

Tree Protections Update

Photo by John Skelton



Seattle Department of
Construction & Inspections



Seattle
Office of Sustainability
& Environment

Urban Forestry Commission
February 9, 2022

TODAY'S PRESENTATION

- Resolution 31902
- SDCI/OSE Recommendations
- Next Steps



RESOLUTION 31902

Council requested SDCI and OSE to explore the following strategies:

Strategies

Expand exceptional tree definition and retain protections

Create significant tree removal permit

Require replacement for significant tree removal

Simplify tree planting/replacement requirements

Maintain tree removal limits in single-family zones

Explore in-lieu fee option for tree replacement

Track tree removal and replacement

Provide adequate funding to administer/enforce



OVERVIEW – TREE PROTECTIONS

Three types of trees regulated:



1 - “Exceptional” trees



2 - “Significant” trees



3 - “Heritage” trees

“Other” trees under 6” diameter are not regulated

APPLICABLE ZONING

- Single Family and RSL
- Lowrise, Midrise
- Neighborhood Commercial
- Seattle Mixed*

*Not all zones are shown here**



SDCI/OSE PROPOSAL


FIVE RECOMMENDATIONS

 Business/IT Support for Council's TSP Registration Legislation

 Expand definition of “Exceptional” tree

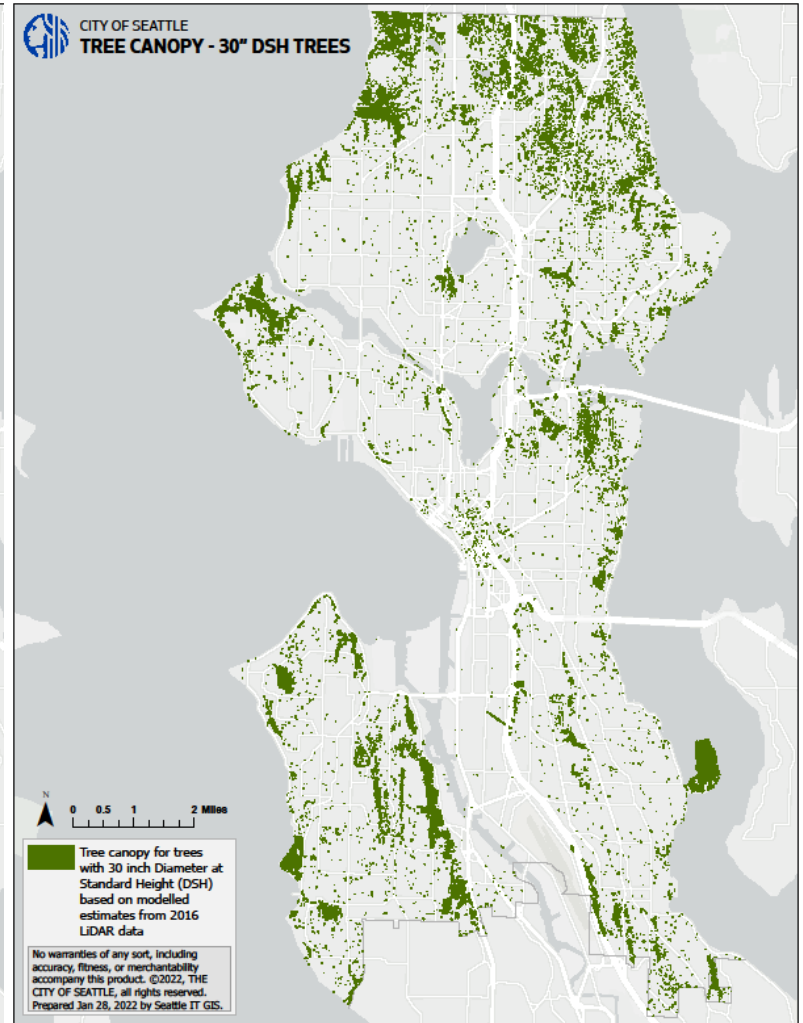
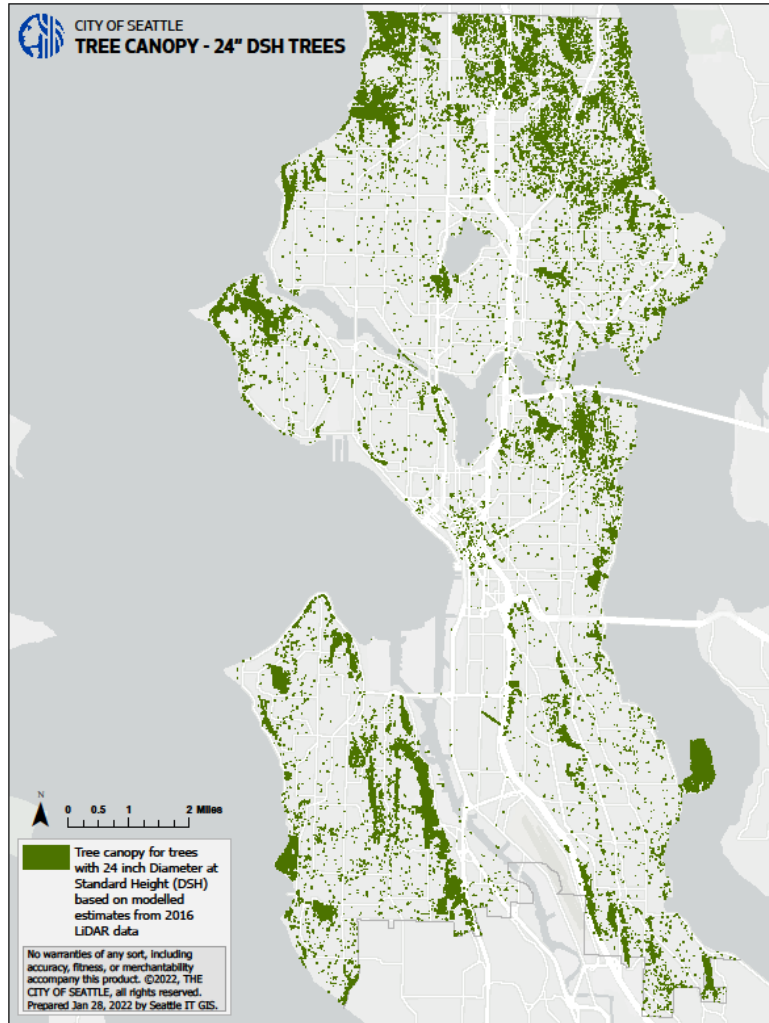
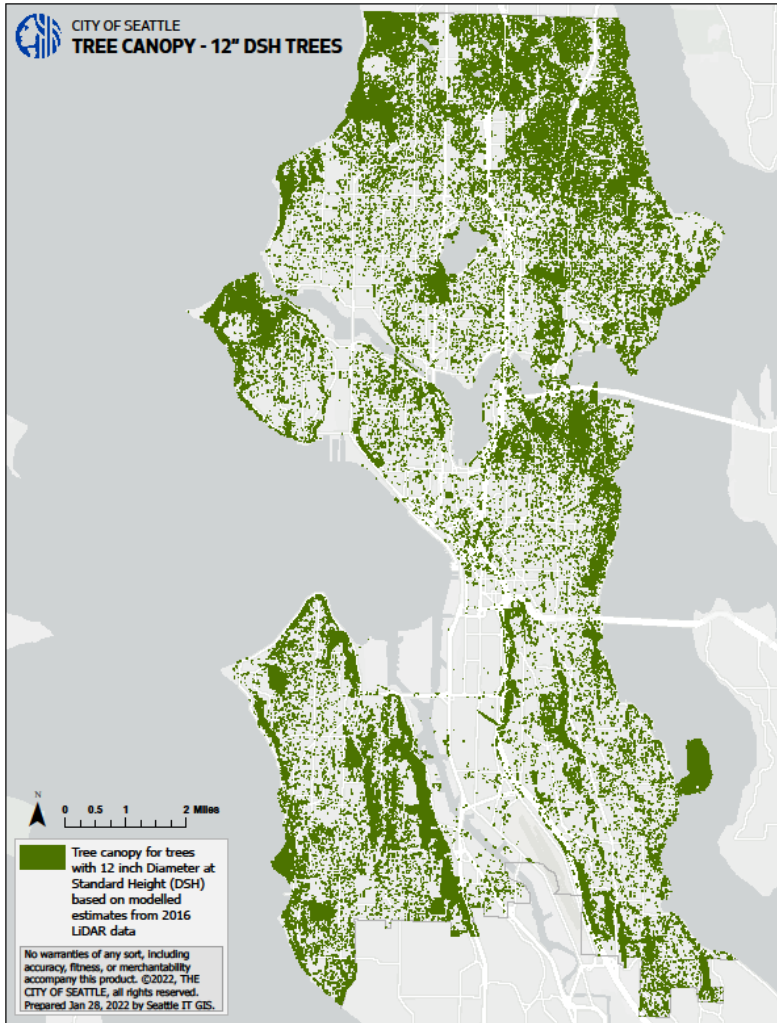
 Define “Significant” tree and require replacement 12” and greater

