

SEATTLE URBAN FORESTRY COMMISSION

Weston Brinkley (Position #3 – University), Chair • Sandra Whiting (Position #2 – Urban Ecologist) Vice-Chair
Steve Zemke (Position #1 – Wildlife Biologist) • Sarah Rehder (Position #4 – Hydrologist)
Stuart Niven (Position #5 – Arborist – ISA) • Michael Walton (Position #6 – Landscape Architect – ISA)
Joanna Nelson de Flores (Position #7 – NGO) • Andrew Zellers (Position #8 – Development)
Craig Johnson (Position #9 – Economist) • Bonnie Lei (Position #10 – Get Engaged)
Whit Bouton (Position #11 – Environmental Justice) • Jessica Jones (Position #12 – Public Health)
Shari Selch (Position #13 – Community/Neighborhood)

The Urban Forestry Commission was established to advise the Mayor and City Council concerning the establishment of policy and regulations governing the protection, management, and conservation of trees and vegetation in the City of Seattle

February 6, 2019

Meeting Notes

Seattle Municipal Tower, Room 2750 (27th floor)
700 5th Avenue, Seattle

Attending

Commissioners

Weston Brinkley – Chair
Sandra Whiting – Vice-Chair
Whit Bouton
Bonnie Lei
Joanna Nelson de Flores
Sarah Rehder
Shari Selch
Steve Zemke

Staff

Sandra Pinto de Bader - OSE

Guests

Elijah Selch

Public

Karen Dyson
Jane Baird
Caylyn Rolph-Tate

Absent- Excused

Craig Johnson
Jessica Jones
Stuart Niven
Michael Walton
Andrew Zellers

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

Call to order

Weston called the meeting to order.

Public comment

None

Adoption of January 2 and January 9 meeting notes

ACTION: A motion to approve the January 2 meeting notes as written was made, seconded, and approved.

ACTION: A motion to approve the January 9 meeting notes as amended was made, seconded, and approved.

Letter to PLUZ RE: 25.11 - initial discussion

Steve walked the UFC through the draft letter. The UFC discussed and amended the letter

ACTION: A motion to approve the letter to Council's PLUZ committee regarding updating SMC 25.11 letter of recommendation as amended was made, seconded, and approved.

2019 UFC work plan

Commissioners discussed the 2019 Work Plan and made edits to it. The plan will be discussed again at their next meeting.

ACTION: A motion to approve the 2019 Work Plan as amended was made, seconded, and approved.

Public comment

None

New Business

Whit and Bonnie will meet with those commissioners who are able (fewer than 7 as to not trigger a public meeting) at the Starbucks on the SMT lobby to talk about ways for the UFC to engage with diverse communities and produce a one-pager to provide urban forestry information to residents.

Adjourn

Public input:

From: David Moehring <dmoehring@consultant.com>

Sent: Wednesday, January 16, 2019 8:27 PM

To: Mosqueda, Teresa <Teresa.Mosqueda@seattle.gov>

Cc: An, Noah <Noah.An@seattle.gov>; Freeman, Ketil <Ketil.Freeman@seattle.gov>; McConaghy, Eric <Eric.McConaghy@seattle.gov>; Parikh, Sejal <Sejal.Parikh@seattle.gov>; Maddux, Michael <Michael.Maddux@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>; Josh Morris <joshm@seattleaudubon.org>; Steve Zemke <stevezemke@msn.com>; Danielle Chastaine <ppceditor@nwlinc.com>

Subject: More Exceptional tree and tree groves to be lost with rowhouse and townhouse developments

Dear Honorable Councilperson Terese Mosqueda,

You and your staff have been working very hard on the MHA legislation, which we must all appreciate!

The MHA FEIS and Burgess' Executive Order** both call for **stronger protection of trees**. However, it is highly unlikely to retain trees given lowrise developments will be allowed to have 30% more floor area as written the proposed MHA legislation. The City staff already reported tree retention as low as ~13% in these lowrise development areas. Developers almost always build near to the maximum floor area allowed. ***With an increased allowable floor area, the percentage of retained significant and Exceptional trees will only drop further.*** Larger building footprints means significantly less lot area for retaining Seattle's environmental workhorse and wildlife pathways: mature significant trees.

So how may the City Council make the difference for trees before the MHA Council Bill is finalized within the next few days?

The answer is simple. Please sponsor to **modify or eliminate code exceptions that allow the removal of Exceptional trees and Tree Groves**. Today's exceptions allow removal of these important trees if a development lot may not be built out to its maximum allowed Floor Area Ratio (FAR). We have witnessed

too many developments where Exceptional trees are falling victim to this code loophole, such as a tree grove at **2507-2515 East Union Street**; and a massive tulip tree at **2813 4th Avenue West**.

How can we help?

Attached is a suggestion how to modify the pending Council Bill 119184 with the City Council sponsorship and support. In short, this revision seeks to modify existing Seattle Municipal Code (SMC 25.11.070) to promote the retention of Exceptional trees on all development lots. Given the MHA allows 20% to 30% more FAR within lowrise multifamily zones (per the proposed Table A for SMC 23.45.510), there will be a corresponding reduction in the amount of the property available to support retaining or even replanting trees. Many developers will simply pay the \$20,000 in-lieu-of fee in order to sell each \$750,000+ rowhouse or townhouse. That small fee comes nowhere near the actual and environmental value of Seattle's lost Exceptional trees and Tree Groves. It certainly does not come close to building an affordable household dwelling. The attached code amendment is intended to promote affordable housing to Seattle and retaining Exceptional trees and tree groves when developers choose not to participate in the direct production of affordable units.

If developments are not providing affordable units, then they should not be provided the ability to remove Exceptional trees and Tree Groves!

Avoid Double Jeopardy!

Avoid code loopholes that result in no direct affordable dwellings while also allowing the removal of Exceptional trees and Tree Groves. There is already a loophole in the works if the proposed MHA allows 30% more building area, but does not require that additional floor area to result in an additional dwelling unit. In other words, currently a typical lowrise multifamily lot could have 3 townhouses averaging up to 1,600 sq. ft. each. The new MHA Floor Area Ratio could provide 3 townhouses swelling in size to 2,100 square feet with each being sold at higher price-tags. No one wins in this likely scenario but the developers' profits.

If Councilperson O'Brien wishes to limit the size of Single Family Homes (which is a good idea to avoid wasteful McMansions overtaking the city), then the City Council must also **keep an eye on the allowable size of rowhouses, townhouses, and detached homes** within these lowrise multifamily lots. As the MHA is increasing the multifamily FAR, then it is also important to increase the minimum number of dwellings accordingly. The attached amendment does not offer a remedy to achieve more dwellings corresponding with the increased floor area. The use of the code term "unlimited" sets no lower dwelling count threshold.

My household exists within the lowrise multifamily of Seattle's "Missing Middle". We wince every time we hear the chainsaw rip through our neighborhood's environmental future, and a once green lot being paved over with no usable exterior amenity space or location to plant a tree. The 3-foot wide green patch that parallels the sidewalk with overhead power-lines does not offer that either. Seattle must have both additional dwelling density AND space for established trees. **It does not have to be one or the other. The Council's crafting of the MHA code is what will make the difference!**

Kind regards,

David Moehring AIA NCARB
3444 23rd Ave W
Member, TreePAC*
312-965-0634

* this is a personal commentary and recommendation

** <http://www.seattle.gov/Documents/Departments/Mayor/Executive-Order-2017-11-Tree-Protection.docx>

Below image: North Ballard November 2018 (AS, used by permission)



Sent: Sunday, January 13, 2019 at 11:49 PM

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

To: teresa.mosqueda@seattle.gov

Cc: noah.an@seattle.gov, Ketil.Freeman@seattle.gov, eric.mcconaghy@seattle.gov, sejal.parikh@seattle.gov, michael.maddux@seattle.gov, faride.cuevas@seattle.gov

Subject: MHA must maintain existing Tree Requirements within SF-zones

Dear Honorable Councilperson Teresa Mosqueda,

Maintain existing tree retention and replacement protection for Single-Family and RSL-zoned lots in Seattle.

