

Emails sent by Seattle residents regarding the tree protection ordinance through March 4, 2020.

From: David Moehring <dmoehring@consultant.com>
Sent: Thursday, February 20, 2020 3:34 PM
To: 'Barbara Bernard' via Magnolia Tree Keepers - All messages <Magnolia-tree-keepers_all@googlegroups.com>
Cc: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>; HHH_Board@npogroups.org; Annie Thoe <neighborhoodtreekeepers@gmail.com>
Subject: March 17th MCC on trees

CAUTION: External Email

Thanks Barbara ,

All in Magnolia Tree Keepers , it looks like come around the March 17th Magnolia Community Council Meeting is when I'll make the final motion for support to the tree ordinance revisions advocated by the urban forestry commission. Surprisingly, even though we had January presenters from both the UFC and NTK, some MCC trustees have communicated outright their opposition to the draft motion supporting UFC and NTK indicating it's just one side of the story. One stated that property rights should prevail.

If you or someone you know (especially effective are teens and young adults) are able to attend the MCC monthly meeting on March 17th at 7:00 to 7:30-ish to crime in before, that would be helpful. It's only a minute or two offered ...

Kind regards

David

Sent using the mail.com mail app

On 2/20/20 at 2:59 PM, 'Barbara Bernard' via Magnolia Tree Keepers - All messages wrote:

> <https://www.seattle.gov/transportation/projects-and-programs/programs/trees-and-landscaping-program/registered-tree-service-providers>

>

>

> Sent from Yahoo Mail for iPhone

From: Barbara Gregory <info@email.actionnetwork.org>
Sent: Friday, February 21, 2020 6:43 AM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@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Seattle's rapid growth and an outdated tree ordinance are reducing these beneficial effects as trees are removed and not replaced.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.
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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.

Barbara Gregory

barbara_gregory@yahoo.com

3538 NE 86th St

Seattle, Washington 98115

From: David Moehring <dmoehring@consultant.com>

Sent: Friday, February 21, 2020 6:19 AM

To: PRC <PRC@seattle.gov>; Strauss, Daniel <Daniel.Strauss@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>; DOT_LA <DOT_LA@seattle.gov>

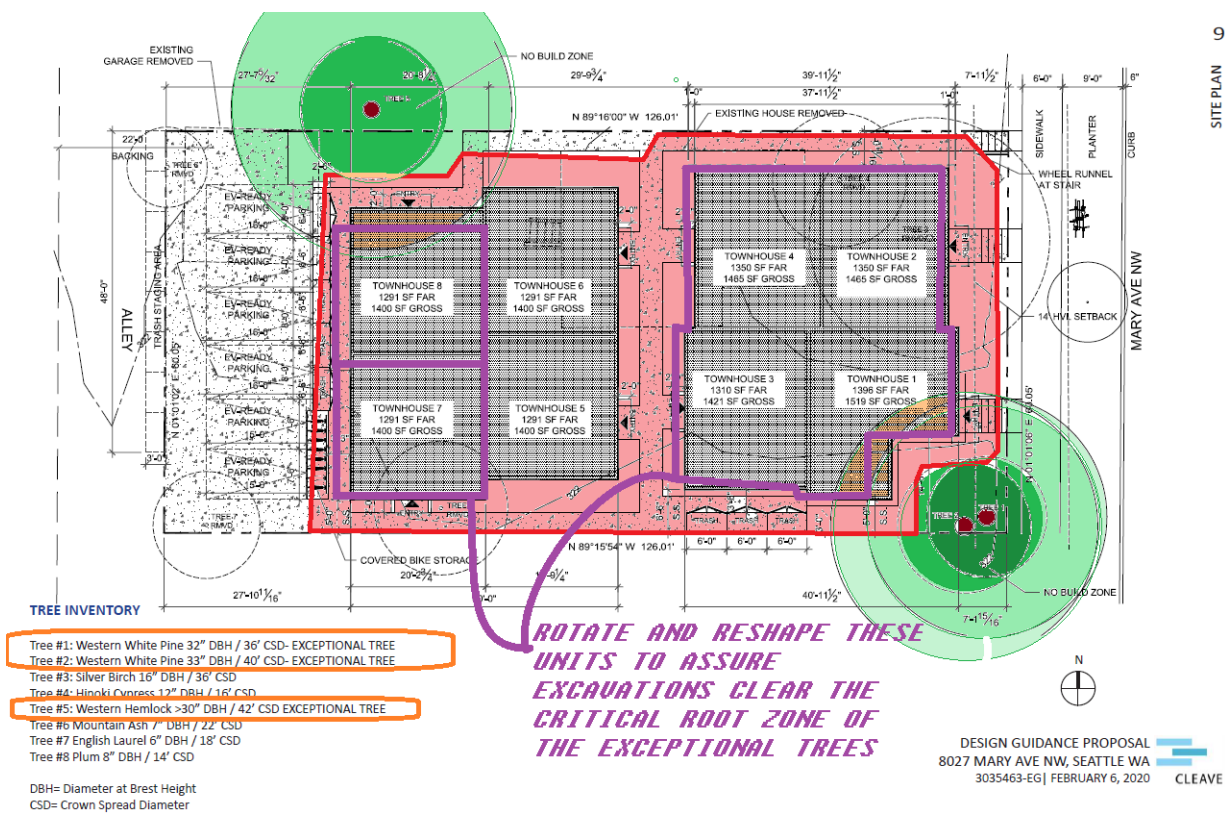
Cc: Mary Jean Gilman <mj.gilman@comcast.net>; dkmoody@gmail.com; sethely@gmail.com; surfsgordi@yahoo.com; rotterbj@hotmail.com; kares@uw.edu; irish_family@hotmail.com; laurelgene@comcast.net; woodburne@gmail.com; Jessica Dixon-Horton <bardjess@msn.com>; josh@sfei.org; sharon.loveland@live.com; seattle-tree-ordinance-working-grouplists.riseup.net <seattle-tree-ordinance-working-group@lists.riseup.net>

Subject: Threatened Significant Trees at 8027 MARY AVE NW

CAUTION: External Email

The proposed design for 8027 MARY AVE NW does not provided space for the foundation excavations and trenching of underground utilities.

The critical root zones will be damaged thereby impacting the survival of the three Exceptional trees.



02/18/2020 000363-20PN

8027 Mary AVE NW

Design Review - Streamlined for project 3035463-EG

Streamlined Design Review for 2 buildings (8 units total). Parking Existing buildings to be demolished

Design review proposal <http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=5298059>

PROJECT DESCRIPTION

Streamlined Design Review for 2, 3-story townhouse buildings (8 units total). Parking for 6 vehicles proposed. Existing buildings to be demolished.

OPPORTUNITY FOR COMMENT

SDCI will accept written comments to assist in the preparation of the early design guidance through March 2, 2020. You are invited to offer comments regarding important site planning and design issues you believe should be addressed in the design of this project. Please note that the proposed design will likely evolve through the review process. These changes will be reflected in the Design Proposal documents included with other project documents found at Seattle Services Portal (<https://cosaccela.seattle.gov/portal/welcome.aspx>) or Permits Search.

Submit all comments and requests to be made party of record to PRC@seattle.gov or City of Seattle – SDCI – PRC, 700 5th Avenue, Suite 2000, PO Box 34019, Seattle, WA 98124-4019.

David Moehring
312-965-0634

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Sent: Friday, June 21, 2019 at 7:00 PM

From: "David Moehring" <dmoehring@consultant.com>

To: PRC <PRC@seattle.gov>

Cc: "treesforneighborhoodsseattle.gov" <treesforneighborhoods@seattle.gov>, DOT_SeattleTrees <Seattle.Trees@seattle.gov>, treesforseattle@seattle.gov, "Baker Street Community Group Steering Committee" <baker-street-community-group-steering-committee+noreply@googlegroups.com>, DOT_LA <DOT_LA@seattle.gov>, "OBrien, Mike" <Mike.OBrien@seattle.gov>, dbeekman@seattletimes.com, info@sashafor4.org, MOON@CLEAVEARCH.COM, afichukpv@yahoo.com

Subject: Threatened Significant Tree 8034 Mary Ave NW (SDCI #6722507 & #3034302 &)

Dear Natalie Quick of Modern Homes, LLC-

Clear-cutting Seattle is not cool...

I understand that one of your residential projects proposes six townhouses with parking on a 7,620 square foot lot at **8034 Mary Ave NW** Project. I caution that there are several trees on that property that are protected by the Seattle Municipal Code that your development plans seem to ignore.

Reference the link to the SDCI's photos:

<http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=4516530>

The development initial plans from the SDCI website are at:

<http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=4491611>

Questions to answer:

[1] where is the site survey that shows the location of the existing trees?

[2] is there a qualified arborist report that identifies the species and size of trees?

[3] which of these trees are Code-protected as 'Exceptional' or 'Tree Groves' or

'Heritage' trees (per DR 16-2008)* 

[4] what alternative layouts of the 9,906 SF of buildings have been tried, if any, to retain the existing trees?

[5] has your arborist and architect considered excavation of the entire site, killing the neighboring lot line trees as well?

[6] why are 6 market-rate units totalling 10,362 SF being considered? That is 5% larger than allowed IF this is even considered a green design!

[7] Are the existing street trees to remain?

[8] how will the mass of these buildings blend into the residential character of the area, or will this be more boxy junkitecture?

This lot is within a lowrise multifamily zone which allows (with inclusion of affordable housing or a \$125K in-lieu-of fee from \$5-million in revenues). Those that know this area are concerned about the future of a very large and gnarly old pacific Dogwood (*Cornus nuttallii*) on property. See the link to the photos - pages 3 and 4. The Seattle Tree Protection code considers this species to be Exceptional when it is measured at 6-inches diameter at 54-inches about the ground. This property's Dogwood is one of the largest in Seattle and is reported to have "a lot of personality". Since the existing house is closed up and there are new survey caps at the sidewalk, we believe a public notice will soon come out for those that live within 300 feet of the area - including yellow signs visible from the street.

According to a May 9th meeting, an attendee inquired whether an arborist has been consulted and expressed concern that removing the trees will change the wind pattern surrounding the tall Douglas Fir and create a future hazard along the north fence line. Another attendee expressed support that the Dogwood tree. And your company's response was _____(??)_____.

If you are seeking a suggestion, why not locate the new structures in the same general footprint of the existing buildings that are to be demolished. You may work with your architect and arborist to suggest design departures including - but not limited to - removal of one or more off-street parking spaces as allowed by SMC Chapters 23 and 25. I also suggest that the buildings are too large as limited by the new land-use code even as modified for the MHA earlier this year.

We need affordable housing and tree canopy. It does not appear that Modern Homes (afichukpv@yahoo.com) or Cleave Architects (MOON@CLEAVEARCH.COM) are providing either.

Thank you in advance!

David Moehring
TreePAC, Board member
<https://treepac.org/tree-preservation-efforts-in-seattle/>



Sold 4/16/2019	\$970,000.00	S. SCOTT to	MODERN HOMES LLC
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Community Meeting Event: 8034 Mary Ave NW Project

EVENT DATE: Thursday, May 9, 2019

LOCATION: Greenwood Masonic Lodge

Landscaping. One attendee inquired whether an arborist has been consulted and expressed concern that

removing the diseased Hemlock tree from the north side will change the wind pattern surrounding the large

Doug Fir and create a hazard along the fence line. Another attendee expressed support that the Dogwood tree

will not be removed as wildlife lives there. Another attendee inquired what will happen to the building's water

run-off and whether it will be a low-impact development.

** 🌿 Active Seattle Department of Construction and Inspections Director Rules that interpret Tree Protection and fees (Ch. 25.11)

DR # Name

17-2018 [Calculating Tree Valuations & Civil penalties for Tree Protection Code Violations](#)

16-2008 [Designation of Exceptional Trees](#)

10-2006 [Clarifying when administrative design review is required in order to save exceptional trees in lowrise, midrise, and commercial zones.](#)

From: Wendy Oberlin <info@email.actionnetwork.org>

Sent: Friday, February 21, 2020 7:57 AM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: Please Update Seattle's Tree Ordinance

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.

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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.

Wendy Oberlin

wendy.oberlin@gmail.com

4015 Wallingford Ave N

Seattle, Washington 98103

From: Leila Kipp <kipp.leila@comcast.net>

Sent: Friday, February 21, 2020 3:26 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: Please Protect Seattle's Trees

CAUTION: External Email

Sandra Pinto de Bader,

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Leila Kipp

kipp.leila@comcast.net

1238 17th Ave E

Seattle, Washington 98112

From: Cedar Mannan <info@email.actionnetwork.org>
Sent: Friday, February 21, 2020 9:57 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Save our Trees!

CAUTION: External Email

Sandra Pinto de Bader,

Hi, I'm a long time Seattle resident and so many large trees that I've grown up around have recently been cut down for development. We can make room for people and keep the large trees in place.

Please adopt this version of the tree code!

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.

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Cedar Mannan

cedarstudio@gmail.com

9678 54th Ave South

Seattle , Washington 98118

From: Kjersten Gmeiner <info@email.actionnetwork.org>
Sent: Friday, February 21, 2020 11:03 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@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.

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

Kjersten Gmeiner

gmeiner.k@gmail.com

12051 14th NE

Seattle, Washington 98125

From: William Sherman <wts@gunjones.com>

Sent: Sunday, February 23, 2020 11:13 AM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: Keep Seattle Livable!

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.

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

William Sherman

wts@gunjones.com

1604 NW 70th St.

Seattle, Washington 98117

From: John <john.nuler@gmail.com>

Sent: Monday, February 24, 2020 9:12 AM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: Seattle Future?

CAUTION: External Email





From: Megan Wittenberg <megan@ofearthandvine.com>
Sent: Monday, February 24, 2020 12:49 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Save Our Trees!

CAUTION: External Email

Sandra Pinto de Bader,

One of the wonderful things about Seattle is it's beautiful trees. With the oncoming climate disaster, we have a responsibility to keep as many large trees healthy and working as we can. I personally am very fond of many specific trees in our greenspaces and parks. Please protect them.

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Megan Wittenberg

megan@ofearthandvine.com

943 30th Ave

Seattle, Washington 98122

From: Gretchen Kirsch <info@email.actionnetwork.org>
Sent: Monday, February 24, 2020 2:15 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Please Strengthen Seattle’s Tree Ordinance

CAUTION: External Email

Sandra Pinto de Bader,

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Gretchen Kirsch
cfkgmk@gmail.com
7612 Latona Ave N E
Seattle, Washington 98115

From: John <john.nuler@gmail.com>
Sent: Tuesday, February 25, 2020 10:23 AM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Re: Seattle Future?

