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CITY OF SEATTLE
ORDINANCE 126403
COUNCIL BILL 120108

AN ORDINANCE relating to redevelopment at the Yesler Terrace Master Planned Community; amending Section 23.75.160 of the Seattle Municipal Code; and replacing Exhibit C, Tree Protection Plan, of Ordinance 123962.

WHEREAS, The City of Seattle (“City”) has adopted a Comprehensive Plan complying with the Washington State Growth Management Act (GMA), and through Ordinance 123575 adopted Comprehensive Plan amendments to designate Yesler Terrace as a Master Planned Community site on the Future Land Use Map in anticipation of redevelopment of the site; and

WHEREAS, the City has identified impacts to tree canopy for the redevelopment of Yesler Terrace as a planned action in the 2011 Yesler Terrace Redevelopment Final Environmental Impact Statement (EIS) and is issuing a 2019 State Environmental Policy Act (SEPA) addendum to the Final EIS; and

WHEREAS, the City Council adopted Ordinance 123962 to designate certain redevelopment at Yesler Terrace as planned actions pursuant to the State Environmental Policy Act through use of a planned action ordinance, and established certain requirements for these planned actions, including a Tree Protection Plan; and

WHEREAS, Exhibit C to Ordinance 123962 is a Tree Protection Plan requiring protection of certain existing trees over the course of redevelopment at Yesler Terrace; and

WHEREAS, after adoption of the Tree Protection Plan in 2012, the City approved a street system layout for Yesler Terrace different from that contemplated by the Tree Protection Plan, and use of the plan since adoption has shown it contains errors in the tree inventory

1 and designations, necessitating an update to the Overview and Block 7 maps and the Tree
2 Protection Plan Inventory included in Exhibit C to Ordinance 123962; and

3 WHEREAS, the City Council is considering, as contained in Resolution 31902, updating
4 Chapter 25.11, Tree Protection, of the Seattle Municipal Code to include provisions
5 allowing for replanting on sites other than those undergoing development, including
6 rights-of-way, and payment in lieu of replanting; NOW, THEREFORE,

7 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

8 Section 1. Section 23.75.160 of the Seattle Municipal Code, last amended by Ordinance
9 125603, is amended as follows:

10 **23.75.160 Landscaping, street trees, and tree protection**

11 * * *

12 C. Except for any proposal that meets the planned action ordinance within the MPC zone,
13 Chapter 25.11 shall apply to proposed development, provided that proposals that meet the
14 planned action ordinance within the MPC-YT zone shall have the option to use:

15 1. Off-site replanting outside the boundaries of the MPC-YT zone; and

16 2. Payment in lieu of replanting if allowed pursuant to Chapter 25.11. ((All

17 ~~proposed development shall comply with the requirements of Sections 25.11.050, 25.11.070, and~~
18 ~~25.11.080.))~~

19 Section 2. Ordinance 123962 is amended by replacing Exhibit C, included as Attachment
20 A to this ordinance, with a new Exhibit C, included as Attachment B to this ordinance.

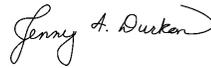
1 Section 3. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 2nd day of August, 2021,
5 and signed by me in open session in authentication of its passage this 2nd day of
6 August, 2021.

7 

8 President _____ of the City Council

9 Approved returned unsigned vetoed this 12th day of August, 2021.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 12th day of August, 2021.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

16 Attachments:
17 Attachment A – Exhibit C to Ordinance 123962, Yesler Terrace Planned Action Tree Protection
18 Plan (July 25, 2012)
19 Attachment B – Updated Exhibit C to Ordinance 123962, Yesler Terrace Planned Action Tree
20 Protection Plan

Yesler Terrace Planned Action

Exhibit C to Ordinance:

Tree Protection Plan

INTRODUCTION

In preparing the Yesler Terrace Environmental Impact Statement, Seattle Housing Authority and the City of Seattle conducted a thorough 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 requiring protection of certain existing trees 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 Department of Planning and Development's 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.

For each tree existing on the Planned Action Site as of January 1, 2012, this document either designates preservation during redevelopment or authorizes removal. 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 and street tree requirements in Chapter 23.75 of the Land Use Code. Land Use Code requirements and Street Improvement Permit conditions may require more trees than the preserved and replacement trees provided pursuant to this document.

REQUIREMENTS

In the following figures and table, each existing tree within the Yesler Terrace Planned Action Site 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 for relocation). 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 Site (Exhibit A to the Yesler Planned Action Ordinance) by 10 replacement trees. 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 lost.

Tier 2: Trees authorized for removal. Trees in this category either are not viable in the long term due to disease, topping, or other health problems, or are in locations where disturbances during construction will make preservation infeasible. This includes exceptional trees in locations where anticipated grading or construction preclude tree retention. Each removed tree shall be replaced by one replacement tree. 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. Replacement trees shall be located within the Yesler Terrace Planned Action Site, except that if a planting and maintenance plan is approved by WSDOT, the applicant may elect to plant replacement trees on WSDOT property between the Planned Action Site and Interstate 5. During the course of redevelopment, Tier 2 trees may be preserved if site conditions allow and the applicant so chooses.

Replacement trees provided pursuant to this plan may include plantings on lots or in abutting rights-of-way, if approved by the Director of Transportation. All tree plantings shall conform to provisions in DPD Director's Rule 10-2011, including but not limited to soil amendments and tree spacing. For trees that will

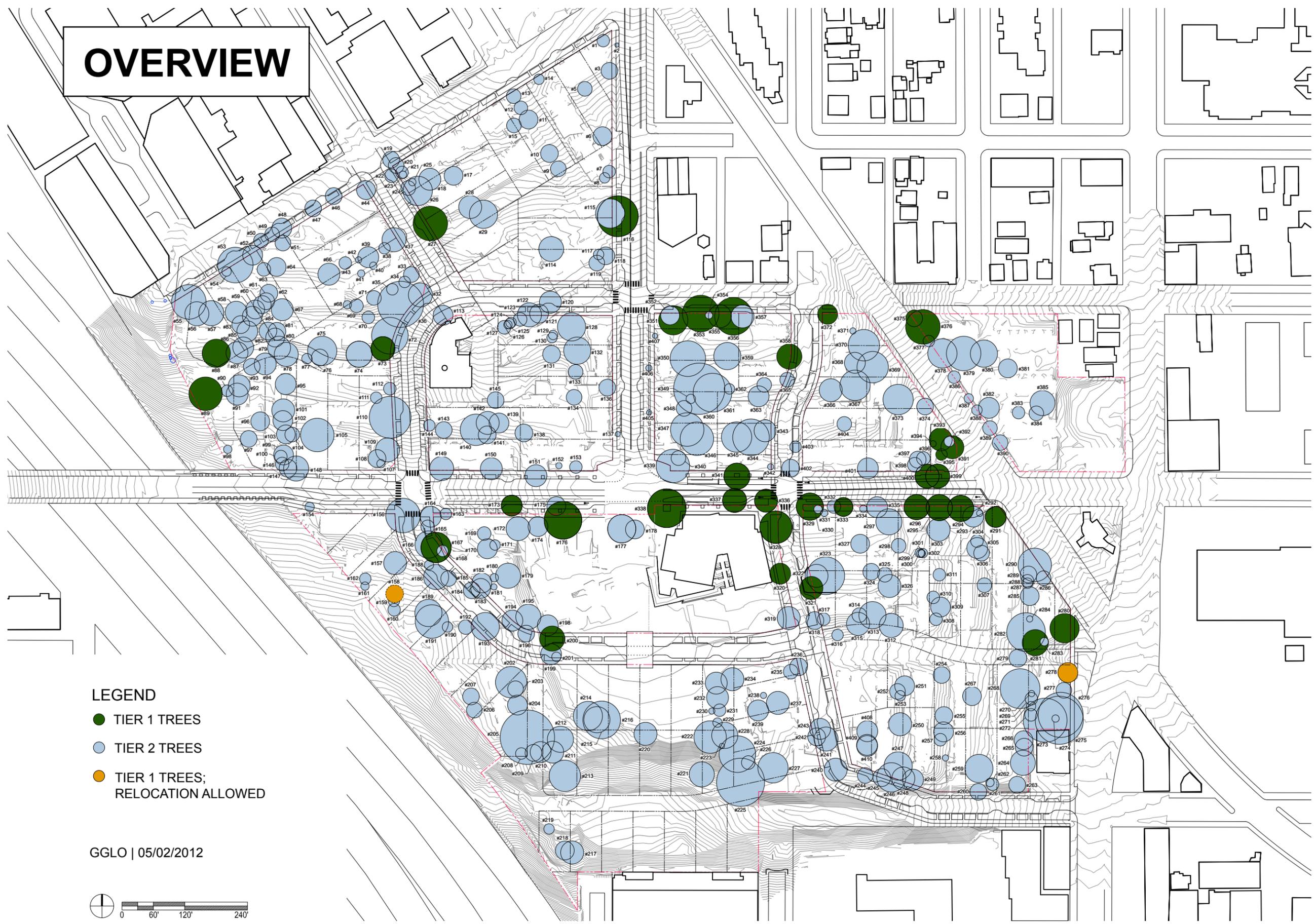
be preserved, protection techniques shall be identified in Master Use Permit, demolition, and building permit applications.

At a minimum, project proposals for lots that include or are adjacent to Tier 1 trees 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 DPD 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 DPD Director’s Rule 10-2011.
- Comply with any other specific arboricultural techniques that DPD or SDOT deems necessary for preservation given specific site conditions.

The figures and table show trees in the portion of the Yesler Terrace Redevelopment Area east of Boren Avenue, which is outside the Planned Action Site. The information in this Tree Protection Plan will be taken into account by DPD in reviewing permit applications in the area east of Boren. However, the Planned Action Ordinance and its Exhibit C Tree Protection Plan do not apply as requirements to permit applications or development outside the Planned Action Site.

