

Emails sent by Seattle residents regarding the tree protection ordinance through February 22, 2021.

From: Thaler, Toby <Toby.Thaler@seattle.gov>

Sent: Thursday, December 31, 2020 1:34 PM

To: Postlewait, Christina <Christina.Postlewait@Seattle.gov>; Larsen, Shauna <Shauna.Larsen@seattle.gov>

Cc: An, Noah <Noah.An@seattle.gov>; Dawson, Parker <Parker.Dawson@seattle.gov>;

DOT_SeattleTrees <Seattle.Trees@seattle.gov>; Pinto Urrutia, Sandra

<Sandra.PintoUrrutia@seattle.gov>; Weston Brinkley <weston@streetsoundsecology.com>; J. Terrell <3terrell@gmail.com>

Subject: Fw: Healthy Sycamore tree (150 years old) scheduled to be removed

I have looked through the EDMS files on this project referenced by J. Terrell and have concerns and questions. Can you please have SDCI and SDOT respond before the City owned exceptional tree in question is removed?

In light of the lack of adequate publicly available supporting documents concerning imminent exceptional tree removal, I suggest that it would be appropriate for SDOT to request a delay by the applicant before action is taken to remove this irreplaceable-in-our-lifetime public asset.

My specific concerns and question:

- I cannot find an arborist's report in the file. The document "SDOTTREE0001040" refers to an arborist, but there is no report supporting tree removal. The DR package contains no explicit information about tree retention or removal, although it is clear from a careful reading that the project plans call for removal of the exceptional public tree.

- The ADR decision does not consider or address two relevant Design Review Guidelines:

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. ...

and

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. ...

- Does SEPA apply to this project? I do not see a checklist or any reference to SEPA in the documents in the publicly available files.

Thank you,

Toby Thaler

Legislative Aide to

City Councilmember

Alex Pedersen, [District 4](#)

Seattle, Washington

Office: 206-640-8804

Direct: 206-256-6267

E-Mail: toby.thaler@seattle.gov

www.seattle.gov/council/Pedersen

Note: *Any e-mails received on this account may be subject to public disclosure.*

From: J. Terrell <3terrell@gmail.com>

Sent: Wednesday, December 30, 2020 12:17 PM

To: LEG_CouncilMembers <council@seattle.gov>

Subject: Healthy Sycamore tree (150 years old) scheduled to be removed

CAUTION: External Email

Dear Council Members,

On Harrison Street between Queen Anne Avenue North and 1st Ave North, three trees are scheduled to be removed, (Record SDOTTREE0001040) (attached as a PDF). They are being removed to enable a private construction project. One of the trees is a Healthy Sycamore tree (London Plane) with a diameter of 48 inches and is over 150 years old. They live for 600 years. They have a wide leaf canopy. The trees scheduled to be removed are less than one block from the Climate Pledge Arena.

The notification from SDOT (attached) states incorrectly that it was posted on December 18, 2020. I walk by these trees daily. The notice was posted on the 28th of December 2020. The notice states incorrectly that the tree is unhealthy. The tree is not unhealthy as you can see from the google photo taken in May 2019 (attached). The notification states incorrectly that it cannot be retained due to public construction conflict. This construction project parcel # (DV0337418) is private for profit, not public.

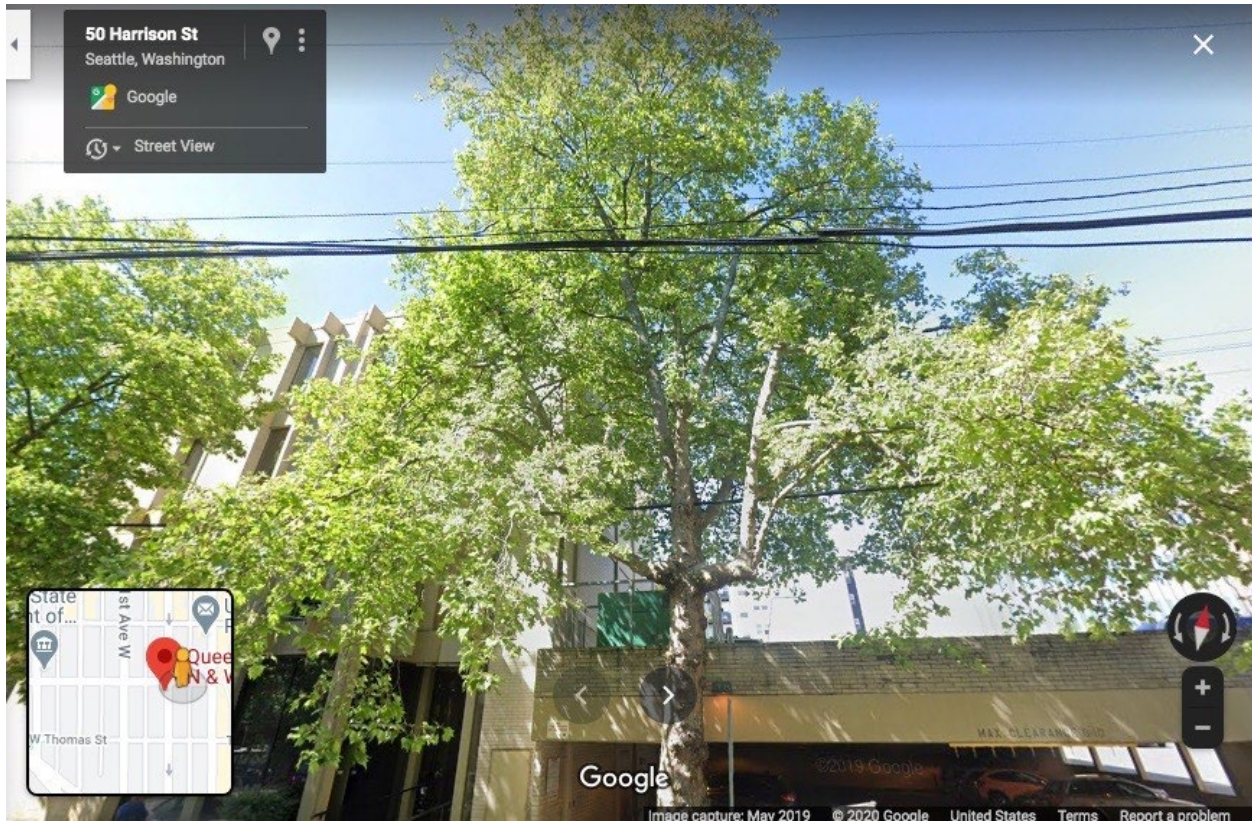
This tree can and should be retained for the people of Seattle and their descendants.

Each of these trees can absorb more than 48 pounds of air pollution and produce at least 260 pounds of oxygen per year. They provide much needed shade in the summer. It would be a great loss to the people of Seattle and all the visitors to the Climate Pledge Arena if these trees are removed.

Can you please help, or forward my email to someone that can help.

Thank you,
Janice Terrell

For further information, please see project (3033479-LU) and (3033395-EG)





SDOT
Seattle Department of Transportation

Tree Removal Public Notice

Address: 400 Queen Anne Ave N

SDOT Urban Forestry is proposing to remove and replace this tree
Reason(s) for proposed removal:

- Hazardous Tree
- Poses a Public Safety Hazard
- Exhibits poor health or poor vigor, so that removal is justified
- Cannot be successfully retained, due to public construction conflict
- Other:

This Notification Posted On: 12/18/2020

Inspected by: A Kilborn
Please direct questions to:
City Arborist - Seattle Municipal Tower
P.O. Box 34996
Seattle, WA 98124-4996
Seattle.Trees@Seattle.gov
(206) 684-TREE (8733)

From: Janelle K Jacobs <janellej2727@comcast.net>

Sent: Monday, January 4, 2021 5:20 PM

To: PRC <PRC@seattle.gov>

Cc: TreesforSeattle <TreesforSeattle@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>

Subject: 2720 Eastlake - Project Number: 3036447-LU

CAUTION: External Email

Please see attached letter with comments on this project.

Thank you.

Janelle Jacobs

Janelle Jacobs
Cell 206-660-7931

Attachments:

Comment letter on 2720 Eastlake project

Photo of the alley



Janelle K. Jacobs
2727 Franklin Avenue East, #101
Seattle, WA 98102
H - (206) 323-0893 Cell - (206) 660-7931
janellej2727@comcast.net

January 4, 2021

PRC@seattle.gov
Department of Construction & Inspections
ATTN: Public Resource Center
PO Box 34019
Seattle, WA 98124 - 4019

Re: 2720 Eastlake
Project Number: 3036447-LU

Hello,

These are my comments on the 2720 Eastlake project. I have submitted comments previously. I am opposed to the project as described for the following reasons:

- Out of scale with the neighborhood

The building as proposed will be 7 stories, much higher than the surrounding area, which contains buildings 2-4 stories high. I live directly across the alley from this site. The proposed building will tower over my condominium, taking all light and sun from the current residents. I have lived here for more than 30 years. The building was not allowed under previous zoning, but is a result of the Seattle City Council's rezone in 2019. My neighbors and I had no way to know that a building of this size and footprint would be built on this site when we purchased our homes.