CAUTION: External Email



Author: [Dan Bertolet](#)

([@danbertolet](#)) on September 6, 2018 at 5:00 am

Since the end of the last recession, Seattle has consistently ranked among the **fastest growing** major US cities. Is all that growth leaving the Emerald City less emerald?

Not really.

Seattle's **best new data** on the change in tree canopy over time does show a 6 percent decline between 2007 and 2015. Here's the catch, though: most of the confirmed tree loss happened on land reserved for detached houses, the single-family zones that cover over **half the city** but where **population has barely budged** for decades.

Meanwhile, the same study found **no statistically significant change in tree canopy** where the **growth actually has been happening**: the land zoned for commercial buildings and multifamily housing that absorbed the vast majority of Seattle's new apartments, offices, and stores.

From 2007 to 2015, all that construction helped make room for **76,000 additional residents** and **65,000 new jobs**—like adding about half of the neighboring city of Bellevue. It’s a remarkable success story: **Seattle increased its stock of homes by 14 percent**, confined almost completely to the **18 percent of city land where multifamily housing is allowed**—with no measurable impact on trees!

These latest tree findings corroborate a study of Seattle’s commercial centers from 1993 to 2014 that detected **tree canopy increases in six of the ten centers studied**, and no changes in the remaining four. **Another study** estimated that Seattle’s citywide tree canopy *rose* by 2 percent between 2002 and 2007, a period during which the city also grew, albeit not as rapidly as in the current boom.

In 2007, Seattle adopted a goal of 30 percent tree canopy cover by 2037. The city’s most rigorous analysis to date pegged it at **28 percent in 2016**. An alternate measurement method showed **33 percent in 2007 and 31 percent in 2015**. In 2014, University of Washington researchers applied three different methods that yielded **26 or 30 percent in 2009, and 29 percent in 2012**. The varied results highlight the difficulty of measurement, but together these assessments indicate Seattle is already likely close to hitting its 30 percent goal.

All told, Seattle’s tree studies demonstrate that, contrary to what the casual observer might assume, cities can build up—a lot!—and still keep lots of trees around. And that’s great news, because trees bring immense value to city dwellers in **numerous ways**.

The best available evidence indicates no need for drastic policy measures that could risk thwarting homebuilding to save trees. Even if the data did show some tree loss caused by the construction of apartment buildings, though, Seattle would be ill-advised to reflexively prioritize trees over new homes in a city suffering from a housing shortage that’s been inflating rents and prices ever higher.

Tree preservation rules that would sacrifice new urban homes—that is, housing that can accommodate a lot of people on a small amount of land—becomes even more indefensible when you factor in the resulting shift of development pressure toward places where low-density housing construction obliterates far more trees.

In short, Seattle doesn’t have anything like a tree crisis, and concern over trees is no excuse to stop welcoming more new neighbors to the city. The place growing

cities can make room for more trees is the publicly-owned right-of-way, where Seattle's 500,000 curbside parking spaces alone cover land that could hold perhaps one million trees and boost the city's tree population by two thirds. Cities throughout Cascadia and beyond can opt to take back underutilized pavement from cars instead of further squeezing much-needed housing options. Read on for the longer story.

(Click on the photo below to see a time lapse of the three images.)



Downtown Vancouver, BC, as seen from the Cambie bridge in 1978, 2003, and 2017, illustrating how cities can densify and add trees at the same time. **(CLICK TO VIEW A TIME LAPSE OF THE THREE IMAGES)**. 1978 photo by Patricia French, 2003 and 2017 photos by Andy Coupland, used with permission.

We know that urban trees are valuable yet we haven't been very good at monitoring them

Much has been written about the **wide ranging** and **enormous benefits** provided by urban trees: they **sequester carbon**, absorb **stormwater**, improve **air quality**, mitigate the **heat island effect**, **calm car traffic**, and **improve mental health**; plus they're just plain beautiful. Given the **well-recognized high value of urban trees**, though, there's a surprising lack of reliable data to inform comparisons between cities and trends over time.

To help fill that void, researchers at MIT recently developed a new metric derived from Google street view images called the **Green View Index (GVI)** that quantifies how much tree cover a person at street level experiences. Of 27 international cities Seattle's GVI came in at 20 percent, ranking **in the middle of the pack**. For comparison, Vancouver, BC, was 26 percent; Sacramento was 24 percent, Boston was 18 percent; Los Angeles was 15 percent; and Paris was 9 percent.



Three different ways to measure tree canopy from left to right: LiDAR, aerial photography, and color infrared, with Seattle's final LiDAR-based tree canopy result mapped on the far right. Source: City of Seattle.

The most common tree-monitoring yardstick is canopy cover—that is, the portion of the ground that is covered by trees' branches and leaves when looking down from above. Canopy is usually measured by one of two methods: aerial LiDAR (light detection and ranging) that creates a 3D map of trees; and **manual observation of satellite aerial photographs**. The two methods tend to deliver differing results.

A comparison of Cascadia's three major cities—Vancouver, BC, Portland, and Seattle—illustrates the inconsistency. Based on LiDAR, Vancouver's tree canopy cover was **18 percent** in 2013, and Seattle's was **28 percent** in 2016. (Remember, on the Green View Index, Vancouver scored higher than Seattle.) Based on aerial photographs, meanwhile, 2015 coverage for both **Portland** and **Seattle** was 31 percent.

Portland's data indicates canopy rose from 27 percent in 2000 to hit that 31 percent in 2015. In contrast, Vancouver's LIDAR data showed a decline of 23 to 18 percent from 1995 to 2013—that's a full one fifth loss of canopy. Based on aerial photos, Seattle measured a smaller decline of 33 to 31 percent from 2007 to 2015, and an **earlier study** found much lower coverage but with a slight *increase* over time from 22.5 percent in 2002 to 22.9 percent in 2007.

That these three Cascadian cities—with similar age, climate, environmental ethic, and zoning that reserves about half of their land for detached houses—would

report such divergent canopy trends underscores that it's actually a hard thing to measure reliably, and that they need better methods.



May 1970 aerial photo of Seattle's Uptown neighborhood at the north edge of downtown illustrating lack of tree canopy coverage. Photo from [City of Seattle Municipal Archives Digital Collection](#), public domain. [Click photo to enlarge.](#)

Busting Seattle's Myth of the Green Seventies

What's worse, bad data can take on a life of its own. Seattle's 2007 [Urban Forest Management Plan](#) states that "today, about 18 percent of the city is covered by tree canopy as compared with 40 percent just 35 years ago." Turns out that statement is bunk. Apparently, the 40 percent data point for 1972 was based on a [misinterpretation of a 1998 study](#) that was assessing the region, not just Seattle proper. And the 18 percent measured for 2002 was a blatant outlier on the low end, also unreliable.

It's hard to imagine how a claim that the city lost over half of its tree canopy since the 1970s wouldn't have failed the laugh test with anyone who had been around during those decades. In the 1970s, tree canopy in much of Seattle was still recovering from historic clear cuts and development, as shown in the accompanying photos, and the city's tree planting efforts had barely begun. Yet

somehow Seattle proceeded to **lose something like a million and a half more trees?** Furthermore, as the city acknowledges, **“natural growth of mature trees and plantings tend to offset canopy loss.”** Blaming growth doesn’t hold up either: **Seattle lost population** during the 1970s and didn’t surpass its late 1960s peak until the mid-1990s.

City authorities have never issued a correction, and so the myth of tree decimation lives on, repeated as recently as last year in **Seattle Magazine**: “In the 1970s, Seattle was mantled with trees, with about 40 percent canopy cover... but as the number of city inhabitants has increased, we’ve shed at least a quarter of that protective green veil.” Nope.



1947 aerial photo of Seattle’s West Woodland neighborhood illustrating how most of the trees were cleared to make way for the construction of new houses and roads. Photo from City of Seattle Municipal Archives Digital Collection, public domain. [Click photo to enlarge.](#)

What the evidence shows: Seattle’s rapid growth has not caused measurable tree loss

The best available evidence busts the myth. The **table below** presents Seattle’s LiDAR-based canopy cover measurements for 2016, broken out by land use category (“management unit”). Overall, the city’s tree cover is just below the goal of 30 percent by 2037, and most categories are near or exceed their targets. Note that single-family zones, according to this method of measurement, cover 56 percent of the city and provide nearly two thirds of the total canopy cover.

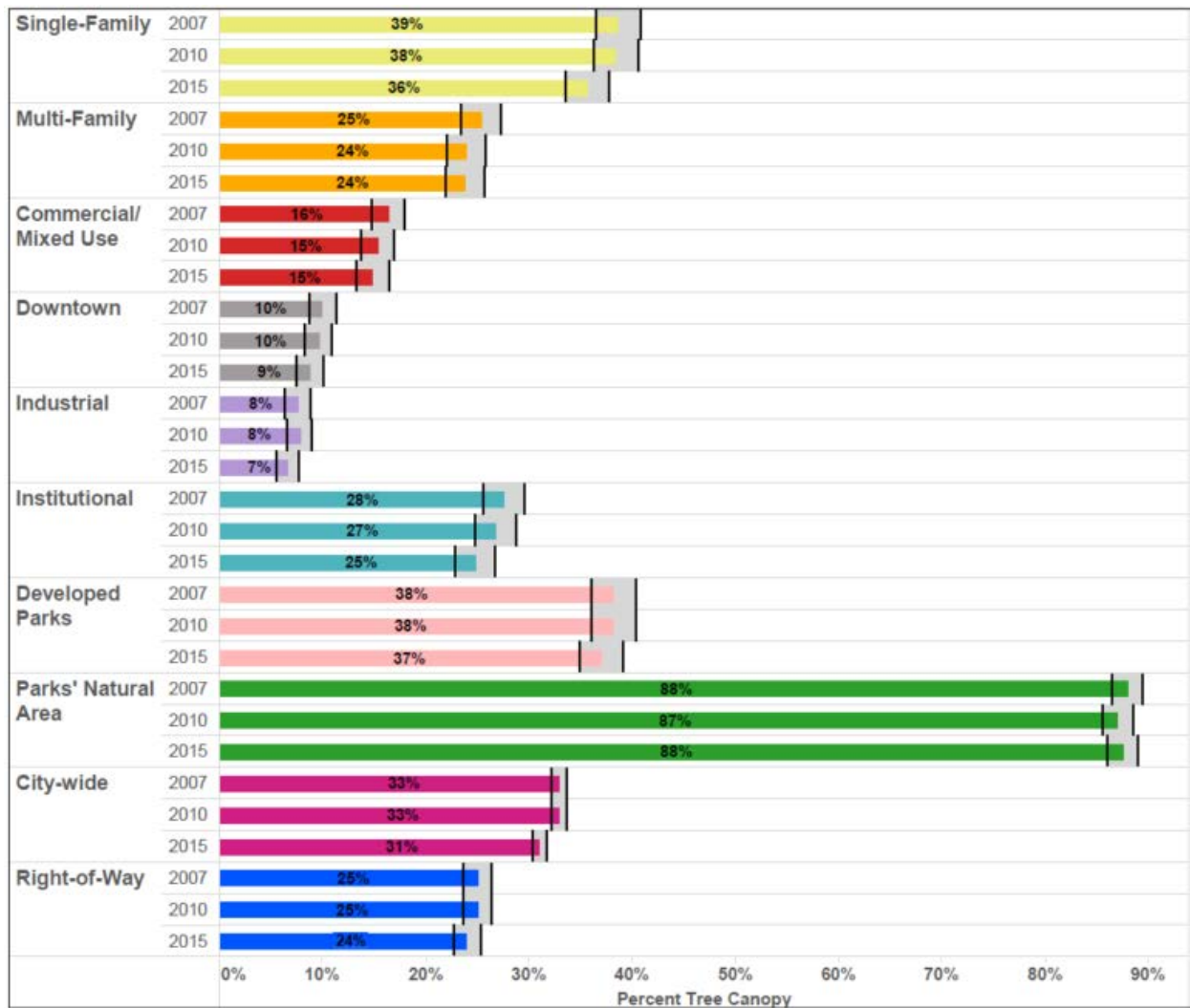
Management Unit	Land area (% of city)	2016 canopy cover	2037 canopy goal (set in 2007)	% contribution to city's canopy cover
Single-Family Residential	56%	32%	33%	63%
Multi-family Residential	11%	23%	20%	9%
Commercial/Mixed-use	8%	14%	15%	4%
Downtown	1%	10%	12%	<1%
Industrial	11%	6%	10%	2%
Institutional	2%	25%	20%	2%
Developed Parks	4%	34%	25%	6%
Parks' Natural Areas	7%	89%	80%	14%
City total	100%	28%	30%	100%
Right-of-way (runs through all other MUs)	27%	23%	24%	22%

Results from Seattle's 2016 LiDAR-based tree canopy coverage analysis. Source: City of Seattle.

Because Seattle has no comparable LiDAR data from prior years, analysts relied on sampled, manual observation of [aerial photography](#) to assess canopy change over time in 2007, 2010, and 2015, as summarized in the [chart below](#). Compared to LiDAR, the aerial photography results are higher across the board. (See [this University of Washington study](#) for a review of previous Seattle tree canopy assessments.)

City-wide (magenta bars), the data show a statistically significant decline from 33 to 31 percent between 2007 and 2015, and that change is mirrored in a statistically significant drop from 39 to 36 percent in single family zones (yellow). The only other statistically significant change occurred in institutional areas, falling from 28 to 25 percent, but that land area constitutes only 2 percent of the city.

The 3 *percentage point* decline in single-family canopy is equivalent to a loss of 8 *percent*. Assuming for approximation that in 2007 single-family accounted for 63 percent of the city's canopy cover (as it did in 2016), the 8 percent loss in single-family caused a 5 percent loss city-wide. So the single-family decline accounts for about four fifths of the observed total city-wide loss of 6 percent.



Results from Seattle’s 2015 aerial photo-based assessment of tree canopy change over time. Gray shaded areas represent the margin of error.

Source: City of Seattle.

What is happening in Seattle’s single-family zones to cause the tree canopy loss? The city report doesn’t venture to guess. As already noted, population in Seattle’s single family zones has been **mostly locked in amber**, even during the current high-growth decade. One likely culprit is **teardowns replaced by McMansions** that take out trees because they cover more lot area, but that’s a **small fraction** of the city’s total number of houses. Some homeowners cut trees for **views** or safety reasons, but that also doesn’t seem prevalent enough to be a main cause. Even though the measured decline in Seattle’s single-family zones was statistically significant, is it possibly just bad data? Indeed, the analysts who conducted the study **caution that**:

“A number of factors could cause differences in canopy estimates including limitations of using a sample-based approach and that historical imagery from Google Earth is not collected at the same time of day, causing shifts of tree canopy location.”

Where the growth happened and the tree loss didn't

Nearly all of Seattle's population and job growth occurred in the multifamily, commercial/mixed-use, and downtown areas where the data show no statistically significant changes in canopy between 2007 and 2015 (see chart above). There is a general trend of slight loss in the measured values, but again, keep in mind the above-quoted caution about error-inducing anomalies in the aerial images.