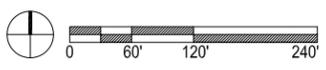
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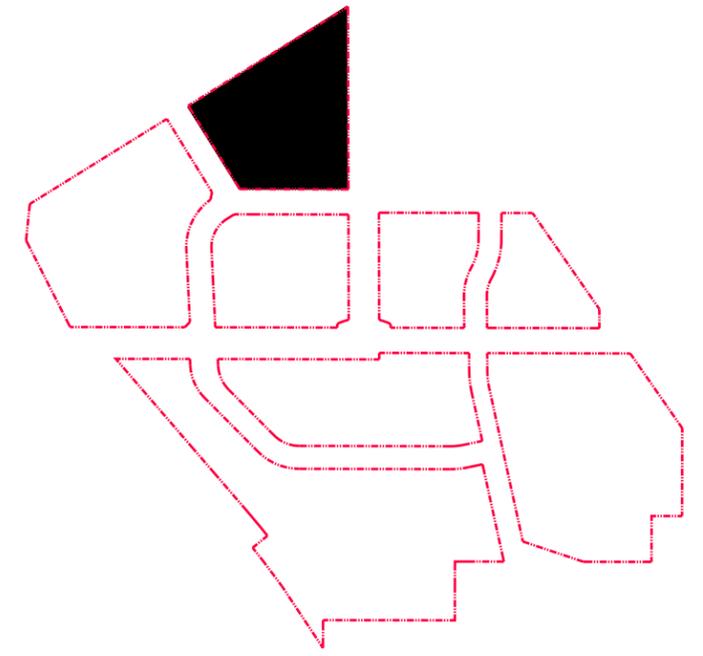
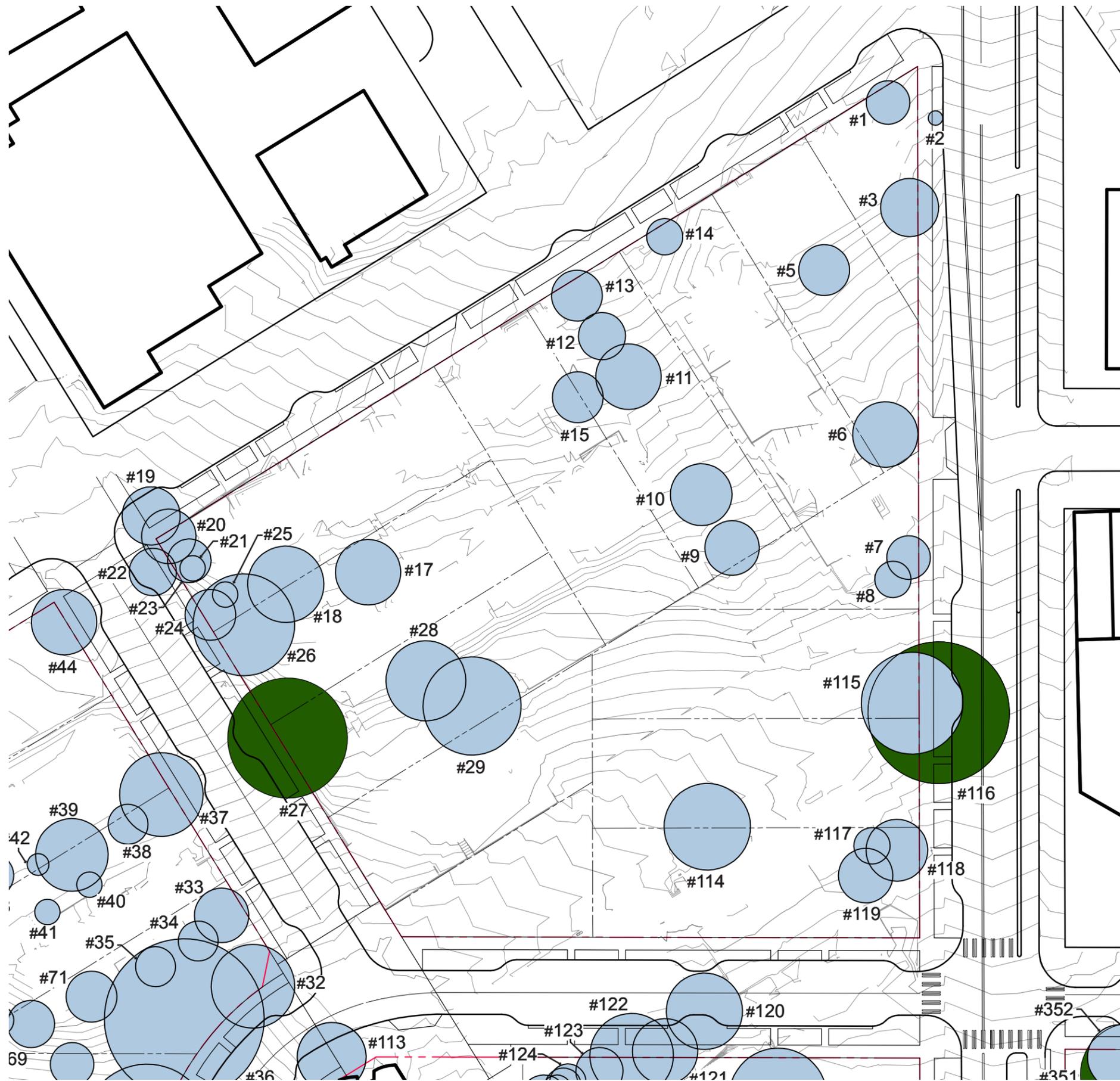


LEGEND

- TIER 1 TREES
- TIER 2 TREES
- TIER 1 TREES; RELOCATION ALLOWED

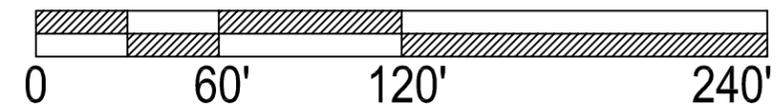
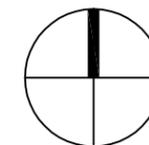
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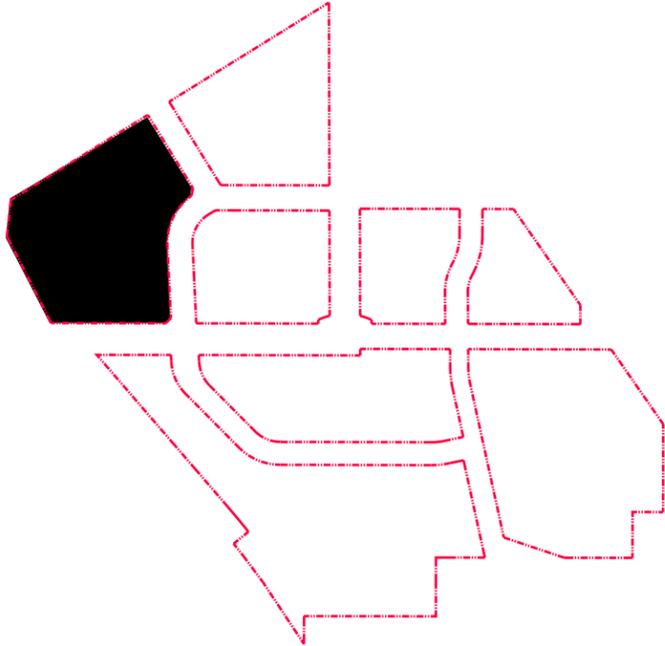
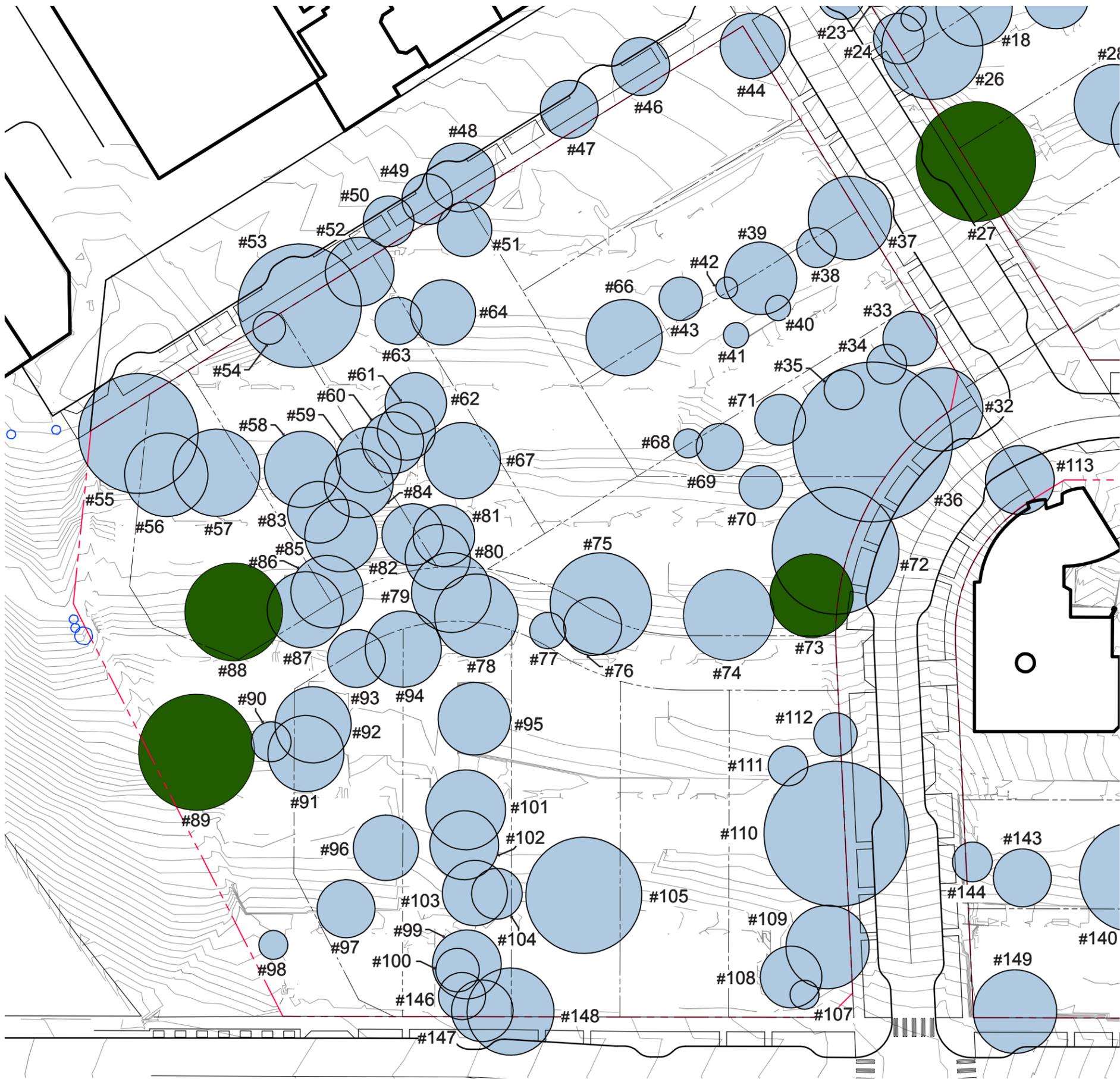