I am aware that other projects already in the pipeline for Eastlake Avenue East may be of similar height. However, the project on the 2500 block is across from a playground and will not affect any residents' views or light. The project pending on the 3100 block of Eastlake Avenue East is across from the I-5 freeway and will not block any residents' views or light.

- Destruction of vegetation and habitat for urban wildlife

As I read the documents, it appears that every stitch of vegetation on the site will be destroyed and mature street trees will be replaced by saplings at the end of the project. This will not support the

numerous birds and animals that now frequent the site. (See Addendum for list.) Previously the city allowed the 2701 Eastlake project to destroy and not replace a stand of mature evergreen trees on the north boundary of that property, directly across Eastlake Avenue East from this proposed building. Seattle's tree canopy is disappearing, and projects such as 2720 Eastlake and 2701 Eastlake are exacerbating the problem.

- Commercial space is not needed in the neighborhood

There is no need for additional commercial and retail space at this time. All one has to do is walk on Eastlake Avenue East to see commercial space that has been vacant for years. (2300 block, 2701 Eastlake, 2849-2851 Eastlake)

- Alley is in deplorable condition

The alley to the east of this site is already narrow. The proposal would place a brick wall mere feet from my deck. The alley is used as a thoroughfare by garbage trucks (multiple times per day), construction vehicles, and delivery vehicles because Franklin Avenue East and Edgar Street are too narrow to provide easy access for these vehicles.

The alley is prone to flooding. There is inadequate drainage. Water pools in the alley every time it rains, and seeps through cracks into the present parking lot on this site, making the land unstable.

Parking garage access as proposed on the southern border of the property will increase the already heavy traffic in this narrow alley.

Sincerely,

Janelle K. Jacobs

Addendum:

I observed the following wildlife on this site during 2020:

Hummingbirds

Crows

Robins

Flicker

Seagulls

Swallows

Black-capped chickadees

White-crowned sparrow

Rabbits

Squirrels

Butterflies

Dragonflies

From: michaeloxman <michaeloxman@comcast.net>
Sent: Friday, January 15, 2021 11:49 AM
To: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>
Subject: RE: HB1114

CAUTION: External Email

- HOUSE BILL 1216
-
- State of Washington
-
- 67th Legislature
-
- 2021 Regular Session
-
- By Representatives Ramos and Callan; by request of Department of Natural Resources
-
- AN ACT Relating to urban and community forestry; amending RCW 76.15.005, 76.15.007, 76.15.010, 76.15.020, 76.15.030, 76.15.050, 76.15.060, 76.15.090, 35.92.390, 35A.80.040, 80.28.300, 89.08.520, 79.105.150, 43.155.120, 70A.135.070, 79A.15.040, 36.01.260, 54.16.400, 89.08.590, 79.105.630, and 79A.15.150; adding new sections to chapter 76.15 RCW; creating a new section; and repealing RCW 35.105.010, 35.105.020, 35.105.030, 35.105.040, 35.105.050, 35.105.060, 35.105.070, 35.105.080, 35.105.090, 35.105.100, 35.105.110, 35.105.120, 76.15.070, and 76.15.080.
-
- BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:
-
- NEW SECTION. Sec. 1. (1) The legislature finds that preservation and enhancement of city trees and urban forests contributes multiple benefits, including stormwater management, carbon sequestration, local air and water quality enhancements, and fish and wildlife habitat, and is a cost-effective way to meet these objectives. The legislature further finds that climate change is impacting our state in numerous ways, including

summer heat waves, heavier winter rains, and lower air quality, all of which can be improved by increased tree canopy. The legislature further finds that modern and well-crafted urban forestry programs can have significant additional benefits related to human health, especially when delivered in highly impacted communities with higher health disparities and that also have lower existing tree canopy. Significant research exists demonstrating health benefits of trees and green spaces, including air and water quality improvements, positive emotional responses to being in nature, physical activity, and social cohesion through interacting in public green spaces. Furthermore, the legislature finds that Washington state faces continued urgency in adequately protecting essential salmon habitat, which is necessary to promote salmon recovery and thus help protect our endangered southern resident killer whale population. It is the intent of the legislature to enhance urban forestry programs that maximize cobenefits related to human health and salmon recovery.

-

- (2) The legislature further recognizes that the existing evergreen communities act, in chapter 76.15 RCW and related programs in state law, established a successful framework for supporting urban forestry in Washington state. That act established the need for tools including canopy assessment and regional tree canopy analysis, and targeted technical assistance to support cities and counties seeking to deliver impactful urban forestry programs. The legislature intends to modernize and add capacity to the evergreen communities act by utilizing information and analysis around environmental health disparities and salmon recovery plans, and increasing capacity for the delivery of an urban forestry program in order to strengthen and enhance the impacts of this act and to expand participation to include federally recognized tribes and other community-based organizations.

-

- Sec. 2. RCW 76.15.005 and 1991 c 179 s 1 are each amended to read as follows:

-

- (1) Trees and other woody vegetation are a necessary and important part of community ((and urban)) environments. ((Community and urban))Urban and community forests have many values and uses including conserving energy, reducing air and water pollution and soil erosion, contributing to property values, attracting business, reducing glare and noise, providing aesthetic and historical values, providing wood products, and affording comfort and protection for humans and wildlife.

-

- (2) ((As urban and community areas in Washington state grow, the need to plan for and protect community and urban forests increases. Cities and communities benefit from assistance in developing and maintaining community and urban forestry programs that also address future growth.

-

- (3) Assistance and encouragement in establishment, retention, and enhancement of these forests and trees by local governments, citizens, organizations, and professionals are in the interest of the state based on the contributions these forests make in preserving and enhancing the quality of life of Washington's municipalities and counties while providing opportunities for economic development))As urban and community areas in Washington state grow, the need to plan for, promote, and manage urban and community forests increases. Cities and communities benefit from assistance in developing and maintaining urban and community forestry programs that also address future growth.

-

- (3) Assistance and encouragement in the establishment, retention, and enhancement of these forests and trees by local governments, residents, organizations, and professionals are in the interest of the state based on the contributions these forests make in preserving and enhancing the quality of life of Washington's cities, counties, and tribal lands while providing opportunities for economic development.

-

- (4) Well-maintained urban forests deliver local air and water quality benefits that can have positive impacts on human health.

-

- (5) Increased tree canopy in urban areas can positively impact salmon populations through stormwater management and reduction of stream temperatures, thereby improving critical salmon habitat.

-

- Sec. 3. RCW 76.15.007 and 1991 c 179 s 2 are each amended to read as follows:

-

- The purpose of this chapter is to:

-

- (1) Encourage ((planting and maintenance and management of trees in the state's municipalities and counties and maximize the potential of tree and vegetative cover in improving the quality of the environment.

-
- (2) Encourage the coordination of state and local agency activities and maximize citizen participation in the development and implementation of community and urban forestry-related programs.
-
- (3) Foster healthy economic activity for the state's community and urban forestry-related businesses through cooperative and supportive contracts with the private business sector.
-
- (4) Facilitate the creation of employment opportunities related to community and urban forestry activities including opportunities for inner city youth to learn teamwork, resource conservation, environmental appreciation, and job skills.
-
- (5) Provide meaningful voluntary opportunities for the state's citizens and organizations interested in community and urban forestry activities))planning for, planting, maintaining, and managing of trees in the state's cities, counties, and tribal lands and maximize the potential of tree and vegetative cover in improving the quality of the environment;
-
- (2) Encourage the coordination of activities by state, local agency, and federally recognized tribes, and maximize resident participation in the development and implementation of urban and community forestry-related programs, including through capacity building to facilitate participation from new partners;
-
- (3) Foster healthy economic activity for the state's urban and community forestry-related businesses through cooperative and supportive contracts with the private business sector;
-
- (4) Facilitate the creation of employment opportunities related to urban and community forestry activities, including opportunities for youth, especially in urban areas, to learn teamwork, resource conservation, environmental appreciation, and job skills;
-
- (5) Provide meaningful voluntary opportunities for the state's residents and organizations interested in urban and community forestry activities;

-
- (6) Contribute to improved human health through targeted delivery of programs and activities in highly impacted communities with greater health disparities;
-
- (7) Contribute to salmon and orca recovery through targeted delivery of programs and activities in regions that include important salmon habitat identified by regional salmon recovery plans.
-
- Sec. 4. RCW 76.15.010 and 2008 c 299 s 23 are each amended to read as follows:
-
- ((Unless the context clearly requires otherwise, the))The definitions in this section apply throughout this chapter unless the context clearly requires otherwise.
-
- (1) ("Community and urban forest" is that land in and around human settlements ranging from small communities to metropolitan areas, occupied or potentially occupied by trees and associated vegetation. Community and urban forestland may be planted or unplanted, used or unused, and includes public and private lands, lands along transportation and utility corridors, and forested watershed lands within populated areas.
-
- (2) "Community and urban forest assessment" has the same meaning as defined in RCW 35.105.010.
-
- (3) "Community and urban forest inventory" has the same meaning as defined in RCW 35.105.010.
-
- (4) "Community and urban forestry" means the planning, establishment, protection, care, and management of trees and associated plants individually, in small groups, or under forest conditions within municipalities and counties.
-
- (5)) "Department" means the department of natural resources.
-
- (((6) "Municipality" means a city, town, port district, public school district, community college district, irrigation district, weed control district, park district, or other political subdivision of the state.

