being cleared of trees, how many of the properties are being sold as affordable units verses market-rate units? Or in other more direct words, what commitments or promises were made prior to the development applications to the community members and to the City Council or mayor that this development would achieve in terms of providing affordable housing for Seattle?

- No affordable housing requirements exist for this subdivision due to its vested 2005 Zoning.

As a general statement I understand your questions here related to the Kubota East Village and am happy to discuss further, but the permits here for comment are for a separate short plat unrelated to the Kubota East Village in terms of Land Use or Zoning conditions. Please let me know if you have any questions or concerns about this (K2) Short Plat and we would be happy to answer them also. As a side note, we are still working through our current correction cycle responses but intend on including tree plantings for this short plat as well :)

Have a great day

On Mon, Jan 20, 2020 at 10:09 AM William Millhollin <[william@nwpermit.com](mailto:william@nwpermit.com)> wrote:  
Hello Stuart & All,

I apologize for the delay but I do still have this on my list to complete. I have most of the email queued up here but need to complete it and will try to send a reply by the end of today.

Have a great day

On Sun, Jan 19, 2020 at 1:11 PM Stuart Niven <[panorarbor@gmail.com](mailto:panorarbor@gmail.com)> wrote:  
Did I miss the response to David's email?

Thank you and kind regards,

Stuart Niven, BA(Hons)  
*PanorArborist*

[ISA Certified Arborist PN-7245A & Tree Risk Assessment Qualification \(TRAQ\)](#)  
[Arborist on Seattle Audubon Society Conservation Committee](#)  
[Arborist on Seattle's Urban Forestry Commission](#)  
[www.panorarbor.com](http://www.panorarbor.com)  
Tel/Text: 206 501 9659  
[WA Lic# PANORL\\*852P1](#) (Click to link to WA L&I's Verify a Contractor Page)

On Tue, Jan 7, 2020 at 2:13 PM William Millhollin <[william@nwpermit.com](mailto:william@nwpermit.com)> wrote:  
Hello David,

Thank you very much for your comments and questions. I am working through this email, generating a response to each item and should have something to send by tomorrow.

Have a great day

On Tue, Jan 7, 2020 at 12:26 AM David Moehring <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)> wrote:  
Thank you Mr. Millhollin for your replies and offering to answer questions.

I have much respect for the one-on-one response approach; although some of those who inquired have been told that this development is not eligible as a Type II discretionary land-use decision or a public meeting. We know there are considerable discretionary choices being made during the short platting of this large lot. These choices include **tree retention and required tree replanting** (SMC 23 and SMC 25.11). As such, I believe folks like Stuart, Michael and I within the urban forest community as well as those witnessing the **urban forest's incremental devastation** still desire a

local discussion in to glean a better understanding how clear-cutting Seattle's green spaces like this so happens to takes place at Kubota Village 28.

Yes, the larger area around Kubota Village East may have started under development some time ago. But it's only been 7 years since this completely wooded remaining site exceeding 100,000 square feet was sold to the **Greenwater Partnership** / Greenwater Construction / et. al. It seems that green space and green belts are being sought out as relatively inexpensive land. Yet these developments proceed despite the expense and toll to the natural habitats and the resulting impacts from urban heat islands. Seattle is not only interested in protecting limited "wildlife habitats" areas, it also protects heritage and Exceptional trees and wetlands... and many other features.

**Simple questions are good to set the framework relative to a Kubota Village discussion:**

- a) how large was this land and who owned it before being subdivided?
- b) why was it first developed a few years ago compared to other parcels around it?
- c) was a tree inventory prepared including species, size, height, photos, and condition of the trees?
- d) if so, was it prepared by a certified arborist?
  
- e) how many trees were within a protected tree grove, and how many tree groves?
- f) how many significant trees were Exceptional trees? ... Hazardous trees?
- g) why were all the trees cleared and lots subdivided regardless of categorically protected trees?
- h) did the Department as to see a site plan with all the protected trees identified?
- i) if so, did the Department ask to see alternative lot division options to identify the maximum retention of existing significant trees?
  
- j) why were some of the subdivided lots less than 4,000 sq ft in size within a SF-5000 zone?
- k) with the SMC requiring at least 2-inches of tree caliper for every 1000 sq ft of land area, where are these new trees on the lots being prepared for sale?
- l) with this large site being cleared of trees, how many of the properties are being sold as affordable units verses market-rate units? Or in other more direct words, what commitments or promises were made prior to the development applications to the community members and to the City Council or mayor that this development would achieve in terms of providing affordable housing for Seattle?

Other neighbors have specific questions why access routes proposed were not better placed to avoid removing trees along shared property lines... or where are the buffers between adjacent properties... or is Tract 999 also being sold for a house... or will it be kept as open space?

Without getting a good understanding of what is happening here, these related land-use actions should come to a halt. The builders can take their \$20-million, re-forest what they took away, and cease further impacts to Seattle's dwindling tree canopy.

Yes, many of us are familiar with the Seattle Dept of Construction & Inspections EDMS system. You will likely know that "record snapshots" often post a listing of documents that are not accessible to the public digitally. For this and these many reasons, the folks in the area and TreePAC respectfully **desired a meeting in order to address many questions**. Everyone has property rights... but a century has passed... and Washington has evolved to understand that our resources are limited... including existing trees being removed without the space being available to replenish this valuable sustaining resource. Property rights are not a license to environmental derogation.

We can do better.

David Moehing  
Board Member, TreePAC

Sent using the [mail.com](https://mail.com) mail app

On 1/6/20 at 6:39 PM, William Millhollin wrote:

> Hello Again David,  
>  
> I am trying to discern the comment or question in this email chain. The  
> only question I can see is "What may Seattle leaders do to halt the  
> needless clearcutting of forested areas with natural habitats?". I think  
> this is a much broader question best suited for city council, urban  
> forestry and for the ordinance process. Although all "natural habitats" are  
> something to take note of, this project site is not designated as a  
> Wildlife Habitat, which you may be referring to.  
>  
> I will have to defer to Colin and the PRC as to whether or not they have a  
> process to notify you directly of any permits related to ours, outside of  
> normal noticing, but resources do exist to allow individuals to locate any  
> and all active permits.  
>  
> Let me know if you have any other questions or concerns.  
>  
> Have a great day  
>  
> On Mon, Jan 6, 2020 at 8:22 AM Vasquez, Colin <[Colin.Vasquez@seattle.gov](mailto:Colin.Vasquez@seattle.gov)>  
> wrote:  
>  
> > William, Please see Dave's email below. Please copy me on your email to  
> > Dave.  
> >  
> > \*From:\* Michael Oxman <[michaeloxman@comcast.net](mailto:michaeloxman@comcast.net)>  
> > \*Sent:\* Sunday, December 29, 2019 2:44 PM  
> > \*To:\* David Moehring <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)>; PRC <[PRC@seattle.gov](mailto:PRC@seattle.gov)>  
> > \*Cc:\* [seattle-tree-ordinance-working-grouplists.riseup.net](mailto:seattle-tree-ordinance-working-grouplists.riseup.net) <  
> > [seattle-tree-ordinance-working-group@lists.riseup.net](mailto:seattle-tree-ordinance-working-group@lists.riseup.net)>; DOT\_LA <  
> > [DOT\\_LA@seattle.gov](mailto:DOT_LA@seattle.gov)>; Herbold, Lisa <[Lisa.Herbold@seattle.gov](mailto:Lisa.Herbold@seattle.gov)>; Pinto de  
> > Bader, Sandra <[Sandra.Pinto\\_de\\_Bader@Seattle.gov](mailto:Sandra.Pinto_de_Bader@Seattle.gov)>  
> > \*Subject:\* Re: CLEARCUTTING SEATTLE = KUBOTA VILLAGE  
> >  
> > \*CAUTION: External Email\*  
> >  
> > Howdy Dave,  
> >  
> > I received this message at: 1:39 PM  
> >  
> > Cutting it kinda close, doncha think ?