 Allow payment in-lieu option in several circumstances

 Simplify processes and update enforcement provisions

Requested by Council but not recommended for further consideration: Tree removal permit for homeowners outside of development; Reduction in number of trees property owners can remove in single family zones outside of development

TREE CANOPY COMPARISONS: 12", 24", 30" DSH



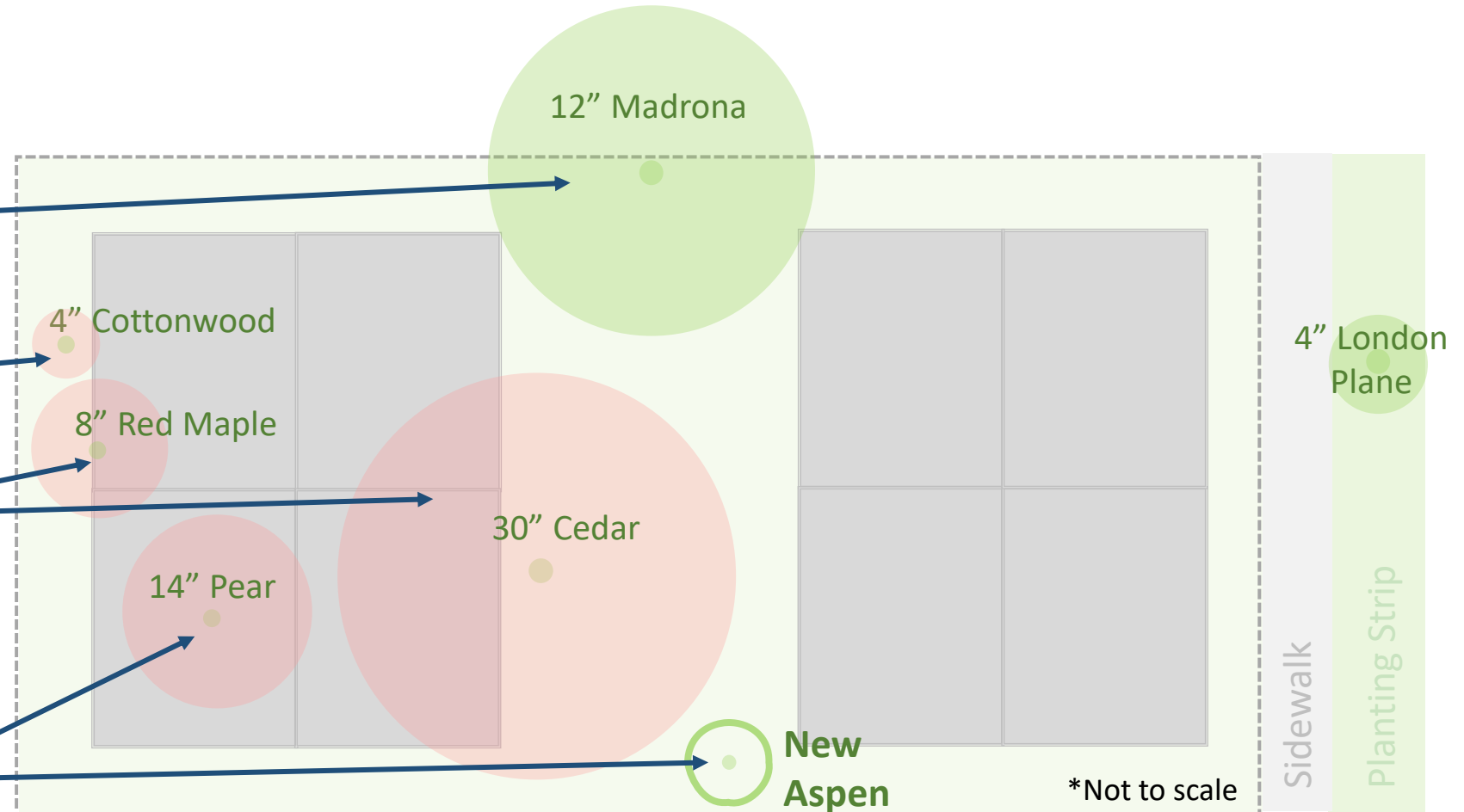
Existing Regulations

Exceptional tree retained.
Building allowed closer to
sidewalk to protect tree.

Non-regulated tree removed,
no approval required.

Significant trees removed,
no approval required.

Exceptional tree removed,
with approval. Must be
replaced. Chooses Aspen.