-
- (7) "Person" means an individual, partnership, private or public municipal corporation, Indian tribe, state entity, county or local governmental entity, or association of individuals of whatever nature.)
-
- (2) "Evergreen community" means a city, town, or county designated as such under RCW 76.15.090.
-
- (3) "Highly impacted community" has the same meaning as defined in RCW 19.405.020 or an equivalent cumulative impacts analysis that identifies the environmental health conditions of communities as a factor of both environmental health hazards and vulnerable populations as defined in RCW 19.405.020.
-
- (4) "Management plan" means an urban forest management plan developed pursuant to this chapter.
-
- (5) "Tree canopy" means the layer of leaves, branches, and stems of trees that cover the ground when viewed from above and that can be measured as a percentage of a land area shaded by trees.
-
- (6) "Tribes" means any federally recognized Indian tribes whose traditional lands and territories include parts of the state.
-
- (7) "Urban and community forest" or "urban forest" is that land in and around human settlements ranging from small communities to metropolitan areas, occupied or potentially occupied by trees and associated vegetation. Urban and community forestland may be planted or unplanted, used or unused, and includes public and private lands, lands along transportation and utility corridors, and forested watershed lands within populated areas.
-
- (8) "Urban and community forest assessment" or "urban forest assessment" means an analysis of the urban and community forest inventory to: Establish the scope and scale of forest-related benefits and services; determine the economic valuation of such benefits, highlight trends, and issues of concern; identify high priority areas to be addressed; outline strategies for addressing the critical issues and urban landscapes;

and identify opportunities for retaining trees, expanding forest canopy, and planting additional trees to sustain Washington's urban and community forests.

-
- (9) "Urban and community forest inventory" or "urban forest inventory" means a management tool designed to gauge the condition, management status, health, and diversity of an urban and community forest. An inventory may evaluate individual trees or groups of trees or canopy cover within urban and community forests, and will be periodically updated by the department.

-
- (10) "Urban and community forestry" or "urban forestry" means the planning, establishment, protection, care, and management of trees and associated plants individually, in small groups, or under more naturally forested conditions within cities, counties, and tribal lands.

-
- (11) "Urban and community forestry ordinance" or "urban forestry ordinance" is an ordinance developed by a city, county, or tribe that promotes urban forestry management and care of trees.

-
- (12) "Vulnerable populations" has the same meaning as defined in RCW 19.405.020.

-
- Sec. 5. RCW 76.15.020 and 2008 c 299 s 3 are each amended to read as follows:

-
- (1) The department may establish and maintain a program in ((community and urban forestry to accomplish the purpose stated in RCW 76.15.007. The department may assist municipalities and counties in establishing and maintaining community and urban forestry programs and encourage persons to engage in appropriate and improved tree management and care.

-
- (2) The department may advise, encourage, and assist municipalities, counties, and other public and private entities in the development and coordination of policies, programs, and activities for the promotion of community and urban forestry.

-
- (3) The department may appoint a committee or council, in addition to the technical advisory committee created in RCW 76.15.080 to advise the department in establishing and carrying out a program in community and urban forestry.

-
- (4) The department may assist municipal and county tree maintenance programs by making surplus equipment available on loan where feasible for community and urban))urban and community forestry to accomplish the purpose stated in RCW 76.15.007. The department may assist cities, counties, and federally recognized tribes in establishing and maintaining urban and community forestry programs and encourage appropriate and improved tree management and care.
-
- (2) The department may advise, encourage, and assist cities, counties, tribes, and other public and private entities in the development and coordination of policies, programs, and activities for the promotion of urban and community forestry.
-
- (3) The department may appoint a committee or council to advise the department in establishing and carrying out a program in urban and community forestry.
-
- (4) The department may assist municipal and county tree maintenance programs by making surplus equipment available on loan where feasible for urban and community forestry programs and cooperative projects.
-
- Sec. 6. RCW 76.15.030 and 1991 c 179 s 5 are each amended to read as follows:
-
- The department may:
-
- (1) Receive and disburse any and all moneys contributed, allotted, or paid by the United States under authority of any act of congress for the purposes of this chapter.
-
- (2) Receive such gifts, grants, bequests, and endowments and donations of labor, material, seedlings, and equipment from public or private sources as may be made for the purpose of carrying out the provisions of this chapter, and may spend the gifts, grants, bequests, endowments, and donations as well as other moneys from public or private sources.
-
- (3) Charge fees for attendance at workshops and conferences, and for various publications and other materials that the department may prepare.
-

- (4) Enter into agreements and contracts with ((persons having community and urban))cities, counties, tribes, nonprofit organizations, and others having urban and community forestry-related responsibilities.
-
- Sec. 7. RCW 76.15.050 and 1993 c 204 s 10 are each amended to read as follows:
-
- The department may enter into agreements with one or more nonprofit organizations whose primary purpose is urban tree planting. The agreements ((shall be to further public education about and support for urban tree planting, and for obtaining voluntary activities by the local community organizations in tree planting programs. The agreements shall ensure that such programs are consistent with the purposes of the community and urban))must be directed at furthering public education about and support for urban tree planning, planting, establishment, care, and long-term maintenance, and for obtaining voluntary activities by the local community organizations in tree planting programs. The agreements must ensure these programs are consistent with the purposes of the urban and community forestry program under this chapter.
-
- Sec. 8. RCW 76.15.060 and 1993 c 204 s 11 are each amended to read as follows:
-
- The department ((shall encourage urban planting of tree varieties that are site-appropriate and provide the best combination of energy and water conservation, fire safety and other safety, wildlife habitat))must encourage urban planting and care through establishment and long-term management of trees, encouraging varieties that are site-appropriate and provide the best combination of energy and water conservation, fire safety and other safety, wildlife habitat, stormwater management, and aesthetic value. The department may provide technical assistance in developing programs in tree planting for energy conservation in areas of the state where such programs are most cost-effective. The department must conduct analyses and prioritize target regions for delivery of programs, policies, and activities that include criteria related to human health and salmon recovery data as provided in section 9 of this act.
-
- NEW SECTION. Sec. 9. A new section is added to chapter 76.15 RCW to read as follows:
-

- (1) The department must conduct analyses of the needs and opportunities related to urban forestry in Washington by assessing tree canopy cover and urban forestry inventory data.
 -
 - (a) The department must utilize existing recent tree canopy study and inventory data when available.
 -
 - (b) The department may add additional canopy analysis in regions where adequate data is not available through internal analysis and the use of research consultants as needed.
 -
 - (c) In collaboration with local governments, the department may conduct prioritized inventories of urban forests where adequate data is not available.
 -
- (2) The department must identify priority regions for the implementation of urban forestry programs. Priority must be determined through the use and review of analyses and tools including, but not limited to, the following:
 -
 - (a) Canopy analysis and inventory of urban and community forestry data as determined in subsection (1)(a) of this section;
 -
 - (b) Health disparity mapping tools that identify highly impacted communities such as the department of health's Washington tracking network. Communities should be identified at the census tract level;
 -
 - (c) Salmon and orca recovery data including, but not limited to, the Puget Sound partnership action agenda and other regional and statewide salmon and orca recovery plans and efforts, to target program delivery in areas where there are significant opportunities related to salmon and orca habitat and health; and
 -
 - (d) The department's 20-year forest health strategic plan.
 -
- (3) The department may consult with external experts as part of the review and analysis that will determine priority regions for the purposes of this chapter. Consultation may be conducted with experts such as: Other state agencies; a statewide

organization representing urban and community forestry programs; health experts; salmon recovery experts; and other technical experts as needed.

