



**SEATTLE URBAN FORESTRY COMMISSION**

**Weston Brinkley** (Position #3 – University), Chair • **Sarah Rehder** (Position #4 – Hydrologist), Vice-chair  
**Julia Michalak** (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) • **David Moehring** (Position # 8 – Development) • **Blake Voorhees** (Position # 9 – Realtor)  
**Elena Arakaki** (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**

February 10, 2021, 3:00 p.m. – 5:00 p.m.  
Via Webex call  
(206) 207-1700  
Meeting number: 146-577-9360  
Meeting password: 1234

*In-person meeting are not being held at this time due to the pandemic. Meeting participation is limited to access by joining the meeting through a computer or telephone conference line.*

**Attending**

Commissioners

Sarah Rehder - Vice-Chair  
Elena Arakaki  
Elby Jones  
Jessica Jones  
Julia Michalak  
David Moehring  
Josh Morris  
Stuart Niven  
Shari Selch  
Blake Voorhees  
Michael Walton

Staff

Sandra Pinto Urrutia - OSE

Guests

Public

Steve Zemke

Absent- Excused

Weston Brinkley – Chair  
Whit Bouton

**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:** Sarah chaired, called the meeting to order, and did the UFC land acknowledgement: *The UFC acknowledges that Seattle occupies the traditional and unceded-land of Coast Salish people, past and present. We acknowledge the Coast Salish people's stewardship of this land's trees and vegetation, and we respect their honor and kinship with our forests and natural environment.*

**Public comment:** Steve Zemke: He has been tracking two bills in the legislature: House Bill 1216 (would provide \$2.7million to Department of Natural Resources for Community and Urban Forestry, to help cities and counties across the state to do tree canopy assessments, inventories, ordinances, urban forest management plan) is now in House appropriations committee; and HB 1099 (updating the Growth management Act to include climate resiliency as a component of comprehensive plans; it would include trees as natural resources assets). Would like to encourage commissioners to support these bills as individuals. Wants to hear discussion on the update of director's rule on exceptional trees. What he has heard thus far it seems that there has been some concern about whether or not the City can plant trees on private property. The existing ordinance SMC 25.11.090 includes language allowing this when it says that tree planting should be preferred on site, but, when it's not possible or appropriate, preference would be to plant trees on public property. It doesn't say they can't be planted on private property.

### **Chair report**

Sandra reminded the group that Weston, Sarah and Sandra will be delivering the annual report and 2021 work plan to Council's Land Use and Neighborhoods Committee on February 24.

### **Adoption of January 6 and January 13 meeting notes adoption**

**ACTION: A motion to approve the January 6 meeting notes as amended was made, seconded, and approved.**

**ACTION: A motion to approve the January 13 meeting notes as written was made, seconded, and approved.**

### **Establishment of an Executive committee and a Diversity and equity committee,**

Commissioners discussed the creation of two committees and to consider writing them in the UFC bylaws. Committee membership would be kept below quorum so as to not need these meetings to be staffed. Sarah asked the group on ideas on how to form the committees and ideas on the mission of the committees.

Sandra encouraged commissioners to discuss the scope of both committees and membership.

Julia would like to participate in the equity committee. Hopes that we are still spending time with the full group discussing these issues so everyone can participate in the discussions.

Elena asked whether committees have been in place before. Sandra shared the history where most commissioners were participating in several of the subcommittees in place at the beginning of the UFC back in 2009 and 2010. These created a challenge for staffing and making documents available to the public to comply with Open Public Meetings Act. The solution was to add a second monthly meeting to use as a working meeting.

Commissioners interested in joining a committee can email Sandra.

The idea of an Executive (Administrative) Committee is to free up the group for discussion and not go through so much detail on some of the items such as the bylaws. It would help distribute the load by having dedicated people to read meeting notes, for example, to expedite meeting notes adoption, and be able to focus on items such as the director's rule.

Membership on the Administrative Committee could be for several months at a time and then rotate for everyone to be more involved.

Sandra wanted to clarify that the scope for the administrative committee might be more related to reviewing the draft annual report, work plan, bylaws, meeting notes, etc. not necessarily taking on specific work plan tasks (and getting recommendation letters started).

Sarah clarified that the idea is to free up more of the time in each meeting for discussion.