> >  
> >  
> > Hello Michael, I'm right across the street from Kubota (actually I believe  
> > you picked up some trees from us once). As you're probably aware, we have a  
> > large subdivision being developed right behind our property called, "Kubota  
> > Village". Some other neighbors and I would like to know if you could refer  
> > us to an environmental expert who is familiar with waterways, wetlands and  
> > riparian corridors in our area. We are collectively trying to compromise  
> > with the developers regarding the next phase of development which would  
> > clear what is left of the trees. The City is giving us until 1/1/20 to  
> > comment. Thank you in advance for any referral you may be able to provide.  
> >  
> > On December 5, 2019 at 9:34 PM David Moehring <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)>  
> > wrote:

> >  
> > What may Seattle leaders do to halt the needless clearcutting of forested  
> > areas with natural habitats?

> >  
> > Please inform me for the following functionally-related 'Kubota Village'  
> > development numbers 3034697 -LU, 3034698 -LU, 3034699 -LU, 3034700 -LU,  
> > and 3034702 -LU; and all permits involving the addresses related to these  
> > five site. KUBOTA VILLAGE 28 LLC

> >  
> > 9676 9678 + LINDSAY PL S subdivision #3034702, 3034703 -LU, 3034699 -LU,  
> > 3034700 -LU, and 3034703 -LU  
> >  
> > " Land use application to allow a 3 -story single family residences.  
> > Parking for vehicles proposed. To be considered with 3034697 -LU, 3034698 -LU,  
> > for shared access."

> >  
> > We should also have a public meeting to discuss what is going on here.  
> > Comments may be submitted through: 12/18/2019

> >  
> > David Moehring  
> >  
> > Member of TreePAC  
> >  
> > Two years: 2015 to 2017. The remaining grove just to the north may since  
> > have been cleared.

> >  
> >  
> > David Moehring  
> > 312-965-0634

> >  
>  
> William Millhollin

- > President - Direct: (206) 601-7043 - [william@nwpermit.com](mailto:william@nwpermit.com)
- >
- > NORTHWEST PERMIT INC. - Permits In line, On line, In time. Since 1985
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- > Main: (360) 945-2787 - Billing: (360) 945-2787 - Fax: (888) 400-0383
- > \*[www.nwpermit.com](http://www.nwpermit.com) <<http://www.nwpermit.com>>\*

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**From:** Sara Burgess <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, May 11, 2020 2:19 PM  
**To:** Pinto de Bader, Sandra <[Sandra.Pinto\\_de\\_Bader@Seattle.gov](mailto:Sandra.Pinto_de_Bader@Seattle.gov)>  
**Subject:** Keep Seattle Livable!

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

I am particularly concerned about the proposed Velmier development to replace City People's Garden Center in Madison Valley. It will cut down large trees, imperil drainage in a valley that has flooded before, and change the entire character of the neighborhood, especially for those who live in the valley at the bottom of the steep hill and directly across the narrow street on which the proposed development is to be built.

Seattle's rapid growth and an outdated tree ordinance are reducing these beneficial effects as trees are removed and not replaced. It is urgent to act now to stop this continued loss of trees, particularly large mature trees and tree groves. It is important to promote environmental equity as trees are replaced.

Please update Seattle's Tree Protection Ordinance as recommended in the latest draft by the Seattle Urban Forestry Commission.

Here are the key provisions that need to be in the updated tree ordinance:

1. Expand the existing Tree Removal and Replacement Permit Program, including 2-week public notice and posting on-site, as used by the Seattle Department of Transportation (SDOT) – to cover all Significant Trees (6" and larger diameter at breast height (DBH)) on private property in all land use zones, both during development and outside development.
2. Require the replacement of all Significant Trees removed with trees that in 25 years will reach equivalent canopy volume – either on site or pay a replacement fee into a City Tree Replacement and Preservation Fund. Allow the Fund to also accept fines, donations, grants and set up easements.
3. Retain current protections for Exceptional Trees and reduce the upper threshold for Exceptional Trees to 24" DBH, protect tree groves and prohibit Significant Trees being removed on undeveloped lots.
4. Allow removal of no more than 2 Significant non-Exceptional Trees in 3 years per lot outside development
5. Establish one citywide database for applying for Tree Removal and Replacement Permits and to track changes in the tree canopy.
6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Sara Burgess

[saraburgess1@gmail.com](mailto:saraburgess1@gmail.com)

333 34th Ave E

Seattle, Washington 98112

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**From:** Suzanne Rowen <info@email.actionnetwork.org>  
**Sent:** Tuesday, May 12, 2020 5:24 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Keep Seattle Livable!

**CAUTION: External Email**

Sandra Pinto de Bader,

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6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all

Tree Service Providers (arborists) working on trees in Seattle.

8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Suzanne Rowen

[suzannerowen@gmail.com](mailto:suzannerowen@gmail.com)

2703 4th Ave W

Seattle, Washington 98119-2336

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**From:** Jennifer Houston <janahouse@comcast.net>

**Sent:** Tuesday, May 12, 2020 5:48 PM

**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>

**Subject:** Save our Trees!

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT’s existing tree service provider’s registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Jennifer Houston

[janahouse@comcast.net](mailto:janahouse@comcast.net)

6532 26th Ave NE

Seattle , Washington 98115

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**From:** Suzanne Grant <info@email.actionnetwork.org>  
**Sent:** Tuesday, May 12, 2020 8:49 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Strengthen Seattle’s Tree Ordinance

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all

Tree Service Providers (arborists) working on trees in Seattle.

8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Suzanne Grant

[suzgrant206@gmail.com](mailto:suzgrant206@gmail.com)

2723 4th Ave W

Seattle , Washington 98119

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**From:** Kanti Selig <info@email.actionnetwork.org>

**Sent:** Wednesday, May 13, 2020 8:54 AM

**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>

**Subject:** Save our Trees!

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Kanti Selig

[kmdasi@hotmail.com](mailto:kmdasi@hotmail.com)

8856 16th Ave SW

Seattle, Washington 98106

---

**From:** Elizabeth Housley <ehousley@uw.edu>

**Sent:** Thursday, May 14, 2020 2:19 PM

**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>

**Subject:** Please Protect Seattle's Trees

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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7. Expand SDOT's existing tree service provider's registration and certification to register all

Tree Service Providers (arborists) working on trees in Seattle.

8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Elizabeth Housley

[ehousley@uw.edu](mailto:ehousley@uw.edu)

1222 Summit Ave Apt 305

Seattle, Washington 98101

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**From:** David Moehring <dmoehring@consultant.com>

**Sent:** Thursday, May 14, 2020 11:05 PM

**To:** vann@valerenw.com; PRC <PRC@seattle.gov>; Chan, Kit <Kit.Chan@seattle.gov>; DOT\_LA <DOT\_LA@seattle.gov>

**Cc:** bakerstreetdevelopmentgmail.com <bakerstreetdevelopment@gmail.com>; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; Strauss, Dan <Dan.Strauss@seattle.gov>; An, Noah <Noah.An@seattle.gov>; Lewis, Andrew <Andrew.Lewis@seattle.gov>; Dawson, Parker <Parker.Dawson@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>

**Subject:** Beautiful Beech tree to be hacked down at 2638 NW 64TH ST

**CAUTION: External Email**

Dear Vann Lanz-

Your property at **2638 NW 64th St** is looking to be subdivided while being **cleared of it's three or four trees**, with new utility trenching right through the critical roots of the neighbor's trees. There is a better layout for this development on the 88.5 ft by 50 ft lot. And the Seattle Landuse Code requires alternative layouts of short plats (including easements) to be configured in order to maximize the retention of existing trees.