-
- (4) The department must consult with the appropriate tribes in watersheds where urban forestry work is taking place.
-
- (5) The department shall, through its analysis and consultation, seek to identify areas where urban forestry will generate the greatest confluence of benefits in relation to canopy needs, health disparities, and salmon habitat.
-
- (6) The department must ensure a minimum of 50 percent of the resources used in delivering the policies, programs, and activities of this chapter are benefiting vulnerable populations and are delivered in or within one-quarter mile of highly impacted communities as identified by the tools described in subsection (2)(b) of this section, and scale these resources so the most resources are allocated to the highest impacted communities within these areas. This includes resources for establishing and maintaining new trees as well as maintenance of existing tree canopy.
-
- (7) The department shall conduct a statewide inventory of urban and community forests using urban forest inventory and assessment protocols established by the United States forest service to produce statistically relevant estimates of the quantity, health, composition, and benefits of urban trees and forests. Inventory data must be maintained and periodically updated.
-
- NEW SECTION. Sec. 10. A new section is added to chapter 76.15 RCW to read as follows:
 -
 - (1) The department must provide technical assistance and capacity building resources and opportunities to cities, counties, federally recognized tribes, and other public and private entities in the development and coordination of policies, programs, and activities for the promotion of urban and community forestry.
 -
 - (2) The department may use existing urban and community forestry inventory tools or develop additional tools to assist cities, counties, federally recognized tribes, and other public and private entities to collect urban and community forest tree data that informs

urban and community forestry management, planning, and policy development.

-
- (3) The department shall strive to enable Washington cities' urban forest managers to access carbon markets by working to ensure tools developed under this section are compatible with existing and developing urban forest carbon market reporting protocols.
-
- (4) The department may use existing tools to assist communities to develop urban forestry management plans. Management plans may include, but not be limited to, the following elements:
 -
 - (a) Inventory and assessment of the jurisdiction's urban and community forests utilized as a dynamic management tool to set goals, implement programs, and monitor outcomes that may be adjusted over time;
 -
 - (b) Canopy cover goals;
 -
 - (c) Reforestation and tree canopy expansion goals within the city's, town's, and county's boundaries;
 -
 - (d) Restoration of public forests;
 -
 - (e) Achieving forest stand and diversity goals;
 -
 - (f) Maximizing vegetated stormwater management with trees and other vegetation that reduces runoff, increases soil infiltration, and reduces stormwater pollution;
 -
 - (g) Environmental health goals specific to air quality, habitat for wildlife, and energy conservation;
 -
 - (h) Vegetation management practices and programs to prevent vegetation from interfering with or damaging utilities and public facilities;
 -
 - (i) Prioritizing planting sites;
 -

- (j) Standards for tree selection, siting, planting, and pruning;
-
- (k) Scheduling maintenance and stewardship for new and established trees;
-
- (l) Staff and volunteer training requirements emphasizing appropriate expertise and professionalism;
-
- (m) Guidelines for protecting existing trees from construction-related damage and damage related to preserving territorial views;
-
- (n) Integrating disease and pest management;
-
- (o) Wood waste utilization;
-
- (p) Community outreach, participation, education programs, and partnerships with nongovernment organizations;
-
- (q) Time frames for achieving plan goals, objectives, and tasks;
-
- (r) Monitoring and measuring progress toward those benchmarks and goals;
-
- (s) Consistency with the urban wildland interface codes developed by the state building code council;
-
- (t) Emphasizing landscape and revegetation plans in residential and commercial development areas where tree retention objectives are challenging to achieve; and
-
- (u) Maximizing building heating and cooling energy efficiency through appropriate siting of trees for summer shading, passive solar heating in winter, and for wind breaks.
-
- (5) The department may use existing tools to assist communities to develop urban forestry ordinances. Ordinances may include, but not be limited to, the following elements:
-
- (a) Tree canopy cover, density, and spacing;

-
- (b) Tree conservation and retention;
-
- (c) Vegetated stormwater runoff management using native trees and appropriate nonnative, nonnaturalized vegetation;
-
- (d) Clearing, grading, protection of soils, reductions in soil compaction, and use of appropriate soils with low runoff potential and high infiltration rates;
-
- (e) Appropriate tree siting and maintenance for vegetation management practices and programs to prevent vegetation from interfering with or damaging utilities and public facilities;
-
- (f) Native species and nonnative, nonnaturalized species diversity selection to reduce disease and pests in urban forests;
-
- (g) Tree maintenance;
-
- (h) Street tree installation and maintenance;
-
- (i) Tree and vegetation buffers for riparian areas, critical areas, transportation and utility corridors, and commercial and residential areas;
-
- (j) Tree assessments for new construction permitting;
-
- (k) Recommended forest conditions for different land use types;
-
- (l) Variances for hardship and safety;
-
- (m) Variances to avoid conflicts with renewable solar energy infrastructure, passive solar building design, and locally grown produce; and
-
- (n) Permits and appeals.
-
- (6) The department may consult with the department of commerce in the process of

providing technical assistance, on issues including, but not limited to, intersections between urban forestry programs and growth management act planning.

-
- (7) The department may use existing and develop additional innovative tools to facilitate successful implementation of urban forestry programs including, but not limited to, comprehensive tool kit packages (tree kits) that can easily be shared, locally adapted, and used by cities, counties, tribes, and community stakeholders.
-
- (8) The department must encourage communities to include participation and input by vulnerable populations through community organizations and members of the public for urban and community forestry plans in the regions where they are based.
-
- (9) Delivery of resources must be targeted based on the analysis and prioritization provided in section 9 of this act.
-
- Sec. 11. RCW 76.15.090 and 2008 c 299 s 8 are each amended to read as follows:
-
- (1) The department shall manage the application and evaluation of candidates for evergreen community designation ((under RCW 35.105.030, and forward its recommendations to the department of community, trade, and economic development)).
-
- (2) The department shall develop the criteria for an evergreen community designation program. Under this program, the state may recognize as an evergreen community a city, county, or area of tribal land that has developed an excellent urban forest management program.
-
- (3) Designation as an evergreen community must include no fewer than two graduated steps. The department may require additional graduated steps and establish the minimum requirements for each recognized step.
-
- (a) The first graduated step of designation as an evergreen community includes satisfaction of the following requirements:
-
- (i) The development and implementation of a tree board or tree department;

-
- (ii) The development of a tree care ordinance;
-
- (iii) The implementation of an urban forestry program with an annual budget of at least \$2.00 for every city resident;
-
- (iv) Official recognition of arbor day; and
-
- (v) The completion of or update to an existing urban forest inventory for the city, county, or tribal land, or the formal adoption of an inventory developed for the city, county, or tribe by the department.
-
- (b) The second graduated step of designation as an evergreen community includes the adoption of an urban forestry management plan. The management plan must:
 -
 - (i) Exceed the minimum standards determined by the department; and
 -
 - (ii) Incorporate meaningful community engagement from vulnerable populations located in the area so needs and priorities of these communities inform implementation of the plan.
 -
 - (4) The department shall develop gateway signage and logos for an evergreen community.
 -
 - (5) The department may consult with the department of commerce in carrying out the requirements of this section.
 -
 - Sec. 12. RCW 35.92.390 and 2008 c 299 s 19 are each amended to read as follows:
 -
 - (1) Municipal utilities under this chapter are encouraged to provide information to their customers regarding landscaping that includes tree planting for energy conservation.
 -
 - (2)(a) Municipal utilities under this chapter are encouraged to request voluntary

donations from their customers for the purposes of urban forestry. The

From: R Kelley <rkelley@halcyon.com>

Sent: Friday, January 15, 2021 5:48 PM

To: 'David Moehring' <dmoehring@consultant.com>; Carlson, Jamie <Jamie.Carlson@seattle.gov>; PRC <PRC@seattle.gov>; DOT_LA <DOT_LA@seattle.gov>; Huey, Betty <Betty.Huey@seattle.gov>

Cc: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>; McGarry, Deborah <Deborah.McGarry@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; alex.petersen@seattle.gov; zs.pasztor2011@gmail.com; Juarez, Debora <Debora.Juarez@seattle.gov>

Subject: RE: Public meeting needed for 49 trees 11350, 11344 and 11342 23rd Ave NE (3036857 et. Al)

CAUTION: External Email

I live next door to this proposed development. The property owner: 1) Cleared out all 10" or smaller trees, hedges and 2) Left the detritus on the property. It's been there through several fire seasons. Waiting to burn down the single-family homes the Dev needs "removed." ????