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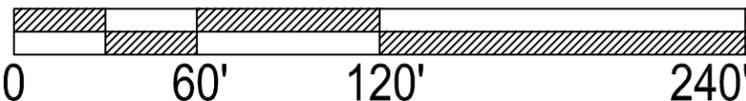
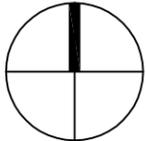
- TIER 1 TREES
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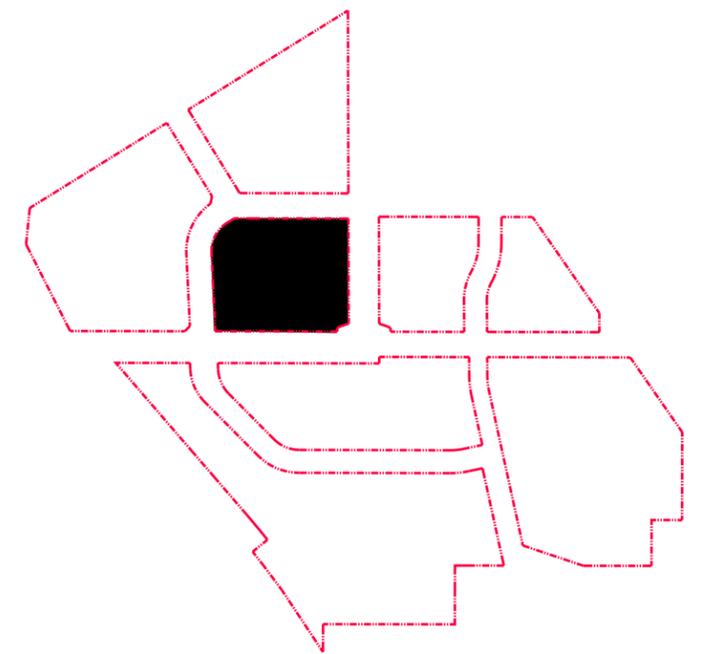
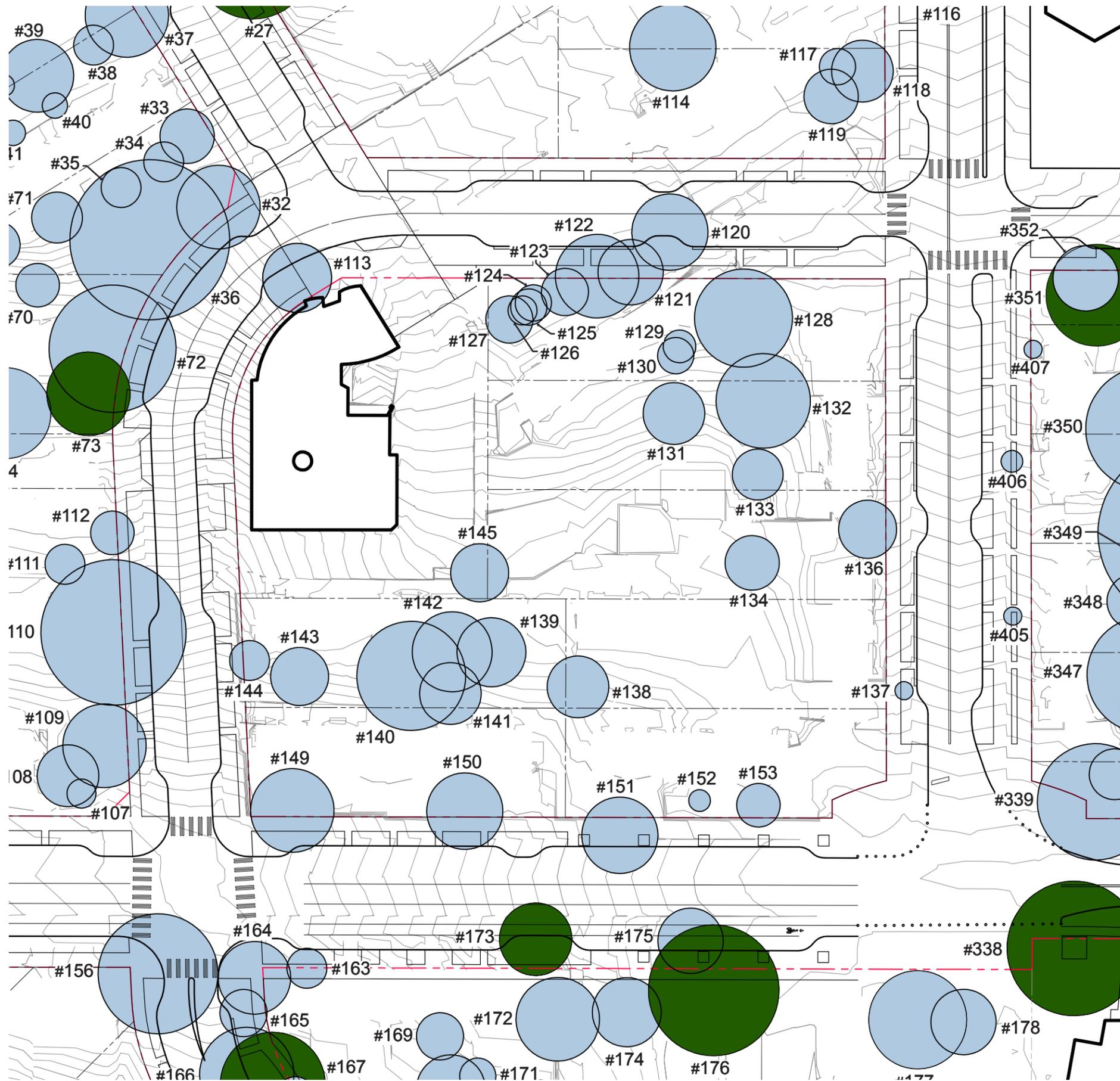




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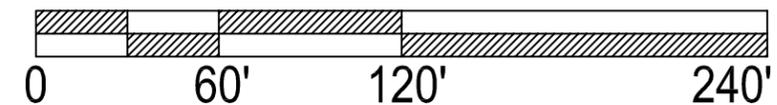
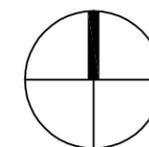
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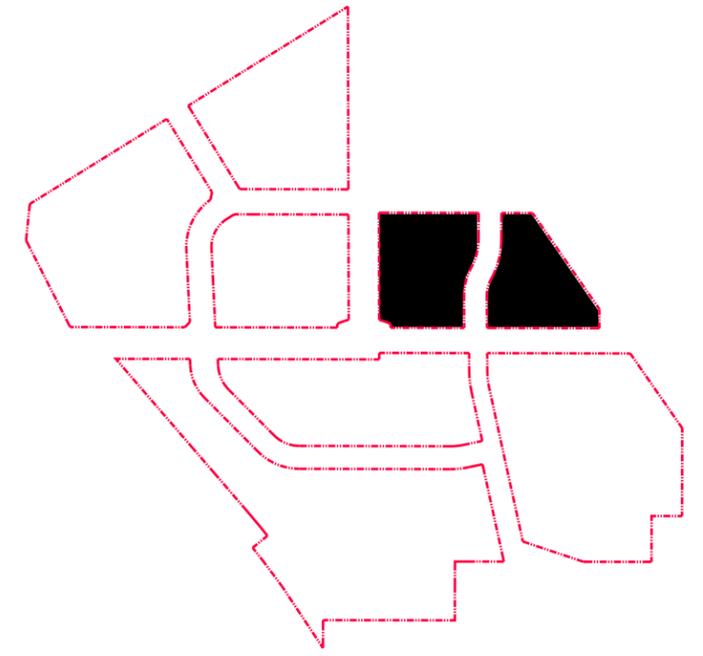
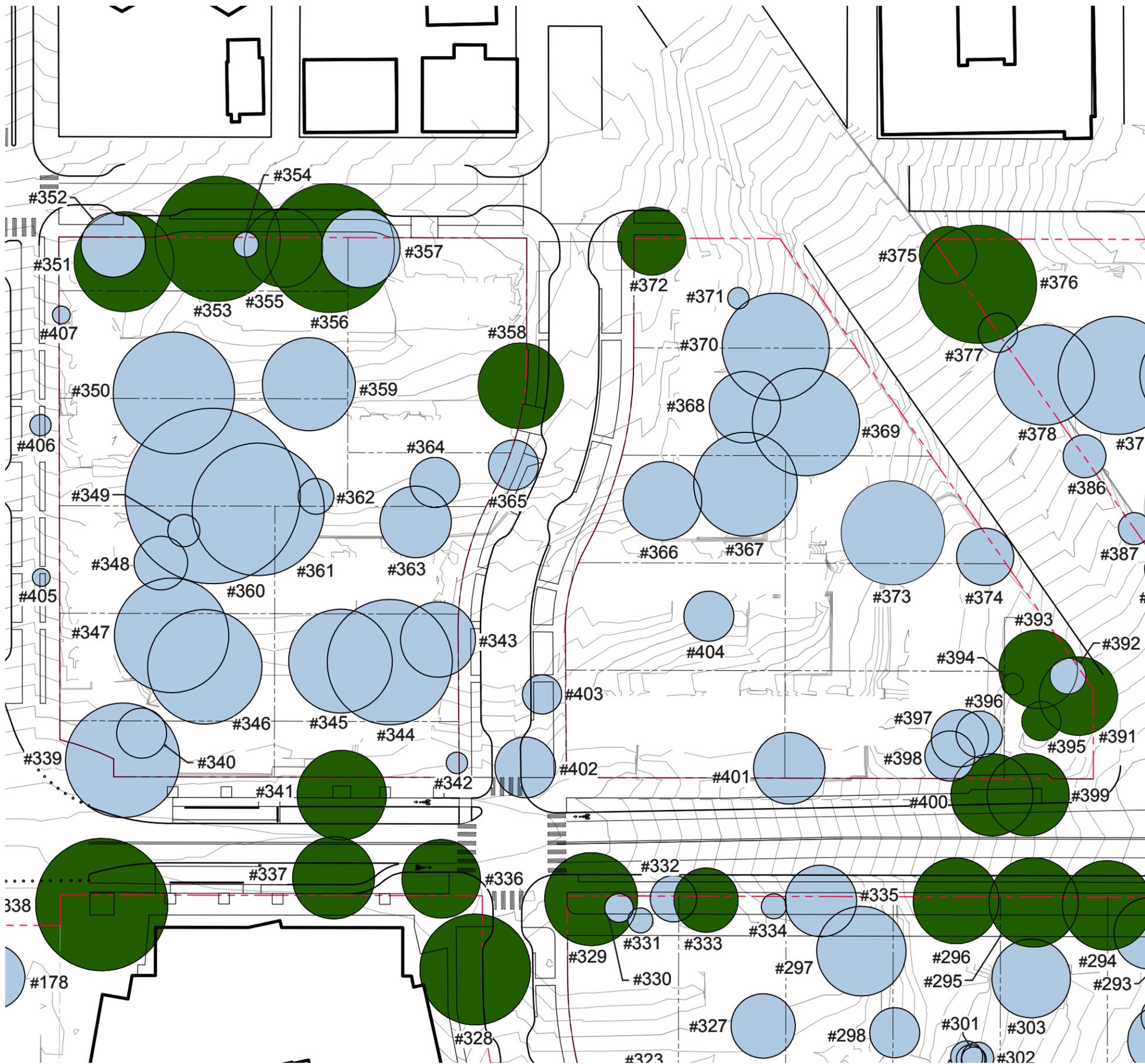




