



## **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) • **Blake Voorhees** (Position # 9 – Realtor)  
**Elena Arakaki** (Position #10 – Get Engaged)  
**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**

April 14, 2021, 3:00 p.m. – 5:00 p.m.  
Via Webex call  
(206) 207-1700  
Meeting number: 146-364-7783  
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

Weston Brinkley – 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  
Shane Dewald - SDOT

#### Guests

Elijah Selch  
Steve Williams – ABT Permavoid

#### Public

Steve Zemke

#### Absent- Excused

Sarah Rehder - Vice-Chair

**NOTE: Meeting notes are not exhaustive. For more details, listen to the digital recording of the meeting at: <http://www.seattle.gov/urbanforestrycommission/meetingdocs.htm>**

**Call to order:** Weston called the meeting to order.

**Public comment:**

Steve Zemke: wants to remind the UFC that regarding tree service providers, the approach needs to be expanded from what the City is currently proposing in the Director's Rule, to be closer to what SDOT is already doing: requiring insurance and that they register with L&I with the State. Both items are not currently included in the proposal. He sent input to some Commissioners about the tree tracking sheet. Portland has produced a 28-page manual for tree regulations. Information that needs to be there and is currently not in the tracking sheet includes the extent of the canopy on a site, the address, and should state the condition of the tree; there also are no notations on tree replacement. Should encourage a more detailed tree inventory than just taking data from the site plan.

**Chair report:**

Sandra mentioned that the Out-of-class (OOC) recruitment to provide transition for her position was posted today and it will be internal to the City. She shared the opportunity with all the urban forestry staff in the City and it will be advertised for two weeks.

Weston stated that the UFC envisions not having a gap between Sandra's retirement and the new person coming on board. Sandra confirmed that there will be overlap for her to train the OOC staff and that she has also been bringing up to speed her new supervisor, Sharon Lerman, who attended the last UFC meeting. Sandra is also creating a transition document with all the information necessary to continue moving the work forward and supporting the UFC.

Weston mentioned that he appreciated Sharon joining the last meeting and that in the past the UFC has sent welcome letters to new staff. Sandra agreed that even though both the Director and Deputy Director positions are interim, it would be a good opportunity for the UFC to make itself visible. Weston mentioned he will be scheduling initial meetings for both UFC committees (Administrative and Equity/Diversity).

Josh will produce a draft letter for discussion in May.

**Permavoid installation presentation by SDOT**

Shane Dewald shared with the Commission the work that SDOT has been doing using Permavoid in street tree projects.

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

Commissioners agreed that writing a letter of support giving kudos to SDOT for finding creative solutions to enhance the environment for street trees.

Weston mentioned that the group didn't pose a question during the presentation about how SDOT is using an equity filter for siting of these projects. Sandra will reach out to Shane and the response can be included in the letter the UFC will discuss in May.

**Recommendation RE: tree service providers**

David provided an overview to the draft letter. Commissioners discussed the draft letter with additional recommendations on the draft Director's Rule 13-2020 and voted to adopt the amended document.

***NOTE: Meeting notes are not exhaustive. For more details on this discussion please listen to the digital recording of the meeting at: <http://www.seattle.gov/urbanforestrycommission/meetingdocs.htm>***

**ACTION: A motion to approve the draft letter of recommendation as amended was made, seconded, and approved.**

**SDCI tree tracking sheet discussion**

Moved to next meeting.

**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>**

Meeting chat content:

from Steve Zemke (privately): 3:18 PM

Where were the two street pictures? Could you ask?

from David Moehring (privately): 3:45 PM

I love the technology and natural stormwater benefits!

from Blake Voorhees to everyone: 4:13 PM

Very interesting idea!!

from Blake Voorhees to everyone: 4:17 PM

It opens up potential for all new construction where developers may be reticent to plant trees historically considered as having invasive root systems.

from Blake Voorhees to everyone: 4:17 PM

\*construction\*

**Public comment:**

Steve Zemke: A lot of what's out there is not just consistent arborist reports but also having a tree inventory for all projects. The reporting should include all trees 6" and larger. Like what Portland is doing. Capture the information required in the site plans into a searchable database for analysis.

