



# SEATTLE CITY COUNCIL

## Land Use and Neighborhoods Committee

### Agenda

Wednesday, July 14, 2021

9:30 AM

### Public Hearing

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or  
Seattle Channel online.

Dan Strauss, Chair  
Teresa Mosqueda, Vice-Chair  
Debora Juarez, Member  
Andrew J. Lewis, Member  
Alex Pedersen, Member  
M. Lorena González, Alternate

Chair Info: 206-684-8806; [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

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<http://seattle.gov/cityclerk/accommodations>.



**SEATTLE CITY COUNCIL**  
**Land Use and Neighborhoods Committee**  
**Agenda**  
**July 14, 2021 - 9:30 AM**  
**Public Hearing**

**Meeting Location:**

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

**Committee Website:**

<http://www.seattle.gov/council/committees/land-use-and-neighborhoods>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

*In-person attendance is currently prohibited per Washington State Governor's Proclamation 20-28.15, until the COVID-19 State of Emergency is terminated or Proclamation 20-28 is rescinded by the Governor or State legislature. Meeting participation is limited to access by telephone conference line and online by the Seattle Channel.*

Register online to speak during the Public Comment period and at the Public Hearing at the 9:30 a.m. Land Use and Neighborhoods Committee meeting at

<http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Comment period and at the Public Hearing during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at

[Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

Sign-up to provide Public Comment at the meeting at

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*Please Note: Times listed are estimated*

**A. Call To Order**

**B. Approval of the Agenda**

**C. Public Comment**

(10 minutes)

**D. Items of Business**

**1. 2021 - 2022 Comprehensive Plan Amendment Docket Setting Resolution**

Supporting Documents: [Central Staff Memo](#)  
[Presentation v2](#)

**Briefing, Discussion, and Public Hearing**

**Presenters:** Lish Whitson, Council Central Staff; Vanessa Murdock, Executive Director, and Rick Mohler, Co-Chair, Seattle Planning Commission

Register online to speak at the Public Hearing during the Land Use and Neighborhoods Committee meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Public Hearing during the Land Use and Neighborhoods Committee meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Hearing during the meeting. Speakers must be registered in order to be recognized by the Chair. If you are unable to attend the remote meeting, please submit written comments to Councilmember Strauss at [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov).

**2. Growth Strategy Racial Equity Toolkit Report**

Supporting Documents: [OPCD Memo](#)  
[Presentation](#)

**Briefing and Discussion** (30 minutes)

**Presenters:** Rico Quirindongo, Interim Director, and Michael Hubner, Office of Planning and Community Development

**3. Seattle Department of Construction and Inspections (SDCI) and Office of Sustainability and Environment (OSE) Quarterly Tree Protection Report**

Supporting Documents: [SDCI/OSE Memo](#)  
[Presentation](#)

**Briefing and Discussion** (30 minutes)

**Presenters:** Chanda Emery and Mike Podowski, Seattle Department of Construction and Inspections; Patricia Bakker, Office of Sustainability and Environment

4.     [CB 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.

Attachments:   [Att A - Exhibit C to Ord. 123962 \(July 25, 2012\)](#)  
                      [Att B - Updated Exhibit C to Ord. 123962](#)

Supporting  
Documents:   [Summary and Fiscal Note](#)  
                      [Director's Report](#)  
                      [Central Staff Memo](#)  
                      [Presentation \(7/14/21\)](#)

**Briefing and Discussion** (30 minutes)

**Presenters:** Rod Brandon, Executive Director, and Terry Galiney, Seattle Housing Authority; Yolanda Ho, Council Central Staff

## E. Adjournment



## Legislation Text

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**File #:** Inf 1840, **Version:** 1

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2021 - 2022 Comprehensive Plan Amendment Docket Setting Resolution

July 12, 2021

## MEMORANDUM

**To:** Land Use and Neighborhoods Committee  
**From:** Eric McConaghy and Lish Whitson, Analysts  
**Subject:** 2020-2021 Comprehensive Plan Docket

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On Wednesday, July 14, the Land Use and Neighborhoods Committee (Committee) will hold a public hearing and discuss proposals to amend the [Seattle Comprehensive Plan](#). In May 2021, the Council received six proposals to amend the Comprehensive Plan from members of the public and one from Councilmember Lewis. Those proposals are included in [Clerk File 321977](#). In addition, there are a number of amendment proposals that were previously docketed by the City Council under [Resolution 31970](#), but have not been resolved.

The seven proposals were forwarded to the Seattle Planning Commission (SPC) and Office of Planning and Community Development (OPCD) for consideration and recommendation. The Seattle Planning Commission has transmitted its letter with recommendations on the proposals. We expect OPCD to transmit its letter in the coming weeks.

This memo (1) provides background on the Comprehensive Plan docketing process, including identification of previously docketed amendments that may carry over into the 2021-2022 process, (2) explains the criteria Council uses to determine whether proposed amendments should be selected for consideration, and (3) provides initial recommendations, discussion, and review of the applications in light of the criteria. There are three attachments:

- Attachment 1 summarizes recommendations from the SPC and Central Staff;
- Attachment 2 is the SPC letter to the Council; and
- Attachment 3 is a draft of the docketing resolution

Following the July 14 Committee meeting, Central Staff will work with Councilmember Strauss to prepare a 2020-2021 Comprehensive Plan docket resolution for introduction. The Committee is currently scheduled to make a recommendation on that resolution at its July 28 meeting.

### Background

Seattle 2035, Seattle's Comprehensive Plan, is the City's core policy document to guide the City's growth. Under the Washington State Growth Management Act, with a few limited exceptions, the City may only amend the Comprehensive Plan once a year. Most years, the City Council solicits proposals for amendments to the plan from members of the public and City Departments and develops a "docket" of amendments to be considered the following year.

The Comprehensive Plan is a foundational, long-term document that is intended to guide the City's growth over twenty years. Washington State law limits amendments to the plan and

requires a deliberative public process to amend the plan. The City's criteria are intended to limit potential amendments to those that are legal, can be accommodated within the time available, and are generally consistent with the City's overall policies for growth. Larger shifts in policy direction are generally considered as part of a "major update" which State Law requires every eight years. The next major update must be adopted by June 2024.

Generally, the docketing process occurs in four steps:

1. Spring: Council issues a call for amendment proposals. Anyone can submit a proposal.
2. Summer: Council reviews amendment applications and establishes by resolution a docket of the amendments the Council will consider. This is often referred to as the "docket setting" resolution.
3. Fall: OPCD reviews the amendments and conducts environmental analysis, making a recommendation to the Council regarding which amendments should be made.
4. Winter: Council receives recommendations from the SPC, and OPCD, considers the merits of proposed amendments, and acts on legislation amending the Comprehensive Plan.

This year, we anticipate that the Council will review the 2020-2021 amendments docketed under Resolution 31970 in September.

### **Criteria for Annual Comprehensive Plan Docketing**

The Council applies a variety of criteria in deciding whether to include a proposed amendment in the docket setting resolution. A decision to include a proposed amendment in the resolution does not constitute Council approval of a proposed amendment. Rather, a decision to include a proposed amendment means that the Council has determined that the subject matter is appropriate for the Comprehensive Plan and consideration of the proposed amendment can be practically accomplished during the amendment cycle. Criteria applied by the Council included in Resolution 31807 are as follows:

- A. The amendment is legal under state and local law.
- B. The amendment is appropriate for the Comprehensive Plan because:
  1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
  2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;
  3. Its intent cannot be accomplished by a change in regulations alone;
  4. It is not better addressed as a budgetary or programmatic decision; and
  5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.

- C. It is practical to consider the amendment because:
1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;
  2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and
  3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.
- D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.
- E. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.
- F. The amendment is likely to make a material difference in a future City regulatory or funding decision.
- G. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as - or is compatible with - the proposed designation.

#### Previously docketed items that may continue into 2021-2022

In addition to considering whether to docket newly proposed amendments as part of the 2021-2022 cycle, the Council may request the Executive to complete review of several items that were docketed under Resolution 31970 for potential consideration in 2021 by docketing them again for consideration in 2022:

- Designation of the South Park Urban Village;
- Designation of an urban village near the future light rail station at N 130th Street and Interstate 5;
- Amendments related to fossil fuels and public health;
- Updates to maritime and industrial lands policies resulting from the recommendations of the Mayor's Maritime and Industrial stakeholder process; and
- Impact fee amendments.

## **Discussion and Preliminary Recommendations**

The table in Attachment 1 summarizes the proposed amendments and the recommendations of the SPC and Central Staff. We will update the table with OPCD's recommendations as soon as they are available.

### Amendments recommended to move forward

Amendment 1 is recommended to move forward for more study by the SPC and Central Staff. Councilmember Lewis proposes this amendment to reclassify W Florentia Street between 3rd Avenue N and Queen Anne Avenue N and Nickerson Street as nonarterial streets. SPC and Central staff find that an amendment to the Comprehensive Plan's Transportation Appendix meets the criteria for further study. We find that an amendment to the Transportation Appendix Figure A-1 map would be necessary to accomplish the reclassification and its study is appropriate within the confines of the annual amendment cycle (Criteria B.3, C.1, C.3, and F). The reclassification would also require a change to the Seattle Municipal Code Exhibit 11.18.010A, to the arterial street map.

### Amendments not recommended to move forward

Amendment 2 is not recommended to move forward for more study by the SPC and Central Staff. In this amendment, Seattle Gospel Hall propose to amend the Future Land Use Map (FLUM) to change the designation of property located at 9201-9215 3rd Avenue S from Single Family to Multifamily. We find that the amendment does not meet the location and size criteria for a FLUM amendment and is not consistent with established Comprehensive Plan policy (Criteria G and C.3).

Amendment 3 is not recommended to move forward for more study by the SPC and Central Staff. In this amendment, Jeffrey Hummel proposes to remove property located at 1511-1551 W Armory Way from the Ballard-Interbay-Northend Manufacturing/Industrial Center and to amend the FLUM to change the designation of this area to Commercial/Mixed-Use. We find that this amendment is more appropriately considered as part of the potential changes to Comprehensive Plan industrial land policies as informed by the recommendations of the Mayor's Maritime and Industrial Stakeholder Committee (Criterion B.5).

Four proposed amendments (amendments 4-7 on Attachment 1) have been proposed in the past and have either been docketed and then not recommended for adoption or not docketed (Criterion D). The applicant, Chris Leman, has not indicated any changed circumstances that would warrant reconsideration of these amendments. SPC and Central Staff do not recommend docketing these amendments.



**Next Steps**

Following the July 14 Committee meeting, Central Staff will finalize the docketing resolution based on the Committee's direction for introduction and referral to the Committee for discussion and possible vote on July 28.

**Attachments:**

1. Summary of Recommendations on Proposed Comprehensive Plan Amendments
2. Letter from the Seattle Planning Commission to the Council
3. Draft Docketing Resolution

cc: Dan Eder, Interim Director  
Aly Pennucci, Policy and Budget Manager

## Summary of Recommendations on Proposed Comprehensive Plan Amendments

#	Amendment Proposal	Short Description	Proposer	Recommendation		
				SPC	OPCD	CS
A. Amendments proposed for the 2021-2022 Cycle (numbered consistent with list in <a href="#">Clerk File 321977</a> )						
1	Florentia Street	Reclassify W Florentia Street between 3rd Avenue N and Queen Anne Avenue N and Nickerson Street as nonarterial streets	CM Lewis	Docket	TBD	Docket
2	3rd Avenue S	Amend the Future Land Use Map to change 9201-9215 3rd Avenue S in the south Seattle/South Park neighborhood from Single-Family to Multifamily	Seattle Gospel Hall	Do not docket	TBD	Do not docket
3	W Armory Way	Amend the Future Land Use Map to change 1511-1551 W Armory Way from Ballard-Interbay-Northend Manufacturing/ Industrial Center to Commercial/Mixed Use	Jeffery Hummel	Do not docket	TBD	Do not docket
4	Setbacks and Trees	Amend the Land Use element policies related to building setbacks and yards to allow for preservation and planting of trees	Chris Leman	Do not docket	TBD	Do not docket
5	Skybridges, Trams and Tunnels	Amend the Transportation element to add a policy that discourages pedestrian grade separations, including skybridges, trams and tunnels	Chris Leman	Do not docket	TBD	Do not docket
6	Open and Democratic Government	Add a new Open and Democratic Government element to the Comprehensive Plan	Chris Leman	Do not docket	TBD	Do not docket
7	Heavy Vehicles	Amend the Transportation element to reduce road and bridge damage from heavy vehicles	Chris Leman	Do not docket	TBD	Do not docket

**KEY:** SPC – Seattle Planning Commission | OPCD – Office of Planning and Community Development | CS – Central Staff



July 12, 2021

Honorable Councilmember Dan Strauss, Chair  
Land Use and Neighborhoods Committee  
via e-mail

RE: 2021-2022 Comprehensive Plan Amendments

Dear Councilmember Strauss,

The Seattle Planning Commission is pleased to provide our comments and recommendations on which proposed 2021-2022 Comprehensive Plan amendments should be placed on the docket for further analysis. Our recommendations are offered as stewards of the Seattle Comprehensive Plan and based on the application of Council-adopted criteria, Guidelines for Amendment Selection, included in Resolution 31807 (Attachment A).

**The Planning Commission recommends moving forward the following amendment proposals to the docket for further analysis:**

1. Florentia Street

The applicant is proposing to reclassify West Florentia Street (between 3rd Avenue North and Queen Anne Avenue North) and Florentia Street (between Queen Anne Avenue North and Nickerson Street) in the Queen Anne neighborhood as non-arterial streets.

The Commission recommends this proposal for the docket. The proposal meets the criteria and as such warrants further study. Arterial streets and non-arterial streets are included on the Comprehensive Plan's Transportation Appendix Figure A-1 map. Also, per docketing criterion F, this amendment is likely to make a material difference in a future City regulatory or funding decision, as this reclassification would influence future City budgetary decisions on physical improvements to the street.