*Not to scale

Example Site Plan #1

Townhouse Development

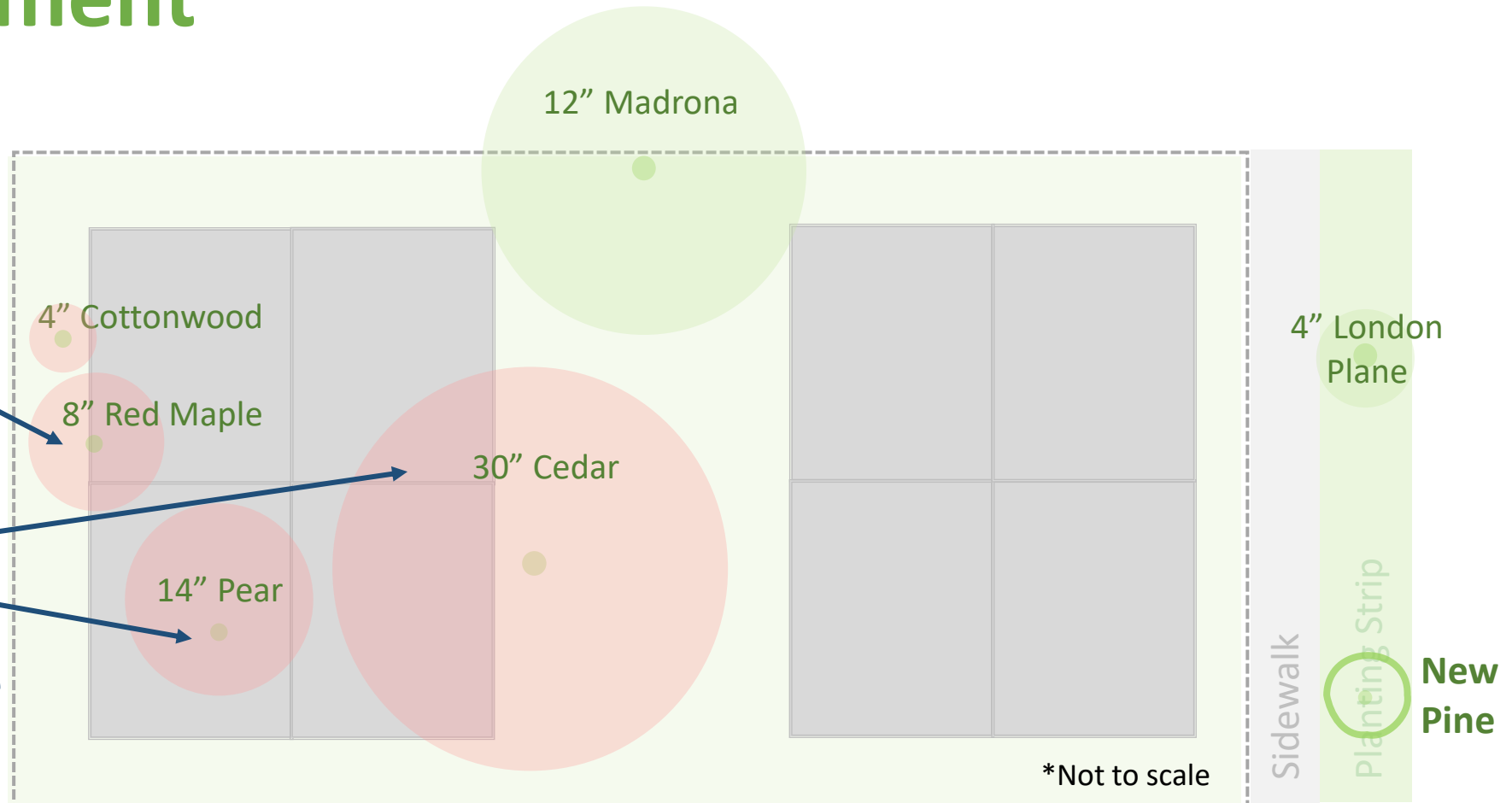
DRAFT

Recommendations – Replacement Required, Option for Payment

Significant tree removed,
must be replaced or make a
payment in-lieu.
Chooses to replace with Pine.

Exceptional tree
removed with approval.
Must be replaced or
make a payment in-lieu.
Chooses payment.

Payment received for removal of
14" Pear and 30" Cedar. Revenue
received will plant trees off-site.



DRAFT

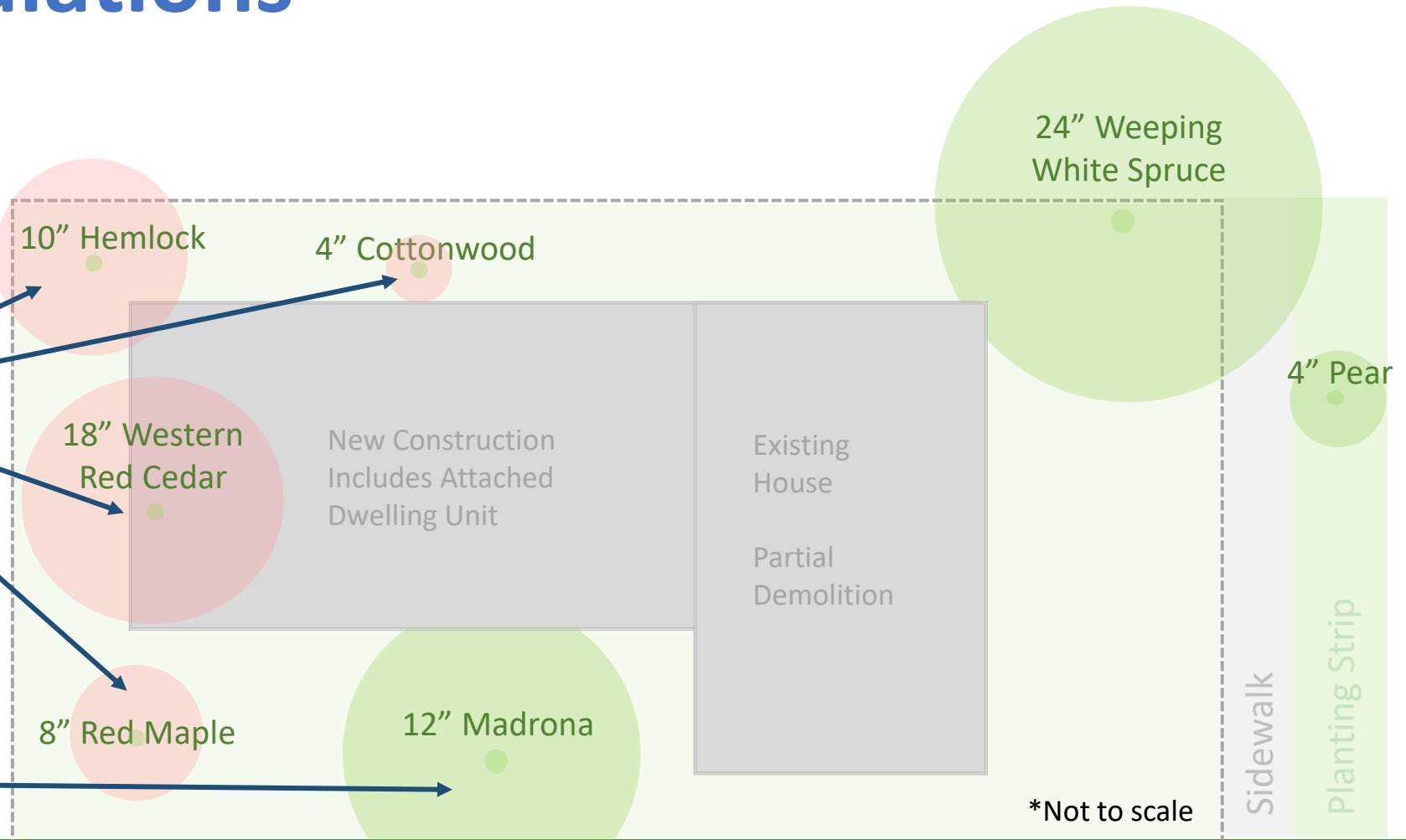
Existing Regulations

Significant trees
and “other” tree
can be removed.

No permit
or approval
required.

No mitigation or
replacement
requirement.

Exceptional
tree cannot be
removed unless
hazardous.