**Adjourn:**

Weston adjourned the meeting.

**Public input:**

**From:** SeattleUFC8 <SeattleUFC8@protonmail.com>

**Sent:** Saturday, April 17, 2021 3:40 PM

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

**Subject:** South Seattle Tree Grove clearing with new street at 5722 35th Ave S (look at over time)

**CAUTION: External Email**

Interested people may write in to [PRC@Seattle.gov](mailto:PRC@Seattle.gov) before the Tuesday's public [design review](#) meeting about the 7-story residential development at **5722 35TH AVE S**.

They may also write in to [sdot\\_la@seattle.gov](mailto:sdot_la@seattle.gov) and [Jonathan.Williams@seattle.gov](mailto:Jonathan.Williams@seattle.gov) about two protected tree groves that may be avoided (see image below) being cleared from the proposed continuing of 35th Ave S to JUNEAU. The development will work well with a 60-foot cul-de-sac from the north, and Juneau is pretty much a deadend as it is.

The attached notice indicates on page 1 how to make public comment at the meeting. It is is tricky and confusing process... different than just connecting to listen.

There are over 200 trees within a block area including the development site, the proposd street continuation, and the future develepment to the northwest... most on steep slopes.

There are other ways to have added density and protected trees within this site that we should ask for. I have provided one suggestion in the marked up site view herein on a better way to provide access to this site that slopes down to a southwest wetland.

Thank you!  
David Moehring



t... wetland will be preserved.

There are 204 trees all together:

The Arborist Report is from 2015 and needs to be updated. That report (attached) indicate that the following trees meet the Director's Rule 16-2008 requirements for Exceptional Trees:

1. Tree #8, Acer macrophyllum, Big Leaf Maple, is 57 inches in diameter and exceeds the threshold diameter of 30 inches.
2. Tree #36, Pinus ponderosa, Ponderosa Pine, measures 30 inches in diameter, meeting the Threshold Diameter of 30 inches.
3. Tree #51, Arbutus menziesii, Pacific Madrone, measures 14 inches in diameter and exceeds the threshold diameter of six inches.

4. Tree # 82, *Cedrus atlantica glauca*, Blue Atlas Cedar, measures 41 inches in diameter and exceeds the threshold diameter of 30 inches.

For convenience, I have highlighted the Exceptional Trees to the site survey included herein.