From: David Moehring [<mailto:dmoehring@consultant.com>]

Sent: Sunday, January 10, 2021 1:35 PM

To: Jamie.Carlson@seattle.gov; PRC; DOT_LA; Betty.Huey@seattle.gov

Cc: Pinto Urrutia, Sandra; McGarry, Deborah; Toby Thaler; alex.petersen@seattle.gov; zs.pasztor2011@gmail.com; Debora.Juarez@seattle.gov

Subject: Public meeting needed for 49 trees 11350, 11344 and 11342 23rd Ave NE (3036857 et. Al)

Dear Seattle authorities having jurisdiction to clear-cutting trees from properties,

Please address with a public meeting 49 trees at risk for new houses at 11340, 11342, 11344 and 11350+ 23rd Ave NE. Included to be removed is an Exceptional **71-inch diameter (DBH) Western Red Cedar** because the arborist stated the tree was in the way of a new access road and the arborist could not find any other way to keep the tree. In a large area of land of nearly 45,000 sq feet, is the City is accepting there is no other way to provide access or to configure the boundaries within?

The Department, the city's arborist, the owner, the owner's architect, and the owner's arborist has not demonstrated what lot boundary configurations along with proposed access would meet the criteria to maximize the retention of existing trees. A public meeting

is therefore necessary... some three years after the initial request has been made.

With prior requests from 2017 and 2018, please do not delay any further and provide a virtual public meeting regarding the use of a Lot Boundary Adjustment converting 5 lots created by short plot #8806691 (March 1990) into 6 lots... and totally ignoring the criteria per SMC 23.24.

At a very minimum, in addition to the public meeting, tree protection and signage including penalties should be set in place around all trees (if any) that are currently assumed to remain through demolition and forthcoming construction permits. An assessment of natural habitats has been offered in public comments. Wildlife habitats are at risk.



Lot Boundary Adjustment risks 49 trees 11350, 11344, 11342, and 11340 23rd Ave NE

6808941-DM	Demolish rear existing single family residence, subject to field inspection, STFI.,	Demolition	11/4/2020	\$0	SEATTLE
6777162-DM	Demolish existing structures, subject to field inspection (STFI).,	Demolition	11/2/2020	\$0	SEATTLE

David Moehring
TreePAC Board Member

dmoehring@consultant.com
312-965-0634

=====
December 28, 2020

JULIE LEDOUX
SEATTLE PERMITS & PLANNING LLC
21004 44TH DR NE
ARLINGTON, WA 98223

Re: SDCI #3036857-LU – 11350 23RD AVE NE

Dear JULIE LEDOUX,

Your Lot Boundary Adjustment (LBA) has been examined for consistency with all applicable criteria and is approved. This approval is a final land use decision under the Land Use Petition Act and expires 3 years from the date of this letter. Final LBA recording documents must reflect any issues the Department identified during its review of the application. After submitting the final recording documents to the Department for its review, you will be notified by a Routing Coordinator of any project fees that remain owing and must be paid before the LBA is recorded with King County Recorder.

Instructions are attached for preparing and submitting final recording documents, paying any outstanding project fees, recording the final documents, and securing issuance of your LBA permit. The LBA permit will be issued after the final recording documents have been submitted for Department review, any outstanding project fees have been paid, and the final documents have been recorded.

Thank you,
Jamie Carlson
Email: Jamie.Carlson@seattle.gov
Phone: 206-684-8850
Land Use Planner

Document	Size	Date	Record #	Record Type
Plan Set - Land Use	956 KB	12/30/20	3036857-LU	Master Use Permit
LBA Determination Letter	139 KB	12/28/20	3036857-LU	Master Use Permit
Correction Response_Cycle3	396 KB	12/21/20	3036857-LU-003	Upload Documents
Correction Response_Cycle3	404 KB	12/21/20	3036857-LU-003	Upload Documents
Plan Set - Land Use_Cycle3	1338 KB	12/21/20	3036857-LU-003	Upload Documents
Correction Letter-Land Use-Cycle2	360 KB	11/25/20	3036857-LU	Master Use Permit
Correction Response_Cycle2	367 KB	11/03/20	3036857-LU-002	Upload Documents

Document	Size	Date	Record #	Record Type
Correction Response Cycle2	176 KB	11/03/20	3036857-LU-002	Upload Documents
Correction Response Cycle2	196 KB	11/03/20	3036857-LU-002	Upload Documents
Plan Set - Land Use Cycle2	1338 KB	11/03/20	3036857-LU-002	Upload Documents
Correction Letter-Addressing-Cycle1	180 KB	09/30/20	3036857-LU	Master Use Permit
Correction Letter-Land Use-Cycle1	360 KB	08/20/20	3036857-LU	Master Use Permit
Correction Letter-Zoning-Cycle1	168 KB	08/20/20	3036857-LU	Master Use Permit
Record Snapshot	213 KB	07/31/20	3036857-LU	Master Use Permit
Arborist Report	3 MB	07/29/20	3036857-LU-001	Application Intake

50+ Public meeting requests from 2017 and 2018:

Public Comment: Songer 09/06/2018	47 KB	09/07/18	3028516-LU	Master Use Permit
Preliminary Assessment Report	70 KB	04/28/18	3026308-LU	Master Use Permit
Public Comment	53 KB	09/26/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	35 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	36 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	56 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	55 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	34 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	36 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	35 KB	09/20/17	3028516-LU	Master Use Permit

Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	36 KB	09/20/17	3028516-LU	Master Use Permit
Public Comment	57 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	19 MB	09/19/17	3028516-LU	Master Use Permit
Public Comment	14 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	37 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	38 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	37 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	14 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	1962 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	14 KB	09/19/17	3028516-LU	Master Use Permit
Public Comment	89 KB	09/18/17	3028516-LU	Master Use Permit
Public Comment	35 KB	09/18/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/18/17	3028516-LU	Master Use Permit
Public Comment	12 KB	09/18/17	3028516-LU	Master Use Permit
Public Comment	15 KB	09/18/17	3028516-LU	Master Use Permit
Public Comment	13 KB	09/18/17	3028516-LU	Master Use Permit
Public Comment	4 MB	09/14/17	3028516-LU	Master Use Permit
Public Comment	117 KB	09/14/17	3028516-LU	Master Use Permit
Public Comment	43 KB	09/14/17	3028516-LU	Master Use Permit
Public Comment	159 KB	09/12/17	3028516-LU	Master Use Permit
Public Comment	40 KB	09/11/17	3028516-LU	Master Use Permit
Public Comment	38 KB	09/06/17	3028516-LU	Master Use Permit
Public Comment	36 KB	09/05/17	3028516-LU	Master Use Permit
Public Comment	33 KB	09/05/17	3028516-LU	Master Use Permit
Public Comment	117 KB	09/05/17	3028516-LU	Master Use Permit

Public Comment	2 MB	09/05/17	3028516-LU	Master Use Permit
Public Comment	19 KB	09/05/17	3028516-LU	Master Use Permit
Public Comment	333 KB	09/01/17	3028516-LU	Master Use Permit
Public Comment	51 KB	09/01/17	3028516-LU	Master Use Permit
Public Comment	51 KB	09/01/17	3028516-LU	Master Use Permit
Public Comment	47 KB	08/30/17	3028516-LU	Master Use Permit
Public Comment	28 KB	08/28/17	3028516-LU	Master Use Permit
Public Comment	45 KB	08/28/17	3028516-LU	Master Use Permit

From: Stuart Niven <panorarbor@gmail.com>

Sent: Saturday, January 16, 2021 10:02 AM

To: David Moehring <dmoehring@consultant.com>

Cc: Carlson, Jamie <Jamie.Carlson@seattle.gov>; PRC <PRC@seattle.gov>; DOT_LA <DOT_LA@seattle.gov>; Huey, Betty <Betty.Huey@seattle.gov>; Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>; McGarry, Deborah <Deborah.McGarry@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; alex.petersen@seattle.gov; Zsofia Pasztor <zs.pasztor2011@gmail.com>; Juarez, Debora <Debora.Juarez@seattle.gov>; Humphries, Paul <Paul.Humphries@seattle.gov>; Torgelson, Nathan <Nathan.Torgelson@seattle.gov>; Emery, Chanda <Chanda.Emery@Seattle.gov>

Subject: Re: Public meeting needed for 49 trees 11350, 11344 and 11342 23rd Ave NE (3036857 et. Al)

CAUTION: External Email

Thank you David, I second your comments and request for a public meeting for this project.

The proposed destruction of up to 49 trees including many healthy, native conifers that are well above the 'exceptional' threshold is in direct conflict with the City of Seattle's own claim of wanting to increase the urban tree canopy to 30% and SDCI's own claim of "Helping people build a safe, **livable**, and inclusive Seattle."