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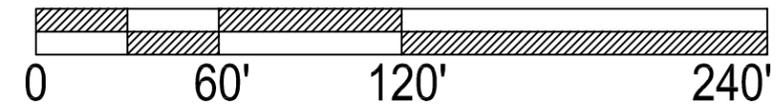
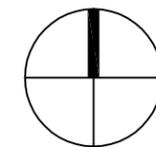
- TIER 1 TREES
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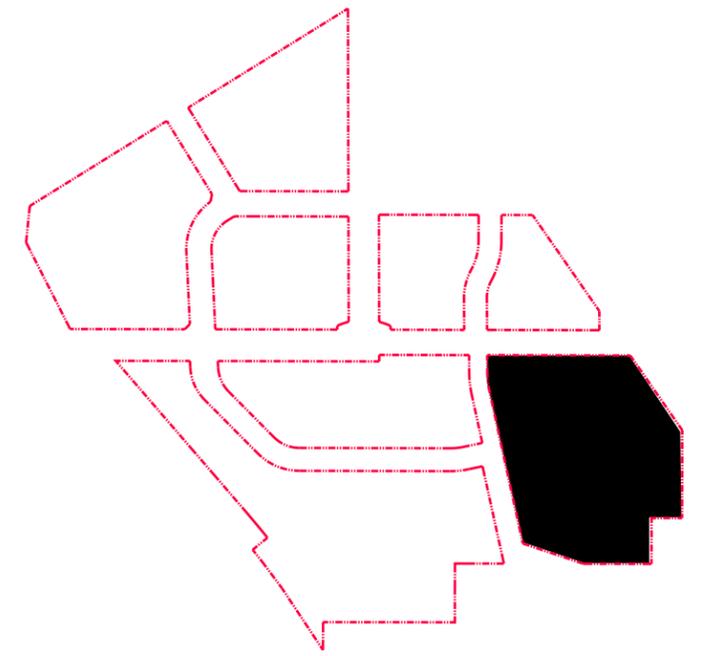
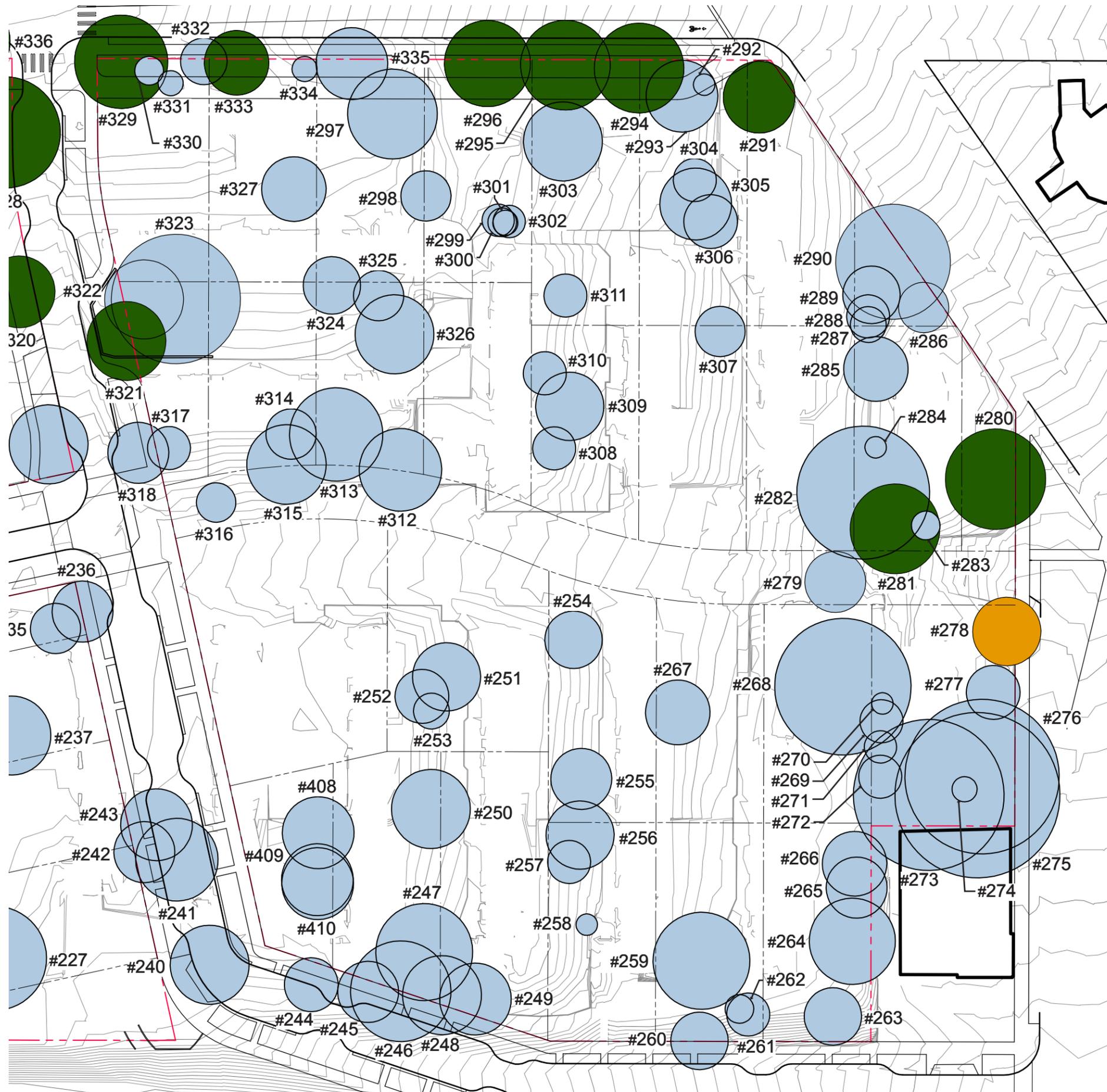




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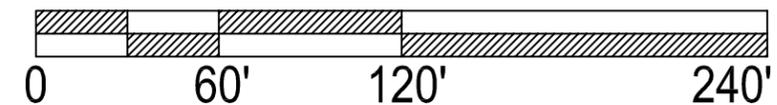
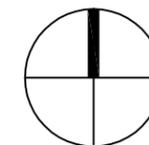
- TIER 1 TREES
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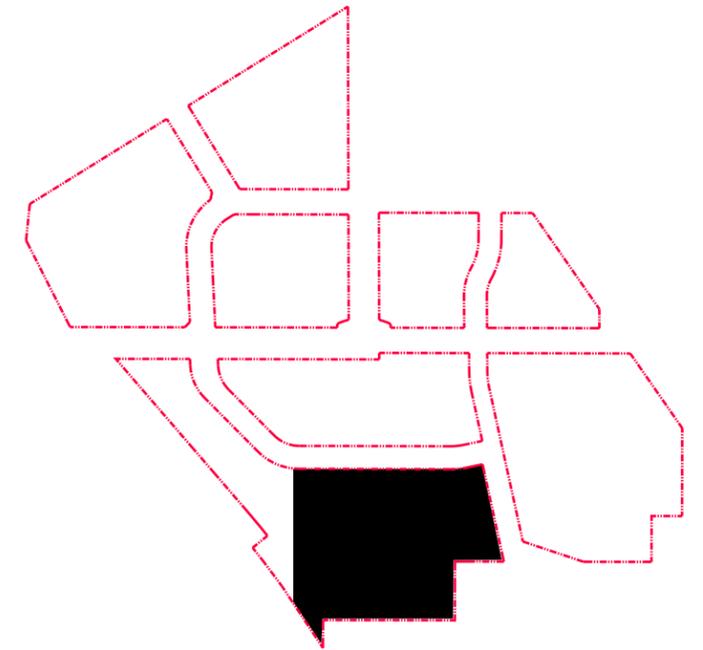
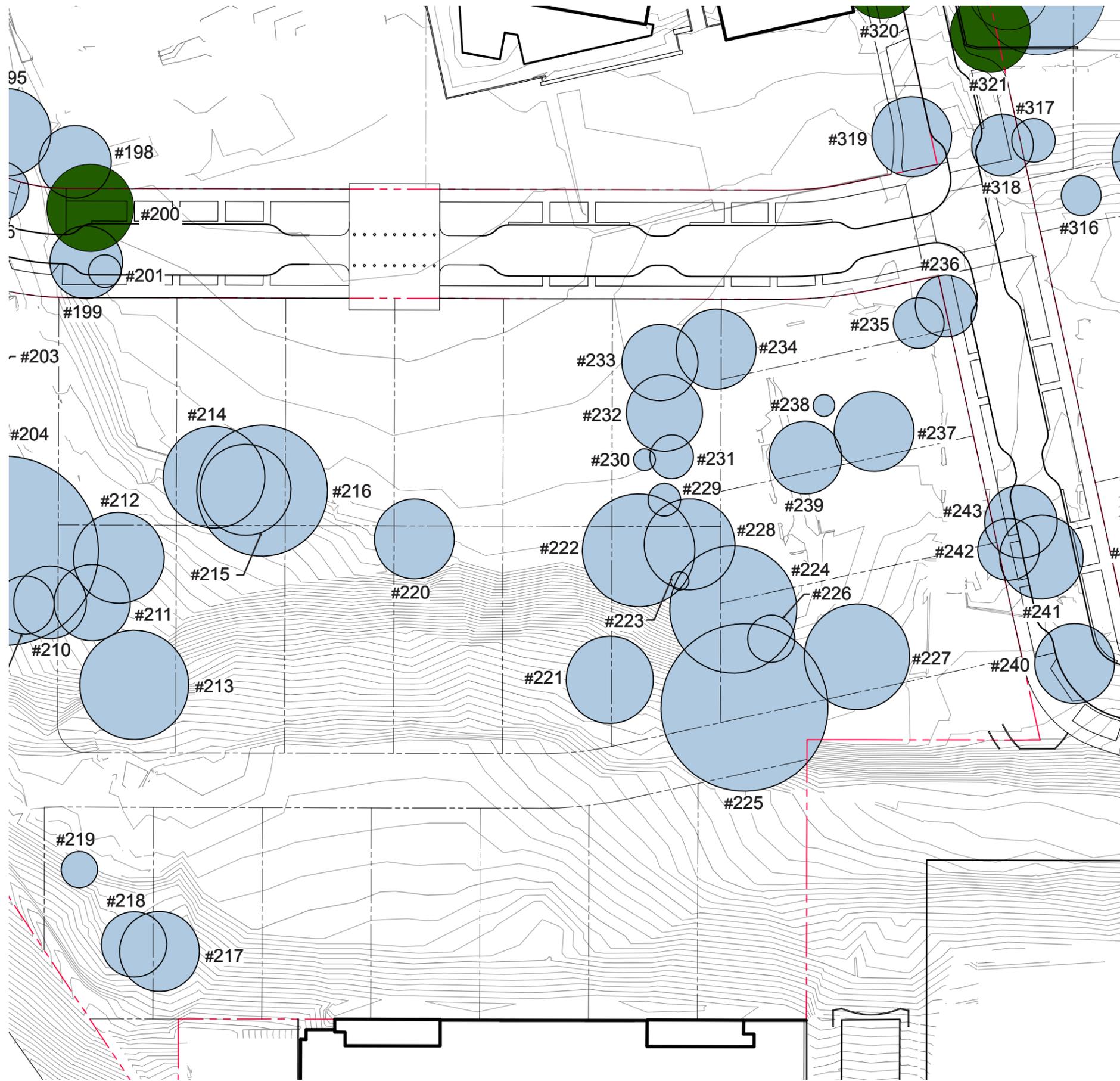