The proposed MHA Legislation (CB 119184) pages 378 and 379 removes the existing code section that requires at least 2-inches of tree diameter for every 1,000 square foot of lot area. [SMC 23.44.008.I] This undesirable significant change has no benefit to affordable housing! The proposed "Green Factor" requires no trees to be retained or planted at all, and has no benefit in avoiding climate change.

Please, refer to the attached PDF and do not allow removing this code section. Instead, move to keep the existing tree retention or replanting requirements.

Sincerely,

David Moehring AIA NCARB

Board Member, TreePAC*

dmoehring@consultant.com

3444 23rd Ave W, #B Seattle WA 98199

m 312-965-0634

** The above request may not reflect the viewpoint of all the members of TreePAC.*

Sent: Thursday, January 03, 2019 at 10:56 AM

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

To: noah.an@seattle.gov, Ketil.Freeman@seattle.gov, geoff.wentlandt@seattle.gov

Cc: eric.mcconaghy@seattle.gov, Kshama.Sawant@seattle.gov, Debora.Juarez@seattle.gov,

Lisa.Herbold@seattle.gov, Bruce.Harrell@seattle.gov, sally.bagshaw@seattle.gov,

mike.obrien@seattle.gov, rob.johnson@seattle.gov, cynthia.phillips@seattle.gov,

Teresa.Mosqueda@seattle.gov, faith.lumsden@seattle.gov, jana.dilley@seattle.gov, DOT_SeattleTrees

<Seattle.Trees@seattle.gov>, ppceditor@nwlink.com, daniel.strauss@seattle.gov, "Magnolia Community

Council" <magnoliacommunityclub@gmail.com>, "Pinto de Bader, Sandra"

<Sandra.Pinto_de_Bader@seattle.gov>, "Josh Morris" <joshm@seattleaudubon.org>, "Stuart Niven"

<panorarbor@gmail.com>, info@jayinslee.com, jenny.durkan@seattle.gov, gamaqnews@nwlink.com

Subject: MHA removing Tree Protection within SF-zones (originally noted on 9/5/18)

Dear Seattle law makers on tree retention and protection ---

Does Mayor Jenny Durkan or Governor Jay Inslee or State Representative Gael Tarleton know of Seattle City Council's plans to eliminate significant tree protections within the MHA Legislation being finalized in January–February? This must be some type of reversible mistake. In what way is affordable housing related to reducing the need for tree retention /on-site tree replanting requirements for Single–Family–zoned lots in Seattle? Why this proposed move now following the prior Mayor's Executive Order for stronger (not weaker) Tree Protection? (1)

There must be an significant error within the proposed MHA Legislation (CB 119184) on pages 378 and 379 relative to removing tree protection on sites undergoing development within single–family zones. The existing code requirement of SMC 23.44.008.I requires at least 2–inches of tree diameter for every 1,000 square foot of lot area (see diagram below that attempts to demonstrate the current tree retention requirement.) The MHA Council Bill shows this code requirement being struck in its entirety. This is a huge change *with significant climate and wildlife effects!*

I am sorry, but the proposed "Green Factor" alternative to tree retention or replacement as shown on pages 374 to 377 is a joke. Why? Does anyone really believe that a medium–sized tree is no better than ~400 square foot of permeable paving as suggested with the 'Green Factor'? I am not even sure why 'permeable paving' and 'mulch' are equitably considered relative to environmental issues mitigated by trees such as urban heat island effect, carbon sequestration, and wildlife pathways.

The trees within single–family zones were not even addressed within the city's–prepared MHA FEIS. Seattle must have both density AND open space for trees – not just one or the other. Other cities around the world have done it, so it is no mystery. Unfortunately, tree–lined streets will never happen throughout the city until power lines are buried. Please assure us that this error is corrected, and that tree protection and retention requirements for single–family zones remain unaltered within the forthcoming MHA legislation.

Sincerely,

David Moehring AIA NCARB
architect
Trustee, Magnolia Community Council
Board Member, TreePAC
dmoehring@consultant.com

Please do NOT remove this code requirement:

Sent: Friday, August 31, 2018 at 5:08 PM
From: "David Moehring" <dmoehring@consultant.com>
To: noah.an@seattle.gov, eric.mcconaghy@seattle.gov
Cc: Kshama.Sawant@seattle.gov, Debora.Juarez@seattle.gov, Lisa.Herbold@seattle.gov, Bruce.Harrell@seattle.gov, sally.bagshaw@seattle.gov, mike.obrien@seattle.gov, rob.johnson@seattle.gov, cynthia.phillips@seattle.gov, Teresa.Mosqueda@seattle.gov, faith.lumsden@seattle.gov, "Joe3 Veyera" <qamagnews@nwlinc.com>, jana.dilley@seattle.gov,

DOT_SeattleTrees <Seattle.Trees@seattle.gov>

Subject: Planning, Land Use, and Zoning Committee Agenda – Public Hearing – 9/5/18

RE: Draft Tree Removal Ordinance

Please enter into the public record for the September 5th Hearing.

Copy to:

The Honorable Rob Johnson, Chair of Planning, Land Use & Zoning Seattle City Council

The Honorable Sally Bagshaw

The Honorable Lorena Gonzalez

The Honorable Bruce Harrell

The Honorable Lisa Herbold

The Honorable Debora Juarez

The Honorable Teresa Mosqueda

The Honorable Mike O'Brien

The Honorable Kshama Sawant

Dear Mr. An and Mr. McConaghy,

Please explain how and why the "*Draft Tree Protection Ordinance*" and program mislabeled "*Trees for All*" results in the proposed **removal of tree protection** - making it easier for **new home builders** to remove trees without replacing them.

There are too many examples of reduced tree protections being proposed within the new ordinance. Please provide a citywide open forum. It is unjust to allow just ten (10) minutes of researched feedback on this significant issue! Most important, how may a City Council propose reductions in tree protection while disregarding the State requirements for an environmental impact study?

A Case in Point:

The proposed 'tree protection ordinance' weakens tree protection the most where the most of Seattle's "urban forest" exists - single-family zoned lots which hold almost **two-thirds of Seattle's trees**. Although the City proposed changes places additional burdens on existing home owners, it removes all barriers to tree removal from new home builders. Yet, Seattle does not suffer so much the residents yielding chain saws. The damage is done by the **home builders clear-cutting established groves and significant trees**. The new ordinance allows this to happen with the complete removal of section **23.44.008 paragraph 'I'** from the Seattle Municipal Code.

For years, Seattle codes required that NEW houses on single-family zoned lots maintain their heart of the urban forest. If, however, this environmentally smart code section is not maintained as it is today, **retaining existing trees and/or planting new trees in a size that is proportionate to the lot area will no longer be required**. To help explain the significant risk of striking this current tree retention and refurbishment requirement, I have added a general diagram herein. Specifically, if one builds a new house on a typical 5,000 square foot lot, then they also must retain and/or plant enough trees so that the total of all trees measured are at least 10-inches in width (measured at a set location). If that 5,000 square foot lot already has and will retain existing trees that at least total 10-inches in width - then no additional new trees are required to be planted. That seems in part a fair incentive to **retain existing mature trees** that do so much more for the micro-climate of Seattle than some convoluted "green factor"!