Furthermore, this destruction of natural resources is in direct conflict with SMC 25.11 on many levels:

25.11.010 - Purpose and intent.

It is the purpose and intent of this chapter to:

A. Implement the goals and policies of Seattle's Comprehensive Plan especially those in the Environment Element dealing with protection of the urban forest;

B. To preserve and enhance the City's physical and aesthetic character by preventing untimely and indiscriminate removal or destruction of trees;

E.To especially protect exceptional trees that because of their unique historical, ecological, or aesthetic value constitute an important community resource; to require flexibility in design to protect exceptional trees;

F.To provide the option of modifying development standards to protect trees over two (2) feet in diameter in the same manner that modification of development standards is required for exceptional trees;

G.To encourage retention of trees over six (6) inches in diameter through the design review and other processes for larger projects, through education concerning the value of retaining trees, and by not permitting their removal on undeveloped land prior to development permit review.

25.11.040 - Restrictions on tree removal:

1.All trees 6 inches or greater in diameter, measured 4.5 feet above the ground, on undeveloped lots;

2.Exceptional trees on undeveloped lots;

25.11.050 - General Provisions for exceptional tree determination and tree protection area delineation in Single-family, Residential Small Lot, Lowrise, Midrise, and Commercial zones.

A.Exceptional trees and potential exceptional trees shall be identified on site plans and exceptional tree status **shall be determined by the Director** according to standards promulgated by the Seattle Department of Construction and Inspections.

B.Tree protection areas for exceptional trees shall be identified on sites plans. Applicants seeking development standard waivers to protect other trees greater than two (2) feet in diameter measured four and one-half (4.5) feet above the ground shall also indicate tree protection areas on site plans. The basic tree protection area shall be the area within the drip line of the tree. The tree protection area may be reduced if approved by the Director according to a plan prepared by a tree care professional. Such reduction shall be limited to one-third of the area within the outer half of the area within the drip line. In no case shall the reduction occur within the inner root zone. **In addition, the Director may establish conditions for protecting the tree during construction within the feeder root zone.**

E.The Director may condition Master Use Permits or Building Permits to include measures to protect tree(s) during construction, including within the feeder root zone.

25.11.090 - Tree replacement and site restoration.

A.Each exceptional tree and tree over two (2) feet in diameter that is removed in association with development in all zones shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement required shall be designed to result, upon

maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement cannot be achieved, or is not appropriate as determined by the Director, preference for off-site replacement shall be on public property.

Given the clear wording of the City of Seattle's own codes as they relate to tree 'protection' where is the department's evidence of adhering to these claims of protecting trees over 6" and all exceptional trees? Where is the documentation to say that if the trees identified for removal are going to be replaced with sufficient trees of an appropriate species. (Not only are we losing healthy, native and exceptional trees, adequate replacement trees are not being installed.)

The above property is an ecological goldmine and its destruction for the sake of a handful of market rate houses will do nothing but line the pockets of one developer and some contractors, while impacting the future health and 'livability' of not just the residents of this neighbourhood, but the whole of Seattle as the removal of more healthy, large trees increases the 'heat island effect' and further adds strain on the already breaking environmental balance of the City.

Please adhere to the codes in place and prevent this unnecessary destruction. Development of the site can still happen but it should be better planned to retain all existing, healthy trees, especially native conifers.

Thank you and kind regards,

Stuart Niven, BA (Hons)

PanorArborist

www.panorarbor.com

[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](#)

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

From: Emily Van Bronkhorst <info@email.actionnetwork.org>

Sent: Monday, January 25, 2021 8:35 AM

To: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@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.

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.

Emily Van Bronkhorst

emilyveebie55@gmail.com

4107 Wallingford Ave North

Seattle, Washington 98103

From: Alan Muller <info@email.actionnetwork.org>
Sent: Monday, January 25, 2021 11:10 AM
To: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@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.

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.

Alan Muller

venerablelekshay@gmail.com

609 Yesler Way, Apt 2-206

Seattle, Washington 98104-3722

From: Ericka Berg <info@email.actionnetwork.org>
Sent: Wednesday, January 27, 2021 2:50 PM
To: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@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.

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.

Ericka Berg

ericka98115@gmail.com

14035 Burke Ave N

Seattle, Washington 98133

From: Ben Nechanicky <bendervish@hotmail.com>
Sent: Thursday, January 28, 2021 12:31 PM
To: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>
Cc: McGarry, Deborah <Deborah.McGarry@seattle.gov>
Subject: Re: Exceptional Trees on 14th Ave 400 block.

CAUTION: External Email

Thank you so much Sandra I really appreciate the quick reply. I'm just checking all my bases here making sure I haven't left any stone unturned so to speak.

Deborah and SDCI have been great and super responsive and I feel very confident with their support. I happened to see the Urban Forestry Commission while researching additional resources and thought I would ask in case there are additional resources to understand.

Thank you for all the great work you do in our big green city, have a great rest of the week!

-ben

Sent from my Communicator

On Jan 28, 2021, at 12:10 PM, Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov> wrote:

Hi Ben,

Thank you for your email.

I'm including my colleague Deb McGarry in my response as she is already familiar with this issue (you mention that she has been in touch) and she has a better understanding of the regulations that apply to trees on private property.

Unfortunately, I'm not aware of any other resources besides sharing your concerns with SDCI.

Thank you,

<image001.png> **Sandra Pinto Urrutia**
She/her/hers
Urban Forestry Policy Advisor
City of Seattle, [Office of Sustainability & Environment](#)
206.684.3194 | Sandra.PintoUrrutia@seattle.gov
[Facebook](#) | [Twitter](#) | [Blog](#)

From: Ben Nechanicky <bendervish@hotmail.com>
Sent: Thursday, January 28, 2021 12:06 PM
To: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>
Subject: Exceptional Trees on 14th Ave 400 block.

CAUTION: External Email

Hello Sandra,

I am reaching out to see if you can help provide any additional resources to help us protect some large and exceptional trees in our property at 448 14th Avenue.

The developer who purchased the adjacent property at 418 14th Avenue which hosts some structure of the trees has been less than ideal in their property plans and execution by their contractors has been troubling. We are concerned about long term health of the trees in light of a current situation. The developer has been issued a stop-work-order by the SDCI for failure to comply with adequate tree protections (Record Number:000625-21CP). They've been evaluated by the City, and Deborah McGarry the Reviewing Arborist for SDCI has been in contact. We are concerned that with an established pattern of disregard on the part of the general contractors on-site that we might encounter additional pressures on the trees. We'd like to help them understand their value.

We are learning as we go as stewards. We have maintained them often and have them assessed regularly by arborists. They are quite massive and unique to the First Hill and Cherry

Hill environment, and valuable to protect especially in light of the rapid development underway here.

Are there any other routes or resources we can explore beyond the SDCI complaint process to protect these large specimens? We are aware that it only takes a couple hours to undo a century of natural processes. We are hoping for the best outcome for all parties.

Thanks in advance for any guidance you can provide.

Ben Nechanicky
448 14th Avenue, Seattle WA 98122

From: Carol Barber <carolbarber@comcast.net>
Sent: Monday, February 1, 2021 1:39 PM
To: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@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.

Carol Barber

carolbarber@comcast.net

10060 Mary Ave NW

Seattle, Washington 98177

From: Vera Stirling <info@email.actionnetwork.org>

Sent: Thursday, February 4, 2021 6:43 PM

To: Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>

Subject: Please help me to preserve 2 western cedar trees to be removed by a builder who has permission now to build 4 apts units on 22nd Ave SW that is zoned from single family neighborhood to this density zoning I'm Seattle these trees are huge and deserve to...

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.

Vera Stirling

stir_ver@hotmail.com

8410 24th Ave SW

Seattle, Washington 98106

From: RICHARD ELLISON <climbwall@msn.com>

Sent: Tuesday, February 16, 2021 4:44 PM

To: DOT_LA <DOT_LA@seattle.gov>; PRC <PRC@seattle.gov>

Cc: Chris Potts <chris.potts@boulderingproject.com>; Treepac <Treepac@groups.outlook.com>; LEG_CouncilMembers <council@seattle.gov>; TreesforSeattle <TreesforSeattle@seattle.gov>

Subject: Comments: Save the row of large oak street trees fronting the development proposed on 900 RAINIER AVE S Project:3035290-LU

CAUTION: External Email

Dear Seattle Public Resource Center,

Regarding 900 RAINIER AVE S

Project:3035290-LU

Notice Date:2/16/202

Land Use Application to allow an **8-story apartment building with 292 apartments**, (includes 59 efficiency dwelling units and 7small efficiency dwelling units) with 106 short-term rentals and retail. Parking for 132 vehicles proposed. Existing buildings to be demolished. Administrative Design Review conducted under 3036456-EG.Comments may be submitted through:03/01/2021

Please save the row of large oak street trees fronting the development proposed at 900 RAINIER AVE S.

