

Yolanda Ho  
**Committee: Land Use & Neighborhoods**  
**Date: July 14, 2021**  
**Version: 1**

**Amendment 1**  
**to**  
**CB 120108 - SDCI Yesler Terrace Tree Protection Update ORD**  
**Sponsor: CM Strauss**  
Technical Corrections

Amend Attachment B (Exhibit C to Ordinance 123962) to Council Bill 120108 to make the following technical corrections:

- Correct reference to Seattle Department of Construction and Inspections Director’s Rule (DR) 16-2008, regarding the designation of exceptional trees;
- Strike statement “Tier 1 trees are allowed to be removed and replaced at a 10:1 replacement ratio;”
- Update references to DR 30-2015 to the current version (DR 11-2020), regarding landscaping standards; and
- Correct a typographical error.

<b>Effect:</b> This amendment would make technical corrections.
---

# 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 ~~30-2015~~ 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 allowed to be removed and replaced at a 10:1 replacement ratio.~~ 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 identified by SHA and approved by the SDCI Director by 10 replacement trees. 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. 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 identified by SHA and approved by the SDCI Director. 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 ~~30-15~~ 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 1-1~~ Standard Plan #133) during construction, consistent with SDCI Director's Rule ~~30-2015~~ 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 ~~30-2015~~ 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.