

Seattle Urban Forestry Commission

John Floberg, Chair • John Small, Vice-Chair

Gordon Bradley • Tom Early • Leif Fixen • Matt Mega • Jeff Reibman • Erik Rundell • Peg Staeheli

June 12, 2013

Councilmember Richard Conlin
Seattle City Hall
600 4th Avenue
Seattle, WA 98124

RE: Small lot development in single-family zones

Dear Councilmember Conlin,

The Seattle Urban Forestry Commission has reviewed the letter regarding Small Lot Development in Single Family Zones sent to you by Department of Planning and Development (DPD) staff members Andy McKim and Mike Podowski on March 7, 2013. We believe the Preliminary Recommendations contained in the letter can be executed in a way consistent with the Urban Forest Management Plan and that the direction proposed will allow appropriate opportunities for tree planting and canopy coverage consistent with the overall goals of the Plan. We understand that newly developed small lots may not individually achieve the 33% city-wide canopy coverage goal for single family zones but we believe that the eventual permanent regulations can and should allow them to contribute appropriately.

To that end we would like to add a recommendation to another important and closely related policy under development. DPD is working to develop a proposal for a Tree Point System to require tree planting or preservation in single family zones during development. The Urban Forestry Commission supports this approach. Currently the draft proposal requires one point for every 200 SF after the first 2,000 SF of lot area. In reviewing the Preliminary Recommendations on Small Lot Development we created three test cases for development and found that even a 2,000 SF lot should be able to support an absolute minimum of two tree points in

redevelopment. Therefore, in order to ensure that all single family lots contribute to the City canopy coverage goals we recommend that the proposed tree point system be amended to require "one point for every 200 SF after the first 2,000 SF of lot area, except that a minimum of two tree points shall be required regardless of lot size."

The Urban Forestry Commission appreciates the hard work of DPD staff on both of these preliminary proposals. We are gratified to see that they are compatible with the larger efforts of the City to achieve our canopy coverage goals and are pleased to support their further development and eventual adoption.

Sincerely,



John Floberg, Chair



Jeff Reibman

cc: Mayor McGinn, Council President Clark, Councilmember Bagshaw, Councilmember Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember Rasmussen, Councilmember O'Brien, Diane Sugimura, Jill Simmons, Andy McKim, Mike Podowski, Brennon Staley, Michael Jenkins, Meg Moorehead, Christa Valles

Sandra Pinto de Bader, Urban Forestry Commission Coordinator
City of Seattle, Office of Sustainability & Environment
PO Box 94729 Seattle, WA 98124-4729 Tel: 206-684-3194 Fax: 206-684-3013
www.seattle.gov/UrbanForestryCommission