**The Planning Commission recommends the following amendment proposals not move forward to the docket for further analysis:**

Commissioners

Rick Mohler, *Co-Chair*  
Jamie Stroble, *Co-Chair*

Mark Braseth

McCaela Daffern

Roque Deherrera

David Goldberg

Matt Hutchins

Patience Malaba

Radhika Nair

Alanna Peterson

Dhyana Quintanar

Julio Sanchez

Lauren Squires

Kelabe Tewolde

Rose Lew Tsai-Le Whitson

Staff

Vanessa Murdock  
*Executive Director*

Olivia Baker  
*Policy Analyst*

John Hoey,  
*Senior Policy Analyst*

Robin Magonegil  
*Administrative Analyst*

### Future Land Use Map (FLUM) Amendments

#### 2. 9201-9215 3rd Avenue SW

The applicant is proposing to amend the FLUM designation of these parcels from Single-Family Residential to Multi-Family Residential.

The Commission does not recommend this proposal for the docket citing criterion G, which states “an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as – or is compatible with – the proposed designation.” These parcels are in a Single-Family Residential area and are less than a full block. All adjacent parcels are also designated on the FLUM as Single-Family Residential.

#### 3. 1511-1551 W Armory Way

The applicant is proposing to amend the FLUM designation of these parcels from Ballard-Interbay-Northend Manufacturing/Industrial Center to Commercial/Mixed Use.

The Commission does not recommend this proposal for the docket citing criterion B5, which states that it would be “better addressed through a budgetary or programmatic decision or another process, such as activities identified in departmental work programs under way or expected in the near future, within which the suggested amendment can be considered alongside other related issues.” In this case, the appropriate process would be the ongoing work of the Mayor’s Industrial and Maritime Strategy.

### Text Amendments

#### 4. Setbacks and Trees

The applicant is proposing to amend the Land Use Element policies related to building setbacks and yards to allow for preservation and planting of trees.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal has been previously submitted and rejected. It was previously submitted and docketed in the 2017-2018 cycle but was not adopted by the City Council in 2018. The rationale for not adopting this proposal was that much of the proposed language is inconsistent with existing Comprehensive Plan policies or misunderstands the more general policy level at which the Plan operates. This proposal was most recently submitted and not docketed in the 2020-2021 cycle. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

5. Skybridges, Trams and Tunnels

The applicant is proposing to amend the Transportation Element to add a policy that discourages pedestrian grade separations, including skybridges, trams and tunnels.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal has been previously submitted and rejected. It was previously submitted and docketed in the 2012-2013 cycle but was not adopted by the City Council in 2013. The rationale for not adopting this proposal was pedestrian grade separations are addressed in the Seattle Municipal Code and those regulations are consistent with the general policy intent of the Comprehensive Plan. This proposal was most recently submitted and not docketed in the 2020-2021 cycle. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

6. Open and Democratic Government

The applicant is requesting to add an Open and Democratic Government Element to the Comprehensive Plan.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal has been previously submitted and rejected. It was originally proposed as “Open and Participatory Government” in the 2008-2009 amendment cycle but was not docketed citing criteria that the content proposed in the application are best dealt with through the Seattle Municipal Code, the Seattle Ethics Code, or through budgetary and programmatic decision-making. This proposal was most recently submitted and not docketed in the 2020-2021 cycle. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

7. Heavy Vehicles

The applicant is proposing to amend the Transportation Element to reduce road and bridge damage from heavy vehicles.

The Commission does not recommend this proposal for the docket citing criteria D. This proposal has been previously submitted and rejected. It was originally proposed in the 2016-2017 amendment cycle but was not docketed citing criteria that it would be better addressed through another process, specifically the Seattle 2035 Comprehensive Plan update. This proposal was most recently submitted and not docketed in the 2020-2021 cycle. There is insufficient evidence that relevant circumstances have changed significantly to warrant reconsidering this proposal.

## Previously Docketed Amendments

Of the proposed Comprehensive Plan amendments that were docketed by the City Council in Resolution 31970 for further analysis, the following five were not analyzed as part of the 2020-2021 annual amendment cycle:

- Amendments related to the West Seattle Bridge
- Impact fee amendments
- A new name for Single-Family areas
- Designation of the South Park Urban Village
- Amendments related to fossil fuels and public health

At the time the proposed West Seattle Bridge amendments were docketed, the closure of the West Seattle Bridge was anticipated to be much longer than it ultimately will be. Shortly after docketing this amendment, it was announced that the bridge would only be closed for three years. The need to amend the Comprehensive Plan to identify mitigation related to the closure was determined to be unnecessary. The City Council originally proposed impact fee amendments but has not taken any additional action to pursue these amendments. The Office of Planning and Community Development (OPCD) has stated that the remaining three amendments above (Single-Family areas, South Park Urban Village, and fossil fuels) could be more appropriately addressed through the next Major Update to the Comprehensive Plan, with the rationale that these issues would require a bigger change to the Plan outside of the scope of the annual amendments. The Planning Commission has concerns about waiting until the next Major Update of the Comprehensive Plan in 2024 for consideration of these proposed amendments and encourages the City Council to move forward on them sooner where appropriate. We would like to call your attention to the Commission's specific comments on one of these docketed amendments below.

### Alternative Name for Single-Family Zones

As we noted in our docket recommendation letter last year, the City Council proposed an amendment that would recommend an alternative name for Single-Family zones, such as Neighborhood Residential, and amend the Land Use Element of the Comprehensive Plan to implement this change. The name 'Single-Family' zoning has been a misnomer since 1994 when the city passed Accessory Dwelling Unit legislation allowing two households to live on a Single-Family zoned parcel and is not representative of the households that currently live in those zones. This name is also linked to Seattle's former use of race-based zoning as an exclusionary practice. The Commission applauds and supports the City Council in the proposed amendment that would recommend changing the name of the zoning earlier than the Major Update. This change could also serve to inform the policy process considering alternatives to Single-Family zoning.

The Planning Commission has been a consistent advocate for reexamining Seattle's land use policies to expand the range and affordability of housing choices. Our 2018 [\*Neighborhoods for All\*](#) and 2020 [\*A Racially Equitable & Resilient Recovery\*](#) reports both emphasized the benefits of allowing more housing and increasing housing choices in Single-Family zones. The Commission applauds the City Council for including funding

Attachment 2 - Letter from the Seattle Planning Commission to the Council

Seattle Planning Commission  
2021-2022 Comprehensive Plan Amendments  
Page 5

to analyze a variety of housing types in Single-Family zones in the Environmental Impact Statement (EIS) on the Major Update to the Comprehensive Plan. We look forward to providing our input on this subject throughout the process to update the Comprehensive Plan. In the meantime, the Commission recommends moving the effort to rename Single-Family zoning forward sooner than the beginning of the Major Update.

We appreciate the opportunity to review amendments for docket setting and provide our recommendations. If you have any questions, please do not hesitate to contact us or our Executive Director, Vanessa Murdock, at [vanessa.murdock@seattle.gov](mailto:vanessa.murdock@seattle.gov)

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Rick Mohler, and the signature on the right is for Jamie Stroble. Both signatures are stylized and cursive.

Rick Mohler and Jamie Stroble, Co-Chairs  
Seattle Planning Commission

cc: Mayor Jenny Durkan  
Seattle City Councilmembers  
Lish Whitson, Eric McConaghy; Council Central Staff  
Rico Quirindongo, Michael Hubner; Office of Planning and Community Development

## **ATTACHMENT A**

### **City of Seattle Criteria for Comprehensive Plan Amendment Selection (from Resolution 31807)**

- A. The amendment is legal under state and local law.
- B. The amendment is appropriate for the Comprehensive Plan because:
1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
  2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;
  3. Its intent cannot be accomplished by a change in regulations alone;
  4. It is not better addressed as a budgetary or programmatic decision; and
  5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.
- C. It is practical to consider the amendment because:
1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;
  2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and
  3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.
- D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.
- E. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.
- F. The amendment is likely to make a material difference in a future City regulatory or funding decision.
- G. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as – or is compatible with – the proposed designation.



**CITY OF SEATTLE**

**RESOLUTION \_\_\_\_\_**

..title

A RESOLUTION identifying proposed Comprehensive Plan amendments to be considered for possible adoption in 2022 and requesting that the Office of Planning and Community Development and the Seattle Planning Commission review and make recommendations about proposed amendments.

..body

WHEREAS, under the Washington State Growth Management Act, chapter 36.70A RCW, The

City of Seattle (“City”) is required to have a comprehensive land use plan

(“Comprehensive Plan”) and to review that plan on a regular schedule; and

WHEREAS, except in limited circumstances, the Growth Management Act allows the City to amend the Comprehensive Plan only once a year; and

WHEREAS, the City adopted a Comprehensive Plan through Ordinance 117221 in 1994, and most recently adopted amendments to its Comprehensive Plan in August 2020 through Ordinance 126186; and

WHEREAS, Resolution 31807 prescribes the procedures and criteria by which proposals for amendments to the Comprehensive Plan are solicited from the public and selected for analysis and possible adoption, a process known as setting the Comprehensive Plan docket; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THAT:**

**Section 1. Comprehensive Plan docket of amendments to be considered in 2022.** The City Council (“Council”) requests that the Office of Planning and Community Development (“OPCD”) analyze the following as possible amendments to the Comprehensive Plan and make a recommendation to the Mayor and City Council whether these proposed amendments warrant

1 further consideration for possible adoption in 2022. The full texts of the proposals are contained  
2 in Clerk File 321977.

3 A. Application to remove the arterial classification from Florentia Street and West  
4 Florentia Street in the Queen Anne neighborhood.

5 **Section 2. Other amendments to the Comprehensive Plan.** The Council requests that  
6 OPCD analyze the following amendments as part of the Comprehensive Plan docket and either  
7 provide a recommendation to the Mayor and City Council for consideration in 2022 alongside  
8 the amendments in Section 1, or provide an update on the status of each of these items and work  
9 program and timeline for completing the analysis:

10 A. South Park. Assess whether the South Park neighborhood meets the criteria for urban  
11 village designation and provide a report to Council as described in Resolutions 31870, 31896 and  
12 31970.

13 B. N. 130th Street and I-5. Specific to the area surrounding the future light rail station at  
14 North 130th Street and Interstate 5, along with other City departments, complete community-  
15 based planning and provide a proposal to establish an urban village as described in Resolution  
16 31970.

17 C. Fossil fuels and public health. In consultation with the Seattle Department of  
18 Construction and Inspections, the Office of Sustainability, and the Environmental Justice  
19 Committee, draft, evaluate, undertake environmental review and provide recommendations for  
20 potential amendments to the Environment, Land Use, or Utilities elements of the Comprehensive  
21 Plan that would clarify the City's intent to protect the public health and meet its climate goals by  
22 limiting fossil fuel production and storage as described in Resolutions 31896 and 31970.

1       D. Maritime and Industrial Policies. Analyze and make recommendations for changes to  
2 the Comprehensive Plan to implement the recommendations of the Mayor’s Maritime and  
3 Industrial Stakeholder Committee as described in the Industrial and Maritime Strategy Council  
4 Recommendations of June 2021.

5       **Section 3. Other Comprehensive Plan amendments that may be considered in 2022.**

6 The Council may also consider the following amendments in 2022:

7       A. Impact fee amendments. Consistent with Resolutions 31762 and 31970, the Council  
8 intends to consider potential amendments to the Comprehensive Plan necessary to support  
9 implementation of an impact fee program for public streets, roads, and other transportation  
10 improvements. This impact fee work may include amendments to update or replace level-of-  
11 service standards or to add impact fee project lists in the Capital Facilities Element and  
12 amendments to other elements or maps in the Comprehensive Plan, as appropriate. The Council  
13 may also consider impact fee amendments related to publicly owned parks, open space, and  
14 recreation facilities, and school facilities.

15       **Section 4. Request for review and recommendations.** The Council requests that OPCD  
16 review the amendments described and listed in sections 1 and 2 of this resolution; conduct public  
17 and environmental reviews of the amendments listed in Sections 1 and 2; and present its analyses  
18 and the Mayor’s recommendations to the Seattle Planning Commission and to the City Council  
19 on the schedule set by Resolution 31807 for review and consideration in 2022.

20       **Section 5. Comprehensive Plan amendments that will not be considered in 2022.** The  
21 Council rejects the following proposed amendments for docketing for the 2021-2022 timeframe,  
22 the full texts of which proposals are contained in Clerk File 321977.

1           A. Application to amend the Future Land Use Map (“FLUM”) for the property addressed  
2 as 9201-9215 3rd Avenue S.

3           B. Application to amend the FLUM for the property addressed as 1511-1551 W Armory  
4 Way.

5           C. Application to amend the Land Use Element to clarify policies related to yards and  
6 trees.

7           D. Application to amend the Transportation Element to discourage pedestrian grade  
8 separations such as skybridges, aerial trams, or tunnels.

9           E. Application to add an Open and Democratic Government element or appendix.

10          F. Application to amend the Transportation Element to minimize damage streets from  
11 heavy vehicles.

Adopted by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
and signed by me in open session in authentication of its adoption this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# 2021-2022 Comprehensive Plan Docket

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ERIC MCCONAGHY AND LISH WHITSON, ANALYSTS  
LAND USE AND NEIGHBORHOODS COMMITTEE  
JULY 14, 2021

# Annual Docket Process – Resolution 31807

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Four steps:

- Spring, 2021: the Council calls for amendment proposals
- Summer, 2021: the Council reviews amendment applications with recommendations from Seattle Planning Commission (SPC) and Office of Planning and Community Development (OPCD) and establishes by resolution a docket for consideration
- Fall, 2021: OPCD reviews the amendments, conducts environmental analysis, and recommends amendments to the Council
- Winter, 2022: the Council receives recommendations from OPCD and SPC, considers the merits of proposed amendments, and acts on a bill amending the Comprehensive Plan

# Docketing Criteria – Resolution 31807 [1/3]

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**A. The amendment is legal under state and local law.**

**B. The amendment is appropriate for the Comprehensive Plan because:**

1. It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
2. It is consistent with the Countywide Planning Policies and with the multi-county policies contained in the Puget Sound Regional Council's regional growth strategy;
3. Its intent cannot be accomplished by a change in regulations alone;
4. It is not better addressed as a budgetary or programmatic decision; and
5. It is not better addressed through another process, such as activities identified in departmental work programs under way or expected soon, within which the suggested amendment can be considered alongside other related issues.