Even worse, it appears that your architect is seeking to **circumvent rowhouse development rules** (SMC 23.84A.032.R) by building a house behind three rowhouses. Don't let this happen. The **maximum number of dwellings on a lot this size with LR1(M) zoning is just 3** (4425 sq ft) and not 4 as shown. An additional market-rate house while clearing all healthy trees only helps your pocket-book, and it does not help this Ballard or this City's future.

[Site Plan](#) 169 KB 07/31/19 [004051-19PA](#) Building & Land Use Pre-Application

Any discretionary decision by the Dept of Construction and Inspections to allow this to proceed without **following this tree retention criteria** would very likely result in an appeal. Please do the right thing and work with your arborist Andrew Lyon and your architect to **retain the Beech tree**. Seattle is the **10th worst urban heat island in the nation**, and every large tree fights that impact to

climate change. Your property is no exception... so look at the attached example of how other **builders provide BOTH density and retained trees.**

Alos, what happened to the huge conifer in the northwest corner of the lot at the alley? Was it already removed or did the arborist overlook it in their report?

Mr. Strauss, please move on the **tree protections requested from our prior mayor.** Strolling the neighborhood during COVID-19 while looking at rowhouse developments' decreases in the urban forest is a motivation to make something good happen.

Thank you,

David Moehring  
for TreePAC  
and the Baker Street Community Group  
[dmoehring@consultant.com](mailto:dmoehring@consultant.com)

=====  
=====

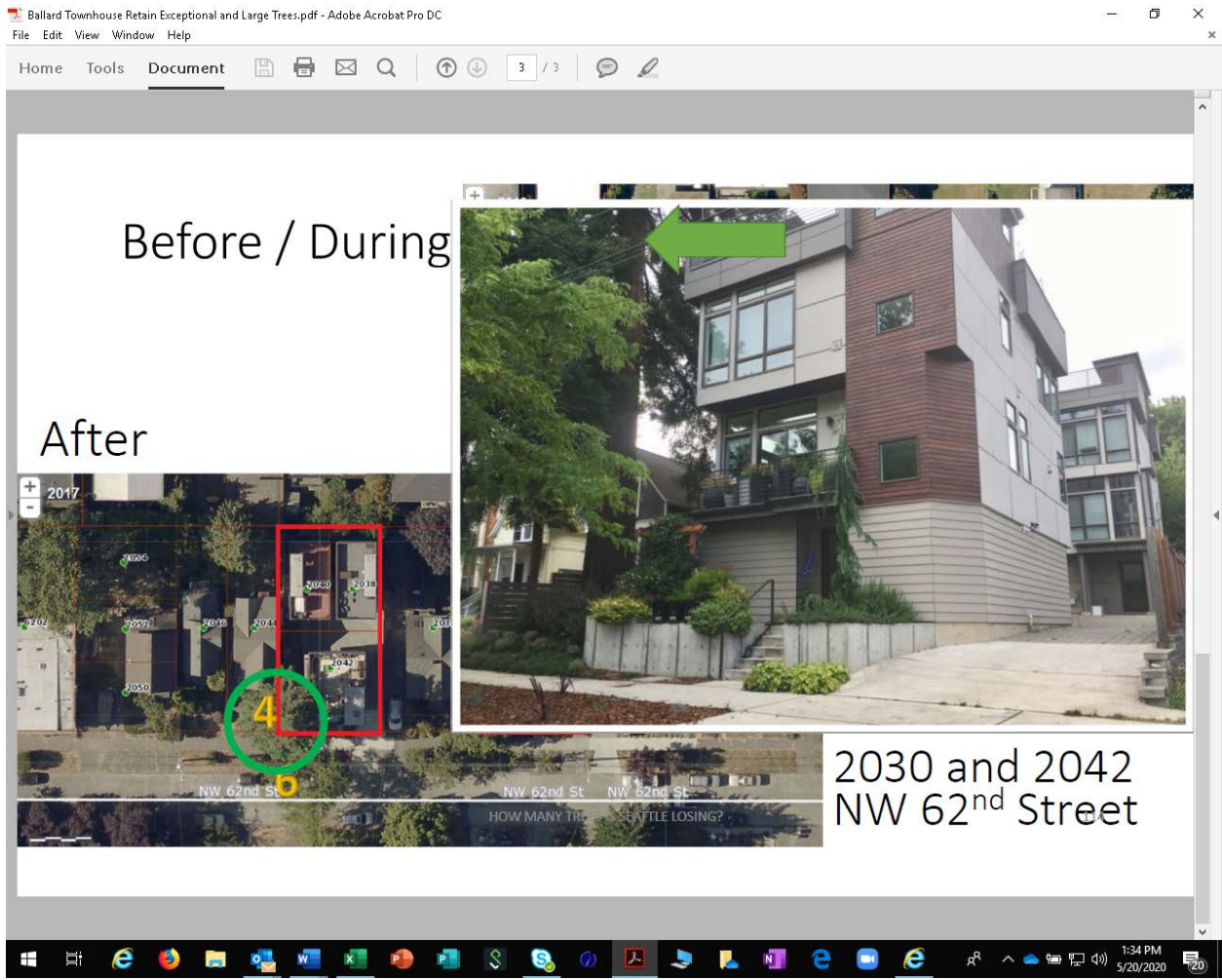
Owner per the Permit: Vann Lanz, Mercer Island

Link to site photos was not working:

[Site Photos](#) 72 MB 08/20/19 [004051-19PA](#) Building & Land Use Pre-Application

[Arborist Report](#) 1000 KB 10/06/19 [3035108-LU-001](#) Application Intake

Removing an European Beech 21"DBH 26-Foot Dripline  
(Exceptional at 2'-6") . Therefore, we need a better tree ordinance!  
Andrew Lyon, ISA Certified Arborist, PN-6446A, ISA Tree Risk Assessment Qualified



**From:** barr.robin@yahoo.com <info@email.actionnetwork.org>  
**Sent:** Friday, May 15, 2020 5:01 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Protect Seattle's Trees

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

[barr.robין@yahoo.com](mailto:barr.robין@yahoo.com)

11048 20th Ave NE

Seattle, Washington 98125

**From:** diane mathers <dymathers@comcast.net>  
**Sent:** Saturday, May 16, 2020 12:57 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Protect Seattle's Trees

**CAUTION: External Email**

Sandra Pinto de Bader,

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diane mathers

[dymathers@comcast.net](mailto:dymathers@comcast.net)

8039 36th ave n e

seattle, Washington 98115

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**From:** Thomas Nolet <info@email.actionnetwork.org>  
**Sent:** Saturday, May 16, 2020 1:57 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Strengthen Seattle's Tree Ordinance

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

Seattle's rapid growth and an outdated tree ordinance are reducing these beneficial effects as trees are removed and not replaced. It is urgent to act now to stop this continued loss of trees, particularly large mature trees and tree groves. It is important to promote environmental equity as trees are replaced.



Please update Seattle's Tree Protection Ordinance as recommended in the latest draft by the Seattle Urban Forestry Commission.