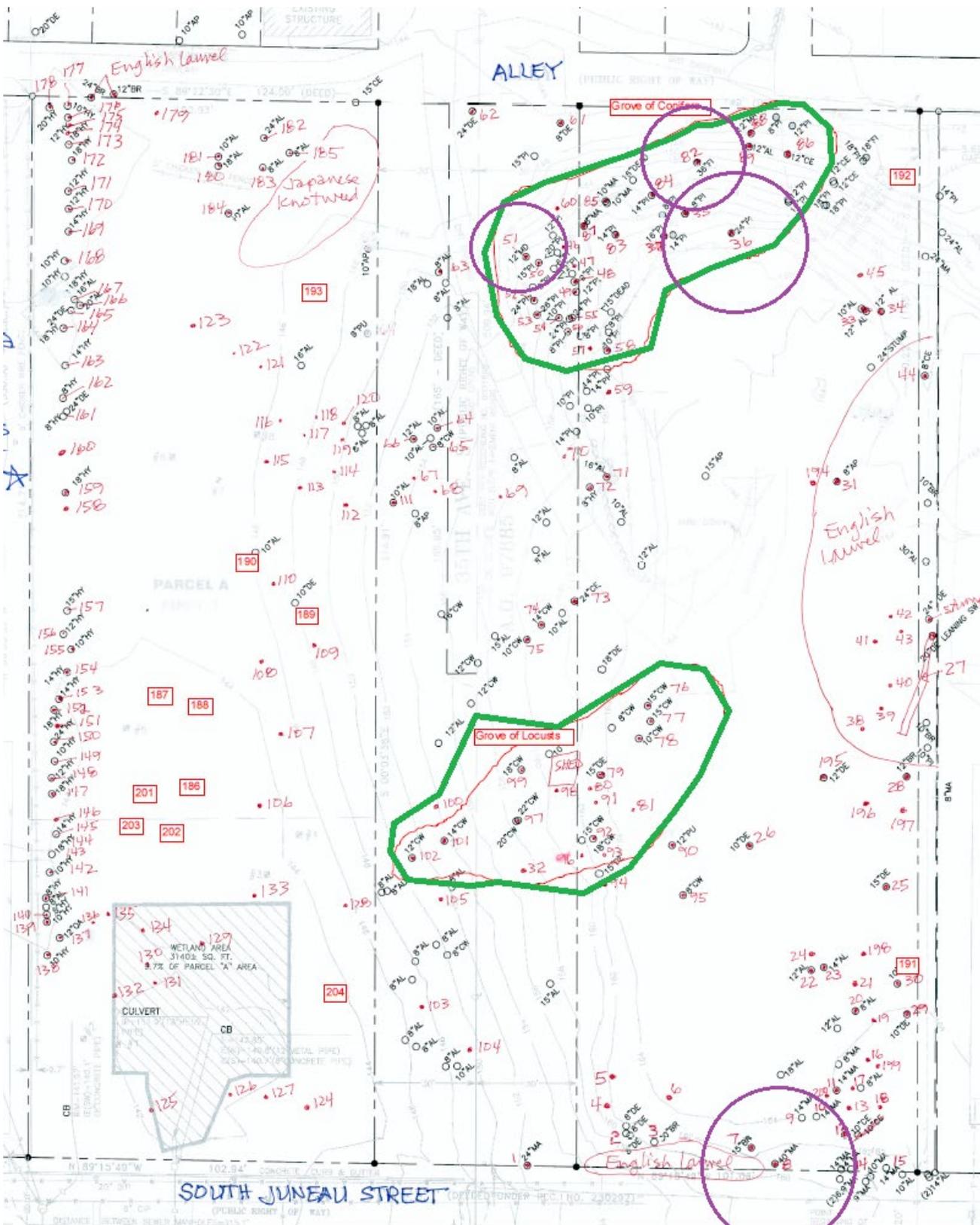
The inventory list also includes about 22 trees that are protected because they exist within groves. The site's tree canopy cover is recorded as being 95.3%. It is within the SE Seattle Reinvestment Area.

**Current Zone:** NC2-75 (M) (adopted 2019)

**Previous Zone:** C1-65

Of the 206 units, the number of Affording housing units to be offered?

[View Permit & Complaint Status](#)



[3036025 REC Proposal 2-17-2021.pdf](#)

I did a site visit yesterday. Its got some nice big ponderosa pine and western white pine. Some madrone, black locust? And others. There site is also highly disturbed by invasive vegetation, with English ivy choking trees, Himalayan blackberry, holly and many large currently flattened areas with downed Japanese

knotweed. Its not a pristine site, but there are many trees worth retaining. Many trees are marked with metal numbered tags, suggesting a plant survey was done. R. Ellison

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**From:** Lassie Webster <info@email.actionnetwork.org>  
**Sent:** Tuesday, April 20, 2021 4:07 PM  
**To:** Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>  
**Subject:** Save Our Trees!