# Docketing Criteria – Resolution 31807 [2 of 3]

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**C. It is practical to consider the amendment because:**

1. The timing of the amendment is appropriate, and Council will have sufficient information to make an informed decision;
2. City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Seattle Municipal Code, and to conduct sufficient analysis and public review; and
3. The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy.

**D. If the amendment has previously been proposed, relevant circumstances have changed significantly so that there is sufficient cause for reconsidering the proposal.**

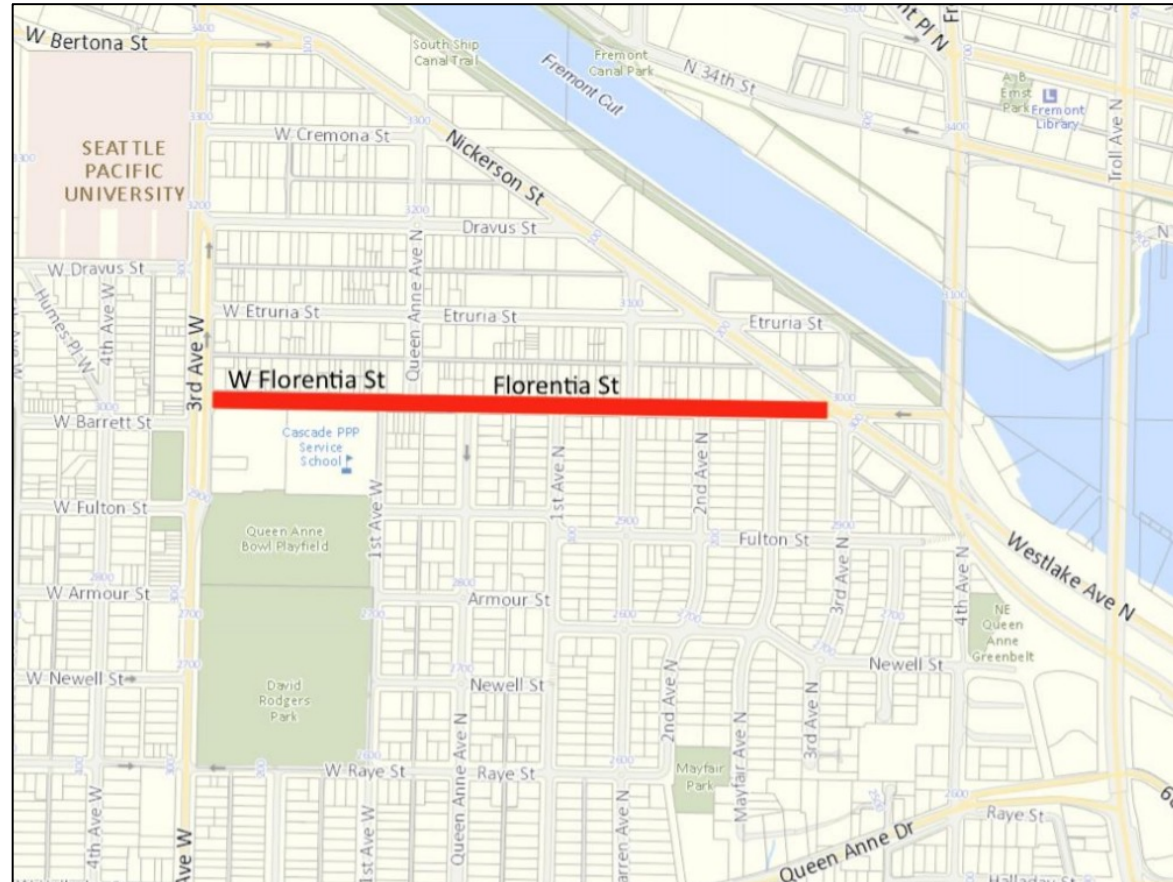
# Docketing Criteria – Resolution 31807 [3 of 3]

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- D. If the amendment would change a neighborhood plan, there is evidence that proponents of the amendment, or other persons, have effectively communicated the substance and purpose of the amendment with those who could be affected by the amendment and there is documentation provided of community support for the amendment.**
- E. The amendment is likely to make a material difference in a future City regulatory or funding decision.**
- F. A proposal that would change the boundary of an urban center, urban village, or manufacturing/industrial center requires an amendment to the Future Land Use Map (FLUM), regardless of the area's size. However, an amendment that proposes to change the FLUM is not necessary and will not be considered when it would affect an area that is less than a full block in size and is located adjacent to other land designated on the FLUM for a use that is the same as - or is compatible with - the proposed designation.**

# 2021 Proposed Amendment 1

Reclassify W Florentia Street between 3rd Avenue N and Florentia Street between Queen Anne Avenue N and Nickerson Street as nonarterial streets.



# 2021 Proposed Amendment 2

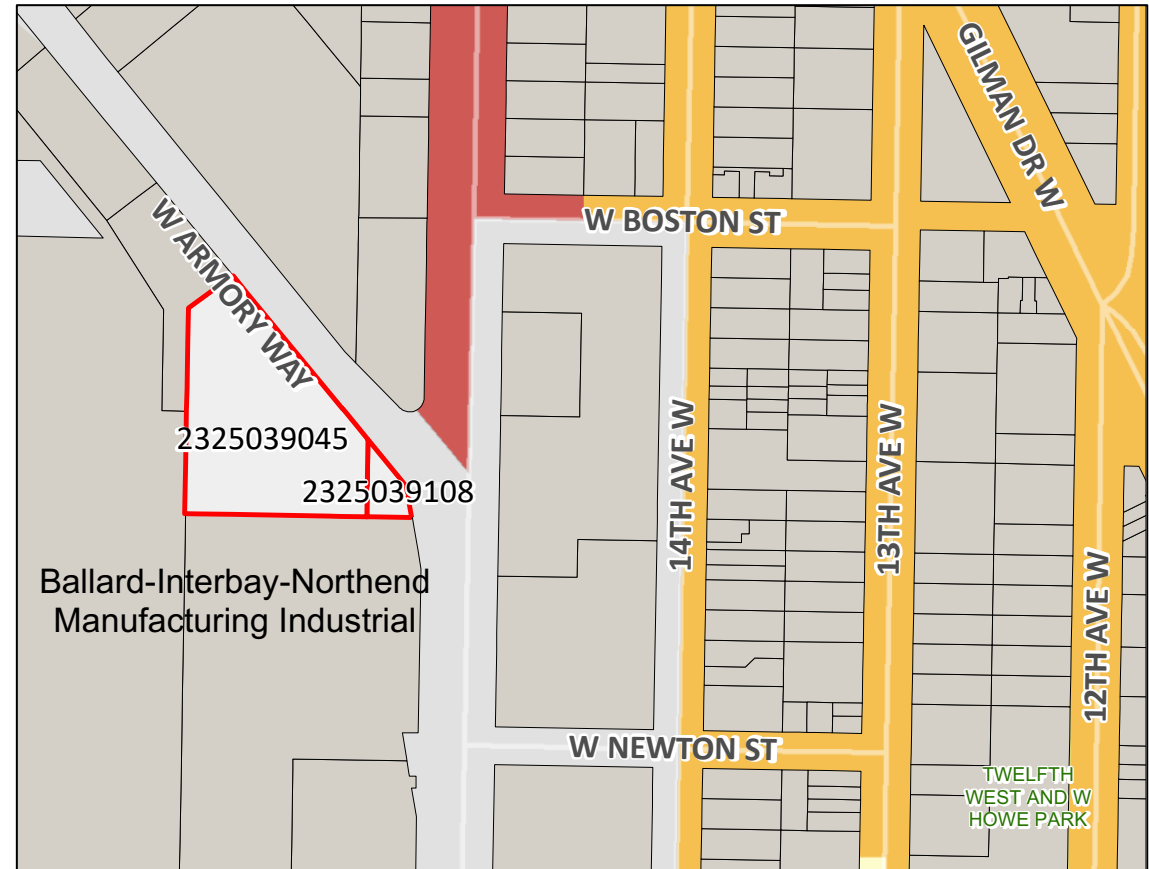
Amend the Future Land Use Map to change 9201-9215 3rd Avenue S in the south Seattle/South Park neighborhood from Single-Family to Multifamily



# 2021 Proposed Amendment 3

Amend the Future Land Use Map to change 1511-1551 W Armory Way from Ballard-Interbay-Northend Manufacturing/Industrial Center to Commercial/Mixed Use