Why might some *councilpersons* likely be promoting the removal of this enduring tree retention / replanting code section? We all need to know. I suspect that without the existing trees being in the way on residential development lots (where most of Seattle's

Urban Forest exists), it makes the forthcoming changes to Accessory Dwelling Unit (ADU) easier to be achieved.

For reference, I have copied and pasted the relative text that is shown by Mr. McConaghy to be completely struck from the Seattle Municipal Code --- which will definitely have a potential for significant environmental impacts. This text is at the bottom of the message - below the illustrative diagram.

Yes, Trees for all ...**including new** development sites!

David Moehring AIA
3444 23rd Ave W
Member, TreePAC

PLEASE KEEP IN THE CURRENT TREE REQUIREMENT of SMC 23.44.008 in ITS ENTIRETY IN ORDER TO AVOID NEGATIVE IMPACTS TO THE SEATTLE ENVIRONMENT:

Template strikes the below section as last revised by the City November 21, 2017 by Eric McConaghy (LEG Tree regulation updates ORD D7)

I. Tree Requirements.

1. Trees are required when single-family dwelling units are constructed. The minimum number of caliper inches of tree required per lot may be met by using either the tree preservation option or tree planting option described in subsections 23.44.008.I.1.a. or I.1.b., or by a combination of preservation and planting. This requirement may be met by planting or preserving street trees in the public right-of-way. Submerged land shall not be included in calculating lot area for purposes of either the tree preservation option or tree planting option.

a. Tree Preservation Option. For lots over 3,000 square feet, at least 2 caliper inches of existing tree per 1,000 square feet of lot area must be preserved. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of existing tree must be preserved per lot. When this option is used, a tree preservation plan is required.

b. Tree Planting Option. For lots over 3,000 square feet, at least 2 caliper inches of tree per 1,000 square feet of lot area must be planted. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of tree must be planted per lot.

2. Tree Measurements. Trees planted to meet the requirements in subsection 23.44.008.I.1 shall be at least 1.5 inches in diameter. The diameter of new trees shall be measured (in caliper inches) 6 inches above the ground. Existing trees shall be measured 4.5 feet above the ground. When an existing tree is 3 to 10 inches in diameter, each 1 inch counts as 1 inch toward meeting the tree requirements in subsection 23.44.008.I.1. When an existing tree is more than 10 inches in diameter, each 1 inch of the tree that is over 10 inches shall count as 3 inches toward meeting the tree requirement.

3. Tree Preservation Plans. If the tree preservation option is chosen, a tree preservation plan must be submitted and approved. Tree preservation plans shall provide for protection of trees during construction according to standards promulgated by the [SDCI] Director.

(1)

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&ved=2ahUKewjfnPSwm9LfAhXN>

Issues with Draft 4 of the Proposed MHA City-wide Council Bill 119184

TO: City Council

From: David Moehring, Member, TreePAC

dmoehring@consultant.com, 312-965-0634, 3444 23rd Ave W, #B 98199

Relative to Council Bill 119184 (or thereafter renumbered), the City Council must modify SMC 25.11.070 for promoting the retention of Exceptional trees on functionally-related development lots. Given the MHA allows 20% more FAR in LR1 to LR3 zones (per proposed Table A for 23.45.510FAR limits in LR and MR zones), there will be a corresponding reduction in the amount of development land available to support retaining or replanting trees. Currently, only 13% of existing trees retained within LR developments.

Therefore,

Section 120. Section 25.11.070 of the Seattle Municipal Code, enacted by Ordinance 125603; Ord. 125429; Ord. 125272; Ord. 123495; and Ord. is amended as follows:

SMC 25.11.070 - Tree protection on sites undergoing development in Lowrise zones

A. Exceptional trees

1. If the Director determines that an exceptional tree is located on the lot of a proposed development, which is not a major institution use within a Major Institution Overlay zone, and the tree is not proposed to be preserved, the development shall go through streamlined design review as provided in [Section 23.41.018](#) if the project falls below the thresholds for design review established in [Section 23.41.004](#).

2. **For developments which are providing on-site affordable housing unit(s) as requirements for the zone, the** ~~The~~ Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted FAR and height limits of the applicable Lowrise zone according to [Title 23](#) cannot be achieved while avoiding the tree protection area through the following:

a. Development standard adjustments permitted in [Section 23.41.018](#) or the departures permitted in [Section 23.41.012](#).

b. An increase in the permitted height as follows under subsection 25.11.070.A.3.

c. If, for reason accepted by the Director, on-site affordable housing participation is not possible, then the designated in-lieu-of fees for

non-participation will be trebled if at least one (1) or at most three (3) Exceptional trees on the parent lot are not retained.

3. In order to preserve an exceptional tree, the following code modifications are allowed:

a. Permitted height. For a principal structure with a base height limit of ~~30~~ **40** feet that is subject to the pitched roof provisions of subsection 23.45.514.D, the Director may permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a height ~~an additional 10 of 50~~ **an additional 10** feet if the increase is needed to accommodate, on an additional story, the amount of floor area lost by avoiding development within the tree protection area and the amount of floor area on the additional story is limited to the amount of floor area lost by avoiding development within the tree protection area.

b. Parking reduction. A reduction in the parking quantity required by [Section 23.54.015](#) and the standards of [Section 23.54.030](#) may be permitted in order to protect an exceptional tree if the reduction would result in a project that would avoid the tree protection area.

https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TTT25ENPRHIPR_CH25.11TRPR_25.11.070_TRPRSIUNDELOZO

For Reference Only:

Table A for 23.45.510		
FAR limits in LR and MR zones		
Zone	Zones with an MHA suffix	Zones without an MHA suffix
LR1	1.3	1.0
LR2	1.4¹	1.1
LR3 outside urban centers and urban villages	1.8	1.2, except 1.3 for apartments
LR3 inside urban centers and urban villages	2.3	1.2, except 1.5 for apartments

[1] Except that the FAR is 1.6 for apartments that provide one or more common, ground-level, outdoor amenity areas meeting the requirements of Section 23.45.522 and the following provisions are met:

- 1. The total amount of common, ground-level, outdoor amenity area is equal to at least 35 percent of the lot area; and**
- 2. No part of such amenity area has a width or depth of less than 20 feet.**

Issues with Draft 4 of the Proposed MHA City-wide Council Bill 119184



KEEP THIS QUEEN ANNE EXCEPTIONAL TULIP TREE (AT 2813 4TH AVE WEST) ADD HOMES AROUND (NOT OVER) THE TREE!

