

MATERIAL PREPARED FOR DISCUSSION BY THE URBAN FORESTRY COMMISSION.

THIS DELIBERATIVE DOCUMENT DOES NOT REFLECT THE OPINION OF THE URBAN FORESTRY COMMISSION AND MAY OR MAY NOT MOVE FORWARD TO VOTE.

Draft ~~12-9-152-13-2016~~

[Maureen Sheehan](#)  
[Seattle Department of Neighborhoods](#)  
[700 5th Avenue](#)  
[Seattle, WA 98124](#)

RE: Urban Forestry Commission Comments on ~~updates to~~ the Seattle Major Institutions Master Plan

[Dear Ms. Sheehan,](#)

[The Urban Forestry Commission \(UFC\) has reviewed Chapter 23.69 of the Seattle Municipal Code, related to Major Institution Overlay District and would like to provide the following comments;](#)

*Suggestions for changes in **italics**:*

23.69.002 (I) - insert the following *italics*: Make the need for appropriate transition primary considerations in determining setbacks. Also setbacks may be appropriate to achieve proper scale, building modulation, or view corridors **...as well as retain existing trees or provide space for planting new trees.** ~~This insertion is to replace removed tree canopy.~~

23.69.012 (A)(3) - insert the following *italics*: In authorizing a conditional use, adverse impacts may be mitigated by imposing conditions such as landscaping and screening, **restoring tree canopy (in order to maintain an equivalency of tree canopy within existing Major Institution Master Plan overlay),** vehicular access controls and any other measures needed to mitigate adverse impacts on other properties in the zone or vicinity and to protect the public interest. The Director shall deny or recommend denial of a conditional use if it is determined that adverse impacts cannot be mitigated satisfactorily.

23.69.012 (B)(2)(b) - insert the following *italics*: Required landscaping shall be compatible with neighboring properties. Landscaping in addition to that required by the Code may be required to reduce the potential for erosion or excessive stormwater runoff, **to preserve or restore removed canopy using**

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a 1:1 or 2:1 tree replanting ratio *of equivalent sized trees when they reach maturity*, to minimize coverage of the site by impervious surfaces, to screen parking, [to preserve native wildlife habitat](#) or to reduce noise or the appearance of bulk and scale; and...

23.69.026 (D)(6) –replace with the following: ***Would not reduce existing open area by more than 2000 square feet or remove two or more non-hazardous significant trees.*** The existing thresholds are not specific in stating, “Would not significantly reduce existing open area, [tree canopy](#), -or landscaping.”

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23.69.030 (C)(3)(d) – insert the following *italics*: Landscaping ***shall include 1:1 tree replacement and 1 tree per 1500 square feet of plant-able area at a minimum.***

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[The UFC appreciates this opportunity to comment.](#)