**Parcel Numbers:** 232503905 & 2325039108



# 2021 Proposed Text Amendments

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4. Setbacks and Trees

5. Skybridges, Trams and Tunnels

6. Open and Democratic Government

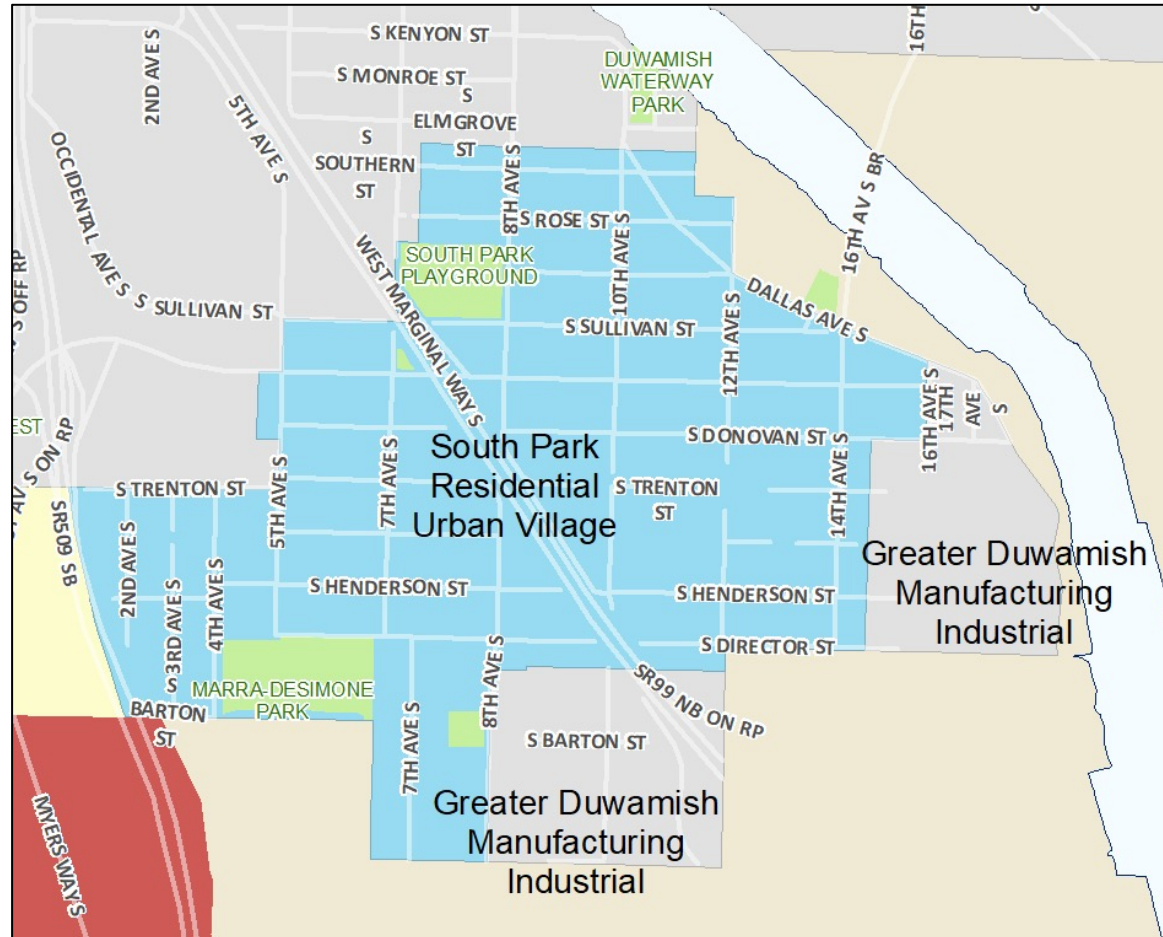
7. Heavy Vehicles

## Docketed items from previous years

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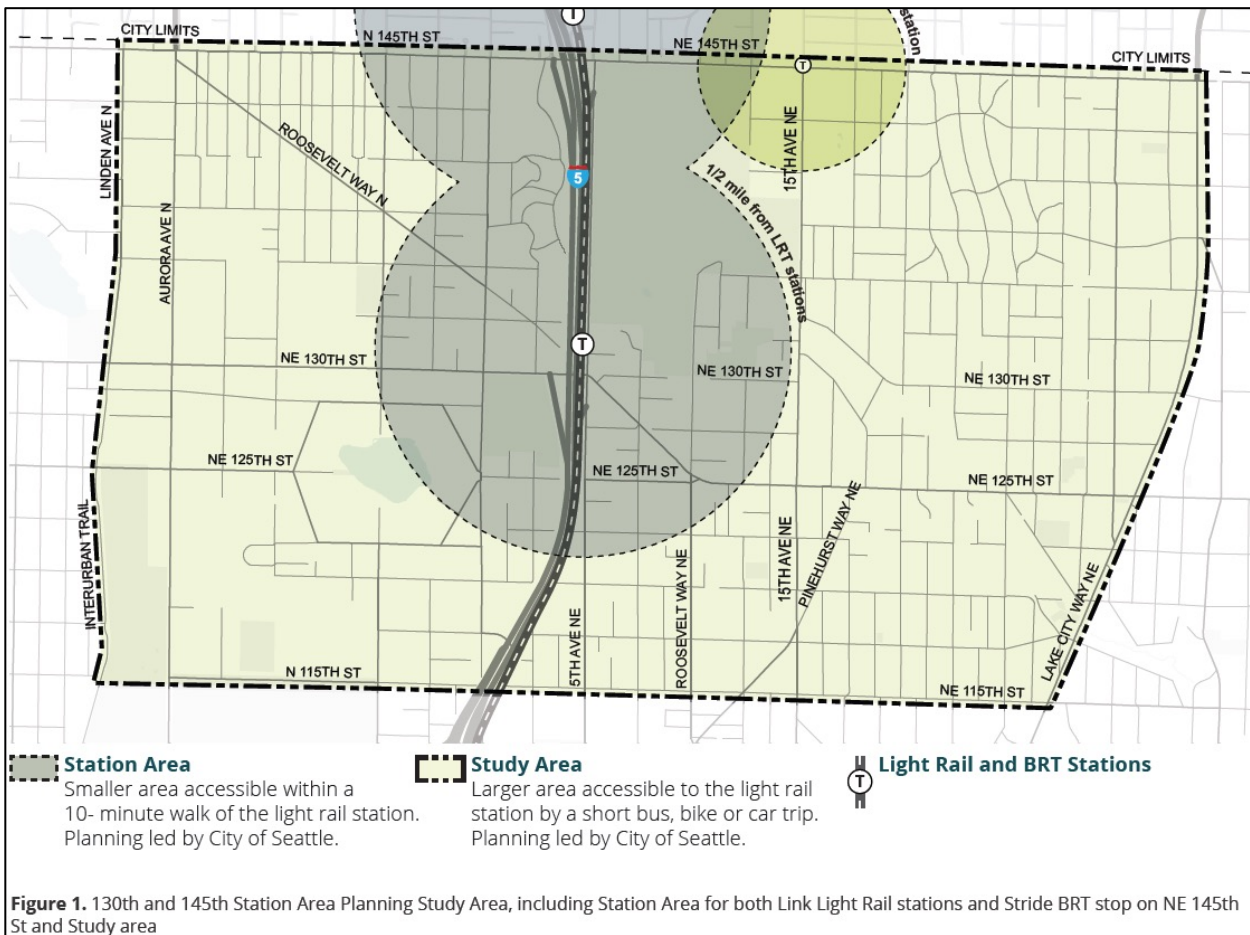
- Designation of the South Park Urban Village;
- Designation of an urban village near the future light rail station at N 130th Street and Interstate 5;
- Amendments related to fossil fuels and public health;
- Updates to maritime and industrial lands policies; and
- Impact fee amendments.

# South Park Urban Village





# Urban Village at N 130th Street and Interstate 5



**Source:** [130th & 145th STATION AREA PLANNING - Plan for Public Review](#)  
March 2021 - DRAFT 3/17/2021

# Questions?



## Legislation Text

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**File #:** Inf 1831, **Version:** 1

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Growth Strategy Racial Equity Toolkit Report



# Seattle Office of Planning & Community Development

Rico Quirindongo, Interim Director

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**Date:** July 12, 2021

**To:** Councilmember Dan Strauss, Chair, Land Use and Neighborhoods Committee

**From:** Rico Quirindongo, Interim Director, Office of Planning and Community Development

**Subject:** Racial Equity Analysis of Seattle 2035 Comprehensive Plan and Urban Village Strategy

## Background

This staff report summarizes the results of a preliminary racial equity analysis of the Seattle 2035 Comprehensive Plan and Urban Village Strategy. This work responds to a Statement of Legislative Intent (29-4-B-1-2019) adopted by City Council that requests that the Office of Planning and Community Development (OPCD), in consultation with the Department of Neighborhoods (DON) and the Office of Civil Rights (SOCR), “prepare a racial equity analysis of Seattle’s strategy for accommodating growth” as part of “pre-planning work in anticipation of the next major update to the Comprehensive Plan.” In addition to the findings described in the body of this report, two attachments to this staff report inform and complete the racial equity analysis – 1) a community engagement summary report and 2) a memo with findings and recommendations prepared by PolicyLink, a national research and action institute advancing racial and economic equity.

OPCD is kicking off the major Comprehensive Plan update in late 2021 with final adoption by June 2024, the statutory deadline under the Growth Management Act. Seattle 2035, which was adopted by the City in 2016, contains among its core values, goals, and policies a commitment to race and social justice. This racial equity analysis and the plan update itself is an opportunity for the City to consider how we are doing in achieving the promise of that plan, to revisit and examine the policy framework and assumptions embedded in the plan, and to identify lessons learned through a period of historic growth, the COVID-19 pandemic, and a broad reckoning with systemic racism.

The Comprehensive Plan update will include a Racial Equity Toolkit (RET), integrated throughout the entire planning process. The RET will define racial equity outcomes for the plan, engage community and stakeholders, and analyze data to inform policies that mitigate harm and ensure more equitable benefits as the city grows. This racial equity analysis, which evaluates past decisions and outcomes, sets the stage for the RET.

The racial equity analysis addresses high-level questions central to the update process, such as:

- How can the Comprehensive Plan update advance racial equity?
- What racial equity outcomes should define success?

- What are the racial equity benefits and impacts of the current Urban Village Growth Strategy?
- What improvements might make the Comprehensive Plan and Growth Strategy more equitable?

The racial equity analysis was informed by targeted community and stakeholder engagement, analysis and recommendations by PolicyLink, and data analyzed by the City in previous reports and initiatives. Throughout this process, OPCD worked closely with DON and SOCR. This collaboration enriched our ability to identify major themes and questions, connect with key stakeholders, review draft deliverables, and ground the work in the values and practices that have centered race in recent work by the City, including recovery from the COVID-19 pandemic.

### Community and Stakeholder Engagement

Targeted engagement with community stakeholders was a key part of the racial equity analysis. This preliminary effort focused on BIPOC community members, organizations active in community development and advocacy around racial equity issues, and City boards and commissions. With the launch of the Comprehensive Plan update, OPCD will begin engaging a broader set of constituents and interests citywide, including continued discussion of the policy issues identified in the racial equity analysis.

First, we convened five focus groups with community members representing a range of racial, ethnic, and geographic communities of color across the city. Assistance for this effort was provided by Puget Sound Sage, a local non-profit organization that advocates for equitable communities, and the Community Liaison program in the Department of Neighborhoods. Community Liaisons are trusted community messengers who partner with the City to advise on avenues for engaging with historically underrepresented communities and provide inclusive outreach and engagement. Focus groups included two in-person sessions in winter 2020 and three focus groups conducted online in fall 2020. The focus groups also included an opportunity for capacity building, with Sage providing a Comprehensive Plan 101 training as an initial session for 13 community stakeholders in February 2020.

Second, after completion of the focus groups, OPCD convened an online Workshop on Racial Equity in the Seattle 2035 Comprehensive Plan and Urban Village Strategy on October 29, 2020. This event was supported by PolicyLink. The workshop included nearly 100 attendees, including volunteers and staff from community-based and advocacy organizations, participants in the earlier focus groups, members of City boards and commissions, Equitable Development Initiative Fund grantees, and staff from several City departments.

A full report out from these engagement activities is contained in a Community Engagement Summary. See Attachment A.

## Evaluation by PolicyLink

PolicyLink describes itself as a national research and action institute dedicated to advancing racial and economic equity with a focus on delivering results at scale for the 100 million people in the United States living in or near poverty. PolicyLink takes an “inside-outside” approach to policy change, working with grassroots advocates focused on economic and racial justice, as well as with policymaker and government champions, to achieve equitable policies.

During the development of the Seattle 2035 Comprehensive Plan in 2014 and 2015, the City contracted with PolicyLink to provide independent expertise in more fully addressing race and social justice considerations in the plan and its policies. This work included a citywide workshop on equitable development and review of each plan element with recommendations on policies, actions, and monitoring of impacts. Engaging with PolicyLink again in 2020 on this racial equity analysis was an opportunity to reflect on the outcomes of Seattle 2035, with an emphasis on identifying work yet to be done toward effectively planning for a more equitable city in the next plan update.

PolicyLink’s work on the racial equity analysis began with a policy and data review. City staff provided PolicyLink with policy documents, including Seattle 2035, and relevant data reports, including the Urban Village Monitoring Report (2018), the Community Indicators Report, and other data from the Equitable Development Monitoring Program, as background for considering outcomes for BIPOC communities related to the Comprehensive Plan and Urban Village Strategy. Next, PolicyLink worked with City staff to design and facilitate the October 29 Workshop on Racial Equity in the Seattle 2035 Comprehensive Plan and Urban Village Strategy. Finally, drawing upon the data and policy review and community and stakeholder input, PolicyLink produced a memo with findings and recommendations. See Attachment B.

## PolicyLink Recommendations and Comprehensive Plan Next Steps

This section summarizes the recommendations made by PolicyLink, which address the Comprehensive Plan update directly and also address potential strategies to implement the plan once adopted. Recommendations are grouped under several topical headings: housing supply and affordability, housing and neighborhood choice, jobs and economy, displacement, and community engagement. Following each set of recommendations, we describe several potential next steps for further exploration of these themes in the update and RET, that will include broad community engagement across a variety of stakeholders with opportunities to participate citywide and in neighborhoods across the city.

### ***Housing Supply and Affordability***

*Recommendations from PolicyLink include:*

- ✓ “Increase the supply of affordable housing, particularly units that are community-controlled with long-term affordability provisions”
- ✓ “Explore opportunities to advance equitable transit-oriented development (eTOD)”

- ✓ “Expand and replicate support for community land trusts” including “as part of the disposition strategy for publicly owned/surplus land”
- ✓ “Consider developing a fund to support the acquisition of units with expiring affordability requirements that could be used for community land trusts or other cooperative homeownership models, along with affordable homeownership opportunities in neighborhoods currently zoned for single-family homes”

#### *Next steps for Comprehensive Plan update*

The Comprehensive Plan update will address housing needs anticipated over the next 20 -year planning period. Next steps include:

- Use information from the Equitable Development Monitoring Program, housing analyses, and upcoming ongoing community engagement and RET to inform housing policies in plan
- Study alternatives in the EIS that meet 20-year housing needs and provide for increased supply and diversity of housing types, specifically to meet the identified needs of BIPOC households
- Explore policies and actions to create more affordable housing in urban villages, support community ownership and community-led affordable housing development and other models for long-term affordability

### ***Housing and Neighborhood Choice***

*Recommendations from PolicyLink include:*

- ✓ “Adopt a land use vision and regulations that center housing security and affordability for current and future BIPOC communities, with access and choice in neighborhoods of opportunity and bridges to homeownership and wealth building”
- ✓ “The City must end the prevalence of single-family zoning” with a “racially inclusive approach”
- ✓ “The City should explore the best combination of financial and regulatory incentives, penalties, and technical assistance necessary to generate additional housing opportunities for low- and moderate-income households in neighborhoods currently zoned for single family residences”
- ✓ “Institute a zoning overlay that promotes homeownership among BIPOC residents in formerly ‘greenlined’ single-family neighborhoods”

#### *Next steps for Comprehensive Plan update*

The plan update will explore a range of growth strategy alternatives that will shape the future locations for more plentiful and diverse housing opportunities in different areas of the city. Next steps include:

- Consistent with proviso on the 2021 budget (OPCD-2-B-2), study a range of growth strategy alternatives in the EIS, including potential zoning changes to allow a broader range of housing types
- Evaluate growth strategy alternatives against racial equity outcomes defined through a RET
- Update access to opportunity maps to inform and shape an update of the urban village strategy
- Identify community needs and environmental justice considerations that may be addressed through land use policies and community investment priorities in the plan

## ***Jobs and Economy***

*Recommendations from PolicyLink include:*

- ✓ "Foster an equitable workforce system"
- ✓ Coordinate "workforce training with the economic development priorities for future growth"
- ✓ Plan from a "more complete understanding of the equity outcomes related to economic growth"

*Next steps for Comprehensive Plan update*

The Comprehensive Plan update is an opportunity to work with community stakeholders – including workers and business owners – to review and strengthen the policies that result in economic benefits for BIPOC communities. Next steps include:

- Identify policies to support affordable commercial space, community-led economic development, small businesses within neighborhoods, workforce training, and education
- Use best available racially disaggregated data on economic factors and outcomes for BIPOC households and businesses
- Work to align the growth and land use strategies with goals for a more inclusive and equitable economy, such as by incorporating recommendations of the Industrial and Maritime Strategy

## ***Displacement***

*Recommendations from PolicyLink include:*

- ✓ "Identify and protect places of significant cultural importance"
- ✓ "Ensure the plan broadly supports community preference tools and the City should explore the viability of expanding the policy to support low-income BIPOC residents that are housing insecure but may want to live in lower-density neighborhoods"
- ✓ "Include policies that support adoption of tools like Tenant Opportunity to Purchase (TOPA) and Community Opportunity to Purchase (COPA)"



- ✓ “Robust community benefits agreements (CBA) should be employed by the City for large commercial and multifamily market rate developments to generate resources for affordable housing and opportunities for economic inclusion”
- ✓ “Develop an approach for providing reparations to BIPOC Seattleites”

#### *Next steps for Comprehensive Plan update*

The racial equity analysis has documented the degree to which ongoing displacement and displacement risk has impacted low-income BIPOC households and communities and has highlighted ways in which the City’s growth strategy may be exacerbating and/or failing to sufficiently mitigate those impacts. Next steps for the update include:

- Consistent with 2020 budget proviso OPCD-2-B-2, study in the EIS one or more alternatives explicitly designed to mitigate displacement
- Identify strategies that minimize potential displacement, support community wealth building, and promote the inclusion of affordable housing in areas that are planned for growth
- Update displacement risk mapping analyses to shape update of urban village strategy