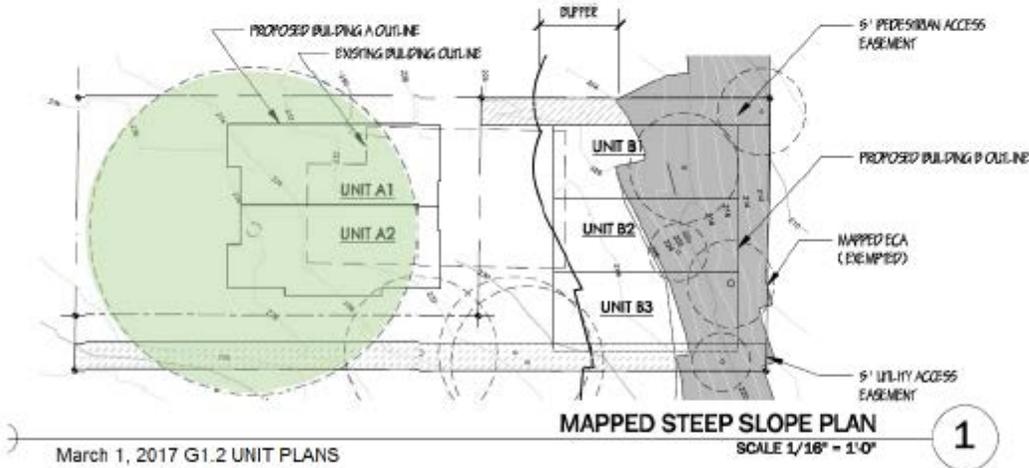


Figure 1- Five market-rate row-houses and townhouses planned for 2813 4th Ave W, Seattle; including the REMOVAL OF AN EXCEPTIONAL TULIP TREE, within a LR1-zoned functionally-related development lot. This tree would be impossible to save with increased FAR with MHA. Therefore, incentives are required to participate in affordable housing units OR retain the tree.

From: heidi calyxsite.com <heidi@calyxsite.com>
 Sent: Sunday, January 20, 2019 9:24 AM
 To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
 Cc: heidi calyxsite.com <heidi@calyxsite.com>

Subject: FW: Tree Legal 2 Exceptional Ballard trees in danger of coming down (#3032099-EG and 6669315-CN)

Happy New Year Sandra! I hope this note finds you well. This is Heidi Siegelbaum writing from home. This note, like many others, comes from a listserv of both professionals and residents concerned about our rapid loss of mature trees, replacement seedlings of which will not mature for 20 years. In combination with the fact that the City's climate change plan contains no green infrastructure elements, I fear the stormwater, heat, flooding and aesthetic consequences.

I receive these notes regularly and it's hard to escape the conclusion that current laws are being routinely violated with no consequences. I know the City's tree regulatory studies confirmed this.

Has your office been in the loop on any of these communications? I routinely confer with Steve Zemke. For four years I have been working at WSU, first in the LID program and now in Puget Sound recovery, focused on stormwater.

I would love to connect with you to discuss what we might do about this situation. I had a car accident in late fall so I've been working at home..... so you can use this email if you have time. Take care of yourself and look forward to connecting.

All the best,
Heidi Siegelbaum
(206) 784-4265

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

Thank you for the opportunity to comment on the Exceptional Trees at risk within the LR2 development at **6406 14th Ave NW**.

The architect's renderings (attached) and the floor plans clearly show there is no possible way for the new 5-dwelling development to be excavated without major intrusions into to root feeder zone and drip-line of two Exceptional trees within the lot.

The glorious towering redwood (at least 34" DBH) and example of a classic Seattle farmhouse are being replaced by low-design townhouses that have not gone through an adequate design review relative to protected areas of exception trees and possible departures required. The architect's cover image implied that the redwood will be removed for a sidewalk internal to the development. A real danger is the foundation excavations around the proposed buildings which has not been considered. The Department must require the design to examine all alternatives in order to safely retain the Exceptional trees. There is a likely need to redesign the building edge locations to keep building excavations outside of the Exceptional trees roof feeder zones.

Also, who is financially accountable AND the owner to this property? Any application is incomplete without this completed information.

Some online documents to check out:

Drawing set: <http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=3903200>

They call for the existing redwood to remain. Yet the drawings clearly show on a few sheets there is no way the root feeder zone and canopy will be protected as required by the code. End result— redwood tips

or dies within a year or so. An independent arborist is required.

Arborist report: <http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=3743823>

The developers' arborist calls out a coastal redwood and a Smoke tree both as Exceptional and therefore does must be protected by code.

Street trees: <http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=3954557>

See all documents at <http://web6.seattle.gov/dpd/edms/>

From: richard nicol <rlnicol@msn.com>
Sent: Wednesday, January 23, 2019 11:32 AM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: Tree cutting in Ballard

Dear Ms. Sandra Pinto de Bader, I'm writing because I'm concerned about a building project proposed at 6406- 14th Avenue NW. The proposal is to build several townhouses at this address. The architect's initial drawings indicate that several large and beautiful trees will be removed. Please contact Wayne Farrens at SDCI and ask him not to issue a building permit that would allow the cutting of these trees. I'm going to forward an e-mail with details about this project. The developer's arborist designated several trees on the site as "exceptional" and therefore valuable to the community. One of the trees is a coastal redwood, very tall and beautiful. It has been disturbing to see the destruction of the natural environment here in Ballard and the rest of the city. I'm sure you understand how distressing it is to see beautiful old trees disappear. If the city is truly interested in preserving its tree canopy, this type of development shouldn't be encouraged or allowed.

Here is Wayne Farrens contact information: wayne.farrens@seattle.gov tel: 206-727-8602

Thank you for addressing this issue. Sincerely, Richard Nicol 206-784-1093, 1414 NW 62nd Street

From: richard nicol <rlnicol@msn.com>
Sent: Wednesday, January 23, 2019 11:34 AM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: FW: 2 Exceptional Ballard trees in danger of coming down (#3032099-EG and 6669315-CN)

From: David Moehring <dmoehring@consultant.com>
Sent: Sunday, January 20, 2019 12:29:22 AM
To: DOT_LA@seattle.gov; PRC
Cc: Baker Street Community Group Steering Committee
Subject: 2 Exceptional Ballard trees in danger of coming down (#3032099-EG and 6669315-CN)

Thank you for the opportunity to comment on the Exceptional Trees at risk within the LR2 development at **6406 14th Ave NW**.

The architect's renderings (attached) and the floor plans clearly show there is no possible way for the new 5-dwelling development to be excavated without major intrusions into to root feeder zone and drip-line of two Exceptional trees within the lot.

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require the design to examine all alternatives in order to safely retain the Exceptional trees. There is a likely need to redesign the building edge locations to keep building excavations outside of the Exceptional trees roof feeder zones.

Also, who is financially accountable AND the owner to this property? Any application is incomplete without this completed information.

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They call for the existing redwood to remain. Yet the drawings clearly show on a few sheets there is no way the root feeder zone and canopy will be protected as required by the code. End result— redwood tips or dies within a year or so. An independent arborist is required.

Arborist report: <http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=3743823>

The developers' arborist calls out a coastal redwood and a Smoke tree both as Exceptional and therefore does must be protected by code.

Street trees: <http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=3954557>

See all documents at <http://web6.seattle.gov/dpd/edms/>

Sincerely,

David Moehring, Architect
Member, TreePAC
Member, Baker Street Community Group
dmoehring@consultant.com

From: richard nicol <rlnicol@msn.com>
Sent: Wednesday, January 23, 2019 3:40 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: The Coastal Redwood

Dear Sandra, Attached is a photo of the coastal redwood I mentioned in my e-mail from earlier today. After handing out fliers about the tree this afternoon I learned that the tree was planted in 1958 and that it is a very rare specimen and a rare beauty for this part of the city, perhaps the area in general. Is there a designation such as "historic" or "extremely important example" given by the city or county that would preserve this tree from harm? I certainly hope so. It's an incredibly beautiful and healthy looking tree. I hope we can save it. Best regards again, Richard Nicol



From: richard nicol <rlnicol@msn.com>
Sent: Thursday, January 24, 2019 1:40 PM
To: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>
Subject: FW: Project # 3032099-EG

Hello Sandra, I think this e-mail speaks for itself, how much people love their trees. This is about the development at 6406- 14th Ave NW of course. Best regards again, Richard Nicol

Sent from [Mail](#) for Windows 10

From: Lucy Suzuki <lucysuzuki@yahoo.com>
Sent: Thursday, January 24, 2019 9:23:08 AM
To: wayne.farrens@seattle.gov; Mike.OBrien@seattle.gov; peco@home-alpha.com
Subject: Project # 3032099-EG

Hi ,

My name is Lucy Suzuki and I just found out that there are plans to cut down some beautiful healthy trees in my neighborhood. I am devastated at the thought of this! We love our trees and my family and I would be crushed if they were taken down for no other reason than development. Please find a way to work around these grand trees! These majestic trees have brought so much joy to all of us who walk by them everyday.