David offered that an Executive committee could get agendas started. He wanted to clarify that an Executive Committee would include chair and vice-chair and, in his experience, the Executive committee would be able to make emergency decisions. He recommends using the term Administrative instead of Executive. Likes the idea of rotating the membership.

### **SDCI Director's Rule 13-2020; Exceptional Trees**

The group discussed the director's rule.

Commissioners attended a deliberative session and it's not clear how SDCI has incorporated their comments. Chanda Emery agreed to attend the meeting to answer any questions. Chanda wanted to answer a question that Weston asked as a follow up to the deliberative session.

- Has SDCI done outreach on the draft DR with the development community? Any generalizable feedback you are hearing? Chanda: no, they have no input as of yet. SDCI and OSE have received approval to move forward with public outreach with initial concepts. This will help refine recommendations for the director's rule and future legislation. Outreach will use a statistically significant survey and focus groups. The UFC could assist staff on this effort. The draft director's rule is currently still being reviews by the City's law department. So, the version that was published in 2020 (DR 13-2020) is not going to be the version moving forward. It's going to be trimmed down and include a number of the items discussed with the UFC, but some of the items will be addressed in future legislation. For example, some of the things that will not make it into the rule will be the voluntary payment-in-lieu as well as the permit system.

The Director's Rule is not the resolution to the issues that have been raised, there needs to be legislative changes.

Commissioners further discussed this issue. For specific details, please listen to the digital recording at <http://www.seattle.gov/urbanforestrycommission/meetingdocs.htm>

### **Racial equity and UFC work**

- **UFC Bylaws revised for discussion**
- **Protocols for letter writing and briefings – revised for discussion**
- **UFC membership recruitment practices and barriers**
- **How can UFC apply environmental justice to its work?**

Commissioners discussed ways to enhance participation in UFC meetings. They acknowledged that having meetings during working hours can preclude people from attending meetings to provide public comment. There are also concerns about challenges to more diverse participation in the UFC membership. There was a point in time when the possibility of hosting one of the monthly meetings in a community center was discussed. A concern is that every meeting is so different. Providing opportunity to folks to be able to come and participate by going to community could potentially create confusion of where the UFC is meeting. A call in option seems to be a good opportunity.

The idea is good in theory, but it might be difficult to implement for commissioners being able to attend all meetings if the location is shifting.

It could be that there is an annual event to create and build relationship with community?

They other is how to encourage diverse composition of the UFC membership. Considering that positions are highly technical.

Addressing these issues might be more of a workplan element and not necessarily something to be addressed in the bylaws.

It might be good to revise job descriptions to open them up for more diverse applicants. This is something on of the committees could look at.

Commissioners discussed the draft language to include racial equity to the drafting letter and briefing guidelines.

**ACTION: A motion to approve the letter writing and briefing guidelines as amended was made, seconded, and approved.**

The group would like to review the Bylaws once more prior to adopting them. Sandra will move them to the March 3 meeting and will send a cleaned-up document out. Other thoughts on ideas on how to reanalyze the UFC processes on how to elevate the inequity issues and make sure the UFC is equitable and just and supports an equitable and just city.

David provided a perspective regarding housing affordability; a developer would pay a fee if they chose not to provide affordable housing. Perhaps there could be similar policies for urban forestry? Perhaps higher penalties for illegal removal of trees in areas with reduced amount of tree canopy.

Shari shared that if under-treed communities are pushed to increase tree planting, they will be worried about gentrification. They need a guarantee that they won't be penalized for increasing trees and beautifying their communities. That they won't be priced out once community is beautified with trees. It's important to explain why this is good for their health but also find ways to not increase rents and cause displacement. Maybe upkeep can be assigned to those BIPOC communities, be paid for this work to help in case the rent is increased.

David provided an example of how Hawaii provides support.

**Public comment:** Steve Zemke: regarding the issue of gentrification, he has heard a good argument where people say, does that mean we should not build schools in those areas because it would increase the rent; or we shouldn't build sidewalks because that would raise the rent? Planting trees is not a beautification issue, it's a health issue. We need to sell the idea that trees are good for their health and not get into the gentrification argument. He is not surprised that SDCI is backing away from the DR on Exceptional Trees, he thinks the responsible parties are higher up. It's been 12 years working on a tree ordinance. The DR has been out 8 months now. This is not different from what other cities are doing around the country. There is already a permit to remove trees from ECAs. Commissioners need to be questioning people. Why isn't the city moving forward with this. We are going to get a new Mayor and if this doesn't get done this year, then we'll need to add one or two years to the timeline.