### **Community Engagement**

*Recommendations from PolicyLink include:*

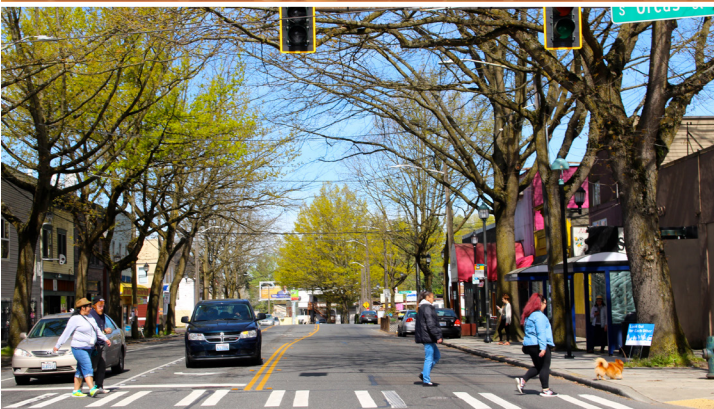
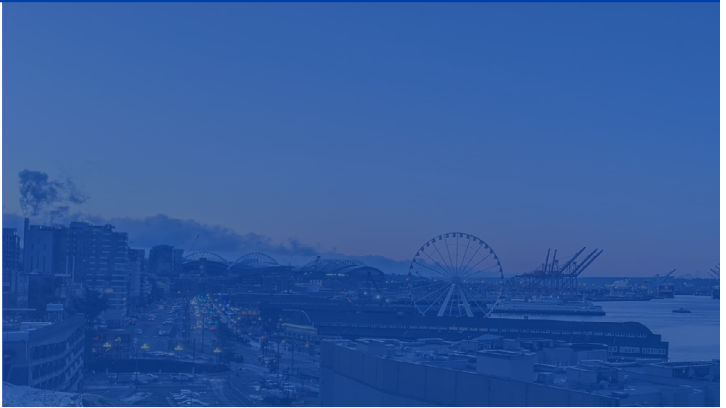
- ✓ “The city will need to rely on an ecosystem of more deeply engaged residents”
- ✓ “Expand the Community Liaisons program to ensure that there is a pipeline of BIPOC resident leaders of a range of ages, and across neighborhoods that is adequately trained to support ongoing outreach once the updated plan has been adopted”
- ✓ “To optimize the investment in capacity building, recruiting youth and young adults should be prioritized”

#### *Next steps for Comprehensive Plan update*

- Consistent with proviso OPCD-1-A-2, OPCD will present a community engagement plan to Council later in 2021
- The Comprehensive Plan update will include broader community and stakeholder engagement citywide and in neighborhoods across the city
- Community engagement will prioritize heightened engagement and partnerships with BIPOC communities and community based organizations that serve them

# Racial Equity Analysis

## COMMUNITY ENGAGEMENT SUMMARY



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# Background

The Racial Equity Analysis of the Seattle 2035 Comprehensive Plan and Urban Village Growth Strategy is an exploration of how the City's approach to managing growth and development has affected diverse communities. This early outreach, undertaken in partnership with Puget Sound Sage and PolicyLink, will help the City of Seattle recognize the racial distribution of benefits and burdens related to this foundational strategy, and to design a process for updating the growth strategy as part of the forthcoming major update to the Comprehensive Plan that is more equitable and just.

City of Seattle is getting ready to update its **Comprehensive Plan**, an effort that will engage communities citywide toward a more equitable, resilient, and sustainable city over the next 20 years. The Comprehensive Plan is a policy document that guides where and how the city adds homes and jobs, makes investments to meet community needs, and meets our long-term environmental goals. Under the Washington State Growth Management Act, cities must undertake a major update of their comprehensive plans every 8 years. **Seattle 2035**, the most recent version of the plan, was adopted in 2016. The next major update is due in 2024.

Prior to beginning the several year process of updating the plan, the Office of Planning and Community Development (OPCD), in consultation with the Department of Neighborhoods (DON) and the Office of Civil Rights (OCR), is conducting a **racial equity analysis** of Seattle 2035. The analysis is exploring racial equity outcomes broadly, with a focus on evaluating the City's longstanding strategy of focusing housing and employment growth within designated **urban villages**.

The racial equity analysis is the first step in a **Racial Equity Toolkit (RET)** process that will be integral to the entire process of updating Seattle 2035. The RET will engage community and stakeholders, define desired racial equity outcomes, and analyze data toward determining potential impacts of City actions and advancing opportunities for minimizing harm and achieving equitable benefits. The RET will help shape the growth strategy and policy development, including an evaluation of several plan alternatives. As a first step, the racial equity analysis addresses **foundational questions**, such as:

- » Who has benefited from or been burdened by the existing urban village strategy?
- » What would a more racially equitable growth strategy look like?
- » How can the City best work with impacted communities to develop that growth strategy and the plan overall?

Engaging with community stakeholders is a key part of the racial equity analysis. This preliminary effort included two opportunities for engagement, focused on BIPOC community members, organizations active in community development and advocacy around racial equity issues, and City boards and commissions. With the launch of the Comprehensive Plan update, OPCD will begin engaging a broader set of constituents and interests citywide, including around the policy issues identified in the racial equity analysis.

First, we convened five **focus groups** with community members representing a range of racial, ethnic, and geographic communities of color across the city. Assistance for this effort was provided by Puget Sound Sage, a local non-profit organization that advocates for equitable communities, and the Community Liaison program in the Department of Neighborhoods. Community Liaisons are trusted community messengers who partner with the City to advise on avenues for engaging with historically underrepresented communities and provide inclusive outreach and engagement. Focus groups included more than 30 participants, with two in-person sessions in winter 2020 and three focus groups held remotely in fall 2020. The focus groups also included an opportunity for capacity building, with Sage providing a Comprehensive Plan 101 training as an initial session for 13 community stakeholders in February. See Appendix A for more information about the focus groups.

Second, after completion of the focus groups, OPCD convened an online **Workshop on Racial Equity in the Seattle 2035 Comprehensive Plan and Urban Village Strategy** on October 29, 2020. This effort was supported by a contract with PolicyLink, a national research and action institute advancing racial and economic equity. The workshop included nearly 100 attendees, including volunteers and staff from community-based and advocacy organizations, participants in the earlier focus groups, members of City boards and commissions, Equitable Development Initiative Fund grantees, and staff from several City departments. The majority of the workshop time was spent in small group discussions. See Appendices B, C and D for details about the workshop.

This **summary document** highlights what we heard from community and key stakeholders in response to the questions raised by the racial equity analysis. Workshop and focus group participants drew from lived experience, knowledge of their communities, and personal and professional experience around the Comprehensive Plan and City policy generally, to provide a rich body of comments. This input has informed a final report from PolicyLink as well as additional analysis and recommended next steps identified by OPCD, DON, and OCR for the Comprehensive Plan update and RET.



# Executive Summary

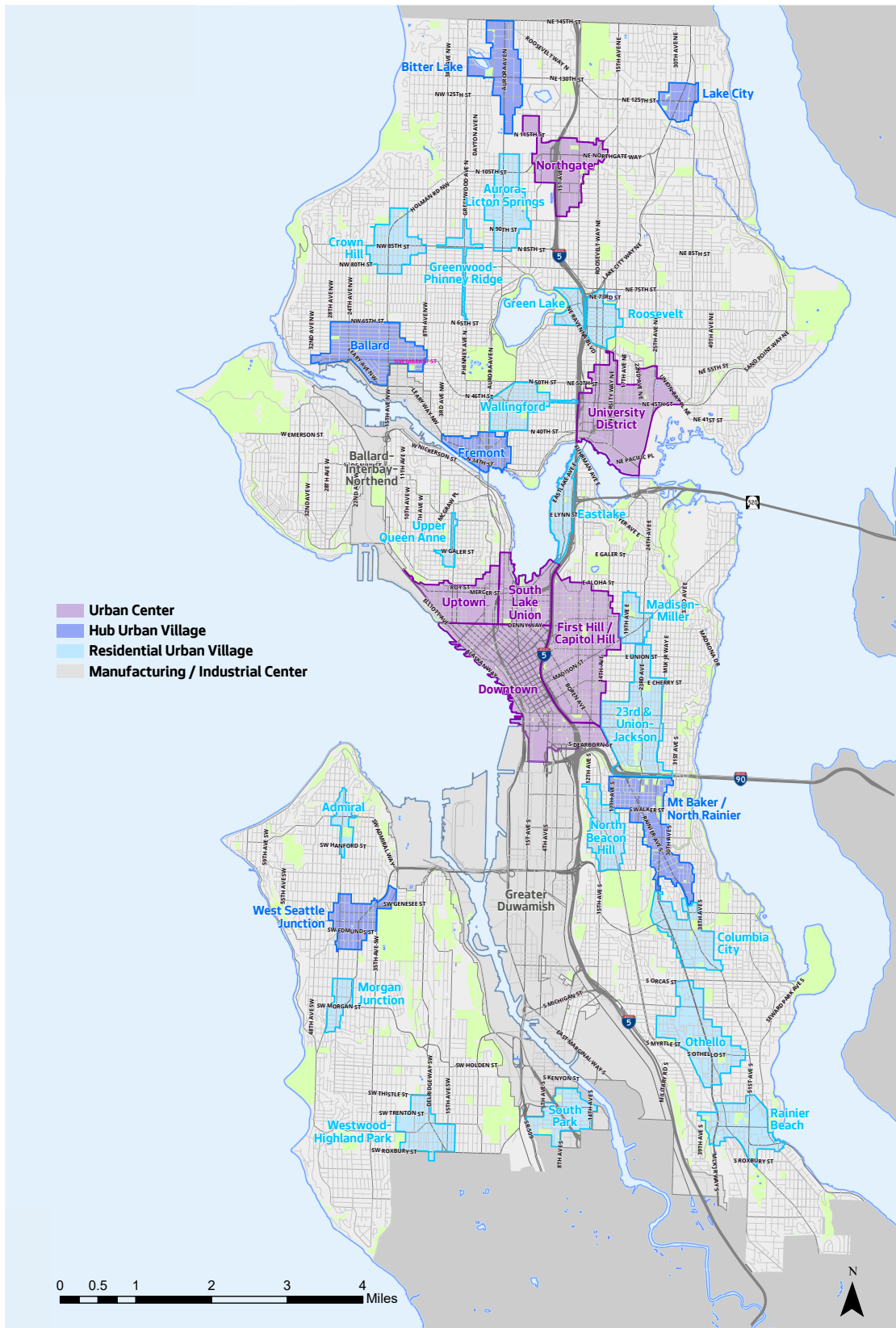
Several major themes can be summarized from the hundreds of comments and questions raised during the focus groups and workshop. These comments reflect participants' experience and their perspective on the experience of BIPOC communities in Seattle, as shaped by the Comprehensive Plan. Key points voiced by the participants included the following:

- » Many people said that the update to the Seattle 2035 Comprehensive Plan is an opportunity for the City to partner with community around a **deeper commitment to a racially equitable city**.
- » Participants said that under the current comprehensive plan many BIPOC communities have suffered from **insufficient housing supply, choice, and affordability**.
- » The urban village strategy was seen by many as **perpetuating a historical pattern of exclusionary zoning** that should be examined and revised to be more racially equitable in the next plan update.
- » **Changing single family zoning to allow more housing types** could benefit BIPOC communities by reducing market and displacement pressures, increasing access to high opportunity neighborhoods and amenities, and creating more options for homeownership.
- » Participants observed that under the urban village strategy, **displacement, actual and threatened, has severely impacted BIPOC communities**. Households, businesses, non-profits, and cultural anchors are all impacted by displacement pressure. Some cited as a contributing factor historically being shut out of many neighborhoods and confined to areas that are now targeted for development.
- » Looking toward the plan update, many said that **anti-displacement must be a higher priority** in the growth strategy going forward, emphasizing a broad range of tools, including tools to mitigate the displacement impacts of zoning and public investments, more affordable housing, community preference, and household and community wealth building.
- » The urban village strategy is not seen as resulting in **housing that is suitable and affordable to larger families**, who are often immigrants with multi-generational families.
- » Participants critiqued the City's current growth strategy as **not providing equitable homeownership opportunities** for BIPOC households.
- » Looking beyond housing, many stated that Seattle has **failed to achieve an inclusive economy** as envisioned in Seattle 2035. BIPOC communities need more pathways to access tech and other new jobs, more middle-wage job opportunities, and more support for small businesses.
- » **Racial disparities in access to healthy neighborhoods** persist under the urban village strategy. Some said BIPOC households have been shut out of neighborhoods with large parks, more trees, and walkable streets. Residents of BIPOC communities also cited underinvestment in environmental amenities, such as sidewalks and parks, in their neighborhoods.
- » People broadly felt the City should do more to engage in an **equitable, meaningful, and accessible** way with BIPOC communities in the next Comprehensive Plan update.
- » The Comprehensive Plan should be co-created with community through **shared decision making**, with the City providing resources to **build and sustain local capacity**.
- » In addition, the City should leverage **ongoing relationships** with non-profits and community-based organizations, who are well positioned to effectively represent community throughout the entire three-year Comprehensive Plan update process.



Cover of the Seattle 2035 Comprehensive Plan

# Map of Urban Centers, Urban Villages, Manufacturing/Industrial Centers



# Detailed Summary of Input

The following detailed summary of input organizes comments within several topical categories:

- » **Hopes for a Future Seattle**
- » **Housing and Displacement**
- » **Economy and Education**
- » **Health and Environment**
- » **Transportation**
- » **Community Engagement**
- » **Other Comments**

## Hopes for a Future Seattle

Despite today's challenges, participants were hopeful for a better Seattle that is safe and accessible, diverse and equitable, healthy and resilient. They yearn for a city where the people here now can remain and prosper, and those who have left can return.



## Housing and Displacement

Many people said broadly that the current comprehensive plan has failed to provide sufficient housing supply, choice, and affordability, and this has harmed BIPOC communities. Looking forward, in the plan update, all neighborhoods should offer more affordable housing choices to ease displacement pressures and provide access to opportunity.

