

## Amendment 8 Version 2 to CB 121011 – Roots to Roofs

**Sponsor:** Councilmember Rivera

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Limitation on Tier 2 tree removal

**Effect:** Council Bill 121011 establishes alternative development standards for qualifying development, including additional allowable lot coverage in neighborhood residential zones. Development that maximizes use of lot coverage can result in tree removals.

This amendment would prohibit removal of tier two trees for development on sites in neighborhood residentially-zoned sites in identified Environmental Justice Priority Areas, which generally include census tracts in southeast Seattle, much of the Central Area, South Park, Highland Park, the University District, Lake City, and Bitter Lake. The [2021 City of Seattle Tree Canopy Assessment Final Report](#) identifies those tracts as having greater relative tree loss between 2016 and 2021.

Amend Section 2 and 3 of Council Bill 121011, as follows:

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal Code as follows:

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### **23.40.093 Alternative development standards**

A. In lieu of otherwise applicable development standards contained in Chapters 23.44, 23.45, 23.47A, and 23.48, a proposed development that meets the requirements of Section 23.40.092 may meet the applicable alternative development standards of Sections 23.40.094 through 23.40.097. A determination by the Director that development meets the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I decision.

B. Split-zoned lots

1. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that at least 51 percent of the total lot area is in the zone with the highest FAR limit.

2. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that at least 51 percent of the total lot area is in the zone with the highest height limit.

3. For the purposes of subsections 23.40.090 through 23.40.097, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Eligible projects are exempt from the requirements of Chapter 23.41 and Section 23.54.015.

D. Notwithstanding the requirements of subsection 25.11.070, no Tier 2 trees may be removed for development on sites in neighborhood residential zones located in environmental justice priority areas identified by the Director's rule promulgated pursuant to this ordinance.

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Section 3. The Directors of the Seattle Department of Construction and Inspections, the Office of Housing, and the Office of Planning and Community Development, shall in consultation with the Equitable Development Initiative Advisory Board promulgate by Director's Rule:

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Ketil Freeman  
Land Use Committee  
August 27, 2025  
D#2a

D. A rule identifying environmental justice priority areas for the purposes of protecting Tier 2 trees. The boundaries of environmental justice priority areas should be consistent with those identified in the 2021 City of Seattle Tree Canopy Assessment Final Report.