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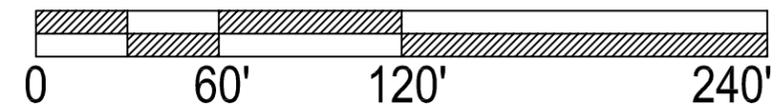
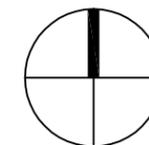
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- TIER 1 TREES;
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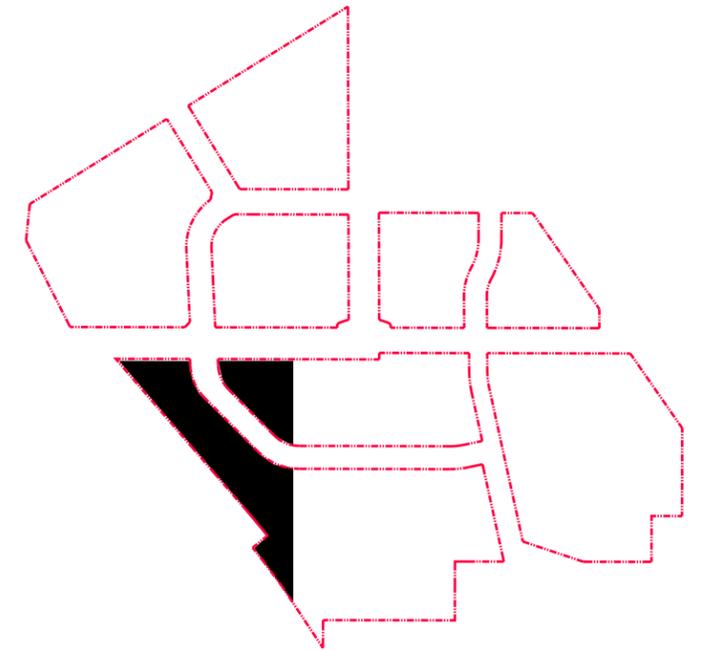
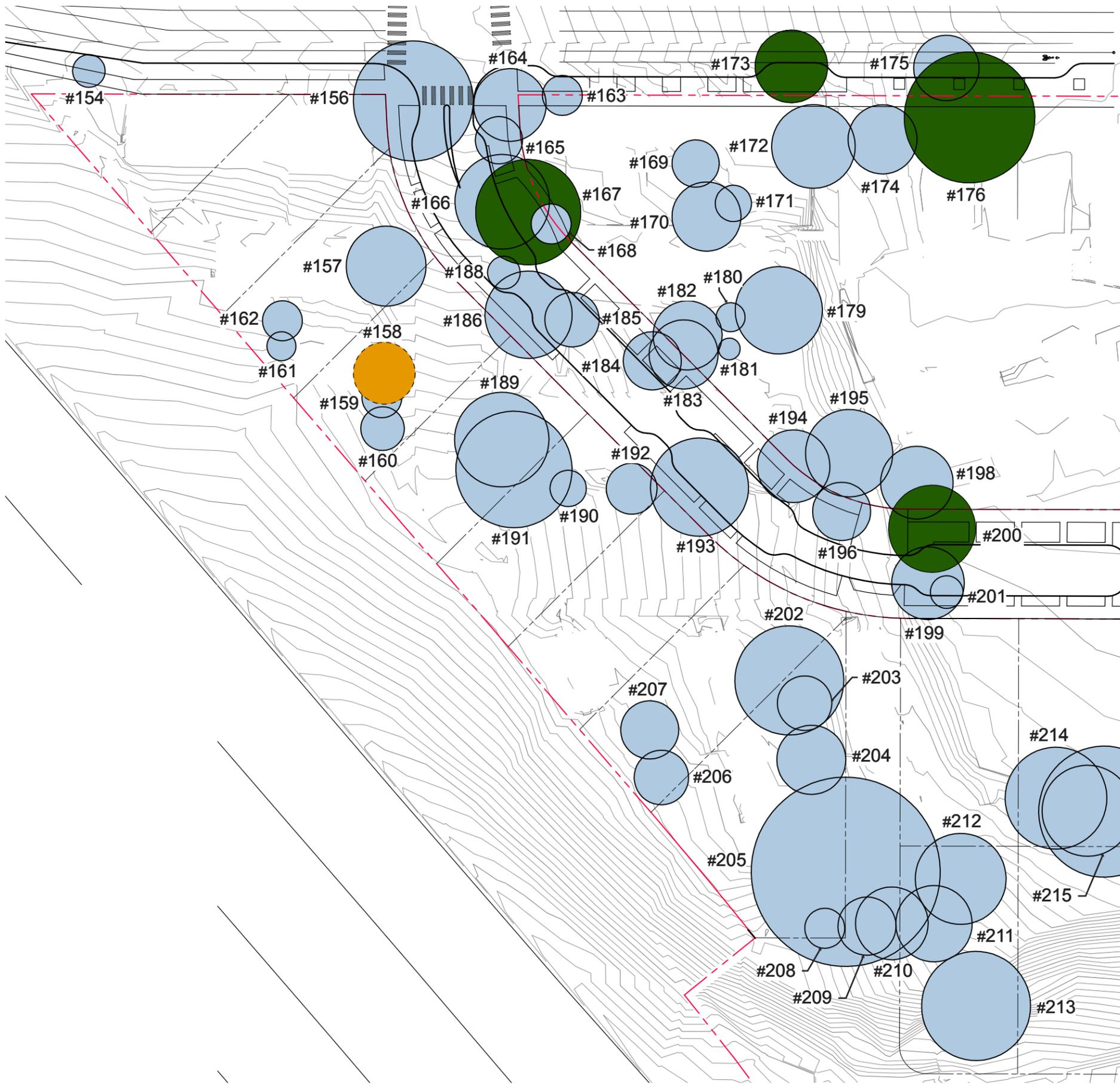