Here are the key provisions that need to be in the updated tree ordinance:

1. Expand the existing Tree Removal and Replacement Permit Program, including 2-week public notice and posting on-site, as used by the Seattle Department of Transportation (SDOT) – to cover all Significant Trees (6" and larger diameter at breast height (DBH)) on private property in all land use zones, both during development and outside development.
2. Require the replacement of all Significant Trees removed with trees that in 25 years will reach equivalent canopy volume – either on site or pay a replacement fee into a City Tree Replacement and Preservation Fund. Allow the Fund to also accept fines, donations, grants and set up easements.
3. Retain current protections for Exceptional Trees and reduce the upper threshold for Exceptional Trees to 24" DBH, protect tree groves and prohibit Significant Trees being removed on undeveloped lots.
4. Allow removal of no more than 2 Significant non-Exceptional Trees in 3 years per lot outside development
5. Establish one citywide database for applying for Tree Removal and Replacement Permits and to track changes in the tree canopy.
6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Thomas Nolet

[Tnolet@gmail.com](mailto:Tnolet@gmail.com)

3042 NE 94th

Seattle, Washington 98115

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**From:** Marguerite Tingkhya <tashidelek@igc.org>

**Sent:** Saturday, May 16, 2020 7:42 PM

**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>

**Subject:** Please Protect Seattle's Trees

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

Seattle's rapid growth and an outdated tree ordinance are reducing these beneficial effects as trees are removed and not replaced. It is urgent to act now to stop this continued loss of trees, particularly large mature trees and tree groves. It is important to promote environmental equity as trees are replaced.

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5. Establish one citywide database for applying for Tree Removal and Replacement Permits and to track changes in the tree canopy.
6. Post online all permit requests and permit approvals for public viewing.

7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Marguerite Tingkhye

[tashidelek@igc.org](mailto:tashidelek@igc.org)

9250 Phinney Ave N

Seattle, Washington 98103

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**From:** David Moehring <dmoehring@consultant.com>  
**Sent:** Monday, May 18, 2020 12:34 AM  
**To:** PRC <PRC@seattle.gov>; info@historicseattle.org  
**Cc:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Double tragedy project historic 301 BELMONT AVE E

**CAUTION: External Email**

Is this what Seattle needs: clearing the trees and historical architecture?  
Has the Dept of Neighborhoods made an assessment?  
Yes. Seattle needs more housing... and much existing is sub-par.

Please provide the evaluation of layouts that retain the Exceptional trees on site and relocates the historical house at 301 Belmont Ave E. Option "A" attempts to keep the white pine. No design attempts to keep the Exceptional horse chestnut tree.

At just 3952 square foot lot area... this proposed midrise would be best located on another property adequately sized for its height and number of units.

Move the building away from the north and west lot lines to retain these trees:

- 23"+ WESTERN WHITE PINE
- 15"+ WESTERN RED CEDAR
- 31" DBH HORSE CHESTNUT

[3032929-EG](tel:3032929-EG)

[6686874-CN](tel:6686874-CN)

David Moehring  
312-965-0634

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**From:** dmoehring@consultant.com <dmoehring@consultant.com>  
**Sent:** Monday, May 18, 2020 12:44 PM  
**To:** PRC <PRC@seattle.gov>  
**Cc:** treepac\_seattlelists.riseup.net <treepac\_seattle@lists.riseup.net>; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>  
**Subject:** saved Exceptional trees

**CAUTION: External Email**

There is a project at **6544 Latona Ave NE** that appears to be saving an Exceptional tree. Thank you if that is the case. It is good to see some refreshing news as only 2.2% of Seattle's Exceptional trees are retained despite code provisions. The project number is 3035743-EG.

David Moehring, Rich Ellison  
Board Members  
TreePAC

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**From:** Woody Wheeler <woody.wheeler@gmail.com>  
**Sent:** Monday, May 18, 2020 12:55 PM  
**To:** dmoehring@consultant.com  
**Cc:** Pedersen, Alex <Alex.Pedersen@seattle.gov>; PRC <PRC@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; treepac\_seattlelists.riseup.net <treepac\_seattle@lists.riseup.net>  
**Subject:** Re: saved Exceptional trees

**CAUTION: External Email**

Good news!

On Mon, May 18, 2020 at 12:43 PM <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)> wrote:

There is a project at **[6544 Latona Ave NE](#)** that appears to be saving an Exceptional tree. Thank you if that is the case. It is good to see some refreshing news as only 2.2% of Seattle's Exceptional trees are retained despite code provisions. The project number is 3035743-EG.

David Moehring, Rich Ellison  
Board Members  
TreePAC

--

Woody Wheeler  
Conservation Catalyst  
P.O. Box 51151  
Seattle, WA 98115  
206-498-3553  
[www.conservationcatalyst.org](http://www.conservationcatalyst.org)

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**From:** Joyce Erickson <joyceqe@yahoo.com>  
**Sent:** Monday, May 18, 2020 1:19 PM  
**To:** PRC <PRC@seattle.gov>; dmoehring@consultant.com  
**Cc:** treepac\_seattlelists.riseup.net <treepac\_seattle@lists.riseup.net>; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>  
**Subject:** Re: saved Exceptional trees

**CAUTION: External Email**

But I would add that there are TWO exception trees on that lot. Is only one being saved?

Joyce

On Monday, May 18, 2020, 12:45:37 PM PDT, <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)> wrote:

There is a project at **6544 Latona Ave NE** that appears to be saving an Exceptional tree. Thank you if that is the case. It is good to see some refreshing news as only 2.2% of Seattle's Exceptional trees are retained despite code provisions. The project number is 3035743-EG.

David Moehring, Rich Ellison  
Board Members  
TreePAC

---

**From:** Aaron Keyt <info@email.actionnetwork.org>  
**Sent:** Monday, May 18, 2020 6:13 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Strengthen Seattle's Tree Ordinance

**CAUTION: External Email**

Sandra Pinto de Bader,

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6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all

Tree Service Providers (arborists) working on trees in Seattle.

8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Aaron Keyt

[aarkeyt@yahoo.com](mailto:aarkeyt@yahoo.com)

12543 17th AVE NE

Seattle, Washington 98125

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**From:** Stuart Niven <panorarbor@gmail.com>

**Sent:** Tuesday, May 19, 2020 1:18 PM

**To:** Emery, Chanda <Chanda.Emery@Seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; Torgelson, Nathan <Nathan.Torgelson@seattle.gov>; LEG\_CouncilMembers <council@seattle.gov>; Durkan, Jenny <Jenny.Durkan@seattle.gov>; Pederson, Art <Art.Pederson@seattle.gov>; McGarry, Deborah <Deborah.McGarry@seattle.gov>; Dilley, Jana <Jana.Dilley@seattle.gov>; DOT\_SeattleTrees <Seattle.Trees@seattle.gov>; Humphries, Paul <Paul.Humphries@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Weston Brinkley <weston@streetsoundsecology.com>; Steve Zemke <stevezemke@msn.com>; Sarah Rehder <scshoup@gmail.com>; Thaler, Toby <Toby.Thaler@seattle.gov>; Josh Morris <Joshm@seattleaudubon.org>

**Subject:** Please Update the Director's Rule for Exceptional Trees ASAP

**CAUTION: External Email**

Good afternoon,

This morning I was contacted by concerned neighbours in Ravenna's Historic District as Ballard Tree Service arrived to remove a healthy native Douglas-fir tree at 6302 15th Ave NE, Seattle, WA 98115 that was at least 80ft tall. In their panic they tried calling the SDCI's Violation line but this currently there is no one answering these calls. They called the police who did actually arrive but as the removal is not criminal in the eyes of the law, they could not do anything to prevent the removal. I arrived at the point over 50% of the tree had already been removed and asked the crew of workers if I could measure the tree. To my surprise they stopped everything that they were doing and allowed me to measure it. I measured the trunk diameter at 4.5ft above grade (DBH) to be 29", one tiny inch below the current threshold for this species of tree to be considered 'exceptional'.