Recommendations - Replacement Required, Option for Payment

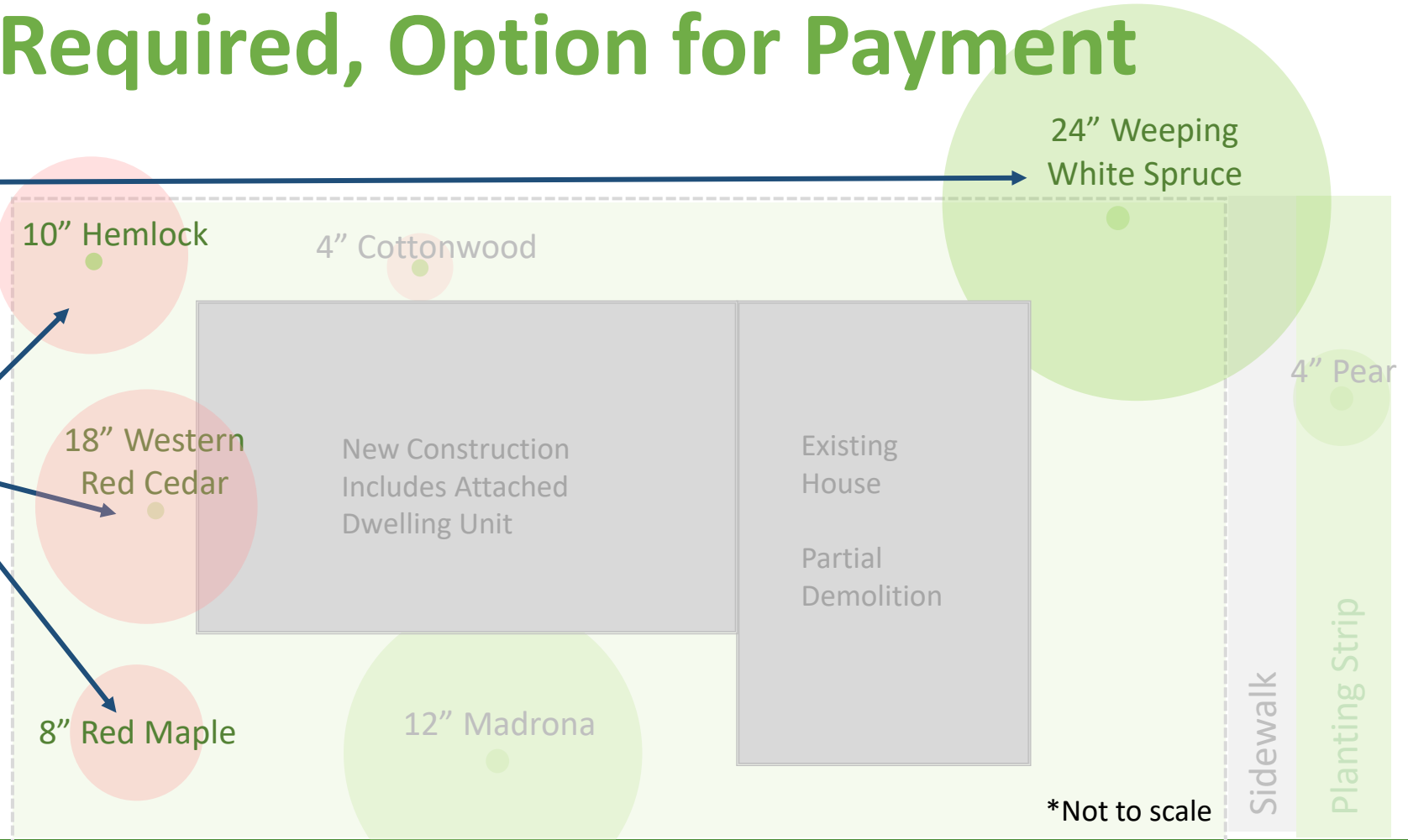
Now considered Exceptional, cannot be removed unless hazardous

Removing Significant trees now requires replacement or a payment in-lieu.

Owner chooses payment.

Payment is received for removal of 10" Hemlock, 18" Western Red Cedar, and 8" Red Maple.

Revenue received will plant new trees off-site.