I've heard it is against city code to remove a tree that has been categorized as exceptional, and I am asking that you honor this city code and find another way to develop. Please leave our trees be!

Sincere thanks,

-Lucy

Lucy Suzuki McManus
Lucysuzuki@yahoo.com

From: David Moehring <dmoehring@consultant.com>
Sent: Thursday, January 24, 2019 7:18 PM
To: An, Noah <Noah.An@seattle.gov>
Cc: Pinto de Bader, Sandra <Sandra.Pinto_de_Bader@Seattle.gov>; Josh Morris <joshm@seattleaudubon.org>; Strauss, Daniel <Daniel.Strauss@seattle.gov>; Chu, Brian <Brian.Chu@seattle.gov>
Subject: Avoid unnecessary Exceptional tree and tree groves to be lost with rowhouse and townhouse developments

Thank you, Mr. An,

I appreciate the assurance that Council-member Johnson will maintain current SF-zone tree retention and replanting requirements. His sponsorship of the Urban Forestry Commission's tree protection measures is needed to indeed accomplish Mayor Burgess's executive order (as identified within the MHA FEIS). It is essential for Seattle's Council to strengthen tree protections and enforcement accomplishing Seattle's tree canopy goals along with increased density goals. Denser cities in US and abroad have shown that a balance of both is obtainable.

Sincerely,
David Moehring AIA

On 1/24/19 at 5:24 PM, An, Noah wrote:

> Hello David,
>
> Thank you for all of your emails to Councilmember Johnson about this issue.
>
> I appreciate your concern regarding protections for trees in the Citywide Mandatory Housing Affordability (MHA) legislation. We have heard from multiple people concerned that the Citywide MHA proposal would remove requirements for tree planting and preservation in single-family zones, so I want to assure you that this is not the case. The legislation would move the requirements from one section of the Seattle Municipal Code (SMC 23.44.008) to another (23.44.020) but would leave the protections intact.
>
> In addition to retaining these protections for trees, the Citywide MHA proposal would also create a brand new requirement for tree planting in the Residential Small Lot (RSL) zone, which currently does not have tree planting requirements. This will help create more tree canopy throughout our city. The proposal also improves the City's Green Factor program, which requires development to provide environmental benefits, by increasing the weight given to planting and preserving large trees.
>
> Furthermore, I expect that Councilmembers will be sponsoring amendments to the legislation to add even more protections for trees. Details on these amendments are still being developed. Amendments will be discussed at the next meeting of the Select Committee on Citywide MHA, on Friday, February 8th at 9:30 am. A full schedule of committee meetings can be found here<<http://www.seattle.gov/council/committees/citywidemha>>.
>
> Thank you,

> Noah An
> Legislative Assistant
> Seattle City Councilmember Rob Johnson, District 4
> noah.an@seattle.gov<<mailto:noah.an@seattle.gov>>
> (206) 256-6267
> [<cid:image001.png@01D26747.1F67F010>]<<http://www.seattle.gov/council/johnson>>
>
> From: David Moehring <dmoehring@consultant.com>
> Sent: Wednesday, January 16, 2019 9:12 PM
> To: Johnson, Rob <Rob.Johnson@seattle.gov>
> Cc: An, Noah <Noah.An@seattle.gov>; Freeman, Ketil <Ketil.Freeman@seattle.gov>;
McConaghy, Eric <Eric.McConaghy@seattle.gov>; Gore, Amy <Amy.Gore@seattle.gov>;
geri.morris@saettle.gov
> Subject: Avoid unnecessary Exceptional tree and tree groves to be lost with
rowhouse and townhouse developments

>
> Dear Honorable Councilperson Rob Johnson,

> You and your staff have been working very hard on the MHA legislation, which we
must all appreciate!

>
> The MHA FEIS and Burgess' Executive Order** both call for stronger protection of
trees. However, it is highly unlikely to retain trees given lowrise developments
will be allowed to have 30% more floor area as written the proposed MHA legislation.
The City staff already reported tree retention as low as ~13% in these lowrise
development areas. Developers almost always build near to the maximum floor area
allowed. With an increased allowable floor area, the percentage of retained
significant and Exceptional trees will only drop further. Larger building footprints
means significantly less lot area for retaining Seattle's environmental workhorse
and wildlife pathways: mature significant trees.

>
> So how may the City Council make the difference for trees before the MHA Council
Bill is finalized within the next few days?

>
> The answer is simple. Please sponsor to modify or eliminate code exceptions that
allow the removal of Exceptional trees and Tree Groves. Today's exceptions allow
removal of these important trees if a development lot may not be built out to its
maximum allowed Floor Area Ratio (FAR). We have witnessed too many developments
where Exceptional trees are falling victim to this code loophole, such as a tree
grove at 2507-2515 East Union Street; and a massive tulip tree at 2813 4th Avenue
West.

> How can we help?

>
> Attached is a suggestion how to modify the pending Council Bill 119184 with the
City Council sponsorship and support. In short, this revision seeks to modify
existing Seattle Municipal Code (SMC 25.11.070) to promote the retention of
Exceptional trees on all development lots. Given the MHA allows 20% to 30% more FAR
within lowrise multifamily zones (per the proposed Table A for SMC 23.45.510), there
will be a corresponding reduction in the amount of the property available to support
retaining or even replanting trees. Many developers will simply pay the \$20,000 in-
lieu-of fee in order to sell each \$750,000+ rowhouse or townhouse. That small fee
comes nowhere near the actual and environmental value of Seattle's lost Exceptional
trees and Tree Groves. It certainly does not come close to building an affordable

household dwelling. The attached code amendment is intended to promote affordable housing to Seattle and retaining Exceptional trees and tree groves when developers choose not to participate in the direct production of affordable units.

>

> If developments are not providing affordable units, then they should not be provided the ability to remove Exceptional trees and Tree Groves!

>

> Avoid Double Jeopardy!

>

> Avoid code loopholes that result in no direct affordable dwellings while also allowing the removal of Exceptional trees and Tree Groves. There is already a loophole in the works if the proposed MHA allows 30% more building area, but does not require that additional floor area to result in an additional dwelling unit. In other words, currently a typical lowrise multifamily lot could have 3 townhouses averaging up to 1,600 sq. ft. each. The new MHA Floor Area Ratio could provide 3 townhouses swelling in size to 2,100 square feet with each being sold at higher price-tags. No one wins in this likely scenario but the developers' profits.

>

> If Councilperson O'Brien wishes to limit the size of Single Family Homes (which is a good idea to avoid wasteful McMansions overtaking the city), then the City Council must also keep an eye on the allowable size of rowhouses, townhouses, and detached homes within these lowrise multifamily lots. As the MHA is increasing the multifamily FAR, then it is also important to increase the minimum number of dwellings accordingly. The attached amendment does not offer a remedy to achieve more dwellings corresponding with the increased floor area. The use of the code term "unlimited" sets no lower dwelling count threshold.