Many commented that the urban village strategy has **perpetuated a pattern of exclusionary single-family zoning** that should be examined and reformed in the next plan update. Key comments included:

- » The urban village strategy was a result of a “compromise” to take growth, but focus it away from privileged homeowners, generally in wealthy white neighborhoods, which doesn’t meet affordability and household needs for entire city, and just adds to displacement pressures.
- » The urban village strategy benefited property owners who already owned homes in desirable neighborhoods. Burdened are renters (many BIPOC) and BIPOC homeowners, who, only more recently, could buy land only in specific places at higher prices.
- » Urban villages were built on a history of redlining and we still chose to direct most growth to these areas, thus accelerating economic pressures on existing communities. Areas outside of urban villages need to be part of the growth conversation if we are going to tackle racial inequities.
- » When broader housing needs are not met, even for higher income households, that results in market pressure that impacts lower income households.

Many believe that under the urban village strategy, **displacement has accelerated**. Anti-displacement has to be a higher priority in the growth strategy going forward, they said. Key comments included:

- » Home prices and rents are increasingly out of reach for many in BIPOC households.
- » BIPOC families have been forced to move north and south of Seattle for more affordable housing and owners of small businesses have been displaced out of the city.
- » Places of historical cultural importance to BIPOC communities are being lost through displacement.
- » Many examples and community stories of displacement were shared, highlighting the Chinatown-International District, Rainier Valley, and other predominantly BIPOC areas.
- » Relatively affordable apartments have been torn down and replaced with bigger more expensive apartment buildings, while older single family homes get torn down and replaced with large expensive homes.
- » Land costs continue to spiral upward, preventing community ownership, and driving displacement. Non-profits are being crowded out by for-profit housing development.



- » The urban village strategy has focused a lot of growth into relatively small areas, intensifying displacement pressure.
- » The urban village strategy has created a shortage of land with big increases in land value. The result: BIPOC homeowners are pushed out because they can’t afford the property taxes or they see it as a way to cash out their property, which is good for some, but impacts the community as a whole.
- » COVID-fueled displacement is real and happening as privileged people with money take advantage of our current economic disaster.

Many suggested solutions or actions the City could take to **alleviate displacement**. Key comments included:

- » A more equitable growth strategy should do more to reduce or alleviate displacement pressure.
- » We should focus on creating more inclusive communities, with a more affordable mix of low-density housing options in areas that are currently zoned single family.
- » Opening up single family zoning will create opportunities for more affordable homeownership.
- » Any changes to single family zoning should be paired with anti-displacement strategies and land value capture tools to benefit community, create affordable units, and avoid creating a windfall for current homeowners.
- » Community preference policies are key to support people who want to return and maintain their cultural connections.
- » Anti-displacement involves more than just land use and housing policies. It's also about economic opportunity, minimum wage, and household and community wealth building.
- » The Comprehensive Plan should aim to make Seattle a place where BIPOC folks want to live, can live, can afford to live, feel welcome and comfortable.
- » More mixed-income communities and permanently affordable housing will enable communities to remain in place over the long term.
- » Planning for growth needs to be coupled with increased investments in affordable housing (existing tools and resources are not nearly enough),

The housing that is being built in urban villages is **not meeting the needs of BIPOC households** in terms of affordability, tenure, size, and design. Key comments included:

- » Currently, there is a lack of choice and affordability/availability for housing for multigenerational households, including families, youth, and older people, and including many immigrants.
- » We need new models, not just single family homes on large lots, for meeting this need.
- » Immigrant and refugee families should have a say in the size/design of new affordable housing.
- » Most new housing seems to be for single adults and couples.
- » Focusing housing around light rail stations doesn't meet the needs of all households – we also need more housing near jobs and bus transit.
- » BIPOC communities need more access to homeownership as a means of building community and intergenerational household wealth.
- » The growing gap in Seattle in being able to own homes is harming BIPOC communities in terms of housing stability and wealth building.
- » Single family detached homes on a 5000 sf lot shouldn't be the only ownership choice in the city; it is out of reach for most people, especially BIPOC households.

“I like that there are new apartments, but they are too expensive so not an option for my family.”

“I do not see a much diversity in age, race on my block. Black people pushed out for luxury apartment units.”

“Yes affordable housing, but also more affordable market rate housing to buy homes.”



## Economy and Education

Many people emphasized that Seattle's economic growth has failed to achieve an inclusive economy, as envisioned in Seattle 2035. Growth has created two types of jobs: high paid tech jobs and low wage service jobs. Many BIPOC community members lack the education or skills to access higher paid jobs.

The recent economic **boom has not benefited BIPOC** communities. Key comments included:

- » Economic growth needs to include more than just high paid tech workers and retail/service workers supporting them.
- » Retention and growth of manufacturing and industrial jobs is crucial.
- » The City should focus on ways to leverage growth sectors (e.g., tech) for BIPOC community benefit.

In order to benefit from Seattle's economic growth, BIPOC community members need **access to jobs and training**. Key comments included:

- » There are not enough middle-wage jobs for which people with less education can qualify.
- » Job training for tech sector jobs is lacking, especially for young people, who are being forced to leave the city due to both limited housing and limited job opportunities.
- » We need more apprenticeships, youth programs, stronger unions, and job training.

The Comprehensive Plan should do a better job of **supporting small BIPOC-owned businesses**.

Key comments included:

- » Despite growth overall, these businesses have suffered, and this is a threat to culturally relevant and community anchor businesses.
- » Smaller BIPOC-owned businesses have inequitable access to capital.
- » Black-owned businesses in the Central District have been particularly hard hit.
- » The City should promote the creation of more small affordable commercial spaces.
- » More jobs should be available in BIPOC communities, including in businesses that meet community needs, foster community cohesion, and reduce the need to commute long distances.

“Rents are so high for small businesses. As a nonprofit, we cannot afford these rents. We want the city to consider affordable spaces for small businesses and nonprofits.”



## Health and Environment

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Participants observed that BIPOC communities need more walkable and green neighborhoods for livability and the overall health of the population. To achieve climate justice the City needs to address longer commutes and health disparities for BIPOC communities.

The Comprehensive Plan should **increase access to open space** for BIPOC communities. Key comments included:

- » Larger parks are located in single family neighborhoods that we have been shut out of.
- » The south end in general has fewer green amenities.
- » A growing city like Seattle needs healthy and safe spaces for all communities. We don't have that now.

The Comprehensive Plan must include an urgent **focus on climate justice**. Key comments included:

- » BIPOC workers—who commonly work in service sector jobs—cannot afford to reside within Seattle and must commute long distances. This works against us achieving our climate goals.
- » BIPOC communities bear the brunt of climate impacts.

The Comprehensive Plan needs to **address racial health disparities**. Key comments included:

- » There are many health challenges for cultural communities at risk of displacement.
- » Planning should focus on metrics like life expectancy, physical health, air quality, and access to parks.
- » More community gathering spaces for BIPOC communities will address social isolation and mental health, needs of elders and youth.
- » The plan should keep development away from polluted areas.

| “I would like to see more parks, safer sidewalks, and an all-women gym and pool.”

## Transportation

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Many people identified inequities related to the transportation system including safety, access, and parking. Limited transit leaves many BIPOC communities dependent on cars.

- » Safety for pedestrians and other non-motorized users of the city's streets, including within urban villages, is an equity issue, including for people of all abilities.
- » Development and density in urban villages has impacted BIPOC communities with increased traffic and lack of parking.
- » While transit policy centered in urban villages supports efficiency, single family neighborhoods are still car centric. But the burdens of car culture are often borne by those who live on arterials and in neighborhood centers.
- » BIPOC communities need better, cheaper, and more extensive transit options, not just to get in and out of downtown.
- » Transit doesn't work for all BIPOC households. Some are more auto dependent due to dispersed hours and locations of employment and many displaced households continue to travel for goods, services, cultural draws in former neighborhoods.

| “The train goes north-south, but not east-west, so White Center area or other areas are hard to get to by public transit. The same with buses, not many east-west options.”

## Community Engagement

People who had participated in community engagement for Seattle 2035 said this effort could/should have been more equitable. For the next Comprehensive Plan update, the City needs to partner with community in more meaningful ways.

The City needs to improve community members' **access to the planning process**. Key strategies include: such as:

- » Providing better language access
- » Speaking in terms that people understand and that connects to their everyday lives (community liaisons can help with this)
- » Paying people for their time
- » Reaching out “to where people are”
- » Tapping alternative media, community-based media, and social media outlets

People offered ideas on where the City should **focus its outreach** efforts. Key audiences include:

- » Youth
- » Older people
- » A wide range of cultural groups
- » Centering input from impacted racial and cultural groups
- » Meaningful involvement of native peoples and incorporation of indigenous voices in the Comprehensive Plan

Some commenters urged the City to establish a more **significant role for community-based organizations, non-profits, faith-based, and cultural organizations**. Key roles include:

- » Adopting a co-creation model with power sharing in decisions
- » Supporting community-led planning with capacity building and resources, money, space, logistics support
- » Giving community members a role in leading outreach
- » Leveraging and enhancing ongoing community engagement and relationship with community
- » Centering the update around the goals and desires of community for themselves
- » Leveraging existing networks to center BIPOC voices – multiple organizations can help facilitate connections to community
- » Investing in community partner organizations with capacity to follow through on BIPOC priorities through the several year update process



“The youth need to be a critical focus of the planning, since they will be inheriting the City we’re designing.”

“Do community outreach to places that Indigenous people meet, such as South Park, and Magnolia.”

## Other Comments

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Focus group discussions and the workshop generated a wide range of observations and ideas about the Comprehensive Plan, City government, and the city's future.

People felt that the Comprehensive Plan could do a **better job of addressing racial equity**. Key comments include:

- » There is a huge and growing gap between white collar/tech jobs and service jobs, between renters and owners. The comp plan is not helping to bridge this gap.
- » The comprehensive plan should do more to help the people that live here thrive, rather than just accommodate new growth.
- » The current plan is rooted in a vision from the 1990s when we didn't value race and social justice to the degree we do now. Why are we starting from that legacy of planning instead of restarting with a question of what is racially just?
- » Many urgent community needs and desired racial equity outcomes cannot be addressed at the citywide scale and long-range time frame of the comprehensive plan.
- » The comprehensive plan should be approached more from a community organizing framework.
- » Racial equity has to be at the core of how the comprehensive plan shapes capital investments to meet community needs and mitigate displacement.
- » Support for participatory budgeting.
- » Land use policies are not sufficient; it will take intentional investment of more resources to achieve racially equitable outcomes.
- » The comprehensive plan should promote community control and ownership of land resulting in improved services for BIPOC communities and community leadership to shape the future of neighborhoods.
- » The Comprehensive Plan should recognize the history of racially inequitable policies and practices and contribute to reparations of past harms, including wealth gap, displaced people, disinvestment.

People gave input on **data that can inform** a more racially equitable plan, including:

- » Data on health outcomes
- » Community-produced data
- » Demographic change in urban villages
- » Measures of community and generational wealth
- » Identifying the measures that hold us accountable to achieving an equitable future

Many comments highlighted specific **unmet BIPOC community needs**, including:

- » Cultural hubs / Multicultural community centers
- » Open space for active recreation
- » Youth programs
- » Affordable childcare
- » Accessible internet



Participants in the focus groups and workshop offered up suggested **principles to guide the plan update** such as:

- » Repairing harm
- » Reversing exclusion
- » Shared economic prosperity
- » Creating neighborhoods of choice
- » Rebuilding a city that is fair and just
- » Build for the most vulnerable/marginalized
- » Pathways to bring people back to Seattle
- » Responsiveness as a value
- » The better our lowest do, the better we all do
- » Bottom-up (not top-down)
- » Aging in place - Once communities are established, they should be able to stay
- » Democratizing access to resources
- » Planning for the seventh generation
- » Climate justice, environmental justice
- » All of our investments promote equitable growth
- » Emergency preparedness



| “Preserving culture is so important. Inclusion is good for the larger community.”

| “The Comp Plan should add more specificity on what can be done, not just values.”

| “Reclaim/address past cultural erasure for indigenous communities through the naming for open spaces, parks, other places.”

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## Appendix A: Focus Groups

### Focus groups were held on the following dates:

2/20/20	Comprehensive Plan 101 Training – Focus Group Discussion
2/28/20	Focus Group – Facilitated by SouthCore/PS Sage
10/15/20	Focus Group – Facilitated by SouthCore/PS Sage
10/20/20	Focus Group – Community Liaisons
10/22/20	Focus Group – Indigenous Seattle

### Discussion questions for focus groups included the following:

- » In a few words, what are your hopes and dreams for Seattle 20 years from now?
- » Imagine there is a story in the newspaper highlighting the progress toward racial justice in your community over the next 10 to 20 years. What would you want it to say?
- » As described, the comprehensive plan, and specifically the Urban Village strategy, shapes where and how the city grows, adding space for homes and jobs, access to opportunities, and new development within neighborhoods.
  - » How has the City’s growth benefited and/or harmed your community?
  - » Looking to the future, where should we plan for new homes and jobs and what kind of homes, jobs, and other important resources and activities would you like to see more of in a future Seattle?
- » Identify assets or resources in your community, what are the things that in the future you want to keep, build on, or see more of? [Consider this as a mapping exercise.]