**CAUTION: External Email**

Sandra Pinto de Bader,

I am prefacing this with a personal message. I live in the Wedgwood area, where big trees are a part of our habitat. Over the past few months I hear chainsaws running every day. Trees that once marked the skyline are gone. Big ones. What is going on here? Do we have any concern about the dangers of clearcutting our city. It's truly upsetting and alarming. I hope Seattle City Council and Department of Construction will take real responsibility and recognize that cutting down trees, unless one is deemed a true hazard, harms life. Please update our tree protections so they are enforceable, and enforced. Better yet, let's educate our citizens, including the construction industry, that trees are vital to the health of our city. And now the rest of the message:

It's time to end the delay by the Seattle Department of Construction and Inspections (SDCI) on presenting the Seattle City Council with an updated draft Tree and Urban Forest Protection Ordinance. Over the last 12 years, the City Council has repeatedly asked SDCI for an updated workable and effective ordinance draft to consider and it is obvious SDCI is not responding as requested. In its recent Resolution 31902, the Council gave specific issues for SDCI to address.

If SDCI cannot respond in a timely manner, please remove tree and urban forestry protection from their Department. As the City Auditor proposed in 2009, transfer tree and urban forestry oversight and authority to the Office of Sustainability and the Environment. SDCI has a conflict of interest in tree oversight – their priority mission has been to help developers build, not protect trees. Years of inaction on effective oversight and protection of trees by SDCI demands that a separate entity like OSE take over the city's responsibility to protect and enhance our urban forest.

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.

Lassie Webster

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

2727 NE 91st Street

Seattle, Washington 98115

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**From:** Lassie Webster <info@email.actionnetwork.org>

**Sent:** Tuesday, April 20, 2021 4:08 PM

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

**Subject:** Please adopt, with amendments, SDCI's Director's Rule 13-2020 NOW. We are losing trees daily!

**CAUTION: External Email**

Sandra Pinto de Bader,

Please adopt, with the amendments recommended by the Seattle Urban Forestry Commission, SDCI's Director's Rule 13-2020 (Designation of Exceptional and Significant Trees, Tree Protection, Retention, and Tree Removal during land division, including tree service provider requirements).

Seattle must move forward now, without the delay urged by some, in adopting this updated Director's Rule with the amendments proposed below. This process of increasing protection for our urban forest was first proposed by the Seattle City Council 12 years ago and is long overdue.

The following updates as proposed in the draft Director's Rule are great steps forward:

- Reducing the upper threshold on exceptional trees to 24 inches in diameter at standard height (DSH) from 30 inches
- Designating trees 6 inches DSH and larger as protected trees, starting in the platting and short platting process
- Requiring Tree Care Providers to register with the City as the Seattle Dept. of Transportation already requires
- Continuing protection of tree groves as exceptional trees, even if a tree is removed from the grove
- Making clear that all exceptional trees removed during development must be replaced per SMC 25.11.090
- Tightening tree removal requirements for exceptional trees as hazard trees

The following changes to the draft Director's Rule are needed:

- Change Subject Title to remove words "land division" and replace with "Development"
- PURPOSE AND BACKGROUND. add "SMC 23 requires that all trees 6 inches DSH and larger must be indicated on all site plans throughout the platting and sub-platting process, and that projects must be designed to maximize the retention of existing trees. This requirement continues throughout any subsequent development on all lots in all zones in the

city.”

- SECTION 1. Reduce the number of trees and sizes required to be a tree grove. Kirkland, Woodinville, and Duvall all define a tree grove as “a group of 3 or more significant trees with overlapping or touching crowns.” Include street trees in groves.
- Add “Significant trees may become exceptional as they grow in size. They are future replacements in the urban forest for exceptional trees when they die. Development projects must be designed to maximize the retention of both exceptional and significant trees to maintain a diversity of tree species and ages.”
- Add “All replacement trees regardless of size are protected trees and can’t be removed.”
- SECTION 2. Change the heading to “TREE PROTECTION”. Remove references to “Exceptional Trees” only and change to “Trees”. e.g., change “Exceptional Tree Protection Areas” to “Tree Protection Areas”.
- SECTION 4. Add “The Director shall have the authority to allow replacement trees on both public and private property to meet the goals and objectives of race and social justice under Seattle’s Equity and Environment Initiative.”
- Under SMC 25.11.090 the Director has the authority to require “one or more trees” to be planted as replacement trees for removed exceptional trees during development. The number of trees required should increase with the size of the tree removed, with a goal to achieve equivalent canopy area and volume in 25 years. Any in-lieu fee must also rise as the size of the removed tree increases. The city can not wait 80 years to replace an 80-year-old western red cedar tree and expect to maintain its canopy goals as large exceptional trees are removed during development.
- SECTION 5. SEPA requirements under SMC 25.05.675 N are for protecting special habitats and need to be considered at the beginning of the development process. The language of this SEPA code section should be included in the Director’s Rule to be certain that the code is complied with.
- SECTION 6. SDCI should adopt SDOT’s registration process and requirements to assist Tree Care Providers in complying with city code and regulations. Reduce the number of citations that will remove a Tree Care Provider from being registered with the city to no more than 2 per year. Require annual registration same as Seattle business licenses require. Require that Tree Care Provider companies have a WA State contractor’s license to ensure they have workers’ compensation. Require they have a certificate of insurance that lists the city as an additional insured so the city cannot be sued. Require that all jobs either have a