>

> My household exists within the lowrise multifamily of Seattle's "Missing Middle". We wince every time we hear the chainsaw rip through our neighborhood's environmental future, and a once green lot being paved over with no usable exterior amenity space or location to plant a tree. The 3-foot wide green patch that parallels the sidewalk with overhead power-lines does not offer that either. Seattle must have both additional dwelling density AND space for established trees. It does not have to be one or the other. The Council's crafting of the MHA code is what will make the difference!

>

> Kind regards,

>

> David Moehring AIA NCARB

> 3444 23rd Ave W

> Member, TreePAC*

> 312-965-0634

> * this is a personal commentary and recommendation

>

> ** <http://www.seattle.gov/Documents/Departments/Mayor/Executive-Order-2017-11-Tree-Protection.docx>

> Below image: North Ballard November 2018 (AS, used by permission)

> [cid:image002.jpg@01D4B409.B4824A90]

> In regards to the message below:

>

> Although it has been suggested that the SMC 23.44.008.I has been moved to the new location of SMC 23.44.020, it is clear that there is not a word-for-word translation of the text. An elusive concept of 'points' instead of simply replanting or retaining trees is not tested, is confusing to follow, and even harder to enforce.

Keep it simple and keep the existing tree requirements of SMC 23.44.008 word for word.

>

> Sent: Monday, January 14, 2019 at 12:17 AM

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

> To: rob.johnson@seattle.gov<<mailto:rob.johnson@seattle.gov>>

> Cc: noah.an@seattle.gov<<mailto:noah.an@seattle.gov>>, Ketil.Freeman@seattle.gov<<mailto:Ketil.Freeman@seattle.gov>>, eric.mcconaghy@seattle.gov<<mailto:eric.mcconaghy@seattle.gov>>, amy.gore@seattle.gov<<mailto:amy.gore@seattle.gov>>, geri.morris@saettle.gov<<mailto:geri.morris@saettle.gov>>

> Subject: MHA must maintain existing Tree Requirements within SF-zones

> Dear Honorable Councilperson Rob Johnson,

>

> Maintain existing tree retention and replacement protection for Single-Family and RSL-zoned lots in Seattle.

>

> The proposed MHA Legislation (CB 119184) pages 378 and 379 removes the existing code section that requires at least 2-inches of tree diameter for every 1,000 square foot of lot area. [SMC 23.44.008.I] This undesirable significant change has no benefit to affordable housing! The proposed "Green Factor" requires no trees to be retained or planted at all, and has no benefit in avoiding climate change.

>

> Please, refer to the attached PDF and do not allow removing this code section. Instead, move to keep the existing tree retention or replanting requirements.

>

> Sincerely,

>

> David Moehring AIA NCARB

> Board Member, TreePAC*

> dmoehring@consultant.com<<mailto:dmoehring@consultant.com>>

> 3444 23rd Ave W, #B Seattle WA 98199

> m 312-965-0634

> * The above request may not reflect the viewpoint of all the members of TreePAC.

>

> Sent: Thursday, January 03, 2019 at 10:56 AM

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

> To: noah.an@seattle.gov<<mailto:noah.an@seattle.gov>>, Ketil.Freeman@seattle.gov<<mailto:Ketil.Freeman@seattle.gov>>, geoff.wentlandt@seattle.gov<<mailto:geoff.wentlandt@seattle.gov>>

> Cc: eric.mcconaghy@seattle.gov<<mailto:eric.mcconaghy@seattle.gov>>, Kshama.Sawant@seattle.gov<<mailto:Kshama.Sawant@seattle.gov>>, Debora.Juarez@seattle.gov<<mailto:Debora.Juarez@seattle.gov>>, Lisa.Herbold@seattle.gov<<mailto:Lisa.Herbold@seattle.gov>>, Bruce.Harrell@seattle.gov<<mailto:Bruce.Harrell@seattle.gov>>, sally.bagshaw@seattle.gov<<mailto:sally.bagshaw@seattle.gov>>, mike.obrien@seattle.gov<<mailto:mike.obrien@seattle.gov>>, rob.johnson@seattle.gov<<mailto:rob.johnson@seattle.gov>>, cynthia.phillips@seattle.gov<<mailto:cynthia.phillips@seattle.gov>>, Teresa.Mosqueda@seattle.gov<<mailto:Teresa.Mosqueda@seattle.gov>>, faith.lumsden@seattle.gov<<mailto:faith.lumsden@seattle.gov>>, jana.dilley@seattle.gov<<mailto:jana.dilley@seattle.gov>>, DOT_SeattleTrees <Seattle.Trees@seattle.gov<<mailto:Seattle.Trees@seattle.gov>>>, ppceditor@nwlink.com<<mailto:ppceditor@nwlink.com>>, daniel.strauss@seattle.gov<<mailto:daniel.strauss@seattle.gov>>, "Magnolia Community

Council" <magnoliacommunityclub@gmail.com<<mailto:magnoliacommunityclub@gmail.com>>>, "Pinto de Bader, Sandra" <Sandra.Pinto de Bader@seattle.gov<<mailto:Sandra.Pinto de Bader@seattle.gov>>>, "Josh Morris" <joshm@seattleaudubon.org<<mailto:joshm@seattleaudubon.org>>>, "Stuart Niven" <panorarbor@gmail.com<<mailto:panorarbor@gmail.com>>>, info@jayinslee.com<<mailto:info@jayinslee.com>>, jenny.durkan@seattle.gov<<mailto:jenny.durkan@seattle.gov>>, gamagnews@nwlink.com<<mailto:gamagnews@nwlink.com>>

> Subject: MHA removing Tree Protection within SF-zones (originally noted on 9/5/18)
> Dear Seattle law makers on tree retention and protection ---
>
> Does Mayor Jenny Durkan or Governor Jay Inslee or State Representative Gael Tarleton know of Seattle City Council's plans to eliminate significant tree protections within the MHA Legislation being finalized in January-February? This must be some type of reversible mistake. In what way is affordable housing related to reducing the need for tree retention /on-site tree replanting requirements for Single-Family-zoned lots in Seattle? Why this proposed move now following the prior Mayor's Executive Order for stronger (not weaker) Tree Protection? (1)
>
> There must be an significant error within the proposed MHA Legislation (CB 119184) on pages 378 and 379 relative to removing tree protection on sites undergoing development within single-family zones. The existing code requirement of SMC 23.44.008.I requires at least 2-inches of tree diameter for every 1,000 square foot of lot area (see diagram below that attempts to demonstrate the current tree retention requirement.) The MHA Council Bill shows this code requirement being struck in its entirety. This is a huge change with significant climate and wildlife effects!
>
> I am sorry, but the proposed "Green Factor" alternative to tree retention or replacement as shown on pages 374 to 377 is a joke. Why? Does anyone really believe that a medium-sized tree is no better than ~400 square foot of permeable paving as suggested with the 'Green Factor'? I am not even sure why 'permeable paving' and 'mulch' are equitably considered relative to environmental issues mitigated by trees such as urban heat island effect, carbon sequestration, and wildlife pathways.
>
> The trees within single-family zones were not even addressed within the city's-prepared MHA FEIS. Seattle must have both density AND open space for trees - not just one or the other. Other cities around the world have done it, so it is no mystery. Unfortunately, tree-lined streets will never happen throughout the city until power lines are buried. Please assure us that this error is corrected, and that tree protection and retention requirements for single-family zones remain unaltered within the forthcoming MHA legislation.
>
> Sincerely,
>
> David Moehring AIA NCARB
> architect
> Trustee, Magnolia Community Council
> Board Member, TreePAC
> dmoehring@consultant.com<<mailto:dmoehring@consultant.com>>
>
> Sent: Friday, August 31, 2018 at 5:08 PM
> From: "David Moehring" <dmoehring@consultant.com<<mailto:dmoehring@consultant.com>>>
> To: noah.an@seattle.gov<<mailto:noah.an@seattle.gov>>, eric.mcconaghy@seattle.gov<<mailto:eric.mcconaghy@seattle.gov>>