To restate: from 2007 to 2015 Seattle fit **76,000 new residents, 65,000 new jobs,** and 14 percent more housing stock into about one fifth of its land, without causing a measurable decline of tree canopy.

This lack of tree loss corroborates a 2014 **study of Seattle's "urban villages"**—designated commercial centers and transit hubs that are **zoned for higher capacity** to absorb housing and job growth. The study compared 1993 to 2014 and detected tree canopy *increases* in six of the ten urban villages studied, and no statistically significant changes in the remaining four. During those two decades Seattle's 32 urban villages captured **three quarters** of the city's new housing. Likewise, Portland attributes its measured **canopy gain of 12 percent** over 15 years to areas of the city that actually grew, writing that, “residential, commercial, and industrial zones are more likely to undergo development changes and are likely to have more opportunities for planting and growing trees.” It makes sense when you consider that new construction in large, built out cities usually replaces spent buildings or parking lots that have few if any trees to begin with.

Testifying to the success of Seattle's street tree efforts, city-owned rights-of-way (streets and parking strips, mostly, plus sidewalks that are not on private land) provide an impressive 22 percent of the city's tree cover (see table above). Rights of way cover a whopping 27 percent of the city, but trees are planted on only a sliver of that area, usually just a narrow strip between sidewalk and curb. The observed loss of canopy in rights of way from 2010 to 2015 (dark blue bars in the chart above) seems particularly suspect: developers, homeowners, and

multiple city programs are continually planting new street trees in the rights of way, while the existing trees are growing.

Of course, canopy coverage alone doesn't tell the whole story of the **health** or **value** of a **city's trees**.

Conifers, for example, are more effective than deciduous trees at capturing stormwater runoff. **Seattle's 2007 Urban Forest Management Plan** notes that "forested parklands have too few conifers, too many deciduous trees, and too many non-native invasive plants when compared with native ecosystems."

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Street trees may not thrive in hostile, space limited locations. Furthermore, Seattle's trees are **inequitably distributed**, with **less canopy** in areas where "more of the population tends to be people of color and have lower incomes." Seattle has room to improve in specific areas, but canopy coverage is still the key metric for monitoring trees as the city grows.



Over the past 30 years Seattle has installed over 1,000 traffic circles that take back part of the right-of-way in intersections in residential neighborhoods to create space for trees and other greenery, and calm car traffic at the same time. Photo by Dan Bertolet, used with permission.

The tension between tree preservation rules and housing affordability

Overall, the tree canopy evidence indicates that Seattle has been doing a remarkable job of balancing growth and trees. Credit is due to numerous **city tree programs** and **protection regulations**, as well as **non-profits** and dedicated **individuals**. Most of these efforts have been focused on street trees, which are currently being **inventoried** by Department of Transportation analysts who expect the total count to hit 200,000 or so. Street trees are especially beneficial to the experience of pedestrians, as gauged by the MIT **Green View Index**, noted above.

Despite the evidence, however, the myth is strong: the average person-on-the-street likely assumes that **rampant development** is stripping Seattle of its trees. Concern over loss of trees is one of the most common reasons people give for opposing **homebuilding projects** or **rule changes** to **allow more homes**.

The risk is that political pressure will beget overzealous tree protection rules that make it harder or **more costly** to build new homes. And that's the opposite of what's needed in a city where a **shortage of housing** has driven rents skyward; where it's becoming harder and harder for people with low incomes to find homes they can afford. When tree preservation sacrifices new homes, those at the bottom struggling to pay their rent are the ones who **bear the burden**.

A good compromise policy would offer an incentive to homebuilders to offset the cost of saving trees. For example, in 2017, Seattle adopted new **design review** rules that grant an allowance for a **larger or taller building** in exchange for retention of exceptional trees. In contrast, Seattle's proposed **Residential Small Lot zoning** would add tree planting requirements with no balancing incentive. Such rules may increase the tree count but they will also make homebuilding—and therefore homes—**more expensive**.

Because single-family areas are where most of the city's canopy is located, and also where it appears to be declining most, Seattle City Council is currently considering **new tree preservation rules** for single-family zones. The proposed regulations would require homeowners to replace trees they remove to maintain canopy coverage or **pay a fee** that would then fund planting compensational trees elsewhere. The proposal is fair in that it asks property owners who inefficiently use land to pitch in for trees. But the rules could backfire on Seattle's affordable housing goals in the case of trees that need to be taken out to make room for a

new **backyard cottage**. Tree removal fees could be the financial straw the breaks the camel's back, dissuading an owner from building a new home.



On Seattle's Bell Street Park, the city narrowed the portion of the street devoted to car lanes and repurposed the right of way for trees, bike parking, and expanded sidewalks. Photo by Dan Bertolet, used with permission.

The place to add trees is in the publicly-owned right-of-way

In any growing city, conflict between adding homes and preserving trees is inevitable. Seattle's next assessment may show definitively that canopy is declining. The city's housing shortage isn't going away any time soon, and one of the best ways policymakers could help ameliorate that shortage is by relaxing single-family zoning to allow more homes. But that, of course, threatens the two thirds of Seattle's tree canopy in single-family zones.

From the regional perspective, higher density housing is always a win for trees. Compared to a typical new apartment building in a city center, low-density housing on the metropolitan fringe consumes far more land per home, and that invariably means far more trees disappear—trees that may also have been part

of larger functioning ecosystem. Limiting new homes in the city core to preserve trees pushes homebuilding to outlying areas, accelerating the eradication of not only trees, but forests.

But that doesn't make it any less important to maximize trees in urban areas. How can cities welcome both new neighbors and trees? The most promising solution lies in the publicly owned right-of-way—the land set aside mostly for pavement. The opportunity is enormous: Rights of way cover at least a quarter of a typical city's land. The small fraction of Seattle's right of way devoted to trees currently provides over a fifth of the city's canopy coverage.

As described in [this Sightline series](#), Cascadia's three major cities are already making progress on greening their public roadways. To achieve their urban forestry goals they can step up these efforts with a focus on adding trees. Consider: in 2007, Seattle had an estimated **1.4 million trees**. The city has roughly **500,000 curb-side parking spaces**. Assuming two trees fit on a space, that's room for 1 million trees. About half of those spaces are in single-family zones.

Similarly, Seattle has about **15,000 street intersections**, two thirds of which are in single-family zones. Installing **curb bulb-outs** one parking space long on every single-family corner (eight spaces per intersection) would make room for 160,000 trees. **This reconfiguration** would also improve pedestrian safety by reducing the street crossing width. And it would reinforce the **revolution that's brewing in transportation**, as **bikes**, transit, walking, autonomous electric **robotaxis**, **more-compact neighborhoods**, and even **electric scooters** make private car ownership less important or valuable.

Of course no city will ever convert anything close to all of its on-street parking spaces, or plant 16 trees at every one of its neighborhood intersections, but the upper limit illustrates the huge potential. In principle, Seattle could boost its current tree count by two thirds just by planting in its curb parking spaces. The implication is that the real tradeoff cities face is not between trees and housing for people but between trees and free storage for private cars.

In addition to parking, most North American cities originally laid out their roads with the car in mind, and so they tend to have lots of pavement flab that could be reclaimed for trees, though it's difficult to estimate that area. Seattle's **Pavement to Parks Program** has begun picking off pieces of excess roadway to create **small paved parks**. Spaces like these throughout the city could instead hold trees. To

take the idea further, cities can consider [taking back entire roads](#) in select locations to create car-free mini-parks filled with trees.

Cities can welcome new residents and grow greener at the same time

Whenever any growing city proposes [loosening rules to allow more homes](#), opponents invariably raise the issue of tree loss. But that’s a false choice. Seattle’s latest data on tree canopy cover demonstrate that cities can rapidly densify without sacrificing trees. And even if the construction of new homes reaches the intensity where it causes tree loss, it doesn’t justify draconian tree protection rules that could thwart homebuilding and exacerbate the shortage of housing that’s driving Seattle rents more and more out of reach of those on the low end of the economic ladder.

Fortunately, Seattle and other North American cities facing the same affordability challenge have a big escape hatch for accommodating trees: the publicly owned right-of-way—the quarter of urban land typically devoted mostly to pavement, mostly for motor vehicles. By repurposing underutilized land devoted to cars in the right-of-way to land for trees, cities can welcome more people and grow greener at the same time.

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1. The reality is that the cost of tree preservation, mitigation or planting is extremely marginal in most cases to an overall development. The necessity of tree removal is often result of other constraints on site design not the number of housing units.

So as question of fact, the claim (implied in the statements above) that tree preservation and planting policies are a significant threat to housing affordability simply doesn't hold up to the facts. As far as I can tell, the claim is as inaccurate as the more credible but still flawed anecdotal argument that affordable housing and development are general threats to trees (which in some particular instances they clearly are).

But, more importantly, pitting housing against trees in the name of affordability is as myopic as it is inaccurate.

It totally discounts the role of trees and the urban forest in fostering healthier and thus more affordable communities. The research connecting urban trees to public health outcomes has gone from intuitive observations, to robust correlations, to a documented casual links. See for example Geoffry Donovan's research . Whether it is air quality, water quality, or urban heat island affect, research has shown urban trees reduce the real health care impacts (and thus costs) resulting from toxic urban design. At least in Portland, the evidence strongly suggests the impacts and costs from the lack of urban trees in proximity to development are born disproportionately the very same renters or low-income home buyers supposedly championed in this article.

Affordable communities are about much more than just cheap abundant housing, they consist of all the things that allow for affordable living.

Dan: You always marshal a lot of great and compelling data to make your specific point about affordable housing, but I think you often loose sight of this simple fact along the way.

From: Corrie Watterson <info@email.actionnetwork.org>

Sent: Tuesday, February 25, 2020 3:59 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@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.

Corrie Watterson

Corrie.Watterson@gmail.com

3519 E Spruce St

Seattle, Washington 98122

From: Kate Howe <info@email.actionnetwork.org>
Sent: Tuesday, February 25, 2020 4:56 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@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.

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

Kate Howe

katehowe26@gmail.com

7034 17th Ave NE

Seattle, Washington 98115

From: Annie Thoe <neighborhoodtreekeepers@gmail.com>

Sent: Tuesday, February 25, 2020 10:09 PM

To: Strauss, Dan <Dan.Strauss@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Torgelson, Nathan <Nathan.Torgelson@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>; Podowski, Mike <Mike.Podowski@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Morales, Tammy <Tammy.Morales@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Lewis, Andrew <Andrew.Lewis@seattle.gov>; Mosqueda, Teresa <Teresa.Mosqueda@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Durkan, Jenny <Jenny.Durkan@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Constituent Services, D4 <D4Help@seattle.gov>

Subject: Suggestions to do now for Saving our \Seattle Tree

CAUTION: External Email

Dear Seattle Council, Mayor Durkan and City Officials,

DCI is currently writing a new draft of a stronger tree ordinance which will not be presented until December 2020. While we citizens are promised something will happen this year, many of us are scratching our heads at this 11-year delay in taking action to protect our urban forest in a dire time of climate emergency. Why is the draft ordinance from Urban Forestry Commission not being used/reviewed? Can you do something now to save our urban forest until this draft is presented?

How can we justify allowing our mature trees to be cut when we could make policies now to demand our planners, architects and developers utilize as much as our mature landscape while building as possible? HOW we develop as we densify now is critical for the future. **Clearcutting and removing 50-120 year old trees is pure madness with what we know about climate change today.** It takes 5 years just to get a new tree established. We need to develop and build with tree retention in mind. The cost to all is too great for the profit of one developer or homeowner.

Please act now to protect our trees. Just in this past 10 months I have witnessed too many clearcuts in neighborhoods with new developments of unaffordable mini-mansions with yet another 49 more trees scheduled to be clearcut again in my own neighborhood. I've lived in this area for nearly 40 years and feel the effects of loss of canopy, clean air, noise, cool and shade effect, and devastating loss of bird and wildlife. Replacement of these mature trees and habitat is not being enforced and is really not possible in our children's lifetimes. This senseless development without preserving our trees must stop.

I've attached suggestions collected from tree and urban forestry experts and citizens who have been working for a livable and green Seattle.

Thank you so much for your service and action in this matter.

Respectfully,

Annie Thoe
Neighborhood Treekeepers
206-271-4270

Help save Seattle's remaining trees— before it's too late

Requests for Seattle City Officials to Act NOW:

1. **Have one department in charge of trees that has expertise with trees versus seven departments who have diffuse oversight.** Make sure this department is independent of DCI to avoid conflict of interest with developers. City Auditor recommended the Office of Sustainability and Environment be in charge of trees. It's a major conflict of interest and poor management for DCI to be making the policies for our trees when they do not have urban forestry expertise and are geared to profit developers versus benefits to our entire community. The other option is for DCI to set up an Urban Forestry Division with urban forestry and arborist expert staff who have clear oversight and management of trees during development. Currently management of our trees is appears to be a diffuse oversight by many people with no overall oversight or responsibility.

2. **Declare an environmental crisis mandate for Seattle and demand a much higher canopy coverage goal (i.e., at least 35%) to address our climate crisis.** A moratorium on cutting trees over 24" and mature native trees at this time should be mandated until a stronger tree ordinance is in place. Healthy, mature trees need to be safeguarded at this time. The city should consider an outright ban on cutting 24" and larger conifers given their unusual and year round infiltration. Trees over 20"DBH removed must be replaced inch for inch by residents and developers.

3. **Independent arborists, not the developer's company arborists, need to be hired by the city in development projects to safeguard from pressure to cut down and remove all trees that the developers want.** Independence is needed to ensure protection of neighborhoods and trees. Make a fee for independent arborist review part of development application process.

4. **We need a vision of what a green, healthy city really looks like.** Seattle needs to conduct its Natural Capital Asset Inventory and amend the City's Climate Change Action Plan to include strategies for green infrastructure which includes tree retention. **People should have trees on their block and should have access to a park with trees within a half-mile or 10 minute walk.** Seattle needs to issue requirements needed to plant and safeguard more trees in neighborhoods, particularly neighborhoods with higher density. This reduces the need to drive out of the city for recreation and renewal. Particularly in high density living areas, more trees and parks are necessary in designs for health and welfare. We need to register and track our mature trees (partner with other organizations, including

Plant Amnesty, The Last6000, Trees for All, Audubon, Sierra Club, Got Green, Neighborhood Treekeepers, etc). **Preserve existing tree groves, have developers work around these groves to preserve these remaining habitats and green spaces.** Identify existing green areas we can save and earmark them as environmentally necessary for our city's welfare.