certified arborist on the work site or that they have visited the site and officially sign off on the specific work being done.

Thank you for protecting our urban forest.

Lassie Webster

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

2727 NE 91st Street

Seattle, Washington 98115

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**From:** Lassie Webster <info@email.actionnetwork.org>

**Sent:** Tuesday, April 20, 2021 4:12 PM

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

**Subject:** The sound of chainsaws every day. It is time to respect the vital importance of trees in our city.

**CAUTION: External Email**

Sandra Pinto de Bader,

It's time to end the delay by the Seattle Department of Construction and Inspections (SDCI) on presenting the Seattle City Council with an updated draft Tree and Urban Forest Protection Ordinance. Over the last 12 years, the City Council has repeatedly asked SDCI for an updated workable and effective ordinance draft to consider and it is obvious SDCI is not responding as requested. In its recent Resolution 31902, the Council gave specific issues for SDCI to address.

If SDCI cannot respond in a timely manner, please remove tree and urban forestry protection from their Department. As the City Auditor proposed in 2009, transfer tree and urban forestry oversight and authority to the Office of Sustainability and the Environment. SDCI has a conflict of interest in tree oversight – their priority mission has been to help developers build, not protect trees. Years of inaction on effective oversight and protection of trees by SDCI demands that a separate entity like OSE take over the city's responsibility to protect and enhance our urban forest.

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:

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

Lassie Webster

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

2727 NE 91st Street  
Seattle, Washington 98115

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**From:** Daniel Esposito <info@email.actionnetwork.org>  
**Sent:** Tuesday, April 20, 2021 4:45 PM  
**To:** Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>  
**Subject:** Please adopt, with amendments, SDCI's Director's Rule 13-2020

**CAUTION: External Email**

Sandra Pinto de Bader,

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they have workers' compensation. Require they have a certificate of insurance that lists the city as an additional insured so the city cannot be sued. Require that all jobs either have a certified arborist on the work site or that they have visited the site and officially sign off on the specific work being done.

Thank you for protecting our urban forest.

Daniel Esposito

[despo944@gmail.com](mailto:despo944@gmail.com)

1614 summit ave, Apt 304

Seattle, Washington 98122

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**From:** Daniel Esposito <info@email.actionnetwork.org>  
**Sent:** Tuesday, April 20, 2021 4:45 PM  
**To:** Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>  
**Subject:** Save Our Trees!

**CAUTION: External Email**

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

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

Daniel Esposito

[despo944@gmail.com](mailto:despo944@gmail.com)

1614 summit ave, Apt 304

Seattle, Washington 98122

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

**Sent:** Monday, April 26, 2021 8:43 AM

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

**Cc:** travis.west@davey.com; alexander@barshercapital.com; Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>

**Subject:** Re: [TREE LOSS] Three significant trees needlessly removed when adding a backyard cottage ADU

**CAUTION: External Email**

This is a great question David and I would also like to know the answer as to why the three locust trees were recommended for removal? I would also like to know why the report is calling for 'structural pruning' of a neighbour's tree, which has nothing to do with the proposed development of the subject property.