> Cc: Kshama.Sawant@seattle.gov<<mailto:Kshama.Sawant@seattle.gov>>, Debora.Juarez@seattle.gov<<mailto:Debora.Juarez@seattle.gov>>, Lisa.Herbold@seattle.gov<<mailto:Lisa.Herbold@seattle.gov>>, Bruce.Harrell@seattle.gov<<mailto:Bruce.Harrell@seattle.gov>>, sally.bagshaw@seattle.gov<<mailto:sally.bagshaw@seattle.gov>>, mike.obrien@seattle.gov<<mailto:mike.obrien@seattle.gov>>, rob.johnson@seattle.gov<<mailto:rob.johnson@seattle.gov>>, cynthia.phillips@seattle.gov<<mailto:cynthia.phillips@seattle.gov>>, Teresa.Mosqueda@seattle.gov<<mailto:Teresa.Mosqueda@seattle.gov>>, faith.lumsden@seattle.gov<<mailto:faith.lumsden@seattle.gov>>, "Joe3 Veyera" <gamagnews@nwlink.com<<mailto:gamagnews@nwlink.com>>>, jana.dilley@seattle.gov<<mailto:jana.dilley@seattle.gov>>, DOT_SeattleTrees <Seattle.Trees@seattle.gov<<mailto:Seattle.Trees@seattle.gov>>>

> Subject: Planning, Land Use, and Zoning Committee Agenda - Public Hearing - 9/5/18

> RE: Draft Tree Removal Ordinance

>

> Please enter into the public record for the September 5th Hearing.

> Copy to:

>

> The Honorable Rob Johnson, Chair of Planning, Land Use & Zoning Seattle City Council

> The Honorable Sally Bagshaw

> The Honorable Lorena Gonzalez

> The Honorable Bruce Harrell

> The Honorable Lisa Herbold

> The Honorable Debora Juarez

> The Honorable Teresa Mosqueda

> The Honorable Mike O'Brien

> The Honorable Kshama Sawant

>

> Dear Mr. An and Mr. McConaghy,

>

> Please explain how and why the "Draft Tree Protection Ordinance" and program mislabeled "Trees for All" results in the proposed removal of tree protection - making it easier for new home builders to remove trees without replacing them.

>

> There are too many examples of reduced tree protections being proposed within the new ordinance. Please provide a citywide open forum. It is unjust to allow just ten (10) minutes of researched feedback on this significant issue! Most important, how may a City Council propose reductions in tree protection while disregarding the State requirements for an environmental impact study?

>

> [<https://sec-s.uicdn.com/3c-cdn/mail/client/wicket/resource/static-res/---/mc/img/smileys/classic/nature/nature011.gif>]

> A Case in Point:

> The proposed 'tree protection ordinance' weakens tree protection the most where the most of Seattle's "urban forest" exists - single-family zoned lots which hold almost two-thirds of Seattle's trees. Although the City proposed changes places additional burdens on existing home owners, it removes all barriers to tree removal from new home builders. Yet, Seattle does not suffer so much the residents yielding chain saws. The damage is done by the home builders clear-cutting established groves and significant trees. The new ordinance allows this to happen with the complete removal of section 23.44.008 paragraph 'I' from the Seattle Municipal Code

> [<https://sec-s.uicdn.com/3c-cdn/mail/client/wicket/resource/static-res/---/mc/img/smileys/classic/nature/nature012.gif>]

> For years, Seattle codes required that NEW houses on single-family zoned lots maintain their heart of the urban forest. If, however, this environmentally smart code section is not maintained as it is today, retaining existing trees and/or planting new trees in a size that is proportionate to the lot area will no longer be required. To help explain the significant risk of striking this current tree retention and refurbishment requirement, I have added a general diagram herein. Specifically, if one builds a new house on a typical 5,000 square foot lot, then they also must retain and/or plant enough trees so that the total of all trees measured are at least 10-inches in width (measured at a set location). If that 5,000 square foot lot already has and will retain existing trees that at least total 10-inches in width - then no additional new trees are required to be planted. That seems in part a fair incentive to retain existing mature trees that do so much more for the micro-climate of Seattle than some convoluted "green factor"!

>

> [<https://sec-s.uicdn.com/3c-cdn/mail/client/wicket/resource/static-res/---/mc/img/smileys/classic/nature/nature008.gif>]

> Why might some councilpersons likely be promoting the removal of this enduring tree retention / replanting code section? We all need to know. I suspect that without the existing trees being in the way on residential development lots (where most of Seattle's Urban Forest exists), it makes the forthcoming changes to Accessory Dwelling Unit (ADU) easier to be achieved.

>

> For reference, I have copied and pasted the relative text that is shown by Mr. McConaghy to be completely struck from the Seattle Municipal Code --- which will definitely have a potential for significant environmental impacts. This text is at the bottom of the message - below the illustrative diagram.

>

> Yes, Trees for all ...including new development sites!

>

> David Moehring AIA

> 3444 23rd Ave W

> Member, TreePAC

>

> PLEASE KEEP IN THE CURRENT TREE REQUIREMENT of SMC 23.44.008 in ITS ENTIRETY IN ORDER TO AVOID NEGATIVE IMPACTS TO THE SEATTLE ENVIRONMENT:

>

> Template strikes the below section as last revised by the City November 21, 2017 by Eric McConaghy (LEG Tree regulation updates ORD D7)

>

> I. Tree Requirements.

>

> 1. Trees are required when single-family dwelling units are constructed. The minimum number of caliper inches of tree required per lot may be met by using either the tree preservation option or tree planting option described in subsections 23.44.008.I.1.a. or I.1.b., or by a combination of preservation and planting. This requirement may be met by planting or preserving street trees in the public right-of-way. Submerged land shall not be included in calculating lot area for purposes of either the tree preservation option or tree planting option.

>

> a. Tree Preservation Option. For lots over 3,000 square feet, at least 2 caliper inches of existing tree per 1,000 square feet of lot area must be preserved. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of existing tree must be preserved per lot. When this option is used, a tree preservation plan is required.

>

> b. Tree Planting Option. For lots over 3,000 square feet, at least 2 caliper inches of tree per 1,000 square feet of lot area must be planted. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of tree must be planted per lot.

>

> 2. Tree Measurements. Trees planted to meet the requirements in subsection 23.44.008.I.1 shall be at least 1.5 inches in diameter. The diameter of new trees shall be measured (in caliper inches) 6 inches above the ground. Existing trees shall be measured 4.5 feet above the ground. When an existing tree is 3 to 10 inches in diameter, each 1 inch counts as 1 inch toward meeting the tree requirements in subsection 23.44.008.I.1. When an existing tree is more than 10 inches in diameter, each 1 inch of the tree that is over 10 inches shall count as 3 inches toward meeting the tree requirement.

>

> 3. Tree Preservation Plans. If the tree preservation option is chosen, a tree preservation plan must be submitted and approved. Tree preservation plans shall provide for protection of trees during construction according to standards promulgated by the [SDCI] Director.