There are several Seattle Design Guidelines regarding trees including the retention of trees.

The trees to be removed were mostly rated as in Good health on site maps, and the few to be retained are rated as only Fair to Good health. Too few trees are proposed to be saved, where the majority are proposed to be removed, including the healthiest of the grove.

As a frequent visitor to the businesses on Rainier Ave S and the immediate neighborhood, I see there are few mature trees, and mostly street trees. This is an area of a lot of car and business traffic, with its concurrent noise, pollution, and few trees and ecological amenities. There is a great need for more tree canopy, not less.

This immediate area is mostly a concrete ecological wasteland, and the few large trees here must be retained. Replanting with a few tiny twigs does not mitigate on the short and medium term, and maybe the long term.

The project site area has no trees on 3 of its borders and inside the project area, but a dozen healthy street oaks. Most of these street trees are proposed to be removed according to the site map. Please require that more or all of these trees be retained, and please have a public hearing on this issue.

Thank you,

Richard Ellison
TreePAC Board Member

From: Stuart Niven <panorarbor@gmail.com>
Sent: Wednesday, February 17, 2021 1:24 PM
To: RICHARD ELLISON <climbwall@msn.com>
Cc: DOT_LA <DOT_LA@seattle.gov>; PRC <PRC@seattle.gov>; Chris Potts <chris.potts@boulderingproject.com>; Treepac <Treepac@groups.outlook.com>; LEG_CouncilMembers <council@seattle.gov>; TreesforSeattle <TreesforSeattle@seattle.gov>
Subject: Re: Comments: Save the row of large oak street trees fronting the development proposed on 900 RAINIER AVE S Project:3035290-LU

CAUTION: External Email

Thank you Richard, I second your comments and hope for better retention and protection of these trees. This part of Seattle already has fewer large trees so if anything they should receive a higher level of protection at all times.

Thank you and kind regards,

Stuart Niven, BA (Hons)
PanorArborist
www.panorarbor.com

From: David Moehring <dmoehring@consultant.com>
Sent: Sunday, February 21, 2021 8:55 AM
To: Rutzick, Lisa <Lisa.Rutzick@seattle.gov>

Cc: PRC <PRC@seattle.gov>; McGarry, Deborah <Deborah.McGarry@seattle.gov>; Humphries, Paul <Paul.Humphries@seattle.gov>; Sachs, David <David.Sachs@seattle.gov>

Subject: Keep neighbor apartments' tree with modified Scheme B to 12328 33rd Ave NE (3036083-EG) (3036112-LU)

Importance: High

CAUTION: External Email

Dear Ms. Rutzick,

My apologies about a second over-the-weekend property design review relative to **Seattle Design guidelines on existing trees** before a busy week ahead. This one is regarding an apartment building in Lake City proposed at **12328 33rd Ave W** next to 'The Firs' apartments. The city arborists have subsequently noted the neighboring apartment's concern about the Design Review Board recommendation.

Since the design submission failed to show the tall tree bordering both properties, it is likely that the DRB was **withheld information** about existing trees needed to make a proper assessment and recommendation of the three schemes. As a TreePAC Board Member, I would appreciate acknowledging the submission's error and asking to review once again.

Of the three Schemes, the DRB (without full knowledge) accepted the proposed Scheme C that had an area daylight-well being constructed about 12-inches from the demising property line and directly where the tall Fir tree exists. This would mean excavation at the property line where the shared Douglas Fir exists.

In fact, the recommended ***Scheme C was the worst of the three Schemes when it comes to encroaching on the tree and encroaching on the neighboring apartment building's access to daylight and ventilation and biophilic experience.*** It is unlike the intent of the City's interests in sustainable communities to pursue the worst option.

Option 'B', on the other hand, showed the north face of the proposed building at 10 ft - 2 in from the property line. With further design consideration at the ground floor allowing relocating the the air wells at the ground floor from the north side to the south side where there are no trees and also sufficient set back.

To review what I am referring to, please reference page 10 of the July design submission, where there are two Fir trees, not just one. The 31" DBH Fir originates on the neighbor's property and is out in front of The Firs' apartment building; whereas the stated 28" DBH is right on the property line but , without good cause, is called to be taken out. The drawing states:

"Neighboring Exceptional 31" DBH (should be confirmed) Douglas Fir Tree to remain."

"Neighboring Non-Exceptional 8" Japanese Maple Tree to remain."

and

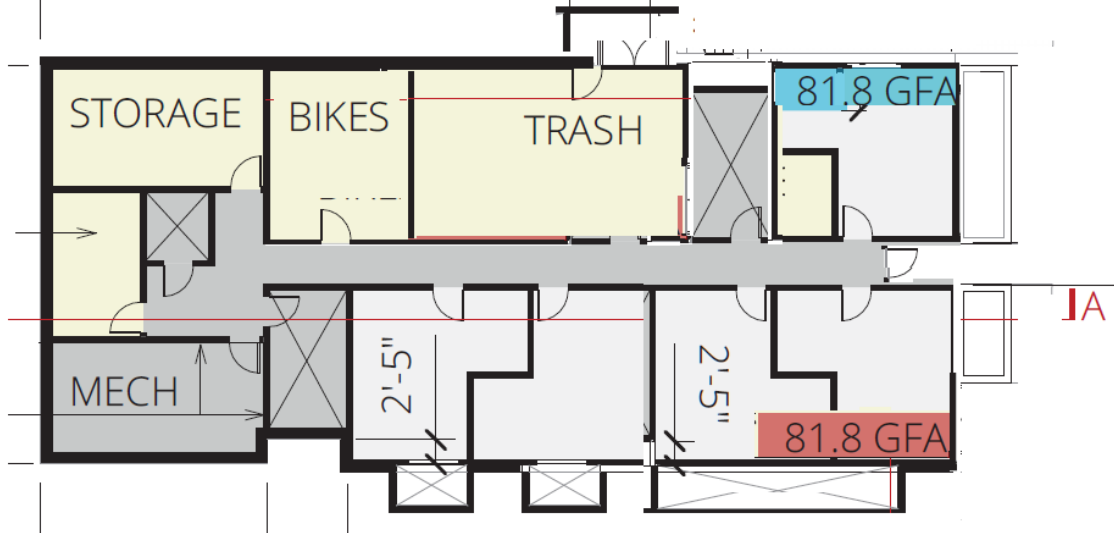
"Non-Exceptional 28" Douglas Fir Tree to be removed"

The design plans Option C on sheet page 13 will excavate right up to both the Japanese Maple and certainly over the center Doug Fir. The lower level window well means there will be no excavation setback... and they will need to install some form of soil shoring before digging down along the property edge.

It seems more appropriate for a modified version of Option B is a better place to start if the residential units on the ground floor north side are reconfigured to keep excavation out of the tree's critical root zone. See also page 19 in the design set. To add to this in terms of design and liveability, partially below grade residential units on the north side without access to sunlight should be avoided at all cost.

To encourage the DBR, attached is a 15-minute napkin-sketch how to improve the north ground floor in Scheme B - relocating the tree rootzone area wells - is a win-win-win for the developer, the neighboring apartments, and the City of Seattle's mission to achieve a 30% tree canopy while 1000's of private property trees are being taken out each year:

A better "B" scheme basement floor to minimize basement area wells on north side



David Moehring
Member, TreePAC
312-965-0634

For reference, 6 neighbors to 2813 4th Ave W tried help the neighbors to this Queen Anne Exceptional Tree, including alternative layouts of 5 townhouses... but the City of Seattle chose not to fight the developer's ill-conceived site plans:

<https://m.youtube.com/watch?v=nyHzfHVYtDE>

Date: August 19, 2020

=====

Staff appreciates that 3 distinct massing options have been provided and that consideration was given to the preservation of the Exceptional Douglas Fir on the neighboring site to the north. Staff potentially supports Scheme C. – Preferred and agrees with public comments related to retention and protection of the Exceptional Tree. CS1-D.2, CS2-C.2, CS2-D.1, CS3-A.1, DC2-A.1

Façade Length (SMC 23.45.527.B1) - North: Facades within 15’ of side lot line not to exceed 65% of lot depth. Allowed length along the north side is 71’-6”, the applicant is proposing a north façade length of 78’-3” (71%).