5. Change zoning rules to require larger setback for planting of trees and green spaces in future permitting. Current designs have been permitted which don't allow for trees or setback for trees, even tree trees. Replacement of trees removed must be enforced. Green spaces improve psychological well-being and reduce crime. This means closing the loopholes in the 2010 Code Amendments which have to led to building four and six pack condos with no space for any natural infiltration, yet tree preservation or planting. These areas should be de-paved and retrofitted with infiltrating soil where something can grow. The city of Portland is using this strategy and our stormwater team just funded a De-pave and Low Impact Development retrofit project in Tacoma. Tree replacement under SMC 25.11,090 only covers exceptional trees and trees over 24" on a tree for tree basis, not size and appears to have been very seldom, if ever, strictly enforced Non exceptional trees during development are not really protected.

6. Amend the DADU/ADU laws to increase tree retention and protection. Ensure Footprint size per lot is restricted in proportion to preserve tree retention and planting more trees for urban forestry planning.

7. Require developers make written contact with neighbors (in new ordinance) in their block affected by their development with their plans, footprints, landscape, driveways so neighbors are notified. This current signage process has not generated enough input and foster distrust and ill-will in communities.

Further Suggestions for Better Tree Protection

- **Require developers to produce alternative building designs to protect more trees, especially exceptional trees and native trees when possible**

- **Educate and mandate that developers maintain ethical standards of service** to community in their designs, **smaller footprints for single-family homes** protecting native, large trees and habitat or ability to grow trees versus as the zoning department quoted “having the right to make as much money as they can” without consideration of long term impacts on community and region.
- **More review on development proposals- especially large footprint homes and apartment buildings with little or no green spaces for trees** from Seattle Public Utilities, ecology, neighbors, flooding, air quality, transportation impacts, urban forestry commission, etc with projects that significantly change neighborhood landscapes. Developers need to be responsive to community input and environmental impacts.
- **Identify health and long-term impacts and costs of development on our infrastructure, communities and taxes from removing large stands of trees** without a more lengthy environmental impact process, cost and value of trees needs to be raised, survey of current trees in the city and tree loss. The health benefits and environmental value of trees needs to be considered and mitigated as more and more trees are lost.

A Current History of Seattle Tree Protection Ordinance

2001: Seattle Passes Tree Protection Ordinance

2008: Seattle issue Director’s Rule to Protect Exceptional trees.

2009: After problem emerge in tree protection, Seattle adds additional interim tree protection to existing ordinance until a more effective ordinance can be developed. May 15, 2009 Seattle City Auditor issues a report that management of city trees can be

strengthened and unify all city departments through leadership of OSE. (Same issues in this document continue today)

November 2017: Planning Land Use and Zoning (PLUZ) Committee (Chair Rob Johnson, CM Mike O'Brien, CM Lisa Herbold) announces plan to update Tree Protection ordinance.

May 2018: CM Rob Johnson announces PLUZ Committee work on updating Tree Protection

Ordinance, and holds public meetings to gather public comment. Many individuals and organizations interested in tree preservation continue to argue the immediate need for a more

effective tree protection ordinance regulating tree removal by developers, as well as homeowners.

September 2018: The PLUZ committee releases a statement supporting development of an

improved tree protection ordinance (<https://council.seattle.gov/2018/09/12/johnson-herboldobrien-lay-out-path-forward-on-tree-protection-legislation/>). "It's our hope that this approach will serve to incentivize preservation of trees as our city grows, and will maintain Seattle's reputation as a truly Emerald City."

October 2018: CM Rob Johnson announces a delay in the updating of the ordinance until

December 2018, to allow further consideration. No further action is taken

March 2019. Seattle City Council passes MHA Ordinance and in an accompanying Resolution supports updating Seattle's Tree Protection Ordinance.

April 2019: CM Rob Johnson announces his resignation from City Council, after MHA Ordinance passes. He goes to work for Northgate developers NHL Seattle.

May 2019: CM Sally Bagshaw and the PLUZ committee begin work on Tree Protection Ordinance revision, with the goal of finalizing an ordinance in Fall 2019.

June 2019: Seattle Urban Forestry Commission gives Councilmember Bagshaw and City Council a draft Tree and Urban Forest Protection Ordinance that she requested.

July 2019 Council passes Accessory Dwelling Unit Ordinance. ADU Ordinance decreases protection for backyard trees

Sept 2019: City of Seattle passes another Tree Protection Resolution

Dec 2019: Seattle City Council with Alex Pedersen and Dan Strauss holds a Public Hearing on Tree Protection with Panel of Seattle and Portland Officials, Audubon, and UW Forestry

Feb 2020: City of Seattle Council Tree Ordinance Report with Panel from DCI and OSE - More delays as DCI with OSE is seeking more public instead of adopting Urban Forestry Commission's draft Tree Ordinance update and plans to present a proposal in Dec 2020.

Councilmembers Dan Strauss, Alex Pedersen and Andrew Lewis take lead with strengthening Seattle's tree protection ordinance.

Next steps— Seattle City Council Neighborhood & Land Use Committee will be updating progress quarterly and will be presented with a draft from DCI in Dec. 2020— which may delay a new ordinance until 2021.

Follow us on Facebook and Instagram Dontclearcutseattle www.dontclearcutseattle.org
Contact: neighborhoodtreekeepers@gmail.com Annie Thoe, Libs Schlater, June
Bluespruce
This Campaign is Combined with TreePAC.org

From: Woody Wheeler <woody.wheeler@gmail.com>
Sent: Wednesday, February 26, 2020 11:36 AM
To: Annie Thoe <neighborhoodtreekeepers@gmail.com>
Cc: Strauss, Dan <Dan.Strauss@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Torgelson, Nathan <Nathan.Torgelson@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>; Podowski, Mike <Mike.Podowski@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Morales, Tammy <Tammy.Morales@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Lewis, Andrew <Andrew.Lewis@seattle.gov>; Mosqueda, Teresa <Teresa.Mosqueda@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Durkan, Jenny <Jenny.Durkan@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Constituent Services, D4 <D4Help@seattle.gov>
Subject: Re: Suggestions to do now for Saving our \Seattle Tree

CAUTION: External Email

Well said! I am now thinking that Seattle should pass a moratorium on cutting large trees while it finalizes its tree ordinance. Other cities have adopted this approach. It would demonstrate that the city is serious, that it is not just trying to appease us tree advocates, and would stop some of the "bleeding" in the interim.

On Tue, Feb 25, 2020 at 10:09 PM Annie Thoe <neighborhoodtreekeepers@gmail.com> wrote:
Dear Seattle Council, Mayor Durkan and City Officials,

DCI is currently writing a new draft of a stronger tree ordinance which will not be presented until December 2020. While we citizens are promised something will happen this year, many of us are scratching our heads at this 11-year delay in taking action to protect our urban forest in a dire time of climate emergency. Why is the draft ordinance from Urban Forestry Commission not being used/reviewed? Can you do something now to save our urban forest until this draft is presented?

How can we justify allowing our mature trees to be cut when we could make policies now to demand our planners, architects and developers utilize as much as our mature landscape while building as possible? HOW we develop as we densify now is critical for the future. **Clearcutting and removing 50-**

120 year old trees is pure madness with what we know about climate change today. It takes 5 years just to get a new tree established. We need to develop and build with tree retention in mind. The cost to all is too great for the profit of one developer or homeowner.

Please act now to protect our trees. Just in this past 10 months I have witnessed too many clearcuts in neighborhoods with new developments of unaffordable mini-mansions with yet another 49 more trees scheduled to be clearcut again in my own neighborhood. I've lived in this area for nearly 40 years and feel the effects of loss of canopy, clean air, noise, cool and shade effect, and devastating loss of bird and wildlife. Replacement of these mature trees and habitat is not being enforced and is really not possible in our children's lifetimes. This senseless development without preserving our trees must stop.

I've attached suggestions collected from tree and urban forestry experts and citizens who have been working for a livable and green Seattle.

Thank you so much for your service and action in this matter.

Respectfully,

Annie Thoe
Neighborhood Treekeepers
206-271-4270

www.dontclearcutseattle.org
Facebook: DontclearcutSeattle
Instagram: DontclearcutSeattle

--

Woody Wheeler
Conservation Catalyst
P.O. Box 51151
Seattle, WA 98115
206-498-3553

www.conservationcatalyst.org

From: John <john.nuler@gmail.com>
Sent: Wednesday, February 26, 2020 1:02 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Please post to comments

CAUTION: External Email

[trees-density-livability](#)

Last October, *Seattle Weekly* republished an article headlined, ‘[Will Seattle Finally Protect its tree canopy](#)’, which was followed a few days later by Seattle Mag’s ‘[The Struggle to Save Seattle’s Urban Trees in the Face of Development](#)’. Just the other day, KUOW had a [piece](#) on Councilmember Rob Johnson’s proposed tree policies. Trees are the new hot topic as we move on from MHA, and what’s been interesting to observe is homeowners who claim to be environmentalists state that we need to protect trees—but rabidly fight bike lanes and safe streets at every junction. Oh, and housing, too. This oddly aligns with the mayor’s uninspiring ‘EVs will save us’ [climate action plan](#).

Seattle is in the midst of a housing boom that invariably has resulted in the loss of trees. It has also resulted in the planting of new trees, that will require time to grow. This is surprisingly similar to development in single-family zoning, where forests were clearcut for craftsman homes. Seattle is also in the midst of a program to start addressing our housing shortage, the Housing Affordability and Livability Agenda. Some of the people who largely oppose new housing (and HALA) claim that the city forgot the ‘L’ in HALA. They claim that we shouldn’t allow multifamily housing in single-family zones because there will be a loss of trees, a loss of ‘livability’. Seattle suffers from a [massive disparity in access from multifamily zones to parks](#) and [schools](#)—and *many parks and schools were gerrymandered outside of urban villages*. What about their ‘livability’? It never seems to be a concern.

With the advent of zoning and subsequent comprehensive plan revisions, huge swaths of the city were prevented from having much (if any) development—pushing new housing into surrounding King County, [consuming up massive quantities of green land](#).

Advertisement

King County’s urban growth boundary, pictured above, much as with Seattle’s zoning, is a bit of a joke. Most of the ‘urban’ growth area’s 460 square miles is zoned primarily for detached single-family houses (although in King County’s original zoning ordinance, single-family zoning didn’t exist—duplexes were legal everywhere housing was legal). Multifamily housing is illegal in all that yellow. King County is three times the area of Vienna, with the same population—we just relabeled sprawl here as ‘urban’—problem solved!

How many trees did we lose regionally to sprawl just in the last 40 years? You can [visualize it](#). It ain't pretty. When a Seattle Green Party leader, in an online discussion on infill development, tagged Freiburg's Green Party Councilor Timothy Simms, he stated this in response to preserving trees over needed dense housing:

As City of Freiburg we will build apartment houses with 4 to 5 storeys. In other communities they still build single family-houses. So when it comes to environmental issues it's much better to build a new city quarter for Freiburg: We will build public transportation, shops, schools, a quarter of short distances—whereas in the surrounding communities there will be places where you need a car for everything. So the bottom line is: We save space, we reduce car traffic and we do have a better mix of people and no monoculture of middle-class-family-housing. Plus: We can force the people building there to build in a sustainable way with high energy standards. So I strongly believe that in growing cities the political fight is not for preserving every single tree but for building up public spaces with a high quality in a more dense urban environment.

This was wholly the point of my last piece, and really aligns with my ethos on sustainability and livability. It's probably not an accident it was heavily influenced by time working in Freiburg.

We can have, need—we **must** have—abundant trees and abundant housing in order to solve the livability issue as well as the affordability issue. It shouldn't be a matter of prioritizing one over the other. In order to do it, we must stop centering land use policy around single-family zoning. Currently, nearly three-quarters of all land where housing is legal only allows detached single-family houses. In the largest city in the Northwest. New multifamily housing will need to be built in more of the city, and there will be conflicts with trees. Want to preserve them? Advocate for reformed policies that would allow reduced setbacks, more height, or more buildable area on parcels that have exceptional trees. We could reserve half a site for trees and open space by eliminating front and side yard setbacks, while increasing height.

None of this is new. Trees and density co-exist all over the world—but not in areas that prioritize low density sprawl. Perimeter block housing forms the backbone of almost every

major European city. Stuttgart is roughly the same area as Seattle, with a slightly smaller population. It has both massive urban forests and a strong urban growth boundary. Munich is much larger, but the same story. None of these locations have any single-family zoning. None of them suffer from the massive extents of sprawl. Both have ample open and green space, and large urban forests.

Vienna is 46% forest, green space and parks. It also has no single-family zoning, and has a dense, livable core that goes on for miles. Oh, and it's routinely selected as the most livable city in the world. I'm just spitballing here, but perhaps there is a correlation?

Given the inequitable open space/park disparity that is heavily tilted against residents in multifamily zones—perhaps this is where conversations around 'livability' and quality of life should be centered. Most importantly, with those residents, and not primarily with homeowners who gerrymandered themselves out of urban villages. We need housing options in all parts of the city. Yes, it will result in losing trees in the process—but the earth, and our city, will be better off for in the long run for it. Especially when we [convert arterials into lush, non-automobile greenways](#).

This is a [cross-post](#) from Mike's personal blog on [Medium](#). The previous installment proposed a [radical rethinking of open space in Seattle](#).

From: Stuart Niven <panorarbor@gmail.com>

Sent: Wednesday, February 26, 2020 1:23 PM

To: PRC <PRC@seattle.gov>; LEG_CouncilMembers <council@seattle.gov>; Durkan, Jenny <Jenny.Durkan@seattle.gov>; Torgelson, Nathan <Nathan.Torgelson@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>; Emery, Chanda <Chanda.Emery@Seattle.gov>; Pederson, Art <Art.Pederson@seattle.gov>; McGarry, Deborah <Deborah.McGarry@seattle.gov>; Holmes, Peter <Peter.Holmes@seattle.gov>; Strauss, Dan <Dan.Strauss@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>; Podowski, Mike <Mike.Podowski@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Morales, Tammy <Tammy.Morales@seattle.gov>; Sawant, Kshama <Kshama.Sawant@seattle.gov>; Lewis, Andrew <Andrew.Lewis@seattle.gov>; Mosqueda, Teresa <Teresa.Mosqueda@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Constituent Services, D4 <D4Help@seattle.gov>

Cc: David Moehring <Dmoehring@consultant.com>; Annie Thoe

<neighborhoodtreekeepers@gmail.com>; Josh Morris <Joshm@seattleaudubon.org>

Subject: OBJECTION to Project # 3030811-LU Talaris / Battelle site.

CAUTION: External Email

Dear SDCI and City of Seattle.

This proposed project that threatens 271 trees, including 155 deemed 'Exceptional' by the current Director's Rule 16-2008 and should be rejected as currently proposed by the developer.