> (1)

<https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&ved=2ahUKewjfnPSwm9LFAhXNGDQIHRv6DVgQFjABegQIARAC&url=https%3A%2F%2Fwww.seattle.gov%2FDocuments%2FDepartments%2FUrbanForestryCommission%2F2017%2F2017docs%2FTreeExecOrderFINAL.pdf&usg=A0vVaw1KQ1PAJcSAfb5U4VIFfhAV>

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

Sent: Friday, February 01, 2019 2:36 PM

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

Subject: 2013 removal of Deodar Cedar and subsequent problems with 2256 15th Avenue South

Hi Sandra,

Here is another example for your records and follow up. Many thanks, Heidi

Heritage Trees for All?

With the request of at least 50 people to PRC@Seattle.gov, please conduct a public meeting on this project as soon as the Master Use Permit application notice is prepared.

There is an orchard of six historic / **heritage pear trees** (indicated to be over 100 years old being completely removed from a proposed development lot **2336 15TH AVE S** in exchange to build five market-rate townhouses. Parking is being provided in lieu of measures to retain the trees. A massive Deodar Cedar tree was removed back in 2013 from the SW corner of the lot - and it's mitigation in terms of this development is unclear. (See #6342489 and <https://cosaccela.seattle.gov/portal/customize/linktorecord.aspx?altId=001094-12TA>)

The original tree removal docs indicated leaving a "20' stump" for vines to climb" and that they are "constantly planting + improving gardens." Is that acceptable mitigation for an Exceptional tree removal... even if it was deemed hazardous? Will this mitigation and the heritage trees be erased with the proposed development? Please confirm if any of these promises in Mike Green's Nov 26, 2012 application appear to have been followed through by the Washington State Federation of Garden Clubs (copied on to line).

What about the tree-lined street? North of this property along 15th Ave S is an impressive row that runs north about 8 blocks to S Atlantic. The south half of this block has been stripped of trees within the ROW.

Please explain.

<http://web6.seattle.gov/SDOT/StreetTrees/>

By the way, the heritage house of 4,420 sq ft was built in 1883 on a 18,000 sq ft lot. this lot was sold for \$1.4-million and is being proposed to be subdivided into two lots for building 5 new townhouses to the south of the existing. By Seattle Municipal Code, short plat subdivisions must consider the "maximum retention of the existing trees" (criteria no. 6). The preliminary drawings for that subdivision show that NO TREES WOULD BE RETAINED!

House to be saved... v



David Moehring

Board member. TreePAC

dmoehring@consultant.com

From the Jan 16, 2019 Preliminary Assessment Report (SDCI Project 01690318PA, 2336 15TH AVE S)

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of:

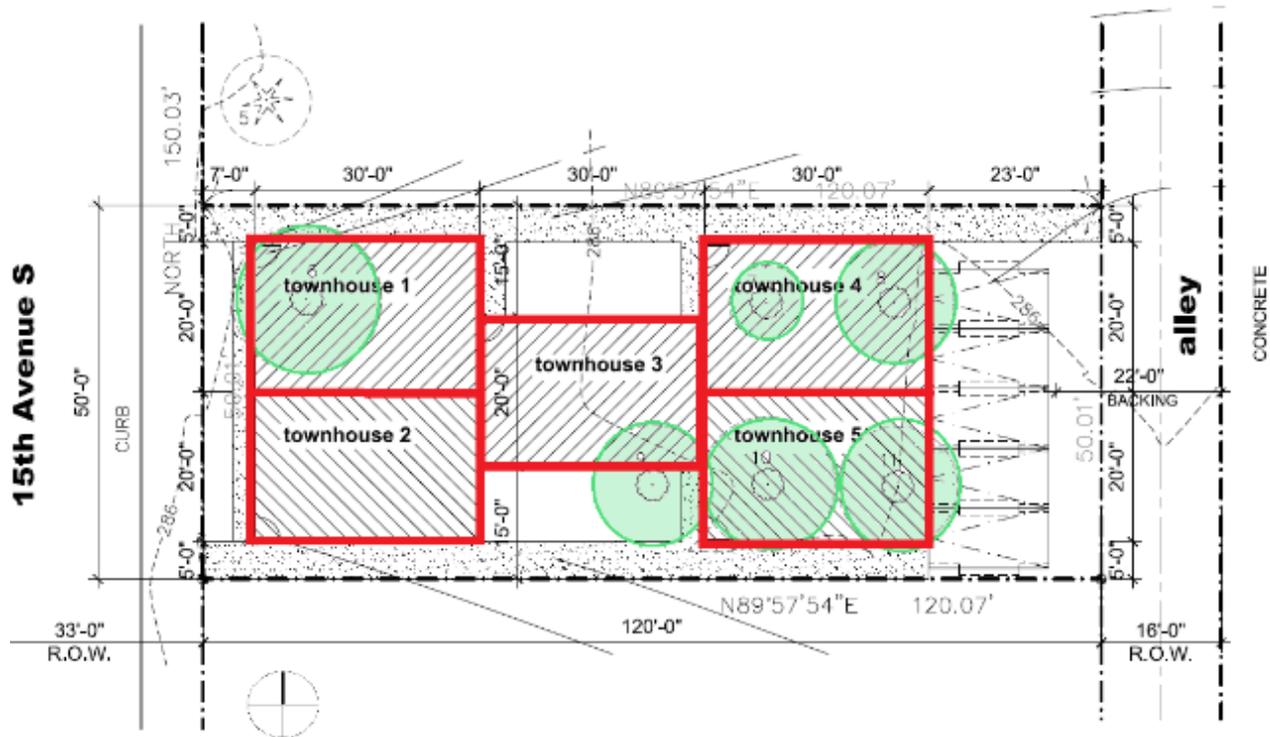
- 1) all trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) all trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see Director's Rule 162008 and Tip 242.

[Preliminary Assessment Report](#) 78 KB 01/16/19 [016903-18PA](#) Building & Land Use Pre-Application

[Site Photos](#) 68 MB 01/08/19 [016903-18PA](#) Building & Land Use Pre-Application

[Site Plan](#) 142 KB 12/21/18 [016903-18PA](#) Building & Land Use Pre-Application



Heidi Siegelbaum

Heidi@calyxsite.com

(206) 784-4265

[Heidi on LinkedIn](#)

From: David Moehring <dmoehring@consultant.com>

Sent: Friday, February 08, 2019 6:58 AM

To: An, Noah <Noah.An@seattle.gov>

Cc: Chu, Brian <Brian.Chu@seattle.gov>; Strauss, Daniel

<Daniel.Strauss@seattle.gov>; Pinto de Bader, Sandra

<Sandra.Pinto_de_Bader@Seattle.gov>; Josh Morris <joshm@seattleudubon.org>; 'Steve

Zemke' <stevezemke@msn.com>

Subject: Re: Avoid unnecessary Exceptional tree and tree groves to be lost with rowhouse and townhouse developments

Please remind Councilperson Johnson that the MHA FEIS specifically identifies that the stronger tree executive order from Burgess is explicitly included within the MHA FEIS.

If postponed, the impacts to Seattle's urban forest will be greater than that anticipated within the study.

Larger buildings that further reduce space protections for Exceptional trees should not be allowed by paying low MHA in-lieu fees!

David Moehring,

Sent using the mail.com mail app

From: Bagshaw, Sally <Sally.Bagshaw@seattle.gov>

Sent: Friday, February 08, 2019 10:25 AM

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

Subject: RE: Urban Forestry Commission follow up letter of recommendation RE: Amending SMC 25.11.1090 as part of the MHA ordinance

Thank you for this. I have asked our Council Central staff to make sure your suggestions are included in the next round of amendments.