## Appendix B: Workshop Program



# Seattle

**Workshop on Racial Equity in the Seattle Comprehensive Plan and Urban Village Growth Strategy**  
**Office of Planning and Community Development**  
**October 29, 2020 - 4:00 pm to 6:30 pm**

### Agenda

When	What	Who
4:00 pm	Getting settled together in the Workshop space <ul style="list-style-type: none"><li>Indigenous land acknowledgement</li><li>Welcome and orientation</li></ul>	<ul style="list-style-type: none"><li>Sherry Steele, United Indians</li><li>Ubax Gardheere, Office of Planning and Community Development</li></ul>
4:15	Setting the stage: Workshop goals and framing	<ul style="list-style-type: none"><li>James Crowder and Kalima Rose, PolicyLink</li></ul>
4:25	Setting the stage: A Racial Equity Analysis of Seattle 2035 and the Urban Village Strategy	<ul style="list-style-type: none"><li>Michael Hubner, OPCD</li></ul>
4:35	<b>Breakout Session 1</b> – Observations on Seattle 2035 and the Urban Village Strategy	<ul style="list-style-type: none"><li>All – Groups of 7-8 will respond to discussion questions</li><li>Supported by City staff</li></ul>
5:05	Break	
5:15	<b>Breakout Session 2</b> – Looking ahead to a more racially equitable “Seattle 2044”	<ul style="list-style-type: none"><li>All – Breakout groups will continue work in response to discussion questions</li><li>Supported by City staff</li></ul>
5:45	Report out on Breakout Session themes	<ul style="list-style-type: none"><li>Facilitated by PolicyLink</li></ul>
6:05	Racial Equity Analysis – Preliminary Observations from PolicyLink	<ul style="list-style-type: none"><li>James Crowder and Kalima Rose, PolicyLink</li></ul>
6:25	Thank you and next steps	<ul style="list-style-type: none"><li>OPCD staff</li></ul>

## Appendix C: Workshop Participants

City of Seattle Office of Planning and Community Development	
Michael Hubner	Staff
Ubax Gardheere	Staff
Nick Welch	Staff
Jennifer Pettyjohn	Staff
David Goldberg	Staff
Katie Sheehy	Staff
Andrew Tran	Staff
Boting Zhang	Staff
Katy Haima	Staff
Patrice Thomas	Staff
Lyle Bicknell	Staff
Cayce James	Staff
Jason Kelly	Staff
Jim Holmes	Staff
Diana Canzoneri	Staff
Robin Magonegil	Staff
Janet Shull	Staff
City of Seattle Department of Neighborhoods	
Jesseca Brand	Staff
Abesha Shiferaw	Staff
Vera Njuguna	Staff
City of Seattle Office of Civil Rights	
Diana Falchuck	Staff
Kelly O'Brien	Staff
Latrice Ybarra	Staff
Erica Pablo	Staff
Mariko Lockhart	Director
Shuxuan Zhou	Staff

Staff from other City departments	
Christie Parker	City Budget Office
Matt Richter	Arts and Culture
Mark Jaeger	Sea. Public Utilities
Brent Butler	Human Services
David Graves	Parks & Recreation
Margaret Glowacki	Const. & Inspections
Jenn LeBreque	Housing
Jonathan Lewis	Transportation
PolicyLink	
James Crowder	PolicyLink
Kalima Rose	PolicyLink
City Council Staff	
Lish Whitson	Council Central Staff
Erin House	Legislative Aide (CM Mosqueda)
Noah An	Legislative Aide (CM Strauss)
Alexis Turla	Legislative Aide (CM Morales)
Mayor's Office Staff	
Christina Ghan	Policy Advisor
Chase Kitchen	Policy Advisor
Leslie Brinson	Policy Advisor
Seattle Planning Commission	
Connie Combs	SPC staff
Vanessa Murdock	SPC staff
Rian Watt	Commissioner
Katherine Idziorek	Commissioner
Patti Wilma	Commissioner
Rick Mohler	Commissioner
Jamie Stroble	Commissioner
Grace Kim	Commissioner
Michael Austin	Commissioner
David Goldberg	Commissioner
Kelabe Tewolde	Commissioner



Other Boards and Commissions	
Kayla DeMonte	Arts Commission
Paul Purcell	Housing Authority Board
Brandon Lindsey	Community Technology Advisory Board
René Peters	Community Technology Advisory Board
Seattle Planning Commission (cont.)	
Lassana Magassa	Community Technology Advisory Board
Tyrone Grandison	Human Rights Commission
John Rodriguez	LGBTQ Commission
DeAunte Damper	LGBTQ Commission
Karen Winston	Mayor's Council on African American Elders
Rev. Janice Davis	Mayor's Council on African American Elders
Marcia Wright-Soika	Womens' Commission
Equitable Development Initiative Grantees	
Sherry Steele	United Indians
Yordanos Teferi	Multicultural Community Coalition (MCC)
Gregory Davis	Rainier Beach Action Coalition
Isaac Joy	King County Equity Now
Tony To	HomeSight
Coté Soerens	Cultivate South Park
Tara Lawal	Rainier Valley Midwives
Analía Bertoni	Duwamish Valley Affordable Housing Coalition
Wren Wheeler	Wing Luke Museum
Joe Seamons	Black and Tan Hall
Ben Hunter	Black and Tan Hall
Sarya Sos	Cham Refugees Community

Other Organizations	
Ab Juaner	Puget Sound Sage
Abdi Yussuf	Puget Sound Sage
Giulia Pasciuto	Puget Sound Sage
Patience Malaba	Housing Development Consortium
Alex Brennan	Futurewise
Ace Houston	Futurewise
Hester Serebrin	Transportation Choices
Yemane Gebremicael	Horn of Africa Services
Rowaida Mohammed	Somali Health Board
Ahmed Ali	Somali Health Board
TraeAnna Holiday	Africatown Land Trust
Wyking Garrett	Africatown Land Trust
Community Liaisons and other Focus Group Participants	
Amanda Richer	Community
Ben Yisrael	Community
Mary Monroe	Community
Regina Chae	Community
Kalaya Bidwell	Community
Dr. Kelvin Frank	Community
Lillian Young	Community
Sabreen Abdullah	Community
Abdu Gobeni	Community
Anna Tran	Community
Abdirahman Hashi	Community

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## Appendix D:

# Workshop Breakout Session Discussion Questions



**Workshop on Racial Equity in the Seattle Comprehensive Plan and Urban Village Growth Strategy**  
**Office of Planning and Community Development**  
**October 29, 2020 - 4:00 pm to 6:30 pm**

### **Breakout Session Discussion Questions**

#### **Breakout Session 1 - Observations on Seattle 2035 and the Urban Village Strategy**

Brief introductions

Icebreaker: Imagine a headline in the local newspaper, 20 years from now, above a story about successful progress toward Seattle becoming a more racially equitable city. What would that headline say?

We are going to spend this first session reflecting on the current Comprehensive Plan, Seattle 2035, and, in particular, the Urban Village growth strategy. A racial equity analysis of the plan calls on us to examine who has benefited from and who has been burdened by the City's planning policies. This question is particularly timely after nearly a decade of historic rapid growth.

- Please offer your thoughts on the benefits and burdens of growth, as shaped by Seattle 2035, particularly for BIPOC communities. You may want to consider factors such as housing choice and affordability, jobs and small businesses, access to opportunity, displacement, public investments, or other important outcomes.

If there is time, we may also discuss related questions:

- Are there ways the Comprehensive Plan and Urban Village strategy may have, on the one hand, improved racial equity, or conversely, perpetuated or even increased racial disparities in Seattle?
- What information from your communities or data trends should the City explore to better understand the racial equity implications of the Comprehensive Plan?

#### **Breakout Session 2 - Looking ahead to a more racially equitable "Seattle 2044"**

We are going to spend the second half of our work together today looking ahead to the major update of the Comprehensive Plan. This will be a several year process with a lot of community engagement. Anticipating the need to add up to 100K or more housing units and even more jobs over the next 20 years, the choices we make in planning for that growth will contribute to how successful we are in creating a more equitable and resilient city for all.

- What principles or values should guide the development of a more equitable growth strategy? What outcomes for BIPOC communities are most important? What does a more equitable growth strategy look like to you?
- What ideas do you have about how the City can successfully and meaningfully engage BIPOC communities in the plan update?

[seattle.gov/opcd](http://seattle.gov/opcd)

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**Seattle**  
Office of Planning &  
Community Development



## **Advancing Racial Equity as part of the 2024 Update to the Seattle 2035 Comprehensive Plan and Urban Village Strategy**

*Prepared for the City of Seattle by PolicyLink<sup>1</sup> - April 2021*

### **INTRODUCTION**

The Seattle 2035 Comprehensive Plan update represents a transformative opportunity to guide future growth in the city in a way that substantially advances a vision where all Seattleites, regardless of their race/ethnicity, nativity, gender, or zip code, are able to participate and reach their full potential. Revisiting the comprehensive plan is particularly timely as Seattle and the rest of the country look ahead to the recovery from COVID-19. While the City has had a longstanding commitment to racial and social equity since 1994 and has made progress on many of the equitable development goals outlined in Seattle 2035, the pandemic and its impacts highlight persistent racial inequities in health, housing, and economic security. Tensions resulting from these longstanding racialized inequities came to the fore during the summer of 2020 as Black, Indigenous, and other people of color (BIPOC) in Seattle, and cities across the country, organized in protest after the murder of George Floyd. For many of these protesters, misconduct of the police towards residents of color is one facet of the systemic racism that continues to exclude and oppress communities of color. Addressing these inequities is a daunting task that is going to require the collective effort of all Seattleites.

Amidst a historic focus on racial equity in the economic recovery, and anticipating significant new federal funding for infrastructure, the Seattle 2035 update must provide the blueprint to steer investment and development in a way that makes meaningful progress toward racial equity and inclusion. The update also provides an important opportunity to acknowledge and redress past harms, including the negative impacts of prior planning and development decisions.

In advance of the update of the Seattle 2035 Comprehensive Plan, the Seattle Office of Planning and Community Development, in partnership with the Department of Neighborhoods and the Office of Civil Rights, engaged PolicyLink to:

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<sup>1</sup> PolicyLink is a national research and action institute dedicated to advancing racial and economic equity with a focus on delivering results at scale for the 100 million people in the United States living in or near poverty. PolicyLink takes an “inside-outside” approach to policy change, working with grassroots advocates focused on economic and racial justice, as well as with policymaker and government champions, to achieve equitable policies.

- Conduct a racial equity analysis of the comprehensive plan;
- Review a compendium of reports highlighting quantitative data on recent patterns of growth and equitable development outcomes;
- Analyze findings from five focus groups of residents discussing challenges and opportunities facing people of color as a result of the City's urban village growth management strategy;
- Engage with community stakeholders and leadership from multiple City departments in a Workshop on Racial Equity in the Seattle Comprehensive Plan and Urban Village Growth Strategy (held on October 29, 2020);
- Identify promising practices other jurisdictions are implementing to achieve more racially equitable outcomes; and
- Make recommendations to the City as it prepares to launch the plan update in 2021.

The following report includes four sections:

1. *Equity in Seattle's Comprehensive Planning Efforts* grounds the comprehensive plan update in the City's 25+-year history of equitable planning efforts.
2. *Centering Race and Acknowledging Past Harms* elevates the importance of acknowledging commitment to redress past harms and outlines the historical planning and land use decisions that created the current landscape of housing opportunity.
3. *Inequitable Outcomes for BIPOC Communities* summarizes key observations and data on racial equity outcomes since the 2016 adoption of Seattle 2035.
4. *Recommendations for a More Equitable Comprehensive Plan Update* presents our recommendations on how the comprehensive plan update can best address inequities and build a more equitable future, including ensuring meaningful community engagement in the update.

## I. EQUITY IN SEATTLE'S COMPREHENSIVE PLANNING EFFORTS

The Seattle 2035 update will build upon decades of groundwork. Seattle's first comprehensive plan, released in 1994, launched the urban village strategy. By focusing growth in urban villages and centers, the city seeks to promote walkable access to neighborhood services, more efficiently serve residents with public transit, strengthen local business districts, and support climate resiliency by reducing greenhouse gas emissions. The plan has been effective how and where the city has grown: Since 1995, the share of the city's housing growth going to urban villages has steadily increased, while the share of development outside of centers and villages has declined.<sup>i</sup>

Seattle created the Race and Social Justice Initiative within the Office for Civil Rights (OCR) in 2004 with a focus on eliminating institutional racism within city government. The City's Race and Social Justice Initiative (RSJI) envisioned that all policies and practices yield a future where:

- Race does not predict how much a person earns or their chance of being homeless or going to prison;
- Every schoolchild, regardless of language and cultural differences, receives a quality education and feels safe and included; and
- African Americans, Latinos, and Native Americans can expect to live as long as white people.

Seattle 2035 codified the City's commitment to racial and social equity as core values, which are reflected in the plan's policies and growth strategy. To shape development of the plan, the city council passed Resolution 31577 directing City staff to make the racial equity more visible in the plan introduction, core values, goals and policies; and to incorporate a growth strategy equity analysis and equity metrics. The city incorporated a racial equity analysis of the draft Comprehensive Plan and developed a Displacement Risk Tool and Access to Opportunity Tool to better understand the landscape of threats and assets facing low-income and BIPOC residents in different neighborhoods across the city. A framework for implementing the goals of the plan and advancing racial equity and inclusion was formalized with the creation of the Equitable Development Initiative (EDI) in 2016. EDI supports neighborhood leaders and community-based organizations, including grants and other assistance, in advancing equitable access to housing, jobs, education, parks, healthy food, and other amenities and in mitigating displacement.

## **II. CENTERING RACE AND ACKNOWLEDGING PAST HARMS**

For Seattle to achieve the desired impact of advancing racial equity, the City must first address the lingering impacts of past injustices. The urban village strategy has not been able to mitigate the displacement of BIPOC residents because it perpetuates a land use and zoning policy that was specifically designed to limit their housing options. To move beyond tinkering at the margins of equitable neighborhood change, city leaders should embrace a reparative framework that specifically addresses the root causes of housing insecurity for BIPOC Seattleites. This entails an intentional focus on updating the Comprehensive Plan in conjunction with equitable policies that center the voices and agency of the most marginalized.

Many of the economic and housing inequities we see today can be traced to past public sector policies and programs and private sector practices. The Seattle Planning Commission and others have documented the impact that policies such as the G.I. Bill, Federal Housing Administration lending practices, and racially restrictive covenants have had on Seattle's neighborhoods to this day, which are summarized below.

Starting early in the 20<sup>th</sup> Century, racist developers and city planners in cities across the country began to institute racial zoning ordinances forbidding people of color from living in or buying homes in white neighborhoods. This trend accelerated with the Great Migration of African Americans from the south to industrial cities in the northeast and midwest. Baltimore enacted the first racial zoning ordinance in 1910, and within several years the practice was widespread

in the region. Racial zoning was outlawed in 1917 when the U.S. Supreme Court declared that a Louisville, Kentucky racial zoning ordinance was unconstitutional in *Buchanan vs. Warley*.