Staff indicates support for this departure because the applicant has distributed the massing to allow for the retention of the Exceptional Tree on the property to the north. The gabled roof form and design elements shown on the Concept Development – Form and Expression sheets of the packet, when applied to the north facing mass, should visually mitigate the additional length. Final approval will be predicated on the applicant successfully resolving Early Design Guidance described in this report

[esign Review EDG Proposal - Final](#) 19 MB 07/24/20 [3036083-EG](#) Early Design Guidance

Early Design Guidance (EDG) Meeting Report	536 KB	08/17/20	3036083-EG	Early Design Guidance
Public Comment: KESSLER-8/12/2020	72 KB	08/12/20	3036083-EG	Early Design Guidance
Design Review EDG Proposal - Final	19 MB	07/24/20	3036083-EG	Early Design Guidance
Design Review Shaping Seattle EDG Image	124 KB	07/24/20	3036083-EG	Early Design Guidance
Public Comment: Calderon 7-17-2020	614 KB	07/22/20	3036083-EG	Early Design Guidance
Public Comment: Graves 7-14-2020	509 KB	07/21/20	3036083-EG	Early Design Guidance
Public Comment: Loobey 7-14-2020	450 KB	07/20/20	3036083-EG	Early Design Guidance
Public Comment: Mark 7-14-2020	621 KB	07/20/20	3036083-EG	Early Design Guidance
Public Comment: P. Taylor 07-13-2020	97 KB	07/17/20	3036083-EG	Early Design Guidance
Public Comment: Y. Oki 07-13-2020	66 KB	07/17/20	3036083-EG	Early Design Guidance
Public Comment: Sachs-7/16/2020	75 KB	07/16/20	3036083-EG	Early Design Guidance
Public Comment: Basel-7/13/2020	63 KB	07/13/20	3036083-EG	Early Design Guidance
Correction Letter-EDG Review-Cycle2	188 KB	07/10/20	3036083-EG	Early Design Guidance
Public Comment: Fischer-7/10/2020	75 KB	07/10/20	3036083-EG	Early Design Guidance
Public Comment: Hailu/Negbane-7/10/2020	60 KB	07/10/20	3036083-EG	Early Design Guidance
Public Comment: Hart-7/10/2020	56 KB	07/10/20	3036083-EG	Early Design Guidance
Public Comment: Simonson 7-9-2020	705 KB	07/10/20	3036083-EG	Early Design Guidance
Public Comment: Nguyen 7-7-2020	626 KB	07/09/20	3036083-EG	Early Design Guidance

=====

Sent: Thursday, June 18, 2020 at 6:08 PM
From: dmoehring@consultant.com
To: "PRC" <PRC@seattle.gov>
Cc: "Kevin Orme (via treepac_seattle Mailing List)" <treepac_seattle@lists.riseup.net>
Subject: 12328 33RD AVE NE 3036083-EG

Dear PRC ,

I understand Early design guidance is beginning for a lot-line to lot-line 50-unit apartment building at **12328 33RD AVE NE**. Please keep me informed of the proposed development at 12328 33RD AVE NE.

Will there be a site plan showing neighboring trees along the property line?

Will an arborist report also be prepared for those tree?

<https://cosaccela.seattle.gov/portal/customize/linktorecord.aspx?altId=3036083-EG>

https://nextdoor.com/news_feed/?post=151885811&cp=6&s=tpd&pinned_post=true§ion=posts&ct=Gyy834i69M4-pZSupenMjjZfv36STzd0G8iXIKaNITi88ucDjvdw41sTAIOWmXsf&ec=VxSJFbPbudqm3RmbqsRSIdKGxZqCxtJSS-0vyqMERec%3D

David Moehring AIA NCARB

TreePAC member

dmoehring@consultant.com

25.11.090 - Tree replacement and site restoration.

- A. Each exceptional tree and tree over two (2) feet in diameter that is removed in association with development in all zones shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement required shall be designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement cannot be achieved, or is not appropriate as determined by the Director, preference for off-site replacement shall be on public property.

25.11.070 - Tree protection on sites undergoing development in Lowrise zones

The provisions in this [Section 25.11.070](#) apply in Lowrise zones.

- A. Exceptional trees

- A.

- A.

- A.

1. If the Director determines that an exceptional tree is located on the lot of a proposed development, which is not a major institution use within a Major Institution Overlay zone, and the tree is not proposed to be preserved, the development shall go through streamlined design review as provided in [Section 23.41.018](#) if the project falls below the thresholds for design review established in [Section 23.41.004](#).
2. The Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted FAR and height limits of the applicable Lowrise zone according to [Title 23](#) cannot be achieved while avoiding the tree protection area through the following:
 - A.
 - A.
 - A.
 - 2.
 - A.
 - A.
 - 2.
 - A.
 - 2.
 - a. Development standard adjustments permitted in [Section 23.41.018](#) or the departures permitted in [Section 23.41.012](#).

- b. An increase in the permitted height as follows under subsection 25.11.070.A.3.

B.

B.

B.

B.

- 3. In order to preserve an exceptional tree, the following code modifications are allowed:

B.

B.

B.

3.

B.

B.

3.

B.

3.

- a. Permitted height. For a principal structure with a base height limit of 40 feet that is subject to the pitched roof provisions of subsection 23.45.514.D, the Director may permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a height of 50 feet if the increase is needed to accommodate, on an additional story, the amount of floor area lost by avoiding development within the tree protection area and the amount of floor area on the additional story is limited to the amount of floor area lost by avoiding development within the tree protection area.

- b. Parking reduction. A reduction in the parking quantity required by [Section 23.54.015](#) and the standards of [Section 23.54.030](#) may be permitted in order to protect an exceptional tree if the reduction would result in a project that would avoid the tree protection area.

B.

B.

B.

- 4. If the Director determines that an exceptional tree is located within a Major Institution Overlay zone, and the tree is not proposed to be preserved, the Director may allow removal of an exceptional tree only if:

C.

C.

C.

C.

3.

C.

C.

C.

3.

C.

C.

3.

C.

3.

- a. The proposed development is for a major institution use identified in an adopted Major Institution Master Plan; and
- b. The location of an exceptional tree is such that planned future physical development identified in an adopted Major Institution Master Plan cannot be sited while avoiding the tree protection area; and
- c. Mitigation for exceptional trees and trees over 2 feet in diameter, measured 4.5 feet above the ground, is provided pursuant to [Section 25.11.090](#) for trees that are removed in association with development.

D. Trees over 2 feet in diameter

D.

D.

D.

- 1. Trees over 2 feet in diameter, measured 4.5 feet above the ground, shall be identified on site plans.
- 2. In order to protect trees over 2 feet in diameter, an applicant may request and the Director may **allow modification of development standards** in the same manner and to the same extent as provided for exceptional trees in subsection 25.11.070.A.

(Ord. [125603](#), § 88, 2018; Ord. [125429](#), § 30, 2017; Ord. [125272](#), § 71, 2017; Ord. 123495, §

107, 2011; Ord. [120410](#) § 2(part), 2001)

=====

I believe most of us wrote in about the small unit apartment building planned at **12328 33rd Avenue NE**. From what it reads, they are approved to proceed with their Master Use permit application - which also has its own comment period of two weeks.

12328 33rd AVENUE NE PROJECT
CITY OF SEATTLE
REQUIRED EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW OUTREACH DOCUMENTATION *With Updated Requirements Via Ordinance #126072
PROJECT NUMBER: #3036112-LU #3036083-EG

Sent: Monday, August 17, 2020 at 4:36 PM
From: "Campaz, Brinn" <Brinn.Campaz@Seattle.Gov>
To: No recipient address
Subject: ADR Report for Project No. 3036083-EG located at 12828 33rd Ave NE

Hello,

Please find the attached Administrative Design Review report for the proposed development located at 12328 33rd Ave NE. You are receiving this message because you have been listed as a Party of Record for this project due to previous public comment.

If you are unable to open the report attachment, please visit the Design Review website link [here](#) and enter the project number or address:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

-

[The project plans and application materials \(including the attached meeting report\) can also be found by typing in the project address in the Seattle Services Portal:](#)

<https://cosaccela.seattle.gov/portal/Cap/CapHome.aspx?module=DPDPermits&TabName=DPDPermits>

[Please note that project plans and application materials submitted prior to April 30, 2018 can be viewed in our electronic library:](#)

[http://web6.seattle.gov/dpd/edms/.](http://web6.seattle.gov/dpd/edms/)

If you have further questions or concerns related to the project, please contact the Public Resource Center at prc@seattle.gov, or the planner, David Sachs, at David.Sachs@Seattle.gov.



Brinn Campaz

Administrative Specialist, Design Review Program

City of Seattle [Department of Construction and Inspections](#)

P.O. Box 34019, Seattle, WA 98124-4019

P: 206.684.8919