It is perfectly reasonable and possible to develop this site to provide decent housing and retain the majority of the trees which are providing essential ecological and health benefits to all life in Seattle. Removing mature trees cannot be undone and it takes at least 2-3 generations before what is there now can be replaced in terms of biomass, which will likely be less likely to occur given the increased stresses on trees, including native species, due to climate change.

Furthermore, a tree is not just a tree; it is habitat for a myriad of life; from mammals like raccoons and squirrels; birds like owls, eagles and woodpeckers; insects like spiders; pollinators like bees and butterflies; fungi of all varieties; microbes and more, that are all beneficial to the existence of humans and the whole water cycle which keeps life on Earth going. Everything is connected and by removing large portions at one time, the impact is significant.

Please take this as my objection to the development as proposed and call a public meeting to hear from concerned residents.

Thank you and kind regards,

Stuart Niven, BA(Hons)

PanorArborist

[ISA Certified Arborist PN-7245A & Tree Risk Assessment Qualification \(TRAQ\)](#)

[Arborist on Seattle Audubon Society Conservation Committee](#)

[Arborist on Seattle's Urban Forestry Commission](#)

www.panorarbor.com

Tel/Text: 206 501 9659

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

From: Stuart Niven <panorarbor@gmail.com>

Sent: Wednesday, February 26, 2020 1:33 PM

To: Annie Thoe <neighborhoodtreekeepers@gmail.com>; Emery, Chanda <Chanda.Emery@Seattle.gov>; Pederson, Art <Art.Pederson@seattle.gov>; LEG_CouncilMembers <council@seattle.gov>

Cc: Strauss, Dan <Dan.Strauss@seattle.gov>; Pedersen, Alex <Alex.Pedersen@seattle.gov>; Torgelson, Nathan <Nathan.Torgelson@seattle.gov>; Juarez, Debora <Debora.Juarez@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>; Podowski, Mike <Mike.Podowski@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Morales, Tammy <Tammy.Morales@seattle.gov>; Sawant,

Kshama <Kshama.Sawant@seattle.gov>; Lewis, Andrew <Andrew.Lewis@seattle.gov>; Mosqueda, Teresa <Teresa.Mosqueda@seattle.gov>; Gonzalez, Lorena <Lorena.Gonzalez@seattle.gov>; Durkan, Jenny <Jenny.Durkan@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Constituent Services, D4 <D4Help@seattle.gov>

Subject: Re: Suggestions to do now for Saving our \Seattle Tree

CAUTION: External Email

Thank you Annie, I second your comments and suggestion.

There is one very simple way to achieve an immediate increase in tree protection and retention; remove the exemptions currently in place for 'Exceptional' trees during development. There is absolutely no reason why private home owners have one rule for what tree(s) they can remove and 'developers' have in essence, no rules. By definition, developers have no vested interest in property beyond profit; they develop a lot then move onto another property. They have no connection to a neighbourhood beyond changing how it looks. This does not make sense in terms of how a City functions and how people live. My neighbour has lived in his house for 40 years and lived in Seattle all his life (he is in his 70's) and he has an 'exceptional' tree in his garden which he cannot remove unless it is deemed 'hazardous'. However, he could sell to a developer who would be able to raze the house and tree within months of buying the property to build to their maximum 'development potential'. They would sell the house and move on. This does not make sense and is unsustainable and ecologically devastating.

So, to repeat the point; protect all 'exceptional' trees regardless of who owns a property and you will solve a large portion of the threat to trees as developers will simply look to develop properties without trees, of which there are many. Given SDCI is already working on the Director's Rule for 'Exceptional Trees' then make this one simple change, among the others being discussed and the result will be monumental for trees, the urban canopy and the environment, the health and well being of the life in the City and developers will keep developing but not be destroying trees in the process. It really is that simple.

Thank you and kind regards,

Stuart Niven, BA(Hons)

PanorArborist

[ISA Certified Arborist PN-7245A & Tree Risk Assessment Qualification \(TRAQ\)](#)

[Arborist on Seattle Audubon Society Conservation Committee](#)

[Arborist on Seattle's Urban Forestry Commission](#)

www.panorarbor.com

Tel/Text: 206 501 9659

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

From: Jaimi Monaco <info@email.actionnetwork.org>

Sent: Wednesday, February 26, 2020 9:02 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@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.

Jaimi Monaco

jaimimonaco@yahoo.com

819 151st St

Shoreline , Washington 98155

From: David Moehring <dmoehring@consultant.com>
Sent: Thursday, February 27, 2020 7:23 AM
To: PRC <PRC@seattle.gov>; DOT_LA <DOT_LA@seattle.gov>
Cc: TreesForNeighborhoods <TreesForNeighborhoods@seattle.gov>; DOT_SeattleTrees <Seattle.Trees@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Aldrich, Newell <Newell.Aldrich2@seattle.gov>; 'Maria Batayola' <mbjumpstart@msn.com>; Woody Wheeler <woody.wheeler@gmail.com>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: 9160 7th Ave S tree grove

CAUTION: External Email

I am concerned about yet another exceptional tree will be felled within a tree grove due to unregulated new construction.

Especially in an area of the City already compromised if it's equitable tree canopy.

Seattle has only retained 2 percent of its Exceptional trees on development sites despite specific codes that delineate how these trees should be retained during new development.

Provide a public meeting for 9160 7th Ave S; while also reviewing with an arborist.

Looking at SDCI and couldn't find an arborist report or any indication of these protections on groves of lodge pole pine and other trees:

From: David Moehring <dmoehring@consultant.com>
Sent: Thursday, February 27, 2020 5:05 PM
To: PRC <PRC@seattle.gov>; DOT_LA <DOT_LA@seattle.gov>; SCI_Code_Compliance <SCI_Code_Compliance@seattle.gov>

Cc: TreesForNeighborhoods <TreesForNeighborhoods@seattle.gov>; DOT_SeattleTrees <Seattle.Trees@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Aldrich, Newell <Newell.Aldrich2@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Clearcut 9148, 9152, 9154 and 9156 and 9160 7th Ave S tree grove (addresses clarified for PRC)

CAUTION: External Email

Please review another exceptional tree and part of Tree Grove proposed to be removed due to unregulated new construction of three (3) large single-family houses.

Especially within an area of the City already compromised if it's equitable tree canopy.

Seattle needs a stronger tree ordinance. It is long overdue as the City only retained two percent (2%) of its Exceptional trees on multifamily development sites despite specific codes that delineate how these trees should be retained during new development. This subdivision retains no existing large trees.

Provide a public meeting for **9148 to 9156 7th Ave S**; while also reviewing with an arborist to access the tree grove that continues into South Park Meadow.

Looking at SDCI and could not find an arborist report or any indication of these protections on groves of lodge pole pine and other trees.

David Moehring
Board member, TreePAC



<https://komonews.com/news/local/angry-former-seattle-punk-rocker-sings-to-save-the-citys-trees>



<https://data.seattle.gov/Permitting/Building-Permit-Map/pdne-cjsw>

3006720-LU

Land Use Application to subdivide two parcels into five parcels of land.

Proposed parcel sizes are:

- A) 6,748 sq. ft., 9148 7th Ave S
- B) 5,760 sq. ft., 9160 7th Ave S**
- C) 5,488 sq. ft., 9152 7th Ave S
- D) 5,488 sq. ft. 9154 7th Ave S and
- E) 5,487 sq. ft. 9156 7th Ave S

Existing single family residences to remain.

Issued 2008-07-10

Decision Date

2007-12-06

Original Address 9148 7TH AVE S

6693295-CN

Establish use as single family residence and construct one family dwelling, per plans.

9156 7th AVE S

6703924-CN

Establish use and Construct new single-family residence, per plan.

OriginalAddress

9154 7th AVE S

6639138-CN

9152 7th AVE S

Establish use as and construct new single-family residence, per plan.

PRC, please post images sent earlier today for 9160 7th Ave S with 9148 and 9154 and 9156.

From: Katy Griffith <katygr@msn.com>

Sent: Friday, February 28, 2020 2:19 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: Reopen public comment for the Victory Heights trees

CAUTION: External Email

Sandra Pinto de Bader,

I want to bring your attention to a group of 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into 5- 7000+ sq. ft lots, with 5- 3000+ sq. ft homes. There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

Unfortunately, the arborist report for this development is incomplete and contradictory. There is no indication as to which trees are being preserved.

The site-plan for Parcel B 6761539-cn is not available on the website (although the website says it was uploaded on 1/9/2020) and yet our window for comment is gone without the relevant information ever being made public! The Victory Heights neighborhood is fearing yet another clear-cut to build mini-mansion housing. We have seen how ineffective our current tree ordinance is.

This situation raises the following questions:

- What is the city going to do to save our neighborhood trees? And when? We have already waited 11 years. What can be done now? The new draft ordinance is proposed in December 2020.
- Why has the city not updated the Tree Protection Ordinance using the Urban Forestry Commission's draft? The UFC draft has been available since June 2019.

A major problem is that DCI's priority is to facilitate construction, not to protect trees. There is no Urban Forestry division within DCI to oversee tree protection. Tree protection responsibilities are spread throughout DCI, but no one seems to be specifically tasked with tree protection as a priority. We urge that you create an Urban Forestry division within DCI or move tree oversight to the Office of Sustainability and Environment. Based on DCI's past failures to protect our tree canopy, tree oversight needs to be handled by an entity that is adequately staffed and funded and that has the sole accountability for tree protection.

Please take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced. Reopen the comment period so that neighbors have an opportunity to comment with the relevant information.
2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. Let's work together to ensure housing and trees are compatible.

Thank you,

Katy Griffith

katygr@msn.com

2131 N 132nd Street

Seattle, Washington 98133

From: Annie Thoe <info@email.actionnetwork.org>
Sent: Friday, February 28, 2020 2:43 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: No clearcuts for mini-mansions! Pass tree ordinance now

CAUTION: External Email

Sandra Pinto de Bader,

This is one of my personal favorite big stands of trees left in victory Heights. I want to bring your attention to a group of 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into 5- 7000+ sq. ft lots, with 5- 3000+ sq. ft homes. There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

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Please take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced.

Reopen the comment period so that neighbors have an opportunity to comment with the relevant information.

2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. Let's work together to ensure housing and trees are compatible.

Thank you

Annie Thoe

anniethoe@gmail.com

2201 NE 120th St

Seattle, Washington 98125

From: Maggie Everett <info@email.actionnetwork.org>
Sent: Friday, February 28, 2020 10:00 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Save Our Trees!

CAUTION: External Email

Sandra Pinto de Bader,

Too many beautiful older trees are disappearing from our city! Please stop this - We need them more than ever now for our physical, mental and environmental health. Trees reduce air pollution, storm water runoff and climate impacts like heat island effects, while providing essential habitat for birds and other wildlife.

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.

Your position on this issue is important to us. 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.

Thank you for helping us remain a most liveable city!

Maggie Everett

mags909@hotmail.com

12019 Evanston Ave N

Seattle, Washington 98133

From: Charles Warner <info@email.actionnetwork.org>
Sent: Friday, February 28, 2020 10:37 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Keep Seattle Livable!

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.

Charles Warner

chuckdub81@gmail.com

9725 Lowell Larimer Rd

Everett, Washington 98208

From: Pkristine Morris <info@email.actionnetwork.org>
Sent: Saturday, February 29, 2020 12:33 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Please Protect Seattle's 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.

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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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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.
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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.

Pkristine Morris

pkmorris48@yahoo.com

2310 ne 117th st

Seattle, Washington 98125

From: Kristi Morris <info@email.actionnetwork.org>
Sent: Saturday, February 29, 2020 12:42 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Please help save the Victory Heights Trees!

CAUTION: External Email

Sandra Pinto de Bader,

I want to bring your attention to a group of 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into five 7000+ sq. ft lots, with five 3000+ sq. ft homes. There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

Unfortunately, the arborist report for this development is incomplete and contradictory. There is no indication as to which trees are being preserved.

The site-plan for Parcel B 6761539-cn is not available on the website (although the website says it was uploaded on 1/9/2020) and yet our window for comment is gone without the relevant information ever being made public! The Victory Heights neighborhood is fearing yet another clear-cut to build mini-mansion housing. We have seen how ineffective our current tree ordinance is.

This situation raises the following questions:

- What is the city going to do to save our neighborhood trees? And when? We have already waited 11 years. What can be done now? An updated tree ordinance is delayed until December 2020 or later.
- Why has the city not updated the Tree Protection Ordinance using the Urban Forestry Commission's draft? The UFC draft has been available since June 2019.

A major problem is that DCI's priority is to facilitate construction, not to protect trees. There is no Urban Forestry division within DCI to oversee tree protection. Tree protection responsibilities are spread throughout DCI, but no one seems to be specifically tasked with tree protection as a priority. We urge that you create an Urban Forestry division within DCI or

move tree oversight to the Office of Sustainability and Environment. Based on DCI's past failures to protect our tree canopy, tree oversight needs to be handled by an entity that is adequately staffed and funded and that has the sole accountability for tree protection.

Please take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced. Reopen the comment period so that neighbors have an opportunity to comment with the relevant information.
2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. Let's work together to ensure housing and trees are compatible.

Thank you,

Kristi Morris

pkmorris48@yahoo.com

2310 ne 117th st

Seattle, Washington 98125

From: Richard Ellison <climbwall@msn.com>

Sent: Sunday, March 1, 2020 10:06 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: Save the Victory Heights Trees!

CAUTION: External Email

Sandra Pinto de Bader,

There are 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are

being divided into five 7000+ sq. ft lots, with five 3000+ sq. ft homes There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

Unfortunately, the arborist report for this development is incomplete and contradictory. There is no indication as to which trees are being preserved.

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This situation raises the following questions:

- What is the city going to do to save our neighborhood trees? And when? We have already waited 11 years. What can be done now? An updated tree ordinance is delayed until December 2020 or later.
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A major problem is that DCI's priority is to facilitate construction, not to protect trees. There is no Urban Forestry division within DCI to oversee tree protection. Tree protection responsibilities are spread throughout DCI, but no one seems to be specifically tasked with tree protection as a priority. We urge that you create an Urban Forestry division within DCI or move tree oversight to the Office of Sustainability and Environment. Based on DCI's past failures to protect our tree canopy, tree oversight needs to be handled by an entity that is adequately staffed and funded and that has the sole accountability for tree protection.

Please take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced. Reopen the comment period so that neighbors have an opportunity to comment with the relevant information.
2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. Let's work together to ensure housing and trees are compatible.

Thank you,

Richard Ellison

climbwall@msn.com

8003 28th Ave NE

Seattle, Washington 98115-4639

From: heidi calyxsite.com <heidi@calyxsite.com>

Sent: Monday, March 2, 2020 7:35 AM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: FW: More CLEARCUTTING SEATTLE = KUBOTA VILLAGE

CAUTION: External Email

I assume you have this?