According to the current conversation within SDCI about updating the DR 16-2008 for Exceptional Trees, this tree would have been considered exceptional if the proposed 24" DBH was already in place as the revised threshold. This is highly frustrating as yet another healthy native conifer, which has taken

approximately 60years to grow to the height and size that it was when dawn broke this morning, has been unceremoniously destroyed and turned into woodchips and firewood.

Neighbours that I spoke to claim they saw birds nests falling from the tree and attached to some of the branches. This is a federal violation of the migratory bird act and also adds credence to the notion that any tree removals should be illegal in Seattle during nesting season.

Please make updating the Director's Rule for Exceptional Trees a priority so that we can save more trees, especially native conifers like this.

Thank you and kind regards,

Stuart Niven, BA (Hons)  
*PanorArborist*

[ISA Certified Arborist PN-7245A & Tree Risk Assessment Qualification \(TRAQ\)](#)  
[Arborist on Seattle Audubon Society Conservation Committee](#)  
[Arborist on Seattle's Urban Forestry Commission](#)  
[Board Member of TreePAC](#)

Company Website [www.panorarbor.com](http://www.panorarbor.com) Tel/Text: 206 501 9659

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**From:** Robin Maynard-Dobbs <rock.robin@comcast.net>  
**Sent:** Wednesday, May 20, 2020 1:33 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Update Seattle's Tree Ordinance

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.



Seattle's rapid growth and an outdated tree ordinance are reducing these beneficial effects as trees are removed and not replaced. It is urgent to act now to stop this continued loss of trees, particularly large mature trees and tree groves. It is important to promote environmental equity as trees are replaced.

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Here are the key provisions that need to be in the updated tree ordinance:

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5. Establish one citywide database for applying for Tree Removal and Replacement Permits and to track changes in the tree canopy.
6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Robin Maynard-Dobbs

[rock.rob@comcast.net](mailto:rock.rob@comcast.net)

322 NW 103rd St

Seattle, Washington 98177

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**From:** Eedann McCord <info@email.actionnetwork.org>  
**Sent:** Wednesday, May 20, 2020 6:21 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Keep Seattle Livable!

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Eedann McCord

[Eedann@hotmail.com](mailto:Eedann@hotmail.com)

951 N 45th St, #1

SEATTLE, Washington 98103

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**From:** Brenda Loew <info@email.actionnetwork.org>  
**Sent:** Thursday, May 21, 2020 10:25 AM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Save Our Trees!

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees growing along a street can lower the ambient temperature by an average of 2°C, but it takes a good 20 years for the trees to reach their full potential. Urban trees provide a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

Seattle's rapid growth and an outdated tree ordinance are reducing these beneficial effects as mature trees are removed and not replaced. It is urgent to act now to stop this continued loss of trees, particularly large trees and groves. It is important to promote environmental equity as trees are replaced.

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Here are the key provisions that need to be in the updated tree ordinance:

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6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Brenda Loew

[brendaloew@icloud.com](mailto:brendaloew@icloud.com)

5609 2nd Ave NW, #14

Seattle, Washington 98107

---

**From:** Joe Olson <info@email.actionnetwork.org>  
**Sent:** Thursday, May 21, 2020 11:21 AM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Strengthen Seattle's Tree Ordinance

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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Here are the key provisions that need to be in the updated tree ordinance:

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6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.
9. Require all new commercial construction, including residential buildings with more than 2 units, to have living (green) roofs.

Joe Olson

[joeyoeyo@gmail.com](mailto:joeyoeyo@gmail.com)

7021 6th Ave NW

Seattle, Washington 98117

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**From:** Stuart Niven <panorarbor@gmail.com>

**Sent:** Thursday, May 21, 2020 2:38 PM

**To:** David Moehring <dmoehring@consultant.com>

**Cc:** vann@valerenw.com; PRC <PRC@seattle.gov>; Chan, Kit <Kit.Chan@seattle.gov>; DOT\_LA <DOT\_LA@seattle.gov>; bakerstreetdevelopmentgmail.com <bakerstreetdevelopment@gmail.com>; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; Strauss, Dan <Dan.Strauss@seattle.gov>; An, Noah <Noah.An@seattle.gov>; Lewis, Andrew <Andrew.Lewis@seattle.gov>; Dawson, Parker <Parker.Dawson@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>

**Subject:** Re: Beautiful Beech tree to be hacked down at 2638 NW 64TH ST

**CAUTION: External Email**

Thank you David,

I fully agree with a second your comments and requests.

Losing any healthy trees at this critical point in human history with visible negative impacts to human health and the wider environment being clear to see, is nonsensical even if currently it is 'legal'. It is our duty as sentient beings to act responsibility and by removing healthy trees simply for increased profit

and financial gain, we are not acting sensibly for the sustained future of humanity and other life on the planet.

It is relatively easy to design to increase density while protecting existing urban canopy and habitat, as well as increasing both through planting additional trees on new developments (instead of just 'replacing' which is in fact impossible).

Thank you and kind regards,

Stuart Niven, BA (Hons)

*PanorArborist*

[ISA Certified Arborist PN-7245A & Tree Risk Assessment Qualification \(TRAQ\)](#)

[Arborist on Seattle Audubon Society Conservation Committee](#)

[Arborist on Seattle's Urban Forestry Commission](#)

[Board Member of TreePAC](#)

Company Website [www.panorarbor.com](http://www.panorarbor.com) Tel/Text: 206 501 9659

[WA Lic# PANORL\\*852P1](#) (Click to link to WA L&I's Verify a Contractor Page)

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**From:** Capri Jensen <info@email.actionnetwork.org>

**Sent:** Thursday, May 21, 2020 6:20 PM

**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>

**Subject:** Keep Seattle Livable!

**CAUTION: External Email**

Sandra Pinto de Bader,

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8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Capri Jensen

[Capri0024@gmail.com](mailto:Capri0024@gmail.com)

11527 9th Ave NE

Seattle, Washington 98125



**From:** Beth Reite <info@email.actionnetwork.org>  
**Sent:** Friday, May 22, 2020 9:55 AM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Strengthen Seattle's Tree Ordinance

**CAUTION: External Email**

Sandra Pinto de Bader,

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4. Allow removal of no more than 2 Significant non-Exceptional Trees in 3 years per lot

outside development

5. Establish one citywide database for applying for Tree Removal and Replacement Permits and to track changes in the tree canopy.
6. Post online all permit requests and permit approvals for public viewing.
7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Beth Reite

[beth.reite@gmail.com](mailto:beth.reite@gmail.com)

908 NW 57th St

Seattle, Washington 98107

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**From:** Nicholas Finnerty <nickyfinn@msn.com>

**Sent:** Friday, May 22, 2020 6:39 PM

**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>

**Subject:** Keep Seattle Livable!

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Nicholas Finnerty

[nickyfinn@msn.com](mailto:nickyfinn@msn.com)

719 N 103RD ST

Seattle, Washington 98133

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**From:** Dana Trethewey <info@email.actionnetwork.org>

**Sent:** Friday, May 22, 2020 6:45 PM

**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>

**Subject:** Please Strengthen Seattle's Tree Ordinance

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Dana Trethewy

[dtrethewy@gmail.com](mailto:dtrethewy@gmail.com)

6801 Greenwood Ave N, Unit 215

Seattle, Washington 98103

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**From:** Gretchen Kurtenacker <info@email.actionnetwork.org>  
**Sent:** Saturday, May 23, 2020 10:32 AM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Update Seattle's Tree Ordinance

**CAUTION: External Email**

Sandra Pinto de Bader,

I am horrified by the beautiful trees schedule for destruction in my neighborhood (First Hill). In a world threatened with the 6th mass extinction event due to global warming wherein adding 1.2 trillion trees would absorb a decade of carbon emissions, why are we removing big gorgeous trees in the city of Seattle? It is emotionally traumatic for people who have lived with neighborhood trees to see them destroyed, especially for the elderly who have admired the same trees for decades. If these architects and developers are so eager to build, then force them to create buildings that co-exist with existing trees. Trees are lives too.