Thank you and kind regards,

Stuart Niven, BA (Hons)

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

**Sent:** Monday, April 26, 2021 8:07 PM

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

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

**Subject:** (3916 and ) 3914 S Brandon St Seattle clearcut

**CAUTION: External Email**

Dear Seattle PRC,

Please keep me informed about this south Seattle tree grove without limits to excavation and Likely construction within inner critical root zones:

Address: 3914 S BRANDON ST Project: 3037702-LU

Area: South

Notice Date: 4/26/2021

Project Description

Land Use Application to subdivide one development site into two unit lots. The construction of residential units is under Project #6537158-CN. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

Comments may be submitted through: 05/10/2021

Please include an excavation depth and extent site plan that show and identify existing trees on adjacent east and west of the proposed vehicle and utilities access easements serving this unit lots relative to criteria 7 of SMC 23.24.

How has permitting from SDCI for #6537158 accommodated tree groves protected by directors rule 16-2008? Rubber fencing and manually installed posts are not barriers... they are always moved.

Trees in the grove:

Tree 1 Big Leaf Maple, diameter 24"

Tree 4 Cottonwood, diameter 30"

Tree 5 Big Leaf Maple, diameter 31"

Tree 6 Big Leaf Maple, diameter 36" Cottonwood next to Tree 4, diameter 24" Green Ash, diameter 25"

Douglas fir, diameter 30" Douglas fir, diameter 32"

Arborist response substantiated by architect and builder ?? :

<http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=3367399>

Plan set:

<http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=5048277>

Thank you,

David Moehring  
TreePAC Board Member

Sent using the mobile mail app

Forwarded email

From: "Land Use Information Bulletin" <[sdci@subscriptions.seattle.gov](mailto:sdci@subscriptions.seattle.gov)>

Date: April 26, 2021

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

Cc:

Subject: Land Use Information Bulletin is Now Available



Seattle Department of  
Construction & Inspections



April 26, 2021

# LUIB is Now Available

Today's [Public Notices Summary](#) is now available for you to review. *The link above will give you the most recently published Public Notice Summary.* To create a custom notice summary by publish date, use our [custom public notice report tool](#). To view the notices:

1. Click on [Public Notices](#) under Find Existing on the portal home page.
2. Select the Publish Date - From and Publish Date - To date range.  
**Tip:** Click the calendar and then select the Today link at the very bottom to quickly navigate to the correct date.
3. You will get a list of the public notices for the date range.

This email was sent from a send-only mailbox. Please do NOT reply to this e-mail.

[Read the Notice Summary](#)

## Seattle Department of Construction and Inspections

Address: 700 5th Ave, Suite 2000, Seattle, WA, 98104

Mailing Address: P.O. Box 34019, Seattle, WA, 98124-4019

Phone: 206-684-8600

Alt Phone: Violation Complaint Line: 206-615-0808



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This email was sent to [dmoehring@consultant.com](mailto:dmoehring@consultant.com) using GovDelivery Communications Cloud on behalf of: City of Seattle · 707 17th St, Suite 4000 · Denver, CO 80202

**GOVDELIVERY** 

**From:** Desiree Patterson <dizzle2490@gmail.com>  
**Sent:** Wednesday, April 28, 2021 6:50 AM  
**To:** Pinto Urrutia, Sandra <Sandra.PintoUrrutia@seattle.gov>  
**Subject:** Tree codes

**CAUTION: External Email**

If Seattle wants to increase the tree canopy why can't a code be implemented that forces developers to include green space on new developments? Penalizing only homeowners is unfair. In order to prevent urban sprawl and protect forests that haven't been completely devastated like Seattle, Seattle has to develop. Why couldn't building be incentivized with a land value tax? Why can't tax breaks be given to developers that include green space. Protecting trees prone to fungal infections and non native trees that don't provide the best habitat for wildlife makes no sense. Nobody wants to live in a sea of grey boxes.

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