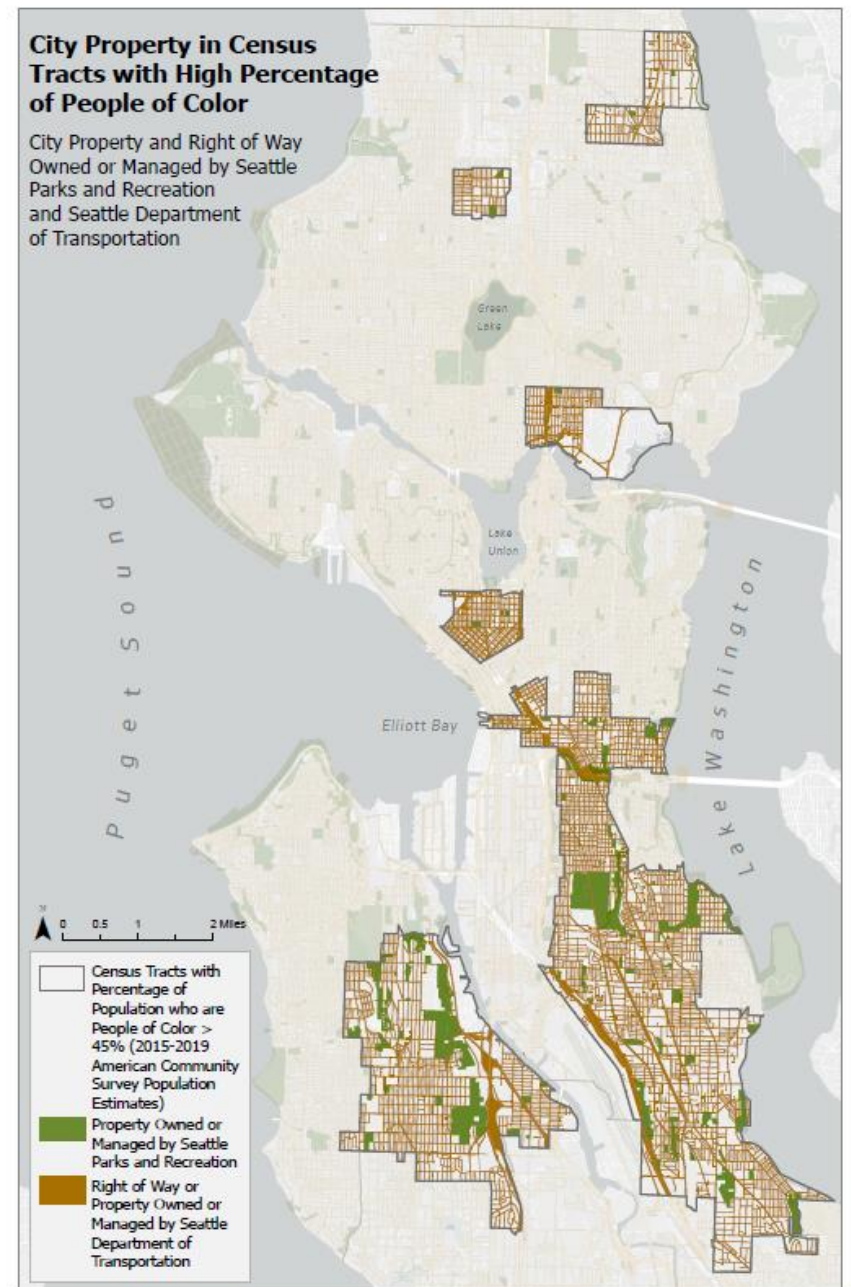
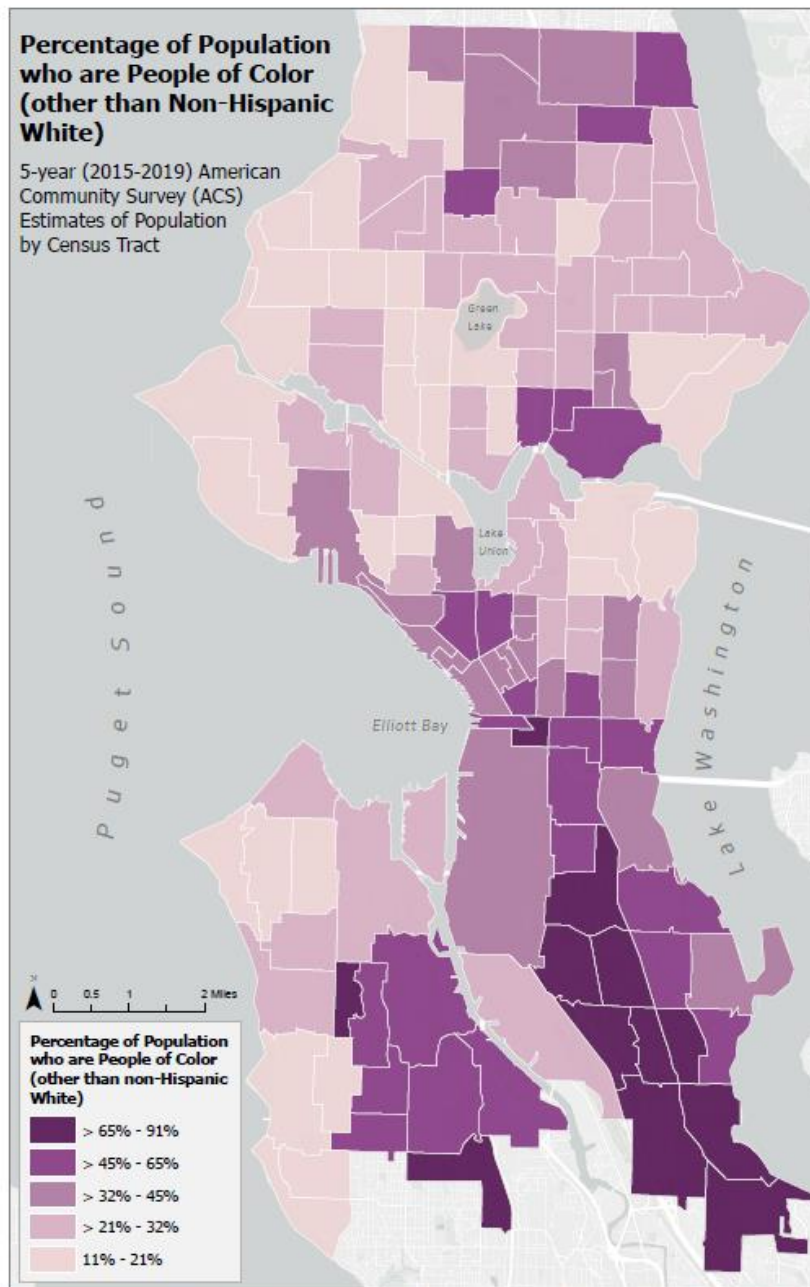


*Not to scale

PERCENTAGE BIPOC BY CENSUS TRACT

CITY PROPERTY WITH PERCENTAGE BIPOC RESIDENTS BY CENSUS TRACT

- **Purple** is percentage of population who are BIPOC
- **Green** is property owned or managed by Seattle Parks and Recreation (SPR)
- **Tan** is generally planting strips in right of way (ROW) or property owned or managed by Seattle Department of Transportation (SDOT)