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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7. Expand SDOT's existing tree service provider's registration and certification to register all Tree Service Providers (arborists) working on trees in Seattle.
8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Gretchen Kurtenacker

[gretchenkurt@yahoo.com](mailto:gretchenkurt@yahoo.com)

1200 Boylston Ave, #105

Seattle, Washington 98101

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**From:** Matthew Domarotsky <info@email.actionnetwork.org>  
**Sent:** Saturday, May 23, 2020 12:37 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Please Strengthen Seattle's Tree Ordinance

**CAUTION: External Email**

Sandra Pinto de Bader,

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Matthew Domarotsky

[domarm@gmail.com](mailto:domarm@gmail.com)

6801 Greenwood Ave N, Unit 215

Seattle, Washington 98103

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**From:** Anthony Arendy <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Saturday, May 23, 2020 2:33 PM  
**To:** Pinto de Bader, Sandra <[Sandra.Pinto\\_de\\_Bader@Seattle.gov](mailto:Sandra.Pinto_de_Bader@Seattle.gov)>  
**Subject:** Please Protect Seattle's Trees

**CAUTION: External Email**

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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8. Provide adequate funding in the budget to implement and enforce the updated ordinance.

Anthony Arendy

[arendtaa@gmail.com](mailto:arendtaa@gmail.com)

4847 S. Juneau St.

Seattle, Washington 98118

**From:** Jamil Shoot <info@email.actionnetwork.org>  
**Sent:** Saturday, May 23, 2020 11:24 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Save Our Trees!

**CAUTION: External Email**

Sandra Pinto de Bader,

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Jamil Shoot

[twojunkboxes@icloud.com](mailto:twojunkboxes@icloud.com)

PO Box 101

Mountlake Terrace, Washington 98043

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**From:** Lee Swedin <info@email.actionnetwork.org>  
**Sent:** Sunday, May 24, 2020 12:46 PM  
**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>  
**Subject:** Save our Trees!

**CAUTION: External Email**

Sandra Pinto de Bader,

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Lee Swedin

[lswedin@gmail.com](mailto:lswedin@gmail.com)

4731 46th ave ne

Seattle, Washington 98105

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**From:** Kim Hollins <TRAININGASSESSMENTS@OUTLOOK.COM>

**Sent:** Sunday, May 24, 2020 8:23 PM

**To:** Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>

**Subject:** Save Our Trees!

Sandra Pinto de Bader,

Seattle's trees and urban forest are vital to keeping our city healthy and livable. Trees and the urban forest comprise a vital green infrastructure. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife. They are important for the physical and mental health of our residents.

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Kim Hollins

[TRAININGASSESSMENTS@OUTLOOK.COM](mailto:TRAININGASSESSMENTS@OUTLOOK.COM)

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SeattLEe, Washington 98105

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**From:** David Moehring <dmoehring@consultant.com>

**Sent:** Tuesday, May 26, 2020 5:51 PM

**To:** PRC <PRC@seattle.gov>; SDOTAssets <SDOTAssets@seattle.gov>; Johnson, Greg <Greg.Johnson@seattle.gov>

**Cc:** Dawson, Parker <Parker.Dawson@seattle.gov>; magnolia news - Joe Viera (qamagnewsnwlink.com) <qamagnews@nwlink.com>; Pinto de Bader, Sandra <Sandra.Pinto\_de\_Bader@Seattle.gov>; tcnorlen@spu.edu; president@spu.edu; DOT\_LA <DOT\_LA@seattle.gov>; queenannecc@gmail.com

**Subject:** Narrow Barrett road to support multiple-family development on SPU land

**CAUTION: External Email**

**SUBJECT:**

**SDOT Road Improvements?**

**Narrow Queen Anne West Barrett road should be widened with sidewalk and made safe to support market-rate multiple-family development on SPU land including over 100 trees and environmentally critical area.**

**Please Note this Inquiry to be addressed to all SDCI Projects:**

- 3036095-LU SPU and developer multi-lot boundary adjustment
- 3035990-EG
- 3032263-LU
- 6696698-CN
- 6655438-CN

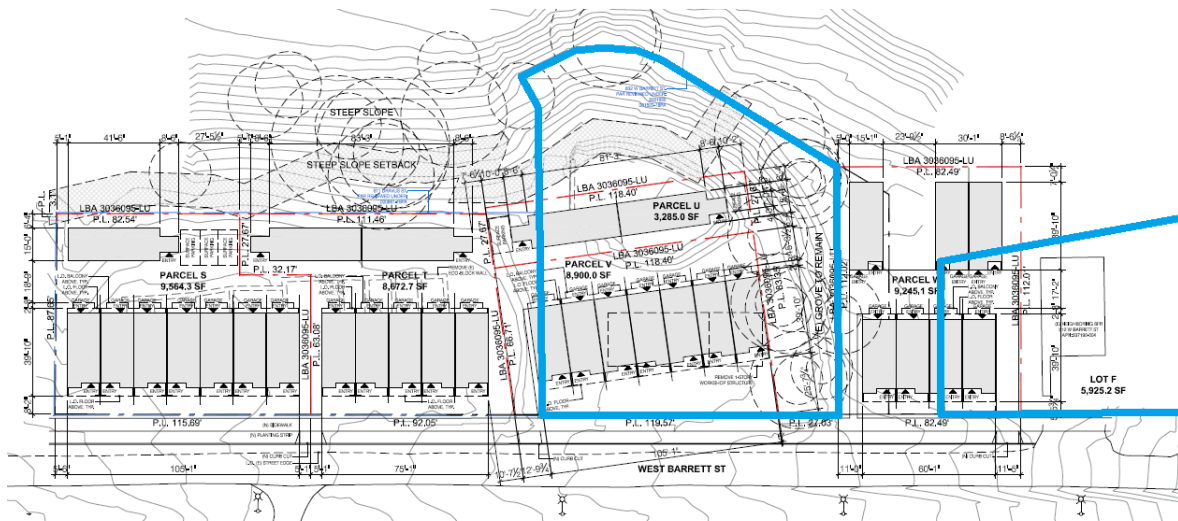
Dear SDOT,

Please advise what the street improvement plans are being considered (including status of about 13 street ROW trees) to widen and add sidewalks along **W BARRETT ST BETWEEN 5TH N AVE W AND**

**8TH E AVE W** (refer to an inquiry made to PRC in July 2018.) Or, if a [public records request](#) is needed, just let me know.