Heidi Siegelbaum

(206) 784-4265

<http://www.linkedin.com/in/heidisiegelbaum>

From: David Moehring <dmoehring@consultant.com>

Sent: Sunday, March 01, 2020 11:26 PM

To: William Millhollin <william@nwpermit.com>; DPD_Code_Compliance@seattle.gov

Cc: michaeloxman <michaeloxman@comcast.net>; Stuart Niven <panorarbor@gmail.com>;

tammy.morales@seattle.gov; Vasquez, Colin <Colin.Vasquez@seattle.gov>; Tage Nickerson

<tage@platsplus.com>; DOT_LA <DOT_LA@seattle.gov>; dan lavassar <danlavassar@gmail.com>; PRC

<PRC@seattle.gov>; dan.strausseattle.gov <dan.strauss@seattle.gov>; Councilmember Andrew J. Lewis

<andrew.lewis@seattle.gov>

Subject: More CLEARCUTTING SEATTLE = KUBOTA VILLAGE

Mr. Millhollin-

Thank you for your professional response.

The "**Kubota Village**" development (adjacent to the Kubota Garden has cleared nearly 4 acres of mature trees in an environmentally critical area [ECA1, ECA4, in Rainier Beach for 28+ large homes 9666 51st Ave South (and adjacent development lots). There have already been over 70 letters written to the Seattle Public Resource Center (PRC) asking for a public meeting since later October. Although with well intentions, it has now been four months since these requests remain unaddressed by the City.

The evidence is overwhelming. The lack of attention to existing trees and the lack of replanting the required number of trees on each development lot is evident to all. 🌿 Please observe the [Video](#) by southern Seattle arborist Michael Oxman. It was an eye-opener for those of us who have not been able able to accept your invitation due to conflicting work schedules.

Several **questions remain on agenda for the public meeting** including some detail to justify the discretionary short plat and unit lot subdivisions of this former urban forest:

🌿 In (e) we asked "how many trees were within a protected tree grove, and how many tree groves?" To date, I do not recall seeing any version of the [final arborist report](#).

🌿 In addition, (f) asked how many significant trees were Exceptional trees? ... Hazardous trees? This information has also been withheld from the [arborist report](#).

🌿 In addition, we asked (g) why were all the trees cleared and lots subdivided regardless of categorically protected trees? We are not aware of any residential zone (SF, LR, or RSL) that excludes the retention or replanting of trees while considering how the land would be subdivided and how those lots would be built out with residences. Zoning in Seattle does not "[allow \[trees\] to be cleared](#)".

🌿 This development application goes back only to 2014 according to public record. The development of the lots do not pre-date the tree ordinances of 2008. As such, we still await to know if the Department has asked you or your client's design and engineering and arborst team for alternative lot division options to identify the maximum retention of existing significant trees.

🌿 Yet unanswered is the concern that new development conditions are inadequate in terms the amount of trees retained or replanted or amount of space for large trees to grow. The SMC dictates least 2-inches of tree caliper for every 1000 sq ft of land area. The video shows there are few new trees on the lots being prepared for sale. Given this is suggested by your response that "[if \[trees are\] required or desired for each lot would be located under each individual Building Permit for each lot.](#)"

🌿 Accordingly, DCI inspectors are also being copied this message as an DPD COMPLIANT that tree planting and retention does not comply with SMC 23.

There are **so many parcels in Seattle for which to include new and denser housing**. Back in 2014, the City's report showed over 223,000 units of housing were available to the City of Seattle, of which less than half were built out. Please urge your clients to pursue those available parcels - many of which being of substandard quality - **rather than going fresh into undeveloped natural areas** as is being pursued here at Kubota Village. Any city Representative and professional in the industry should be feeling the guilt of permanently dissolving such environmental attributes. How about you?

Sincerely,

David Moehring

Board Member, TreePAC

Sent: Friday, February 21, 2020 at 3:27 PM

From: "William Millhollin" <william@nwpermit.com>

To: michaeloxman <michaeloxman@comcast.net>

Cc: "Stuart Niven" <panorarbor@gmail.com>, tammy.morales@seattle.gov, "David Moehring" <dmoehring@consultant.com>, "Vasquez, Colin" <Colin.Vasquez@seattle.gov>, "Tage Nickerson" <tage@platsplus.com>

Subject: Re: CLEARCUTTING SEATTLE = KUBOTA VILLAGE

Hello Michael & All,

Thank you very much for including us here. Please let me know if you have a date and time in mind to visit the property and construction site area so that we can make sure that either Tage or myself are available to walk everyone through the site. Please keep in mind that these are active construction areas so we want everyone to be safe. We would love to take part in your meeting and discussion, if you are interested then please let us know, Tage or I can answer any questions you have while on site.

The K2 Short Plat for 6 new lots that is currently in review and adjacent to the Kubota East Village Subdivision where you have pictures shown. As we are still in design for preliminary platting, not all elements are exact or solid just yet but we are hoping this next round of correction responses will address the concerns raised so far by the public and by reviewers.

Please let me know if there anything I can send over at this time. We are striving to reply to all public comments, so certainly submit any questions you have and I will get them answered.

Have a great day and weekend

On Fri, Feb 21, 2020 at 9:49 AM michaeloxman <michaeloxman@comcast.net> wrote:

Howdy Councilmember Tammy Morales,

Thanks for tackling some of the environmental urban forestry issues in southeast Seattle.

There is a spot across the street from Kubota Garden we would like you to tour with us this weekend.

It is a proposed subdivision that would require bulldozing dozens of mature trees.

Today I received the attached email from the city planning official that says the arborist report is unavailable, even though the permit application is several years old, and even though public comment period closed on January 1st, 2020.

My concern is that the requirement hasn't been fulfilled that the permit application must answer the question: "Does the project maximize the retention of existing trees?".

Please see that the planning department releases the arborist report in time for our tour this weekend.

Please see the attached 3 photos of the 90' tall forest proposed for removal.

Thanks !

Michael Oxman
ISA Certified Arborist #PN-0756A
www.treedr.com
(206) 949-8733

----- Original message -----

From: William Millhollin <william@nwpermit.com>
Date: 2/20/20 4:25 PM (GMT-08:00)
To: Stuart Niven <panorarbor@gmail.com>
Cc: David Moehring <dmoehring@consultant.com>, "Vasquez, Colin" <Colin.Vasquez@seattle.gov>, Michael Oxman <michaeloxman@comcast.net>, Tage Nickerson <tage@platsplus.com>
Subject: Re: CLEARCUTTING SEATTLE = KUBOTA VILLAGE

Hello David,

I hope all is going well.

I wanted to follow up on our response email here to see if you had any comments or questions regarding these responses?

Have a great day

On Tue, Jan 21, 2020 at 6:44 PM William Millhollin <william@nwpermit.com> wrote:
Hello David,

Thank you for your patience as we work through our response here. I want to clarify a couple statements here but I also have your questions answered in blue below each listed item.

- 3/14/2013 Greenwater sold to Van Veeny and Le Phong
- 7/14/2016 Van Veeny sold to Kubota Village 28 LLC (Us)
- I am still unclear about what you mean here by Greenbelt, I understand the term but we have not seen a state or municipal zoning designation for this area as Greenbelt or Wildlife Habitat, can you send over any info you have on this?

Simple questions are good to set the framework relative to a Kubota Village discussion:

a) how large was this land and who owned it before being subdivided?

- The land has changed in shape and size over time through land division and change in ownership through sales of those portions of land at various points in time. Greenwater Construction is the previous owner who you might be referring to. The development known as the Kubota East Village which completed initial platting in 2016 "originally" consisted of land totaling approximately 2.8ac.

b) why was it first developed a few years ago compared to other parcels around it?

- The permitting and development process for this site has been done in "phases" in order to most effectively expedite portions of development ahead of other portions so things like utilities, grading and roadways could be under construction as we wait for other larger permitting reviews to take their time.

c) was a tree inventory prepared including species, size, height, photos, and condition of the trees?

- Yes

d) if so, was it prepared by a certified arborist?

- Yes

e) how many trees were within a protected tree grove, and how many tree groves?

- I am getting confirmation on the final arborist report to send over to you as some documents date back prior to my involvement. I should be able to send this over on Wednesday.

f) how many significant trees were Exceptional trees? ... Hazardous trees?

- The arborist report will contain all of this information for you.

g) why were all the trees cleared and lots subdivided regardless of categorically protected trees?

- All trees that were allowed to be cleared were done according to the Zoning at the time and per any other land use conditions of the plat.

h) did the Department ask to see a site plan with all the protected trees identified?

- Yes, all trees are identified within the plat plans to match the Arborist Report.

i) if so, did the Department ask to see alternative lot division options to identify the maximum retention of existing significant trees?

- Kubota East Village is a very old subdivision that went through council review so I believe multiple renditions of the plan were conceived but were also limited to review under the 2005 Zoning ordinance which had more lenient restrictions here. This subdivision was not subject to the same restrictions that a new subdivision would be today due to its vesting period.

j) why were some of the subdivided lots less than 4,000 sq ft in size within a SF-5000 zone?

- The 2005 Zoning had different allowances at that time but also credits and exceptions can apply when public and open spaces are included as part of a plat or subdivision.

k) with the SMC requiring at least 2-inches of tree caliper for every 1000 sq ft of land area, where are these new trees on the lots being prepared for sale?

- New trees for each homes if required or desired for each lot would be located under each individual Building Permit for each lot.

l) with this large site being cleared of trees, how many of the properties are being sold as affordable units verses market-rate units? Or in other more direct words, what commitments or promises were made prior to the development

applications to the community members and to the City Council or mayor that this development would achieve in terms of providing affordable housing for Seattle?

- No affordable housing requirements exist for this subdivision due to its vested 2005 Zoning.

As a general statement I understand your questions here related to the Kubota East Village and am happy to discuss further, but the permits here for comment are for a separate short plat unrelated to the Kubota East Village in terms of Land Use or Zoning conditions. Please let me know if you have any questions or concerns about this (K2) Short Plat and we would be happy to answer them also. As a side note, we are still working through our current correction cycle responses but intend on including tree plantings for this short plat as well :)

Have a great day

On Mon, Jan 20, 2020 at 10:09 AM William Millhollin <william@nwpermit.com> wrote:
Hello Stuart & All,

I apologize for the delay but I do still have this on my list to complete. I have most of the email queued up here but need to complete it and will try to send a reply by the end of today.

Have a great day

On Sun, Jan 19, 2020 at 1:11 PM Stuart Niven <panorarbor@gmail.com> wrote:
Did I miss the response to David's email?

Thank you and kind regards,

Stuart Niven, BA(Hons)

PanorArborist

[ISA Certified Arborist PN-7245A & Tree Risk Assessment Qualification \(TRAQ\)](#)

[Arborist on Seattle Audubon Society Conservation Committee](#)

[Arborist on Seattle's Urban Forestry Commission](#)

www.panorarbor.com

Tel/Text: 206 501 9659

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

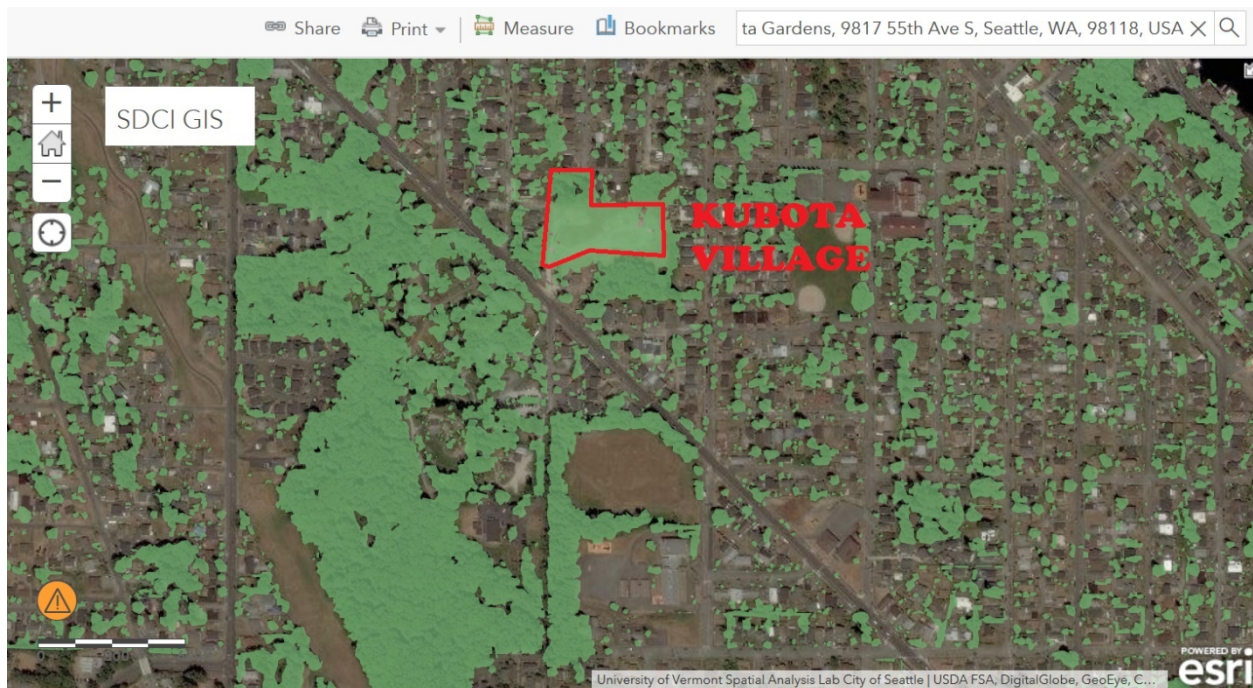
On Tue, Jan 7, 2020 at 2:13 PM William Millhollin <william@nwpermit.com> wrote:
Hello David,

Thank you very much for your comments and questions. I am working through this email, generating a response to each item and should have something to send by tomorrow.

Have a great day

On Tue, Jan 7, 2020 at 12:26 AM David Moehring <dmoehring@consultant.com> wrote:
Thank you Mr. Millhollin for your replies and offering to answer questions.

I have much respect for the one-on-one response approach; although some of those who inquired have been told that this development is not eligible as a Type II discretionary land-use decision or a public meeting. We know there are considerable discretionary choices being made during the short platting of this large lot. These choices include **tree retention and required tree replanting** (SMC 23 and SMC 25.11). As such, I believe folks like Stuart, Michael and I within the urban forest community as well as those witnessing the **urban forest's incremental devastation** still desire a local discussion in to glean a better understanding how clear-cutting Seattle's green spaces like this so happens to takes place at Kubota Village 28.