**Adjourn:** Sarah adjourned the meeting.

**Public input: (see next page and posted notes)**

**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](mailto:carolbarber@comcast.net)

10060 Mary Ave NW  
Seattle, Washington 98177

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**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 t

e 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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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](mailto:stir_ver@hotmail.com)

8410 24th Ave SW

Seattle, Washington 98106

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**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

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**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](http://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*

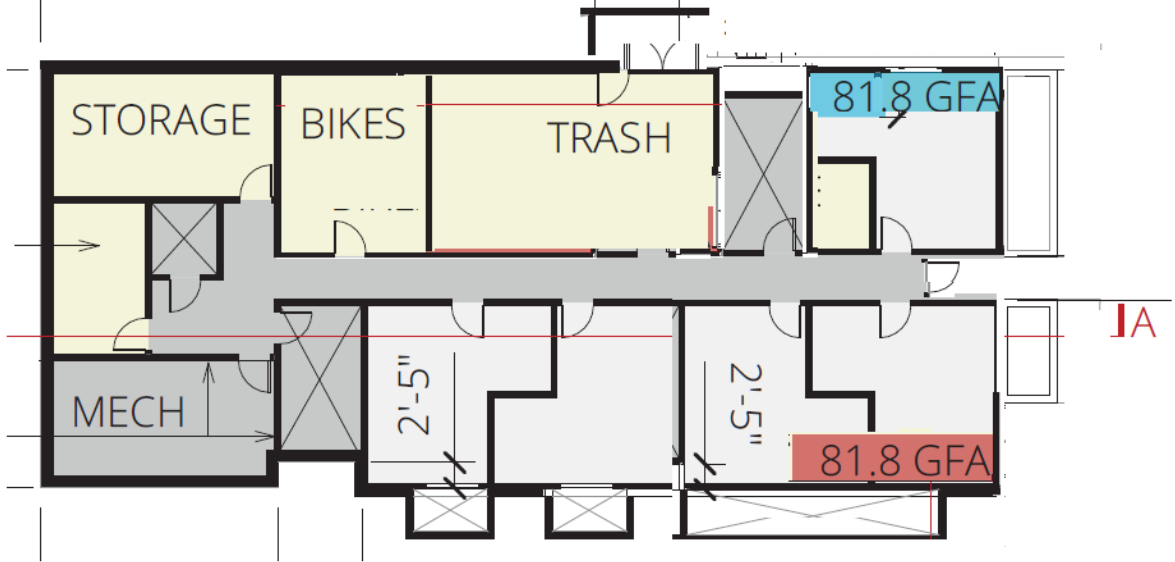
***"Non-Exceptional 28" Douglas Fir Tree to be removed"***

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

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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

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**Sent:** Thursday, June 18, 2020 at 6:08 PM  
**From:** [dmoehring@consultant.com](mailto:dmoehring@consultant.com)  
**To:** "PRC" <[PRC@seattle.gov](mailto:PRC@seattle.gov)>  
**Cc:** "Kevin Orme (via treepac\_seattle Mailing List)" <[treepac\\_seattle@lists.riseup.net](mailto: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&section=posts&ct=Guy834i69M4-pZSupenMjjZfv36STzd0G8iXIKaNITi88ucDjvdw41sTAIOWmXsf&ec=VxSJFbPbudqm3RmbqsRSIdKGxZqCXtJSS-0vyqMERec%3D](https://nextdoor.com/news_feed/?post=151885811&cp=6&s=tpd&pinned_post=true&section=posts&ct=Guy834i69M4-pZSupenMjjZfv36STzd0G8iXIKaNITi88ucDjvdw41sTAIOWmXsf&ec=VxSJFbPbudqm3RmbqsRSIdKGxZqCXtJSS-0vyqMERec%3D)

David Moehring AIA NCARB

TreePAC member

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

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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](mailto: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 33<sup>rd</sup> 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:

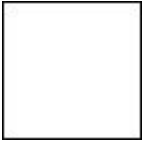
<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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[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)  
<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/.](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](mailto:prc@seattle.gov), or the planner, David Sachs, at [David.Sachs@Seattle.gov](mailto: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

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