In addition to a request made through PRC, please keep us informed about the public right-of-way at **500 to 632 / 650 W. Barrett St.** (and associated addresses of this development.) Development website: <https://lily-kangaroo-9n3j.squarespace.com/>

In addition to the street improvements, we are especially interested in the **site trees and street tree assessment** and the misaligned use of lot boundary adjustments to convert 3 lots into 5 lots. LBA may not be used to increase the number of lots.



|                    |  |
|--------------------|--|
| ADDRESS   APN:     | 512 W BARRETT ST   APN:337190-0004<br>611 W, DRAVUS ST.   APN: 337190-0005<br>632 W BARRETT ST   APN: 361360-0000<br>700 W BARRETT ST   APN: 337190-0006<br>PIN OF THE SW 1/4, OF THE SE 1/4 OF SEC. 13, TWP. 25 N., RGE 3 EAST, W.M. CITY OF SEATTLE, KING COUNTY, STATE OF WASHINGTON.   |
| LEGAL DESCRIPTION: |  |
| OWNER:             | G PROJECTS   GRAHAM BLACK  |
| ZONING:            | MIC-65-LR2 (M)   |
| PROJECT SCOPE:     | PARCEL S: CONSTRUCTION OF (8) TOWNHOUSES WITH PARKING FOR (10) STALLS.<br>PARCEL T: CONSTRUCTION OF (7) TOWNHOUSES WITH PARKING FOR (8) STALLS ON SITE LOT, (2) PARKING STALLS LOCATED ON PARCEL S WITH SHARED ACCESS EASEMENT. TOTAL OF (7) PARKING STALLS PROVIDED.<br>PARCEL U: CONSTRUCTION OF (2) TOWNHOUSES WITH PARKING FOR (2) STALLS.<br>PARCEL V: CONSTRUCTION OF (7) TOWNHOUSES WITH PARKING FOR (7) STALLS.<br>PARCEL W: CONSTRUCTION OF (7) TOWNHOUSES WITH PARKING FOR (7) STALLS.<br>TOTAL: 31 UNITS ON (6) PARCELS |

PRELIMINARY SITE PLAN  
1/32" = 1' = 1/4"



*Hopefully former Seattle Pioneer and departed Minister Daniel Bagley will not roll over in his grave as the earth begins to move north of the Mt Pleasant Cemetery.*

### **WELCOMING RESIDENTIAL USES ?**

A 31 townhouse development proposed at [632 W Barrett \(and additional lots\)](#) is being planned within a LR2(M) zone north of the cemetery and south of Seattle Pacific University SPU. Reference the attached pdf file called 'Barrett\_3032263-LU' This number of housing units - each with 2 to 3 bedrooms - will result in significantly more vehicle, bicycle and pedestrian traffic given the residential use.

### **NARROW AND BLIND ROAD**

Barrett - between 5th and 8th - is a very **narrow street with blind-spot** hills and no sidewalks (see the attached photos). It is currently and has always been dangerous to drive - and that danger will be compounded by adding multi-family uses along this semi-improved road. For this area, the [Seattle Department of Transportation](#) website does not seem to show any <http://www.seattle.gov/transportation/projects-and-programs/current-projects>

This will also be important if the development relies on some degree of on-street parking capacity.

### **ENVIRONMENTAL IMPACTS**

By the Seattle Municipal Code, the development is a "Functionally-related" site... sharing vehicle access and perhaps utilities. In addition to tree canopy, this development includes significant amount of grade alterations with existing Environmental Critical Areas. ECA.

### **QUESTION LOT BOUNDARY ADJUSTMENTS from MULTIPLE PROPERTY OWNERS AND KING COUNTY PARCELS ?**

Lot Boundary Adjustments are not permitted to be used to create new lots. Instead, LBA are intended for minor adjustments that do not involve discretionary decisions by the Department Director. LBA 3036095-LU should not apply in this case as it involves three King County address of 512, 632 and 650 Barrett. Moreover, the development is composed of an assembly of the lots with ownership shared between SPU and Developer Mr. Graham Black (Friday Harbor) are significant transformations of lot boundaries transitioning about 7,000 square feet of land area back from SPU to Mr. Graham's interests as QA2 LLC.

The existing three (3) lot areas for these parcels totalling **30,007 square feet** lot area are:

- 512 W. Barrett = 8,560 SF
- 632 W. Barrett = 16,167 SF
- 650 W. Barrett = 5,280 SF

The proposed five (5) lots totalling **~37,606 square feet** are now shown as:

- Parcel A (or S) = ~9,564 SF
- Parcel B (or T) = ~6,644 SF
- parcel C (or U) = ~3,275 SF
- Parcel D (or V) = ~8,883 SF
- Parcel E (or W) = ~9,240 SF



Needless to indicate... the before and after lot areas does not add up. SPU dorm land is being used in some way. This is not a minor lot boundary adjustment. It is more of a private development land grab from the institution that requires more multi-department review than usual. The development should certainly be considered for the institutional land use, accordingly.

**EXCEPTIONAL TREES AND TREE GROVES**

Apply Seattle Municipal Code requirements on tree projections. Of approximately 117 trees on or adjacent to a Queen Anne development at 632 W. Barrett St, there are at least **36 trees which are either deemed Exceptional** or exist as part of a protected tree grove. SMC requires maximum retention of existing trees in short plat subdivisions, which is actually what is required here as this proposes significant lot boundary adjustments and change in the number of lots. (LBA to historical lots simply adjust the boundaries of the historical reference parcels used in lot platting descriptions. ):

|                       |
|-----------------------|
| ROW TREES             |
| Trees on SPU property |

| Tree # | Species                                       | DBH inches | Drip Line Radius feet | Health 1,2,3 | Structure 1,2,3 | Category or other |
|--------|---|------------|-----------------------|--------------|-----------------|-------------------|
| 6      | Acer macrophyllum<br>Big-leaf maple           | 50"        | 30'                   | 2            | 3               | Exceptional       |
| 54     | Acer macrophyllum<br>Big-leaf maple           | 39         | 25                    | 1            | 2               | Exceptional       |
| 68     | Acer macrophyllum<br>Big-leaf maple           | 39         | 16 - S                | 2            | 2               | Exceptional       |
| 100    | Acer macrophyllum<br>Big-leaf maple           | 33         | 24                    | 2            | 2               | Exceptional       |
| C      | Populus nigra 'Italica'<br>Lombardy poplar    | 43"        | 10' N                 | 1            | 2               | Exceptional       |
| D      | Acer macrophyllum<br>Big-leaf maple           | 40"        | 11' N                 | 1-2          | 2               | Exceptional       |
| E      | Acer macrophyllum<br>Big-leaf maple           | 40"        | 18' N                 | 2            | 2               | Exceptional       |
| 22     | Cedrus atlantica 'Glauca'<br>Blue atlas cedar | 17"        | 16'                   | 1            | 1-2             | Grove             |
| 23     | Populus trichocarpa<br>Black cottonwood       | 19" *      | 35' N                 | 1            | 2               | Grove             |

|    |   |        |       |   |   |       |
|----|---|--------|-------|---|---|-------|
| 24 | Populus trichocarpa<br>Black cottonwood | 9.5"   | 14' W | 1 | 2 | Grove |
| 25 | Populus trichocarpa<br>Black cottonwood | 19" *  | 25' E | 1 | 2 | Grove |
| 26 | Populus trichocarpa<br>Black cottonwood | 29.748 | 20'   | 1 | 1 | Grove |
| 27 | Populus trichocarpa<br>Black cottonwood | 9" *   | 18'   | 1 | 2 | Grove |
| 28 | Populus trichocarpa<br>Black cottonwood | 9" *   | 6'    | 2 | 2 | Grove |
| 29 | Populus trichocarpa<br>Black cottonwood | 24" *  | 20'   | 1 | 2 | Grove |
| 55 | Acer macrophyllum<br>Big-leaf maple     | 20     | 18    | 1 | 2 | Grove |
| 56 | Acer macrophyllum<br>Big-leaf maple     | 19.5   | 17    | 1 | 2 | Grove |
| 57 | Acer macrophyllum<br>Big-leaf maple     | 12.5   | 13    | 1 | 2 | Grove |
| 58 | Acer macrophyllum<br>Big-leaf maple     | 22.5   | 13    | 1 | 1 | Grove |
| 59 | Acer macrophyllum<br>Big-leaf maple     | 13     | 16    | 2 | 2 | Grove |
| 79 | Acer macrophyllum<br>Big-leaf maple     | 18     | 16    | 1 | 2 | Grove |
| 81 | Acer macrophyllum<br>Big-leaf maple     | 12     | 13    | 1 | 2 | Grove |
| 82 | Acer macrophyllum<br>Big-leaf maple     | 16     | 13    | 1 | 2 | Grove |
| 83 | Acer macrophyllum<br>Big-leaf maple     | 15     | 18    | 1 | 2 | Grove |
| 86 | Acer macrophyllum<br>Big-leaf maple     | 12     | 15    | 1 | 2 | Grove |
| 90 | Acer macrophyllum<br>Big-leaf maple     | 12.5   | 21    | 2 | 2 | Grove |
| 92 | Acer macrophyllum<br>Big-leaf maple     | 12.5   | 12    | 1 | 2 | Grove |