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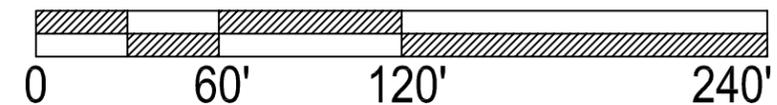
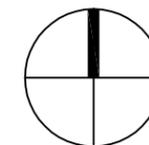
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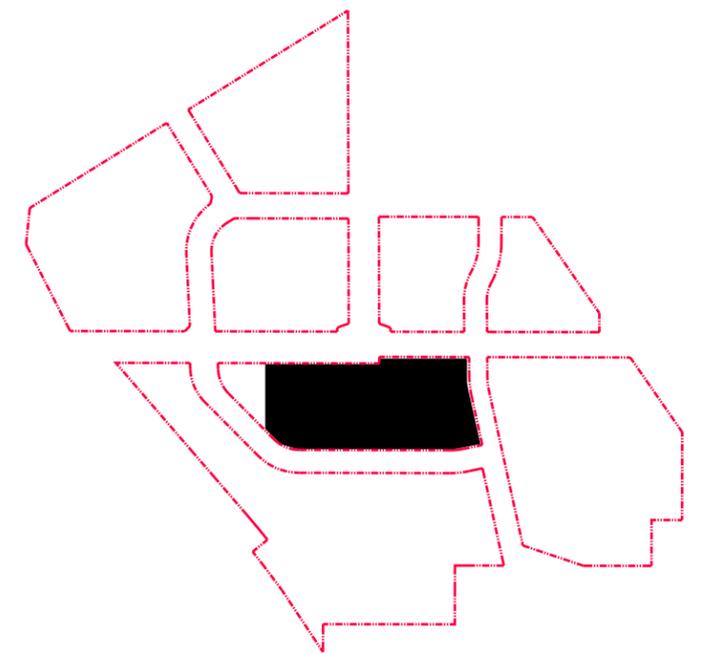
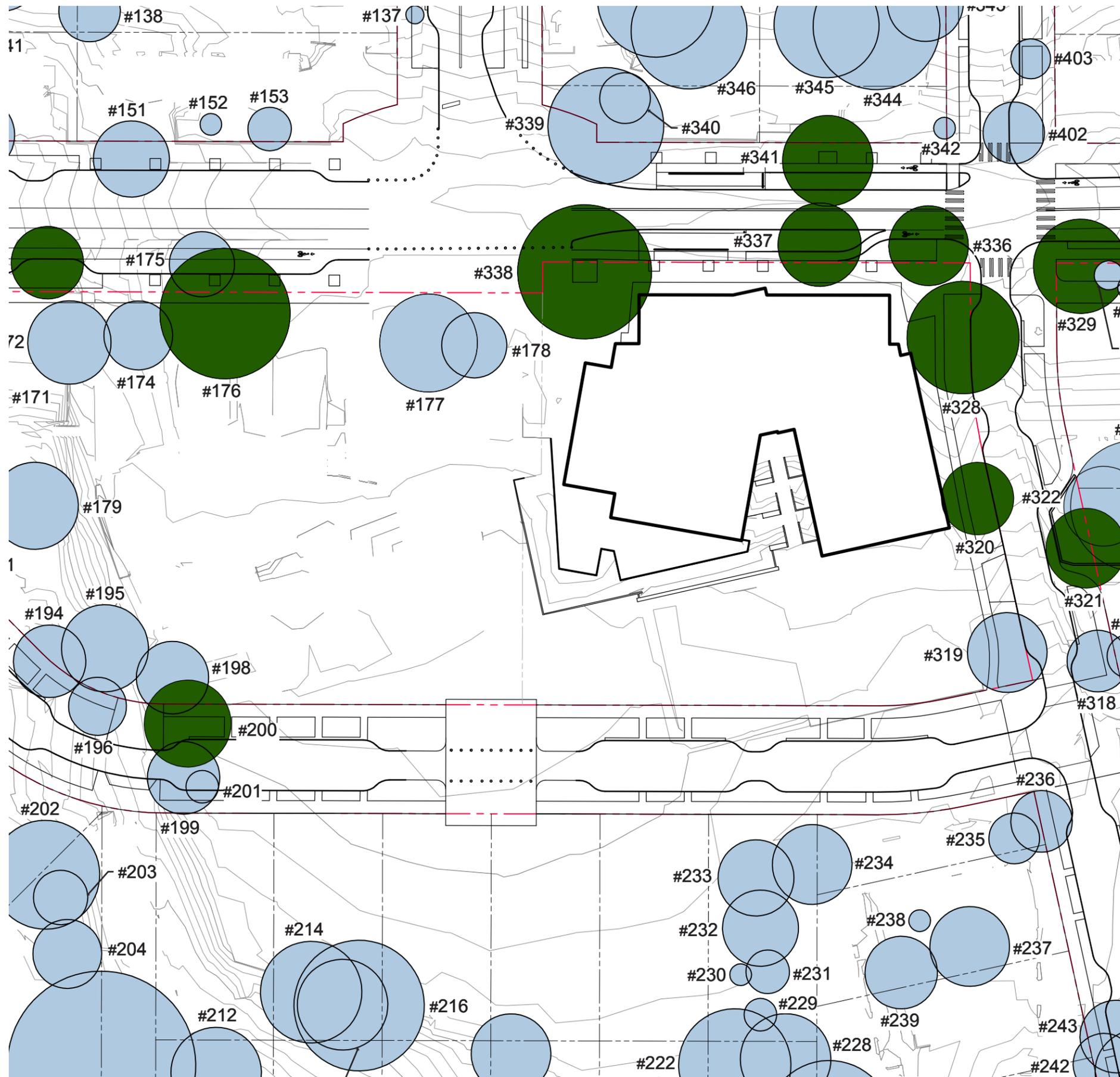




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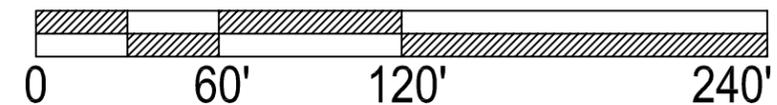
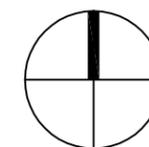
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RELOCATION ALLOWED





LEGEND

- TIER 1 TREES
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RELOCATION ALLOWED



Tree Protection Plan Inventory

TIER 1
TIER 2
TIER 1; RELOCATION ALLOWED

Tree information based on Appendix G of the "Yesler Terrace Redevelopment Draft EIS" (October, 2010). Gaps in tree tag numbers indicate trees that were removed prior to January 1, 2012.