Yes, the larger area around Kubota Village East may have started under development some time ago. But it's only been 7 years since this completely wooded remaining site exceeding 100,000 square feet was sold to the **Greenwater Partnership** / Greenwater Construction / et. al. It seems that green space and green belts are being sought out as relatively inexpensive land. Yet these developments proceed despite the expense and toll to the natural habitats and the resulting impacts from urban heat islands. Seattle is not only interested in protecting limited "wildlife habitats" areas, it also protects heritage and Exceptional trees and wetlands... and many other features.



CLEARCUT SEATTLE:

9670 LINDSAY PL S being DIVIDED INTO 4 MORE LOTS...



Seattle clearcutting at Kabota Village from 2015 (above) to 2017 (below)



Simple questions are good to set the framework relative to a Kubota Village discussion:

- how large was this land and who owned it before being subdivided?
- why was it first developed a few years ago compared to other parcels around it?
- was a tree inventory prepared including species, size, height, photos, and condition of the trees?
- if so, was it prepared by a certified arborist?
- how many trees were within a protected tree grove, and how many tree groves?
- how many significant trees were Exceptional trees? ... Hazardous trees?
- why were all the trees cleared and lots subdivided regardless of categorically protected trees?

h) did the Department as to see a site plan with all the protected trees identified?
i) if so, did the Department ask to see alternative lot division options to identify the maximum retention of existing significant trees?

j) why were some of the subdivided lots less than 4,000 sq ft in size within a SF-5000 zone?

k) with the SMC requiring at least 2-inches of tree caliper for every 1000 sq ft of land area, where are these new trees on the lots being prepared for sale?

l) with this large site being cleared of trees, how many of the properties are being sold as affordable units verses market-rate units? Or in other more direct words, what commitments or promises were made prior to the development applications to the community members and to the City Council or mayor that this development would achieve in terms of providing affordable housing for Seattle?

Other neighbors have specific questions why access routes proposed were not better placed to avoid removing trees along shared property lines... or where are the buffers between adjacent properties... or is Tract 999 also being sold for a house... or will it be kept as open space?

Without getting a good understanding of what is happening here, these related land-use actions should come to a halt. The builders can take their \$20-million, re-forest what they took away, and cease further impacts to Seattle's dwindling tree canopy.

Yes, many of us are familiar with the Seattle Dept of Construction & Inspections EDMS system. You will likely know that "record snapshots" often post a listing of documents that are not accessible to the public digitally. For this and these many reasons, the folks in the area and TreePAC respectfully **desired a meeting in order to address many questions**. Everyone has property rights... but a century has passed... and Washington has evolved to understand that our resources are limited... including existing trees being removed without the space being available to replenish this valuable sustaining resource. Property rights are not a license to environmental derogation.

We can do better.

David Moehing
Board Member, TreePAC

Sent using the [mail.com](mailto:) mail app

On 1/6/20 at 6:39 PM, William Millhollin wrote:

> Hello Again David,
>
> I am trying to discern the comment or question in this email chain. The
> only question I can see is "What may Seattle leaders do to halt the
> needless clearcutting of forested areas with natural habitats?". I think
> this is a much broader question best suited for city council, urban
> forestry and for the ordinance process. Although all "natural habitats" are
> something to take note of, this project site is not designated as a
> Wildlife Habitat, which you may be referring to.
>
> I will have to defer to Colin and the PRC as to whether or not they have a

> process to notify you directly of any permits related to ours, outside of
> normal noticing, but resources do exist to allow individuals to locate any
> and all active permits.
>
> Let me know if you have any other questions or concerns.
>
> Have a great day
>
>
>
> On Mon, Jan 6, 2020 at 8:22 AM Vasquez, Colin <Colin.Vasquez@seattle.gov>
> wrote:
>
> > William, Please see Dave's email below. Please copy me on your email to
> > Dave.
> >
> >
> >
> > *From:* Michael Oxman <michaeloxman@comcast.net>
> > *Sent:* Sunday, December 29, 2019 2:44 PM
> > *To:* David Moehring <dmoehring@consultant.com>; PRC <PRC@seattle.gov>
> > *Cc:* seattle-tree-ordinance-working-grouplists.riseup.net <
> > seattle-tree-ordinance-working-group@lists.riseup.net>; DOT_LA <
> > DOT_LA@seattle.gov>; Herbold, Lisa <Lisa.Herbold@seattle.gov>; Pinto de
> > Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
> > *Subject:* Re: CLEARCUTTING SEATTLE = KUBOTA VILLAGE
> >
> >
> >
> > *CAUTION: External Email*
> >
> > Howdy Dave,
> >
> >
> >
> > I received this message at: 1:39 PM
> >
> > Cutting it kinda close, doncha think ?
> >
> >
> >
> >
> > Hello Michael, I'm right across the street from Kubota (actually I believe
> > you picked up some trees from us once). As you're probably aware, we have a
> > large subdivision being developed right behind our property called, "Kubota
> > Village". Some other neighbors and I would like to know if you could refer
> > us to an environmental expert who is familiar with waterways, wetlands and
> > riparian corridors in our area. We are collectively trying to compromise
> > with the developers regarding the next phase of development which would
> > clear what is left of the trees. The City is giving us until 1/1/20 to
> > comment. Thank you in advance for any referral you may be able to provide.

> >
> > On December 5, 2019 at 9:34 PM David Moehring <dmoehring@consultant.com>
> > wrote:
> >
> >
> >
> > What may Seattle leaders do to halt the needless clearcutting of forested
> > areas with natural habitats?
> >
> >
> > Please inform me for the following functionally-related 'Kubota Village'
> > development numbers 3034697 -LU, 3034698 -LU, 3034699 -LU, 3034700 -LU,
> > and 3034702 -LU; and all permits involving the addresses related to these
> > five site. KUBOTA VILLAGE 28 LLC
> >
> >
> >
> > 9676 9678 + LINDSAY PL S subdivision #3034702, 3034703 -LU, 3034699 -LU,
> > 3034700 -LU, and 3034703 -LU
> >
> > " Land use application to allow a 3 -story single family residences.
> > Parking for vehicles proposed. To be considered with 3034697 -LU, 3034698 -LU,
> > for shared access."
> >
> >
> >
> > We should also have a public meeting to discuss what is going on here.
> > Comments may be submitted through: 12/18/2019
> >
> >
> >
> > David Moehring
> >
> > Member of TreePAC
> >
> >
> >
> > Two years: 2015 to 2017. The remaining grove just to the north may since
> > have been cleared.
> >
> >
> >
> >
> >
> > David Moehring
> > 312-965-0634
> >
> >
> >
> >

>
>
> --
>
> William Millhollin
> President - Direct: (206) 601-7043 - william@nwpermit.com
>
> NORTHWEST PERMIT INC. - Permits In line, On line, In time. Since 1985
> 1026 SW 151st ST Burien, WA 98166
> Main: (360) 945-2787 - Billing: (360) 945-2787 - Fax: (888) 400-0383
> *www.nwpermit.com <<http://www.nwpermit.com>>*

--

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www.nwpermit.com

From: Melinda Mueller <info@email.actionnetwork.org>
Sent: Monday, March 2, 2020 10:54 AM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Please help save the Victory Heights Trees!

CAUTION: External Email

Sandra Pinto de Bader,

I am deeply dismayed that the City of Seattle continues to have a fragmented and ineffective process for preserving our ever-shrinking tree canopy. In my neighborhood, I see a continuous loss of trees as large homes and high-density (but not affordable) units are built. We are not meeting goals for affordable housing OR preservation of our urban trees.

I want to bring your attention to a group of 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into five 7000+ sq. ft lots, with five 3000+ sq. ft homes. There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

Unfortunately, the arborist report for this development is incomplete and contradictory. There is no indication as to which trees are being preserved.

The site-plan for Parcel B 6761539-cn is not available on the website (although the website says it was uploaded on 1/9/2020) and yet our window for comment is gone without the relevant information ever being made public! The Victory Heights neighborhood is fearing yet

another clear-cut to build mini-mansion housing. We have seen how ineffective our current tree ordinance is.

This situation raises the following questions:

- What is the city going to do to save our neighborhood trees? And when? We have already waited 11 years. What can be done now? An updated tree ordinance is delayed until December 2020 or later.
- Why has the city not updated the Tree Protection Ordinance using the Urban Forestry Commission's draft? The UFC draft has been available since June 2019.

A major problem is that DCI's priority is to facilitate construction, not to protect trees. There is no Urban Forestry division within DCI to oversee tree protection. Tree protection responsibilities are spread throughout DCI, but no one seems to be specifically tasked with tree protection as a priority. We urge that you create an Urban Forestry division within DCI or move tree oversight to the Office of Sustainability and Environment. Based on DCI's past failures to protect our tree canopy, tree oversight needs to be handled by an entity that is adequately staffed and funded and that has the sole accountability for tree protection.

Please take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced. Reopen the comment period so that neighbors have an opportunity to comment with the relevant information.
2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. Let's work together to ensure housing and trees are compatible.

Thank you,

Melinda Mueller

mueller.melinda@gmail.com

7704 16th Ave NW

Seattle, Washington 98117

From: Dayna Roberson <info@email.actionnetwork.org>
Sent: Monday, March 2, 2020 11:09 AM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Please Protect Seattle's 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.

FOR EXAMPLE - the large construction project behind me cut down 15+++ mature trees, this is TERRIBLE. quit letting developers RUN THIS TOWN already.

Dayna Roberson

daynarobe@yahoo.com

4750 Ravenna Ave NE

Seattle, Washington 98105

From: Cindy Rose <info@email.actionnetwork.org>
Sent: Monday, March 2, 2020 11:56 AM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: No clearcuts for mini-mansions!

CAUTION: External Email

Sandra Pinto de Bader,

I am very concerned that contractors are on the verge of taking down these 49 beautiful tall trees without letting the public know the plans for any ways they will save trees. Why are they clear cutting on all these lots in my neighborhood? PLEASE READ BELOW AND HELP BEFORE IT IS TOO LATE!

I want to bring your attention to a group of 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into five 7000+ sq. ft lots, with five 3000+ sq. ft homes. There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

Unfortunately, the arborist report for this development is incomplete and contradictory. There is no indication as to which trees are being preserved.

The site-plan for Parcel B 6761539-cn is not available on the website (although the website says it was uploaded on 1/9/2020) and yet our window for comment is gone without the relevant information ever being made public! The Victory Heights neighborhood is fearing yet another clear-cut to build mini-mansion housing. We have seen how ineffective our current tree ordinance is.

This situation raises the following questions:

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Please take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced.
- Reopen the comment period so that neighbors have an opportunity to comment with the

relevant information.

2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. Let's work together to ensure housing and trees are compatible.

Thank you,

Cindy Rose

crose1453@gmail.com

11557 23rd Ave NE

Seattle, Washington 98125

From: Susan Montacute <info@email.actionnetwork.org>

Sent: Monday, March 2, 2020 2:30 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: Reopen public comment for the Victory Heights trees

CAUTION: External Email

Sandra Pinto de Bader,

I want to bring your attention to a group of 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into five 7000+ sq. ft lots, with five 3000+ sq. ft homes. There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

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Please take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced. Reopen the comment period so that neighbors have an opportunity to comment with the relevant information.
2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. Let's work together to ensure housing and trees are compatible.

Thank you,

Susan Montacute

montacutesm@gmail.com

4325 Jill PI S
Seattle, Washington 98108

From: Kevin Murphy <info@email.actionnetwork.org>
Sent: Monday, March 2, 2020 3:10 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@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.

Kevin Murphy

kemurphy1972@hotmail.com

526 30th ave east

Seattle , Washington 98112

From: Lauren Fox <info@email.actionnetwork.org>
Sent: Monday, March 2, 2020 3:50 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Keep Seattle Livable!

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.

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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.

Lauren Fox

fox.lauren@gmail.com

8020 19th Ave NE

Seattle, Washington 98115

From: Victoria Khemani <info@email.actionnetwork.org>

Sent: Monday, March 2, 2020 4:16 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: No clearcuts for mini-mansions!

CAUTION: External Email

Sandra Pinto de Bader,

I want to bring your attention to a group of 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into five 7000+ sq. ft lots, with five 3000+ sq. ft homes. There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

Unfortunately, the arborist report for this development is incomplete and contradictory. There is no indication as to which trees are being preserved.

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waited 11 years. What can be done now? An updated tree ordinance is delayed until December 2020 or later.

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Please take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced. Reopen the comment period so that neighbors have an opportunity to comment with the relevant information.
2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. Let's work together to ensure housing and trees are compatible.

Thank you,

Victoria Khemani

victoria.khemani@gmail.com

6811 30th Ave NE

Seattle, Washington 98115

From: Victoria Khemani <info@email.actionnetwork.org>

Sent: Monday, March 2, 2020 4:16 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: Please Protect Seattle's Trees

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.

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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.

Victoria Khemani

victoria.khemani@gmail.com

6811 30th Ave NE

Seattle, Washington 98115

From: Anne Skalicky <amskaluvky@msn.com>

Sent: Monday, March 2, 2020 5:16 PM

To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: No clearcuts for mini-mansions!

CAUTION: External Email

Sandra Pinto de Bader,

I want to bring your attention to a group of 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into five 7000+ sq. ft lots, with five 3000+ sq. ft homes. There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

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2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever.

The families that live in Shoreline chose to live here because it is a city of trees. Trees create habitats for birds, and other animals. New development should not be allowed to erase trees that have been here before Many of us were even born.

We need city ordinances that benefit the community; not developers or city coffers.

Let's work together to ensure housing and trees are compatible.

Thank you,

Anne Skalicky

amskaluvky@msn.com

16122 Midvale Ave N

Shoreline , Washington 98133

From: David Moehring <dmoehring@consultant.com>

Sent: Monday, March 2, 2020 6:13 PM

To: PRC <PRC@seattle.gov>

Cc: Baker Street Community Group Steering Committee <baker-street-community-group-steering-committee@googlegroups.com>; Strauss, Dan <Dan.Strauss@seattle.gov>; Lewis, Andrew <Andrew.Lewis@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>

Subject: 1732 NW 62ND ST rope-a-dope

CAUTION: External Email

It appears a short plat subdivision may be sought on the development of 4 townhouses within the 5,000 sq foot parent lot. The Land Use Application to "subdivide one parcel into two parcels of land" at **1732 NW 62ND ST**; Existing structures to be demolished.

Thank you for the public comments which may may be submitted through:03/16/2020

EXCEEDS MHA ESTABLISHED DENSITY:

The number of dwellings will be 1 for every 1,250 square foot of land area... which exceeds the allowed density of 1 dwelling for every 1,300 square foot of land area within an LR1(M) zone. Why are SDCI Planners and City Council remaining inert on these noncomplying land-use actions. The increased density within the April 2019 legislation already kicked up the amount of building size and density for the purposes. It is time for the Department to enforce the code rather than playing rope-a-dope with 'dare-me-developers'.