|     |  |      |    |   |   |       |
|-----|--|------|----|---|---|-------|
| 93  | Acer macrophyllum<br>Big-leaf maple        | 19   | 20 | 1 | 2 | Grove |
| 94  | Acer macrophyllum<br>Big-leaf maple        | 16.5 | 21 | 1 | 2 | Grove |
| 95  | Acer macrophyllum<br>Big-leaf maple        | 15.5 | 17 | 1 | 2 | Grove |
| 96  | Acer macrophyllum<br>Big-leaf maple        | 14.5 | 21 | 1 | 2 | Grove |
| 97  | Acer macrophyllum<br>Big-leaf maple        | 12   | 15 | 1 | 2 | Grove |
| 98  | Acer macrophyllum<br>Big-leaf maple        | 16   | 13 | 1 | 2 | Grove |
| 99  | Acer macrophyllum<br>Big-leaf maple        | 21   | 21 | 1 | 2 | Grove |
| 103 | Populus nigra 'Italica'<br>Lombardy poplar | 31   | 12 | 1 | 2 | Grove |
| 104 | Populus nigra 'Italica'<br>Lombardy poplar | 25   | 9  | 1 | 2 | Grove |

Regards,

David Moehring  
TreePAC Member

[dmoehring@consultant.com](mailto:dmoehring@consultant.com)



**KING COUNTY PARCEL INFORMATION :**

Taxpayer name: BLACK GRAHAM P

Address: 632 W BARRETT ST 98119

Lot area: 16,197

Address: 650 W DRAVUS ST 98119

Lot area: 5,280

Taxpayer name: SEATTLE PACIFIC UNIVERSITY

Address: 512 W BARRETT ST 98119

Lot area: 8,560

Taxpayer name: SEATTLE PACIFIC UNIVERSITY

Address: 500 W BARRETT ST 98119

Lot area: 5,778

3371900005

Property name: SEATTLE PACIFIC UNIVERSITY DORMS

Jurisdiction: SEATTLE

Taxpayer name: SEATTLE PACIFIC UNIVERSITY

Address: 611 W DRAVUS ST 98119

Lot area: 269,636

**SEATTLE DEPT OF CONSTRUCTION AND INSPECTION INFORMATION**

project 3035990-EG

3032263-LU

6696698-CN

6655438-CN

Addresses: 632 W Barrett Street / 611 West Dravus

Contacts Greg Johnson, SDCI; Malli Anderson, SDCI; Jackson Koch-Keenan, SDOT, Ray Ramos, City Light; Angela Wallis, SPU; Steve Bull, Graham Black (architect and developer)

The proposed work includes 5 separate lots to be established through an LBA and associated design review, MUP, and construction permits for 31 dwelling units. Work anticipates 5 separate construction permits and three separate design review documents due to functionally related lots. Design review to include both SDR and ADR. Existing Zoning MIO 65 (for SPU) / LR2 (M) lowrise multi-family.

**ARE THE SPU TRUSTEES IN THE KNOW?:**

- Gary Ames
- Dr. Tina Chang, Vice Chair
- Cedric Davis, Chair
- Becky Gilliam, Secretary
- Kevin Johnson
- Dean Kato
- Dr. Daniel Martin, President
- Mark Mason
- Dr. Pete Menjares
- Dr. Denise Martinez
- Michael McKee
- Daryl Miller, Treasurer
- Dr. George Parker
- Mike Quinn
- Leslie Vander Griend
- Dennis Weibling
- Dr. Matthew Whitehead
- Dr. Deborah Wilds

**JULY 2018 INQUIRY (DRAWING PLANS SINCE REVISED)**

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**Sent:** Thursday, July 12, 2018 at 8:49 PM  
**From:** "David Moehring" <[dmoehring@consultant.com](mailto:dmoehring@consultant.com)>  
**To:** "PRC@seattle.gov" <[prc@seattle.gov](mailto:prc@seattle.gov)>  
**Cc:** "Sharon LeVine" <[slevineusc@yahoo.com](mailto:slevineusc@yahoo.com)>, "DOT\_SeattleTrees" <[seattle.trees@seattle.gov](mailto:seattle.trees@seattle.gov)>  
**Subject:** Narrow Barrett road supporting multiple family development?  
Dear PRC,

Please keep me and others informed on the applications for #3032263 or similar interdependent development associated with this address of 632 W BARRETT ST (Queen Anne ) which includes the Construction of (11) eleven townhouses off an alley-type road.

The application says no work in the street is required. Yet this road which runs along the north side of the cemetery is not passable by two cars in opposite directions. The site is also heavily wooded around an existing building.

<https://cosaccela.seattle.gov/portal/cap/CapDetail.aspx?type=1000&fromACA=Y&agencyCode=SEATTLE&Module=DPDPermits&capID1=18DPD&capID2=00000&capID3=14442>

Please identify what work will be done to the STREET ROW in order to adequately support the proposed multiple family development.

David Moehring  
3444 23rd ave W, #B  
[Dmoehring@consultant.com](mailto:Dmoehring@consultant.com)

| Document  | Size   | Date     | Record #                    | Record Type                         |
|---|--------|----------|-----------------------------|-------------------------------------|
| <a href="#">Pre-Submittal-Approved Notes/Minutes</a>                      | 41 KB  | 04/06/20 | <a href="#">3035990-EG</a>  | Early Design Guidance               |
| <a href="#">Record Snapshot</a>   | 80 KB  | 03/23/20 | <a href="#">001175-20PA</a> | Building & Land Use Pre-Application |
| <a href="#">Preliminary Assessment Report</a>                             | 99 KB  | 03/20/20 | <a href="#">001175-20PA</a> | Building & Land Use Pre-Application |
| <a href="#">Site Photos</a>   | 48 MB  | 03/10/20 | <a href="#">001175-20PA</a> | Building & Land Use Pre-Application |
| <a href="#">PASV Authorization Letter</a>                                 | 18 KB  | 03/04/20 | <a href="#">001175-20PA</a> | Building & Land Use Pre-Application |
| <a href="#">PASV Authorization Letter</a>                                 | 18 KB  | 03/04/20 | <a href="#">001175-20PA</a> | Building & Land Use Pre-Application |
| <a href="#">PASV Authorization Letter</a>                                 | 18 KB  | 03/04/20 | <a href="#">001175-20PA</a> | Building & Land Use Pre-Application |
| <a href="#">Site Plan</a>   | 516 KB | 02/25/20 | <a href="#">001175-20PA</a> | Building & Land Use Pre-Application |
| <a href="#">Statement of Financial Responsibility/Agent Authorization</a> | 148 KB | 02/25/20 | <a href="#">001175-20PA</a> | Building & Land Use Pre-Application |
| <a href="#">EDG Presub Coversheet</a>                                     | 217 KB | 01/24/20 | <a href="#">3035990-EG</a>  | Early Design Guidance               |
| <a href="#">FEASIBILITY UPDATE</a>  | 352 KB | 01/24/20 | <a href="#">3035990-EG</a>  | Early Design Guidance               |

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