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
1	2	Mountain pine	Pinus mugo ssp. Uncinata	
2	2	Thornless cockspur hawthorn	Crataegus crus-gali 'Inermis'	
3	2	Norway maple	Acer platanoides	
4	2	European white birch	Betula pendula	
6	2	Scots pine	Pinus sylvestris	
7	2	European white birch	Betula pendula	
8	2	European white birch	Betula pendula	
9	2	Norway maple	Acer platanoides	
10	2	Norway maple	Acer platanoides	
11	2	Norway maple	Acer platanoides	
12	2	Norway maple	Acer platanoides	
13	2	Norway maple	Acer platanoides	
14	2	Port Orford cedar	Chamaecyparis lawsoniana	
15	2	Scots pine	Pinus sylvestris	
17	2	European white birch	Betula pendula	
18	2	Norway maple	Acer platanoides	
19	2	Port Orford Cedar cultivar	Chamaecyparis lawsoniana	
20	2	Sawara falsecypress	Chamaecyparis pisifera	
21	2	Norway spruce	Picea abies	
22	2	Portuguese laurel	Prunus lucitanica	
23	2	Portuguese laurel	Prunus lucitanica	
24	2	Japanese white pine	Pinus parviflora	
25	2	Japanese white pine	Pinus parviflora	
26	2	Red oak	Quercus rubra	
27	1	Red oak	Quercus rubra	
28	2	Norway maple	Acer platanoides	
29	2	Norway maple	Acer platanoides	
32	2	Mountain pine	Pinus mugo ssp. uncinata	
33	2	Hinoki falsecypress cypress	Chamaecyparis obtusa	
34	2	English holly	Ilex aquifolium	
35	2	English holly	Ilex aquifolium	
36	2	Mountain ash	Sorbus aucuparia	
37	2	Norway maple	Acer platanoides	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
38	2	European white birch	Betula pendula	
39	2	Western red cedar	Thuja plicata	
40	2	Fraser photinia	Photinia x fraseri	
41	2	Fraser photinia	Photinia x fraseri	
42	2	Rocky Mountain glow maple	Acer grandidentatum 'Schmidt	
43	2	European white birch	Betula pendula	
44	2	Norway maple	Acer platanoides	
46	2	Norway maple	Acer platanoides	
47	2	Norway maple	Acer platanoides	
48	2	Norway maple	Acer platanoides	
49	2	Norway maple	Acer platanoides	
50	2	Norway maple	Acer platanoides	
51	2	European white birch	Betula pendula	
52	2	Lavalle hawthorn	Crataegus x lavellei	
53	2	Siberian elm	Ulmus pumila	
54	2	Vine maple	Acer circinatum	
55	2	Siberian elm	Ulmus pumila	
56	2	Norway maple	Acer platanoides	
57	2	Norway maple	Acer platanoides	
58	2	Norway maple	Acer platanoides	
59	2	Chinese juniper	Juniperus chinensis	
60	2	Chinese juniper	Juniperus chinensis	
61	2	Chinese juniper	Juniperus chinensis	
62	2	Chinese juniper	Juniperus chinensis	
63	2	Norway spruce	Picea abies	
64	2	Douglas-fir	Pseudotsuga menzeisii	
66	2	Norway maple	Acer platanoides	
67	2	Chinese juniper	Juniperus chinensis	
68	2	Pink flowering dogwood	Cornus florida 'Cherokee Chief'	
69	2	Chinese photinia	Photinia serrulata	
70	2	Scots pine	Pinus sylvestris	
71	2	Hinoki falsecypress cypress	Chamaecyparis obtusa	
72	2	Blue Atlas cedar	Cedrus atlantica 'Glauca'	
73	1	Deodor cedar	Cedrus deodara	
74	2	Norway maple	Acer platanoides	
75	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
76	2	Chinese photinia	Photinia serrulata	
77	2	English holly	Ilex aquifolium	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
78	2	Chinese juniper	Juniperus chinensis	
79	2	Chinese juniper	Juniperus chinensis	
80	2	Port Orford Cedar	Chamaecyparis lawsoniana	
81	2	Chinese juniper	Juniperus chinensis	
82	2	Chinese juniper	Juniperus chinensis	
83	2	Chinese juniper	Juniperus chinensis	
84	2	Chinese juniper	Juniperus chinensis	
85	2	Chinese juniper	Juniperus chinensis	
86	2	Chinese juniper	Juniperus chinensis	
87	2	Chinese juniper	Juniperus chinensis	
88	1	Norway maple	Acer platanoides	
89	1	Black locust	Robinia pseudoacacia	
90	2	English holly	Ilex aquifolium	
91	2	Chinese juniper	Juniperus chinensis	
92	2	Chinese juniper	Juniperus chinensis	
93	2	Chinese juniper	Juniperus chinensis	
94	2	Chinese juniper	Juniperus chinensis	
95	2	Chinese juniper	Juniperus chinensis	
96	2	Lavalle hawthorn	Crataegus x lavallei	
97	2	European white birch	Betula pendula	
98	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
99	2	Silver maple	Acer saccharinum	
100	2	European white birch	Betula pendula	
101	2	Chinese juniper	Juniperus chinensis	
102	2	Lavalle hawthorn	Crataegus x lavallei	
103	2	Chinese juniper	Juniperus chinensis	
104	2	Hinoki falsecypress cypress	Chamaecyparis obtusa	
105	2	Norway maple	Acer platanoides	
107	2	Flowering dogwood	Cornus florida	
108	2	Scots pine	Pinus sylvestris	
109	2	Norway maple	Acer platanoides	
110	2	Atlas cedar	Cedrus atlantica	
111	2	Fruiting apple	Malus sp.	
112	2	Sawara falsecypress	Chamaecyparis pisifera	
113	2	Lavalle hawthorn	Crataegus x lavallei	
114	2	Horsechestnut	Aesculus hippocastanum	
115	2	English oak	Quercus robur	
116	1	English oak	Quercus robur	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
117	2	Fruiting plum	prunus x domestica	
118	2	Norway maple	Acer platanoides	
119	2	Sawara falsecypress	Chamaecyparis pisifera	
120	2	European white birch	Betula pendula	
121	2	Lavalle hawthorn	Crataegus x lavellei	
122	2	European white birch	Betula pendula	
123	2	European white birch	Betula pendula	
124	2	Sawara falsecypress	Chamaecyparis pisifera	
125	2	Sawara falsecypress	Chamaecyparis pisifera	
126	2	Sawara falsecypress	Chamaecyparis pisifera	
127	2	Sawara falsecypress	Chamaecyparis pisifera	
128	2	Western red cedar	Thuja plicata	
129	2	English holly	Ilex aquifolium	
130	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
131	2	European white birch	Betula pendula	
132	2	White mulberry	Morus alba	
133	2	Garden plum	Prunus sp.	
134	2	Sawara falsecypress	Chamaecyparis pisifera	
136	2	Western red cedar	Thuja plicata	
137	2	Rocky Mountain glow maple	Acer grandidentatum 'Schmidt'	
138	2	Sawara falsecypress	Chamaecyparis pisifera	
139	2	Port Orford Cedar	Chamaecyparis lawsoniana	
140	2	Port Orford Cedar	Chamaecyparis lawsoniana	
141	2	Sawara falsecypress	Chamaecyparis pisifera	
142	2	Horsechestnut	Aesculus hippocastanum	
143	2	Fruiting cherry	Prunus sp.	
144	2	Sawara falsecypress	Chamaecyparis pisifera	
145	2	Norway spruce	Picea abies	
146	2	Sawara falsecypress	Chamaecyparis pisifera	
147	2	Green ash	Fraxinus pennsylvanica	
148	2	White poplar	Populus alba	
149	2	Sawara falsecypress	Chamaecyparis pisifera	
150	2	Sawara falsecypress	Chamaecyparis pisifera	
151	2	Red oak	Quercus rubra	
152	2	Norway maple	Acer platanoides	
153	2	Mazzard cherry	Prunus avium	
154	2	Arborvitae	Thuja plicata 'Pyramidalis'	
156	2	Red oak	Quercus rubra	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
157	2	Sawara falsecypress	Chamaecyparis pisifera	
158	1	Japanese maple	Acer palmatum	Tree to be relocated
159	2	Hinoki falsecypress	Chamaecyparis obtusa	
160	2	Katsura	Cercidiphyllum japonicum	
161	2	Port Orford cedar	Chamaecyparis lawsoniana	
162	2	Saucer magnolia	Magnolia x soulangeana, 'Rustica Rubra'	
163	2	Western red cedar	Thuja plicata	
164	2	Juniper	Juniperus sp.	
165	2	English holly	Ilex aquifolium	
166	2	Norway maple	Acer platanoides	
167	1	Yellow Buckeye	Aesculus octanda	
168	2	Italian stone pine	Pinus pinea	
169	2	European white birch	Betula pendula	
170	2	Russian olive	Eleagnus angustifolia	
171	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
172	2	Western red cedar	Thuja plicata	
173	1	Douglas-fir	Pseudotsuga menzeisii	
174	2	Lavalle hawthorn	Crataegus x lavalleyi	
175	2	Thundercloud flowering plum	Prunus cerasifera 'Thundercloud'	
176	1	Black locust	Robinia pseudoacacia	
177	2	Blue Atlas cedar	Cedrus atlantica 'Glauca'	
178	2	Sawara falsecypress	Chamaecyparis pisifera	
179	2	Western red cedar	Thuja plicata	
180	2	English holly	Ilex aquifolium	
181	2	Norway maple	Acer platanoides	
182	2	Fruit plum	Prunus sp.	
183	2	Scots pine	Pinus sylvestris	
184	2	European white birch	Betula pendula	
185	2	European white birch	Betula pendula	
186	2	Norway maple	Acer platanoides	
188	2	Little leaf linden	Tilia cordata	
189	2	Schwedler Maple	Acer platanoides 'Schwedleri'	
190	2	Yellow Buckeye	Aesculus octanda	
191	2	European white birch	Betula pendula	
192	2	European white birch	Betula pendula	
193	2	European white birch	Betula pendula	
194	2	Sawara falsecypress	Chamaecyparis pisifera	
195	2	Port Orford cedar	Chamaecyparis lawsoniana	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
196	2	Norway maple	Acer platanoides	
198	2	Chinese juniper	Juniperus chinensis	
199	2	Norway maple	Acer platanoides	
200	1	Red oak	Quercus rubra	
201	2	European white birch	Betula pendula	
202	2	Norway maple	Acer platanoides	
203	2	Chinese juniper	Juniperus chinensis	
204	2	Mazzard cherry	Prunus avium	
205	2	Black cottonwood	Populus trichocarpa	
206	2	Scots pine	Pinus sylvestris	
207	2	Scots pine	Pinus sylvestris	
208	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
209	2	Norway spruce	Picea abies	
210	2	Horsechestnut	Aesculus hippocastanum	
211	2	Norway maple	Acer platanoides	
212	2	Western red cedar	Thuja plicata	
213	2	Norway maple	Acer platanoides	
214	2	Norway maple	Acer platanoides	
215	2	Black locust	Robinia pseudoacacia	
216	2	Black locust	Robinia pseudoacacia	
217	2	Weeping willow	Salix babylonica	
218	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
219	2	Fruit apple	Malus sp.	
220	2	Norway maple	Acer platanoides	
221	2	Norway maple	Acer platanoides	
222	2	Norway maple	Acer platanoides	
223	2	Grand fir	Abies grandis	
224	2	Black locust	Robinia pseudoacacia	
225	2	Black cottonwood	Populus trichocarpa	
226	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
227	2	Black locust	Robinia pseudoacacia	
228	2	Horsechestnut	Aesculus hippocastanum	
229	2	Western red cedar	Thuja plicata	
230	2	Norway maple	Acer platanoides	
231	2	European white birch	Betula pendula	
232	2	Sawara falsecypress	Chamaecyparis pisifera	
233	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
234	2	Sawara falsecypress	Chamaecyparis pisifera	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
235	2	Chinese photinia	Photinia serrulata	
236	2	Norway spruce	Picea abies	
237	2	Sawara falsecypress	Chamaecyparis pisifera	
238	2	Fruit plum	Prunus sp.	
239	2	Norway maple	Acer platanoides	
240	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
241	2	Norway maple	Acer platanoides	
242	2	Douglas-fir	Pseudotsuga menziesii	
243	2	Douglas-fir	Pseudotsuga menziesii	
244	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
245	2	Cherry	Prunus sp.	
246	2	Atlas cedar	Cedrus atlantica	
247	2	Norway maple	Acer platanoides	
248	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
249	2	Fruit plum	Prunus sp.	
250	2	Western red cedar	Thuja plicata	
251	2	Norway maple	Acer platanoides	
252	2	Sawara falsecypress	Chamaecyparis pisifera	
253	2	Norway maple	Acer platanoides	
254	2	Sawara falsecypress	Chamaecyparis pisifera	
255	2	Sawara falsecypress	Chamaecyparis pisifera	
256	2	Sawara falsecypress	Chamaecyparis pisifera	
257	2	Fruit plum	Prunus sp.	
258	2	Saucer magnolia	Magnolia soulangean	
259	2	Norway maple	Acer platanoides	
260	2	Fruit pear	Pyrus sp.	
261	2	Norway maple	Acer platanoides	
262	2	Lilac	Syringa vulgaris	
263	2	English yew	Taxus baccata	
264	2	Black locust	Robinia pseudoacacia	
265	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
266	2	Fruit Cherry	Prunus sp.	
267	2	Eucalyptus	Eucalyptus sp.	
268	2	Bigleaf maple	Acer macrophyllum	
269	2	Fruit plum	Prunus sp.	
270	2	Lombardy poplar	Populus nigra 'Italica'	
271	2	Norway maple	Acer platanoides	
272	2	Norway maple	Acer platanoides	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
273	2	Lombardy poplar	Populus nigra 'Italica'	
274	2	Sawara falsecypress	Chamaecyparis pisifera	
275	2	Lombardy poplar	Populus nigra 'Italica'	
276	2	Lombardy poplar	Populus nigra 'Italica'	
277	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
278	1	Japanese white pine	Pinus parviflora	Tree to be relocated
279	2	Norway maple	Acer platanoides	
280	1	Deodor cedar	Cedrus deodara	
281	1	Horsechestnut	Aesculus hippocastanum	
282	2	Deodor cedar	Cedrus deodara	
283	2	Sawara falsecypress	Chamaecyparis pisifera	
284	2	Flowering Cherry	Prunus sp.	
285	2	Flowering Cherry	Prunus sp.	
286	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
287	2	Portuguese laurel	Prunus lucitanica	
288	2	Portuguese laurel	Prunus lucitanica	
289	2	Sawara falsecypress	Chamaecyparis pisifera	
290	2	Black locust	Robinia pseudoacacia	
291	1	Sawara falsecypress	Chamaecyparis pisifera 'Boulevard'	
292	2	Mountain pine	Pinus mugo ssp. uncinata	
293	2	Chinese photinia	Photinia serrulata	
294	1	Port Orford Cedar	Chamaecyparis lawsoniana	
295	1	Port Orford Cedar	Chamaecyparis lawsoniana	
296	1	Port Orford Cedar	Chamaecyparis lawsoniana	
297	2	Port Orford Cedar	Chamaecyparis lawsoniana	
298	2	Sawara falsecypress	Chamaecyparis pisifera 'Plumosa Aurea'	
299	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
300	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
301	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
302	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
303	2	Mazzard cherry	Prunus avium	
304	2	English holly	Ilex aquifolium	
305	2	Sawara falsecypress	Chamaecyparis pisifera	
306	2	Scots pine	Pinus sylvestris	
307	2	Mazzard cherry	Prunus avium	
308	2	Douglas-fir	Pseudotsuga menzeisii	
309	2	Norway spruce	Picea abies	
310	2	Norway maple	Acer platanoides	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
311	2	Fruit Cherry	Prunus sp.	
312	2	Norway maple	Acer platanoides	
313	2	Western red cedar	Thuja plicata	
314	2	Sycamore maple	Acer pseudoplatanus	
315	2	Sawara falsecypress	Chamaecyparis pisifera	
316	2	Sycamore maple	Acer pseudoplatanus	
317	2	Scots pine	Pinus sylvestris	
318	2	Norway spruce	Picea abies	
319	2	Norway maple	Acer platanoides	
320	1	Norway maple	Acer platanoides	
321	1	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
322	2	Silver maple	Acer saccharinum	
323	2	Silver maple	Acer saccharinum	
324	2	Western red cedar	Thuja plicata	
325	2	Fruit Cherry	Prunus sp.	
326	2	Norway maple	Acer platanoides	
327	2	Honey locust	Gleditsia triacanthos	
328	1	Sweet gum	Liquidambar styraciflua	
329	1	Port Orford Cedar	Chamaecyparis lawsoniana	
330	2	Flowering plum	Prunus sp.	
331	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
332	2	European white birch	Betula pendula	
333	1	Scots pine	Pinus sylvestris	
334	2	English holly	Ilex aquifolium	
335	2	Scots pine	Pinus sylvestris	
336	1	Red oak	Quercus rubra	
337	1	Red oak	Quercus rubra	
338	1	Red oak	Quercus rubra	
339	2	American elm	Ulmus americana	
340	2	Green ash	Fraxinus pennsylvanica	
341	1	Red oak	Quercus rubra	
342	2	Flowering cherry	Prunus serrulata	
343	2	Black locust	Robinia pseudoacacia	
344	2	Siberian elm	Ulmus pumila	
345	2	Norway maple	Acer platanoides	
346	2	Scots pine	Pinus sylvestris	
347	2	Norway maple	Acer platanoides	
348	2	Norway maple	Acer platanoides	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
349	2	Norway spruce	Picea abies	
350	2	Norway maple	Acer platanoides	
351	1	Western red cedar	Thuja plicata	
352	2	Scots pine	Pinus sylvestris	
353	1	Monterey cypress	Cupressus macrocarpa	
354	2	English holly	Ilex aquifolium	
355	1	Norway maple	Acer platanoides	
356	1	Siberian elm	Ulmus pumila	
357	2	Western red cedar	Thuja plicata	
358	1	Chinese photinia	Photinia serrulata	
359	2	Siberian elm	Ulmus pumila	
360	2	English elm	Ulmus procera	
361	2	Siberian elm	Ulmus pumila	
362	2	Plum	Prunus sp.	
363	2	Norway spruce	Picea abies	
364	2	Black locust	Robinia pseudoacacia	
365	2	Chinese juniper	Juniperus chinensis	
366	2	Norway maple	Acer platanoides	
367	2	Western red cedar	Thuja plicata	
368	2	Chinese photinia	Photinia serrulata	
369	2	Western red cedar	Thuja plicata	
370	2	Norway maple	Acer platanoides	
371	2	Black locust	Robinia pseudoacacia	
372	1	Norway spruce	Picea abies	
373	2	Norway maple	Acer platanoides	
374	2	Chinese photinia	Photinia serrulata	
375	1	Norway maple	Acer platanoides	
376	1	Red oak	Quercus rubra	
377	2	Honey locust	Gleditsia triacanthos	
378	2	Norway maple	Acer platanoides	
379	2	Norway maple	Acer platanoides	
380	2	Norway maple	Acer platanoides	
381	2	Norway maple	Acer platanoides	
382	2	Western red cedar	Thuja plicata	
383	2	Chinese juniper	Juniperus chinensis	
384	2	Scots pine	Pinus sylvestris	
385	2	Norway maple	Acer platanoides	
386	2	Honey locust	Gleditsia triacanthos	