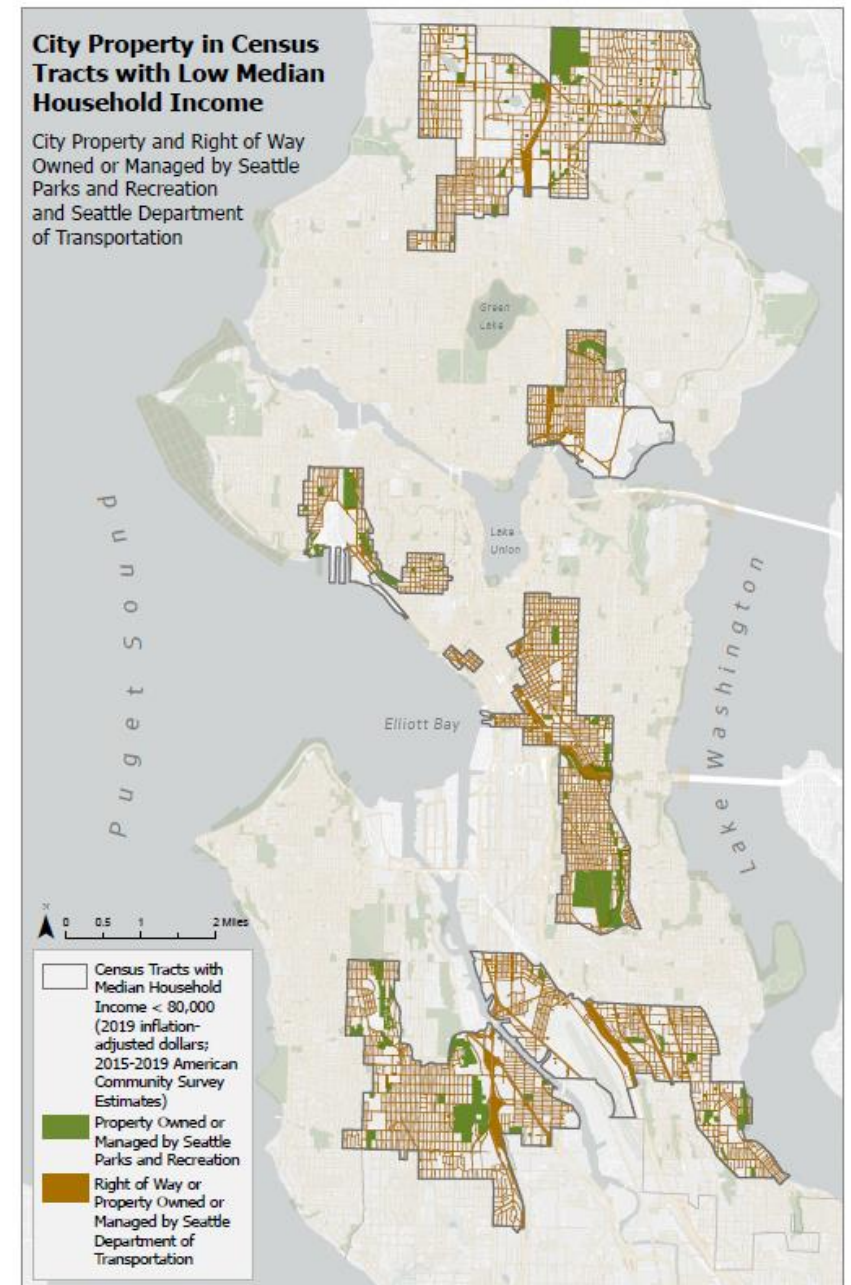
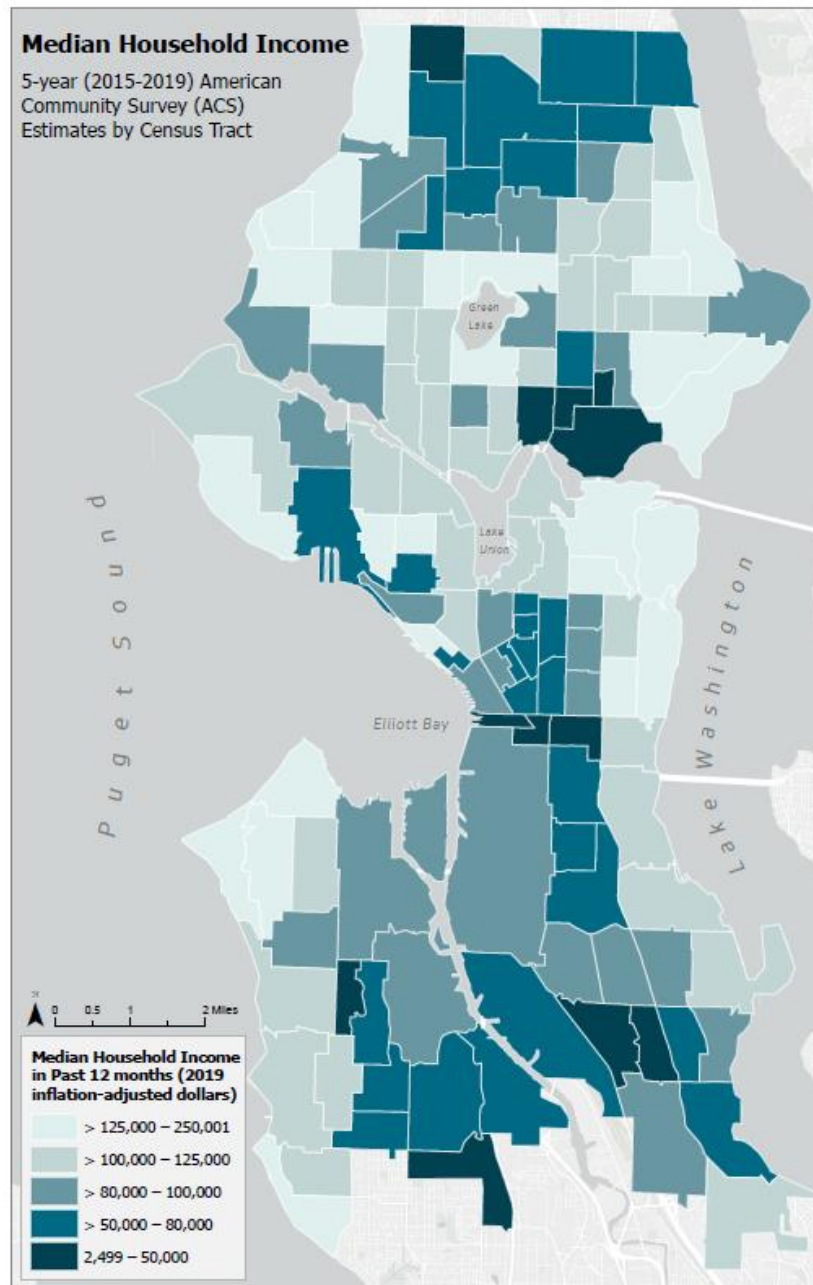
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MEDIAN HOUSEHOLD INCOME BY CENSUS TRACT

