



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB 113/24

ARC/Staff Report

Board meeting May 1, 2024

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

050124.33 East West Pedestrian Improvements

Washington St between Alaskan Way and 1st Ave S

Applicant: Barbara Lee, Office of the Waterfront

Proposed: Replacement of trees after emergency tree removal

ARC/ Staff report: The East-West streets improvement project was previously approved. During construction of the project, it was discovered that the tree roots had become unstable and did not pass a strength test. Emergency removal of the trees for public safety proceeded. This proposal is to replace the trees. An option of replacing the tree with the same Linden tree is provided an alternative tree as well as an alternative tree for tree diversification. Though the existing Rules say that London Plane is the preferred tree, it also says that an alternative tree can be used if site constraints preclude its use. The Board has also discussed that there is more science about the importance of tree diversification since the rule was first developed and has made several exceptions to allow for compatible street trees. The Street Concept plan also calls for diversification of trees and list several trees that exists in the District. Some of those trees may not be approved by the City Arborist as appropriate for street trees or this specific location.

Draft Motion:

I move to recommend granting a Certificate of Approval for replacement of tree with (list tree species approving)

All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *May 1, 2024* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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Seattle Municipal Code

23.66.030 Certificates of Approval required

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

Rules for the Pioneer Square Preservation District

XIV. STREET TREES AND VEGETATION

London Plane is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south Avenues. Throughout the rest of the District's street right of ways, if physical site constraints preclude use of London Planes, a tree similar in habit and form may be substituted, subject to City Arborist approval. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for that area.

Issued: April 26, 2024
Genna Nashem
Pioneer Square Preservation Board Coordinator