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
387	2	Honey locust	Gleditsia triacanthos	
388	2	Honey locust	Gleditsia triacanthos	
389	2	Honey locust	Gleditsia triacanthos	
390	2	Honey locust	Gleditsia triacanthos	
391	1	Western red cedar	Thuja plicata	
392	2	Siberian elm	Ulmus pumila	
393	1	Norway spruce	Picea abies	
394	1	Port Orford Cedar	Chamaecyparis lawsoniana	
395	1	Rocky Mountain Ponderosa Pine	Pinus ponderosa var. scopulorum	
396	2	Scots pine	Pinus sylvestris	
397	2	Norway spruce	Picea abies	
398	2	Mazzard cherry	Prunus avium	
399	1	Norway maple	Acer platanoides	
400	1	Norway maple	Acer platanoides	
401	2	Scots pine	Pinus sylvestris	
402	2	Western red cedar	Thuja plicata	
403	2	Common or English Hawthorn	Crataegus monogyna	
404	2	Norway maple	Acer platanoides	
405	2	Thornless cockspur hawthorn	Crataegus crus-gali 'Inermis'	
406	2	Thornless cockspur hawthorn	Crataegus crus-gali 'Inermis'	
407	2	Mazzard cherry	Prunus avium	
408	2	Sawara falsecypress	Chamaecyparis pisifera	
409	2	Pussy willow	Salix caprea	
410	2	Pussy willow	Salix caprea	

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

INTRODUCTION

This tree protection plan has been updated to reflect conditions on the site, which have changed during the course of implementation of the planned action since this Exhibit C, originally dated July 25, 2012, was adopted by the City Council.

In preparing the Yesler Terrace Environmental Impact Statement, Seattle Housing Authority and the City of Seattle conducted a thorough 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 requiring protection of certain existing trees over the course of redevelopment at Yesler Terrace. This analysis was required as a result of the FEIS and identified mitigation. The updates to the tree protection plan satisfy the mitigation described in the FEIS.

The inventory included an evaluation of health for each tree, and a determination of exceptional tree status, pursuant to Department of Construction and Inspections Director's Rule 16-2008, or subsequent rule. 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.

For each tree existing on the Planned Action Site as of January 1, 2012, this revised document either designates preservation during redevelopment or authorizes removal. 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 and street tree requirements in Chapter 23.75 of the Land Use Code. Land Use Code requirements and Street Improvement Permit conditions may require more trees than the preserved and replacement trees provided pursuant to this document.

REQUIREMENTS

In applying this document SDCI shall be responsible for trees shown on this tree protection plan that are on private property and not within a street-right-of-way within the boundaries of the Yesler Terrace Planned Action Site. It is the responsibility of the Seattle Housing Authority to report on required tree mitigation including providing information needed for SDCI to determine if the proposal meets the PAO requirements, which means the applicant must document tree mitigation compliance within the PAO boundary, off-site citywide tree planting and/or payment in-lieu applicable to both Tier 1 and Tier 2 trees as required in the adopted

Cooperative Agreement. Compliance with all tree mitigation requirements is to be reported after total build-out of the Planned Action. This reporting on behalf of SHA is not intended to be required as part of the permit review process or necessary in order for SHA to obtain grading, demolition, master use, or building permits. The annual report that SHA submits to the SDCI Director required by the Cooperative Agreement will satisfy the SHA's reporting requirement. By entering into the Cooperative Agreement SHA is committed to the required tree mitigation.

In the following figures and table, each existing tree within the Yesler Terrace Planned Action Site is assigned to one of the following tiers:

Tier 1: Tier 1 trees are defined as 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 relocated or removed with the SDCI Director's approval. If a tree in this category is removed or damaged during, before, or after development the Tier 1 tree shall be replaced within the Yesler Terrace Planned Action Site (Exhibit A to the Yesler Planned Action Ordinance), or off-site outside the Planned Action Site in a location within 1,500 feet of the Planned Action Site identified by SHA and approved by the SDCI Director by 10 replacement trees. If SDCI determines that there is inadequate space for tree planting within the 1,500 foot area surrounding the Planned Action Site, replacement trees may be planted on other existing SHA properties or in census tracts with tree canopy cover of 25 percent or less, according to the 2016 Seattle Tree Canopy Assessment (or successor tree canopy assessment). Payment-in-lieu of planting may only be used after SDCI has determined that SHA has exhausted all viable options within the Planned Action Site and off-site areas. Each replacement tree shall be of a size and species determined by SDCI to have a canopy cover potential of at least equal to the tree that was lost. Tree removal mitigation, including replacement trees or payment in-lieu of tree replacement shall be done pursuant to rules promulgated by the SDCI Director.

Tier 2: Tier 2 trees are authorized for removal. Trees in this category either are not viable in the long term due to disease, topping, or other health problems, or are in locations where disturbances during construction will make preservation infeasible. This includes exceptional trees in locations where anticipated grading or construction preclude tree retention. Each removed tree shall be replaced by one replacement tree, with the exception of Trees 88 and 89, which shall each be replaced by three replacement trees. Each replacement tree shall be of a size and species determined by SDCI to have a canopy cover potential at least equal to the tree that was removed. Replacement trees shall be located within the Yesler Terrace Planned Action Site or off-site outside the Planned Action Site in a location within 1,500 feet of the Planned Action Site identified by SHA and approved by the SDCI Director. If SDCI determines that there is inadequate space for tree planting within the 1,500 foot area surrounding the Planned Action Site, replacement trees may be planted on other existing SHA properties or in census tracts with tree canopy cover of 25 percent or less, according to the 2016 Seattle Tree Canopy Assessment (or successor tree canopy

assessment). Payment-in-lieu of planting may only be used after SDCI has determined that SHA has exhausted all viable options within the Planned Action Site and off-site areas. Tree removal mitigation, including replacement trees or payment in-lieu of tree replacement shall be done pursuant to rules promulgated by the SDCI Director.

Replacement trees provided pursuant to this plan may include plantings on lots or in abutting rights-of-way, if approved by the Director of Transportation. If a planting and maintenance plan is approved by WSDOT, the applicant may elect to plant replacement trees on WSDOT property between the Planned Action Site and Interstate 5. All tree plantings shall conform to provisions in SDCI Director's Rule 11-2020 or subsequent rule, including but not limited to soil amendments and tree spacing. For trees that will be preserved, protection techniques shall be identified in Master Use Permit, demolition, and building permit applications.

At a minimum, project proposals for lots that include or are adjacent to Tier 1 trees shall:

- Use fences and signage to protect trees and their critical root zones (CRZs, as defined in City of Seattle 2020 Standard Plan #133) during construction, consistent with SDCI Director's Rule 11-2020 or subsequent rule.
- Where possible, in accordance with the Yesler Terrace Master Planned Community Design Guidelines or subsequent guidelines, the applicant shall 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 SDCI Director's Rule 11-2020 or subsequent rule.
- Comply with any other specific arboricultural techniques that SDCI or SDOT deems necessary for preservation given specific site conditions.

The figures and table show trees in the portion of the Yesler Terrace Redevelopment Area east of Boren Avenue, which is outside the Planned Action Site. The Planned Action Ordinance and its Exhibit C Tree Protection Plan do not apply to development outside of the Planned Action Site.