CITY PROPERTY WITH LOW MEDIAN HOUSEHOLD INCOME BY CENSUS TRACT

- **Teal Blue** is median household income
- **Green** is property owned or managed by Seattle Parks and Recreation (SPR) with low median household income
- **Tan** is planting strips in ROW or property owned or managed by SDOT with low median household income



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NEXT STEPS –

February

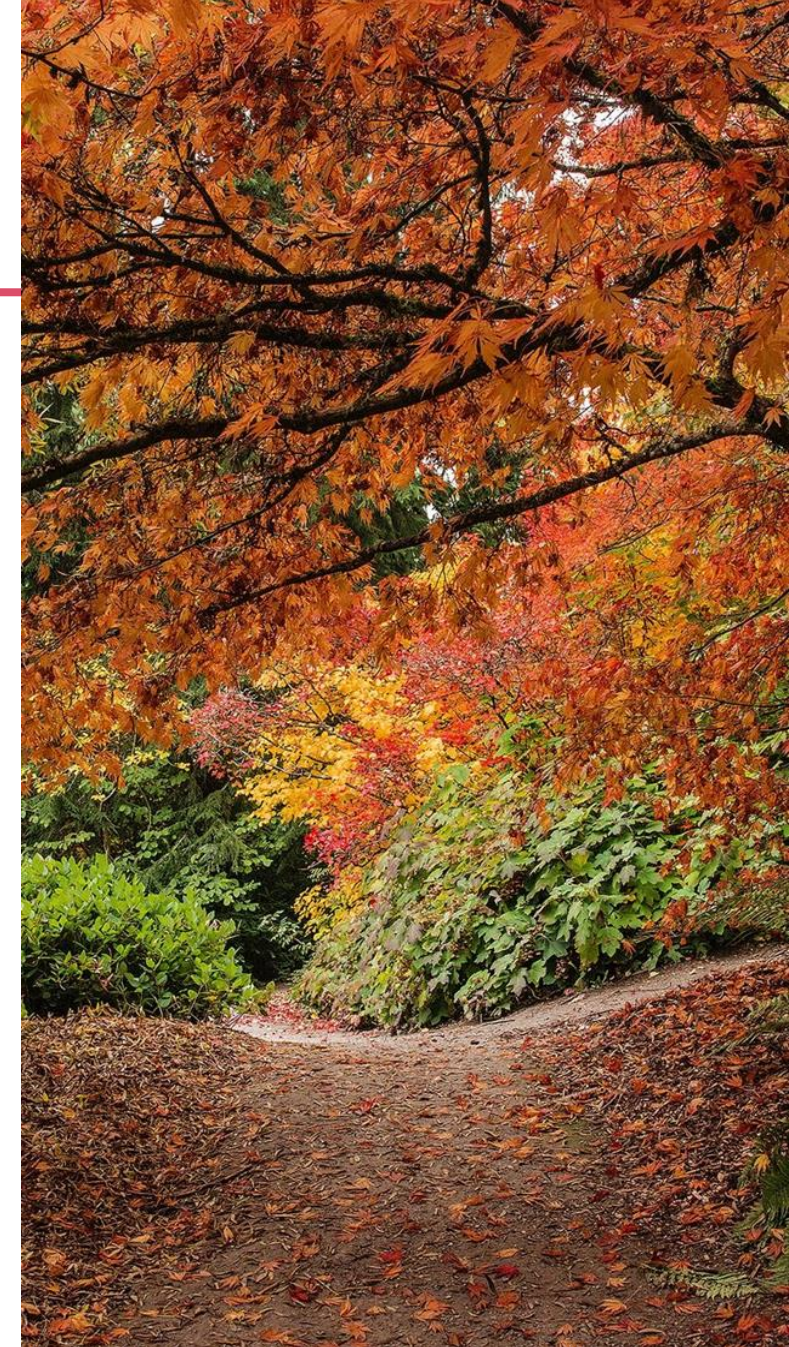
- Issue draft recommendations for environmental (SEPA) review for public comment

Q1/Q2 2022

- Work with stakeholders, including UFC, on any potential updates to the proposal
- Develop final recommendations for legislation

Ongoing

- Identify potential implementation and enforcement needs



QUESTIONS?

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www.seattle.gov/sdci

www.seattle.gov/sdci/codes/changes-to-code/tree-protection

