

**NOTICE:** This draft document is one part of a proposal that will be transmitted to Seattle City Council in 2012. The full proposal will include Land Use Code amendments, design guidelines, a planned action ordinance and mitigation document, street vacation preliminary approval, parks reconfiguration, and SHA/City of Seattle cooperative agreement. For more information, please visit [www.seattle.gov/dpd/Planning/yeslerterrace/Overview/](http://www.seattle.gov/dpd/Planning/yeslerterrace/Overview/) or contact [dave.laclergue@seattle.gov](mailto:dave.laclergue@seattle.gov).

## Yesler Terrace Planned Action Exhibit C to Ordinance: Tree Protection Plan

### INTRODUCTION

In preparing the Yesler Terrace Environmental Impact Study, SHA and the City of Seattle conducted a detailed inventory and analysis of trees at the Yesler Terrace Planned Action Site (Planned Action Ordinance Exhibit A). The City has used this analysis, together with the redevelopment plan adopted by the Seattle Housing Authority Board of Commissioners, to develop a tree protection plan that will guide decisions about tree protection over the course of redevelopment at Yesler Terrace.

The inventory included an evaluation of health for each tree, and a determination of exceptional tree status, pursuant to DPD Director's Rule 16-2008. In addition to classification of each tree as an exceptional or non-exceptional tree, the inventory included consideration of a third category: "valuable trees" are non-exceptional trees that have preservation value, either as a result of their size and vigor, or because of their proximity to exceptional trees.

This document draws from the detailed and site-specific analysis contained in the Yesler Terrace rezone and planned action to categorize each existing tree for protection, removal, or further evaluation in the context of a specific project proposal. In addition to the tree preservation requirements stated here, development at Yesler Terrace shall provide new trees and landscape features consistent with the Seattle Green Factor requirement in Chapter 23.75 of the Land Use Code.

### TREE PRESERVATION PLAN

In the map and inventory that follow, each existing tree within the Yesler Terrace planned action area is assigned to one of the following tiers:

**Tier 1:** Exceptional or valuable trees in good health, and in locations where preservation can clearly be achieved within the planned street vacation/rededication and redevelopment plan. Trees in this category shall be preserved through protection in place or relocation (where specifically approved). If a tree in this category is lost during or before development due to accidental damage, disease, or other causes, it shall be replaced within the Yesler Terrace planned action area (Exhibit A to the Yesler Planned Action Ordinance) at a 10:1 ratio. Each replacement tree shall be of a size and species determined by DPD to have a canopy cover potential at least equal to the tree that was removed.

**Tier 2:** Exceptional or valuable trees that may be appropriate and feasible for preservation. Further evaluation of site conditions and/or development plans will be needed at the time of a project proposal to determine whether these trees are both healthy and compatible with the proposed redevelopment. Any project proposal requesting to remove a Tier 2 tree must demonstrate to DPD and SDOT Urban Forestry that it is not feasible for the development to achieve an adequate tree protection area, or that the tree has

declined in health since the time of the EIS analysis and is no longer viable in the long term. Any removed trees shall be replaced within the Yesler Terrace planned action area at a 3:1 ratio. Each replacement tree shall be of a size and species determined by DPD to have a canopy cover potential at least equal to the tree that was removed.

**Tier 3:** Trees authorized for removal. Trees in this category are either not viable in the long term due to disease, topping, or other health problems, or are in locations where unavoidable disturbances during construction will make preservation infeasible. This includes exceptional trees in locations where anticipated grading or construction preclude tree retention. Any removed trees shall be replaced within the Yesler Terrace planned action area, or in abutting WSDOT property between Yesler Terrace and Interstate 5, at a 1:1 ratio.

Replacement trees provided pursuant to this plan may include plantings on parcels or in abutting rights-of-way, as approved by the Director of Transportation. All tree planting shall conform to provisions in Director's Rule 10-2011, including but not limited to soil amendments and tree spacing. For trees that will be preserved, protection techniques shall be identified in MUP, demolition, or building permit application. At a minimum, project proposals shall:

- Use fences and signage to protect trees and their critical root zones (CRZs, as defined in City of Seattle 2011 Standard Plan #133) during construction, consistent with Director's Rule 10-2011.
- Design buildings, underground structures, sidewalks, roads, and other hardscape elements to avoid disturbance of trees and their CRZs.
- Install new trees and other landscape features in a manner that does not negatively affect the health of preserved trees, consistent with Director's Rule 10-2011.

Other techniques that may be appropriate for specific project proposals:

- Install permeable paving (concrete, asphalt, pavers, or cells), structural soils, or planting beds in areas that will contribute to the health of preserved trees.
- Move existing and proposed utilities underground, to the extent practicable, to avoid maintenance pruning and removal of trees.
- Consider future growth patterns of trees so that they will not need to be pruned to prevent harm to architectural features.