DOES NOT PROVIDE AFFORDABLE HOUSING OPTIONS:

Despite the added unit size and number of allowable dwellings, the costs will only be less affordable - likely over \$850,000 per townhouse.

What will the City of Seattle get in return? Only \$86,000 that really can't buy anything toward affordable housing. How many households were displaced without an equitably affordable place within Seattle to move to? This development provide at least one affordable units per MHA, as the payment of the \$13.25 per square foot in-lieu-of fee is meaningless to support Seattle's affordable housing opportunities.

DESIGN REVIEW:

Be sure the short plat is not an approach to avoid the threshold of design review. The City staff states: *"It appears that your project will require Design Review. A pre-submittal conference will be required. Please see SMC 23.41 for more information about Design Review. For Full and Administrative Design Reviews, see Tip 238, Design Review: General Information, Application Instructions, and Submittal Requirements. For Streamlined Design Review, see Tip 238B, Streamlined Design Review: General Information, Application Instructions, and Submittal Requirements. You will receive an email from the Department of Neighborhoods regarding the community outreach requirement associated with Design Review. **An arborist report may be required.** See Tip 242, Tree Protection Regulations in Seattle for more detail. You will receive an email from the Department of Neighborhoods regarding the community outreach requirement associated with Design Review."*

DESIGN REQUIREMENTS:

This Isola development should address zoning code requirements including:

- short plat addressing the maximum retention of existing trees
- an arborist report to identify species and size of trees
- examples (see the attached pdf) from other developments that reached density without removal of Exceptional trees.
- ground level exterior amenity areas at minimum 12.5% of the lot area;
- exterior amenity area that comply with the code defined widths and allowable features;
- four trash holding areas - each measuring at least 2 by 6 feet;
- bicycle parking areas;
- sufficient space for planting of trees;
- sufficient fire separations between dwellings and adjacent property structures.

MATURE TREES:

Look carefully at the trees which may be in part on the neighbor's property. The arborist and surveyor should quantify and document the extent of cross over onto the lot. What efforts will be made at the request of the SDCI PLanners to retain existing mature Exceptional trees that may be on the lot and at the street? Please look at the

attached PDF of how it is done: Density AND mature trees! Isola can do it if a developer from Burien could do it.

Sincerely, as ever,

David Moehring AIA
for the Baker Street Community Group
dmoehring@consultant.com

Neighbors....

- KELLY DAWN TAYLOR Address: 1707 NW 62ND ST 98107
- JERIN SCHNEIDER Address: 1711 NW 62ND ST
- APRIL LANE 1704 NW 61ST ST
- CAMERON M+STACY R TANGNEY Address: 1708 NW 61ST ST
- MARRO DENNIS+YOST CYNTHIA : 1738 A NW 62ND ST
- RUTH G LEVINE Address: 1704 NW 62ND ST
-

HU MARK G: 1736 NW 62ND ST

- CHANG CINDY: 1739 A NW 63RD ST
- SHU BOWEN : 1733 B NW 63RD ST
-

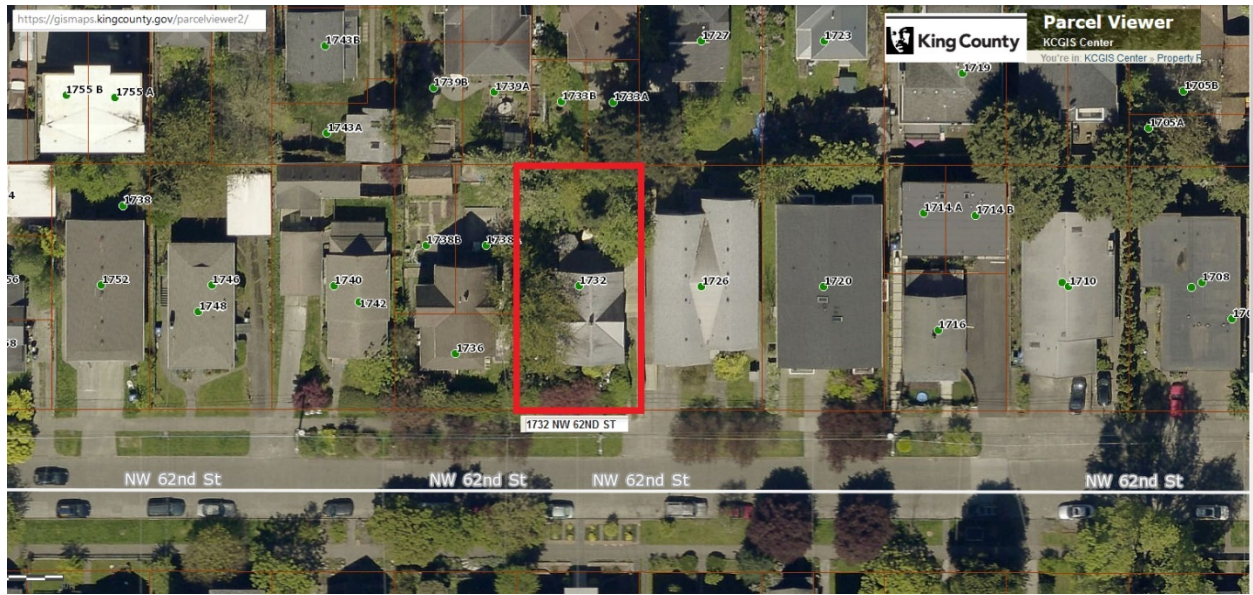
- JITESH VERMA :1710 NW 62ND ST
-

SINGH RAMESH H +NAMRATRA K: 1733 A NW 63RD ST

BUTTRAM SUSAN D+ David FROST : 1723 NW 63RD ST

CASEBOLT MARK W & PATRICIA: 1727 NW 63RD ST 98107

HIBBERT DENNIS M: 1745 NW 63RD ST 98107



From: Gayle Janzen <cgjanzen@comcast.net>
Sent: Tuesday, March 3, 2020 12:51 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Once again I'm begging you to stop clearcutting for mini-mansions!

CAUTION: External Email

Sandra Pinto de Bader,

Every where I go these days, our big beautiful trees are being clear cut for huge houses. I thought city leaders were concerned about climate chaos, yet all these trees that are so desperately needed these days to combat climate chaos, are being destroy. Your policies want to cram more and more people in here with zero regard for saving our trees, which can be done with a little thought when planning developments. And where are those affordable homes you keep talking about? Mini-mansions are NOT affordable!

There are now 49 large trees at risk in the Victory Heights Neighborhood at 11340 to 11344 23rd Ave NE. (Lot Boundary Adjustment #3030102-LU, Parcel B permit 6761539) The 3 lots are being divided into five 7000+ sq. ft lots, with five 3000+ sq. ft homes There are 49 significant trees; 10 of those are exceptional with the largest being 71" DBH.

Unfortunately, the arborist report for this development is incomplete and contradictory. There is no indication as to which trees are being preserved.

The site-plan for Parcel B 6761539-cn is not available on the website (although the website says it was uploaded on 1/9/2020) and yet our window for comment is gone without the relevant information ever being made public! The Victory Heights neighborhood is fearing yet another clear-cut to build mini-mansion housing. The current tree ordinance is ineffective and the fact that a new one won't even be voted on until 2021, makes our tree situation ever more dire.

This situation raises the following questions:

- What is the city going to do to save our neighborhood trees? And when? We have already waited 11 years. What can be done now? An updated tree ordinance is delayed until December 2020 or later.
- Why has the city not updated the Tree Protection Ordinance using the Urban Forestry Commission's draft? The UFC draft has been available since June 2019.

A major problem is that DCI's priority is to facilitate construction, not to protect trees. There is no Urban Forestry division within DCI to oversee tree protection. Tree protection responsibilities are spread throughout DCI, but no one seems to be specifically tasked with tree protection as a priority. An Urban Forestry division within DCI is desperately needed or move tree oversight to the Office of Sustainability and Environment. Based on DCI's past failures to protect our tree canopy, tree oversight needs to be handled by an entity that is adequately staffed and funded and that has the sole accountability for tree protection.

You have the power to save our trees so I urge you to take the following actions NOW for this case in Victory Heights:

1. Make available the site plan that shows the trees to be saved, removed or replaced. Reopen the comment period so that neighbors have an opportunity to comment with the relevant information.
2. Work with the developer to develop alternative designs to maximize tree retention.

Please help save these trees. Once they are gone, they are gone forever. It's time to work together to ensure housing and trees are compatible.

For the trees,

Gayle Janzen

cgjanzen@comcast.net

11232 Dayton Ave N

Seattle, Washington 98133

From: DOUGLASS FISHER <info@email.actionnetwork.org>
Sent: Wednesday, March 4, 2020 10:31 AM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Save our Trees!

CAUTION: External Email

Sandra Pinto de Bader,

Greetings from Victory Heights/Pinehurst -

The requested actions noted below are necessary to maintain a healthy environment in our neighborhood. I strongly believe that developers should have to work harder to adapt their plans to meet urban forestry guidelines. Right now it seems there are no efforts to compromise with developers. They just seem to be allowed to do what they please. Imagine if a developer clear-cut a lot adjacent to where you live. This request is not just about aesthetics, it is about maintaining a health environment for people and animals. I, and others, are not radicals. We just think there is room for reasonable compromise between developers whose objective is profit, and the city whose objective is maintaining a quality local environment.

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.

DOUGLASS FISHER
simfish46@hotmail.com
2205 NE 117th St
Seattle, Washington 98125

From: David Moehring <dmoehring@consultant.com>
Sent: Wednesday, March 4, 2020 8:10 AM
To: McGarry, Deborah <Deborah.McGarry@seattle.gov>
Cc: Stuart Niven <panorarbor@gmail.com>; PRC <PRC@seattle.gov>; Pederson, Art <Art.Pederson@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Proposed Development for 4711 8th Ave NE-6692776-CN

CAUTION: External Email

Thank you Deborah,

Your analysis is very good. That noted, the tree retention Criteria for 3####-LU short plat subdivisions indeed includes:

"6. Whether the proposed division of land is designed to maximize the retention of existing trees;"

This criteria is often listed as well within the published SDCI Director decision and analysis for Unit Lot subdivisions. Perhaps it is listed only if a short plat preceded the ULS.

I don't know of any case in over 100 applications that I have looked at over the past 3 years where SDCI has actually cited this tree retention criteria and required the development application to be changed in order to retain one or more existing trees. Instead, the argument always is (similar to what you mention below) that short plots are independent of the building permits. This criteria was added to the SMC years ago in order to help mitigate the loss of trees. It's influence has been null.

The 3#### series application for Lot Boundary Adjustments are being used like Short Plats, but without the criteria to retain trees and without the ability for the public to comment or appeal.

There is a lot of work to be done if Seattle is serious about protecting it's exceptional trees. As City's Faith Ramos identified in 2017, only 2.2% of Exceptional trees were being retained in low-rise multifamily residential development. That is a sign that something is terribly wrong. Stuart, I believe, is bringing up this case as such an example.

We will always have loopholes in the code that need to be addressed. One could continue to point to the legislation as the cause for the problem. I believe, however, the responsibility of enforcing the intent of the code -- as is-- needs a bit more backbone, as well.



David Moehring
TreePAC member

Sent: Tuesday, March 03, 2020 at 4:49 PM
From: "McGarry, Deborah" <Deborah.McGarry@seattle.gov>
To: "Stuart Niven" <panorarbor@gmail.com>, PRC <PRC@seattle.gov>, "Pederson, Art" <Art.Pederson@seattle.gov>
Cc: "David Moehring" <Dmoehring@consultant.com>, "Pederson, Art" <Art.Pederson@seattle.gov>
Subject: RE: 005222-19PA - Proposed Development for 4711 8th Ave NE-6692776-CN

Hi Stuart,

Thanks for your email.

This appears to be a similar situation to the question about the Unit Lot subdivision that came up last month. I'll quote Art to explain the big picture:

"The "3-million" MUP (Master Use Permit) numbers cited are for Unit Lot Subdivision (ULS). If no arborist reports are in those project files that makes sense: there is no consideration of any criteria in those reviews other than the ULS criteria. Any tree issues would be addressed during the building permit reviews cited in the ULS notice language and, if required, in the original MUP. In this case there were three MUPs under one "parent" (3035789) for both SEPA and ADR, Administrative Design Review.

In the file for all building permits and the original MUP there are arborist reports. The retention of trees was considered under 25.11.070 for LR zones.

Our system can be somewhat complicated and confusing. The public notice for ULS can be misleading and frustrating for many because it gives public notice about lines to be drawn through a site and building that are being approved by building permit and sometimes a MUP for SEPA, Design Review or other LU requirement. Sometimes there is no MUP and the building is approved by building permit alone and already well under construction but then a yellow public notice sign goes up announcing a ULS. People get frustrated because they feel they are being notified after the fact about the construction, while they are being notified of the platting action, which is what a ULS is. The reason we have public notice for ULS is it is a state law requirement."

I reviewed the building permit at this address. The number is 6692776-CN. There are two exceptional trees involved in that permit and there is an arborist report. I did a site visit to confirm that a third cedar fell short of the threshold diameter for exceptional trees. The exceptional cedar and maple are to be retained. If you see development starting and don't see tree protection up or see work inside the tree protection area, feel free to contact me and definitely call the violation line at 206-615-0808.

Thanks!

Deb

Deborah McGarry

(she/her)

Reviewing Arborist

[Seattle Department of Construction and Inspections](#)

O: 206-727-8624 | Deborah.McGarry@seattle.gov

[Facebook](#) | [Twitter](#) | [Blog](#)

Helping people build a safe, livable, and inclusive Seattle.

From: Stuart Niven <panorarbor@gmail.com>

Sent: Tuesday, March 3, 2020 9:12 AM

To: PRC <PRC@seattle.gov>; Pederson, Art <Art.Pederson@seattle.gov>; McGarry, Deborah <Deborah.McGarry@seattle.gov>

Cc: David Moehring <Dmoehring@consultant.com>

Subject: 005222-19PA - Proposed Development for 4711 8th Ave NE

CAUTION: External Email

I have been alerted to this development site for which the public comment period has ended but which is threatening the removal of 3 'Exceptional' trees which should be retained and protected as per SMC 25.11. In looking at the Service Portal details I can see a site plan as existing and as proposed but no record of a tree inventory or arborist report. Do you have a copy of this and any related communication with the developer in relation to the protection and retention of the trees?

Thank you and kind regards,

Stuart Niven, BA(Hons)

PanorArborist

[ISA Certified Arborist PN-7245A & Tree Risk Assessment Qualification \(TRAQ\)](#)

[Arborist on Seattle Audubon Society Conservation Committee](#)

[Arborist on Seattle's Urban Forestry Commission](#)

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