Following the ban on racial zoning, developers began using racially restrictive covenants to prohibit homeowners in a designated neighborhood from selling their home to people of color. These neighborhoods became and remained almost exclusively white, shutting people of color out from the economic opportunity to build wealth as property values increased. Restrictive covenants were struck down by the Supreme Court in 1948 in *Shelly vs. Kraemer*, and eventually outlawed by the Fair Housing Act of 1968.

With the passage of the Fair Housing Act of 1968, developers and city leaders found alternative ways to leverage land use regulations to benefit from racial segregation. Local governments expanded the use of exclusionary residential zoning to keep out low-income people of color since single-family zoning mandates a minimum parcel size for single-family homes that are typically unaffordable to low-income people of color. At the same time, communities of color were zoned as commercial, industrial, or mixed-use, fueling the concentration of environmental hazards in these neighborhoods.

This push for local governments to establish single-family zoning regulations was largely driven by real estate developers and was in part an effort to institutionalize the same discrimination previously codified in restrictive covenants. Real estate developers, often seeking to develop large tracts of dozens or hundreds of homes, feared that the allowing people of color to move into the neighborhood would lower the sale prices of the homes.<sup>ii</sup> Many developers were not in favor of policies that facilitated residential mobility for African Americans because it prompted wider readjustments of property values in White neighborhoods. Developers sought to minimize these readjustments and maximize profits and the Federal government was complicit by refusing to insure projects that lacked racial deed restrictions. Research from the University of Washington confirms that restrictive covenants have left a lasting impression on the availability of housing opportunities for low-income people of color in Seattle.<sup>iii</sup> For example, due to restrictive covenants, households of color were unable to gain access to mortgage financing and, as a result, the wealth building opportunity of homeownership. This effectively limited their financial ability to move into a more desirable neighborhood even after the racially exclusionary zoning and restrictive covenants were eliminated.<sup>iv</sup>

Redlining has also been proven to have had long-term deleterious consequences for Black Seattleites. The term redlining can be traced back to the color-coded maps used by the Home Owners Loan Corporation (HOLC) to guide Federal Homeowners Association (FHA) lending practices. The dramatic increase in homeownership and concomitant expansion of the American middle class in the mid-20<sup>th</sup> would not have happened without the FHA and the advent of their 30-year mortgage product.<sup>v</sup> However, the FHA and HOLC defined Black residents as an “undesirable population” and refused to issue loans to residents in these neighborhoods. To be clear, federal policy created a pathway to homeownership, the middle class, and intergenerational wealth for White households that was unavailable to Black households.

The cumulative impacts of restrictive covenants, racist lending practices, and exclusionary zoning have become entrenched and continue to impact many Seattle households of color. Research has confirmed that many of the same Seattle neighborhoods where BIPOC residents currently face the largest threat of displacement were once deemed “undesirable” by HOLC over 80 years ago.<sup>vi</sup> These neighborhoods were once comprised by BIPOC residents due to the segregation perpetuated by redlining that limited the availability of housing options elsewhere in the city. These limited housing options also contributed to the racial wealth gap in the city by creating a disproportionate share of BIPOC residents that are renters rather than homeowners. Zoning and land use decisions continue to uphold segregation and perpetuate a racialized threat of displacement. With 75 percent of residential land excluded from accommodating more affordable housing types, low-income BIPOC residents are left confined to certain sections of the city competing for limited affordable housing opportunities. Accordingly, despite the advent of the Race and Social Justice Initiative, and the good intentions behind the urban village strategy, the approach has not achieved its goals because it ultimately perpetuates the same housing insecurity of low-income BIPOC residents that has been in place for years.

It is important to acknowledge the historical succession of racialized policies and practices which not only reflect the institutional racism in this country rampant at that time, but also help to perpetuate racial and economic segregation to this day. As low-income residents and people of color continue to struggle to access neighborhoods of opportunity or enjoy stability in their cultural communities, their ability to achieve intergenerational economic mobility is stunted. Homeownership and education provide two examples. Research has confirmed that children of homeowner parents are more likely to own a home and thereby have a vehicle to accrue wealth.<sup>vii</sup> Those households with access to homeownership in prior years are able to financially benefit from increasing property values in the city. At the same time, while the cost of ownership housing in Seattle has made homeownership out of reach for many low-income people and people of color, rising rents have exacerbated housing insecurity for renters. Education has long been considered “the great equalizer” because of its potential to advance intergenerational economic mobility.<sup>viii</sup> However, recent research has confirmed that the ability to access a high-quality education varies across Seattle, with students in wealthier districts benefitting from additional teachers and other resources unavailable to low-income students in other districts.<sup>ix</sup> Many of the high-performing schools are in the single-family neighborhoods that BIPOC families were unable to access in the past due to redlining and restrictive covenants. Low-income BIPOC households continue to struggle accessing these neighborhoods due to the lack of affordable housing options available. A national analysis of “greenlined” neighborhoods (e.g. deemed “Best” or “desirable in HOLC maps) found that they remain more than 70 percent White.<sup>x</sup> As a result, the same low-income families of color harmed by redlining and restrictive covenants in the past continue to suffer from housing insecurity and remain locked out of wealth-building opportunities that could lead to greater economic mobility for future generations.



### III. INEQUITABLE OUTCOMES FOR BIPOC COMMUNITIES

While the City has taken several laudable steps toward fostering equitable community development, an analysis of racially disaggregated data, five focus groups with residents, and a focused discussion with over 80 city leaders indicate that there are some areas of the comprehensive plan where efforts are underperforming. Key challenges include the following:

*There are insufficient housing options available that are affordable to low-income families.* A primary goal of the urban village strategy is to confine growth to areas of the city that are well served by transit, and dense enough to absorb new development. This approach has worked to focus new development without inhibiting growth: the City is already well ahead of the growth projections in Seattle 2035. Despite this surge in production, housing prices and rents have continued to rise, especially for larger units. The lack of affordable units is particularly harmful for Black residents in the city given the disproportionate share of Black households that are low-income and housing cost burdened.

*Residents of color disproportionately face housing insecurity and risk of displacement.* Seattle's overall population has grown in recent years, but the share of the population that is people of color has not kept pace. Between 1990 and 2010, the population of color in the larger metro area increased much more dramatically than it did in the city of Seattle. In addition, Seattle's Assessment of Fair Housing also indicates that between 2000 and 2010, the number of children of color in Seattle increased by only 2% compared with 64% in the balance of King County. There are a number of possible reasons for these demographic shifts. However, the difficulty households of color in Seattle face in finding quality, affordable housing is likely a contributing factor. Twenty-two percent of households of color in Seattle are paying more than half of their income towards housing costs. Focus group participants intimated fear of residential, commercial, and cultural displacement as growing numbers of their neighbors and local small businesses become priced out of gentrifying neighborhoods.

*The share of BIPOC Seattleites that are homeowners is declining.* The high cost of housing in Seattle is negatively impacting the ability for low-income people and people of color to become homeowners and build wealth. Focus group participants lamented the decline in homeownership among BIPOC Seattleites. The share of Black Seattleites that are homeowners is at the lowest point in 50 years.<sup>xi</sup> The National Equity Atlas reveals that the Black homeownership rate shrunk from 37 percent to 24 percent between 1990 and 2017.<sup>xii</sup> The City's Housing Choices Background Report confirms that "owning a home in Seattle is no longer affordable to the vast majority of people who live and work here."<sup>xiii</sup> This makes it disproportionately difficult for low-income BIPOC households to access homeownership and achieve intergenerational economic mobility.

*People of color are struggling to access opportunities afforded to residents of single-family neighborhoods.* The City's Equitable Development Implementation Plan states that "Seattle's

communities of color tend to live in neighborhoods with low access to opportunity, leaving many without access to resources necessary to succeed in life.”<sup>xiv</sup> This assessment is based the Access to Opportunity index which measures key determinants of social, economic, and physical well-being such as quality of education, civic infrastructure, transit, economic opportunity, and public health. In addition to the Access to Opportunity index findings, the Assessment of Fair Housing indicates that the racially or ethnically concentrated areas of poverty (R/ECAPs) in the city include disproportionate rates of people of color, foreign born people, families with children, and people with disabilities. Finally, focus group participants underscored the need to desegregate neighborhoods with high-achieving schools.

*There is an insufficient number of units affordable and available to large families.* Only two percent of rental units in Seattle have three or more bedrooms.<sup>xv</sup> Seattle’s Assessment of Fair Housing confirms that “the disproportionately high rate of housing problems experienced by large families indicates significant unmet housing needs among these households.” For example, limited housing options leaves larger families with greater likelihood of living in areas with higher poverty exposure.<sup>xvi</sup> The need for larger units is acute for immigrant families and other households of color, who are often supporting, housing, or cohabitating with an extended family network.

*People of color have longer commute times than their White counterparts.* A core element of the urban village growth strategy is that development is directed toward light rail and other public transit options. In many regards the City has been successful in providing more frequent service. The share of housing units in the city with access to transit running every 10 minutes or more frequently increased by 13 percentage points between 2016 and 2017. Based on the reporting from the Equitable Development Monitoring Program and feedback from focus group participants, residents of color in Seattle have longer commute times than their White counterparts. In addition, the neighborhoods with the highest number of jobs accessible via public transit have very few market-rate units affordable to low-income families.

*There is a need for more accessible workforce training and apprenticeships.* – The Seattle 2035 Comprehensive Plan projects that Seattle will grow by 115,000 jobs by 2035.<sup>xvii</sup> As documented in the Urban Village Monitoring report, growth since 2015 has exceeded projections, with one-fifth of the anticipated job growth for the entire 20-year period achieved in one year. Low-income and BIPOC residents have been unable to take advantage of much of this job growth.<sup>xviii</sup> Lack of available jobs and barriers obtaining existing jobs were recurring themes in focus group discussions. This aligns with research indicating the unemployment rates for Black and Native American workers is more than twice that of their white counterparts.<sup>xix</sup> Similarly, BIPOC residents explicitly expressed the need for more middle-wage job opportunities, apprenticeships, and pathways to positions in technology and other growing sectors during focus groups and other community meetings held to inform the comprehensive plan update.

## RECOMMENDATIONS FOR A MORE EQUITABLE COMPREHENSIVE PLAN UPDATE

There are a number of ways that Seattle City leaders could use the Comprehensive Plan update process to advance racial equity goals. The section below highlights several priority areas to address in the update process, incorporate in the updated Comprehensive Plan, and/or address through implementation actions, and the evaluation of the plan.

To implement a more equitable growth strategy, city leaders should adhere to the following principles for an equitable Comprehensive Plan:

1. **Think beyond the limits of the plan to create longer-term institutional infrastructure for equity.** Seattle 2035 is not a panacea that will solve every challenge facing BIPOC residents. However, it does represent an opportunity for the city to proactively coordinate across departments and partner with residents and community-based organizations to develop a suite of policies and programs that will guide the growth resulting from the plan. Such structures could become expanded institutional infrastructure and capacity to advance equity. This aligns with a recommendation PolicyLink staff made in 2015 to “set a cross-department table for addressing implementation”.
2. **Identify and support a pipeline of resident leaders for co-creation throughout the life of the plan.** The extensive community engagement that informed the last Comprehensive Plan update is well documented. The Community Liaisons program is an encouraging example of this principle in practice. Implementing an equitable growth strategy will require frequent and open dialogue with residents, particularly those from underrepresented groups such as immigrants, youth, and those with limited English proficiency. Training, technical assistance, and/or supplemental education may be necessary to ensure that residents are prepared for fully informed decision making.
3. **Maintain a focus on population level outcomes.** Improved conditions for low-income and BIPOC residents will not be achieved with a cookie cutter approach. The needs and barriers to success vary across groups. Strategies for leveraging future development to achieve equitable goals should focus on achieving results at scale.
4. **Use disaggregated data to develop tailored equity approaches that reach marginalized groups and measure success.** Access to racially disaggregated data at a range of levels is critical (e.g. household, neighborhood, and citywide).

### *Racially inclusive approach to reform of single-family zoning*

A major equity challenge for the urban village strategy is that it is used as a rationale for continuation of exclusionary planning practices that have shaped Seattle. Specifically, while the City has recently taken steps to allow more forms of accessory dwelling units (ADUs), the urban

village approach continues to reinforce the exclusion, generally, of everything except single-family residential construction on 75 percent of the residentially zoned land in the city. Given its racist origins, single-family zoning makes it impossible to achieve equitable outcomes within a system specifically designed to exclude low-income people and people of color. In order to advance racial equity at the scale codified in Resolution 31577, the City must end the prevalence of single-family zoning. This will not only create much-needed additional housing opportunities in high opportunity neighborhoods for low-income residents, is also a reparative approach with the potential to create intergenerational economic mobility for BIPOC Seattleites. Eliminating single-family zoning will not automatically or immediately incentivize the development of affordable housing. To encourage property owners to develop additional units on upzoned land, incorporating a split rate tax policy could be useful. A land value tax charges a higher rate on land and a lower rate on structures, making it in the property owners' best interest to spread that cost across units. This approach has been found to incentivize owners of expensive land with low-density structures.<sup>xx</sup> Similarly, factory-build accessory dwelling units have been found to reduced labor and material costs and shorter construction timelines that make their use more affordable.<sup>xxi</sup>

Achieving the goals of the RSJI will require a fundamental shift in how the City approaches land use and zoning. When 75% of residential land is reserved for single-family housing, the remaining 25% of land will continue to foster demand at prices unaffordable to low-income families. As the City launches the next Comprehensive Plan update, leaders should adopt a land use vision and regulations that center housing security and affordability for current and future BIPOC communities, with access and choice in neighborhoods of opportunity and bridges to homeownership and wealth building. This requires identifying and addressing the barriers preventing low-income BIPOC residents from achieving these goals.

A recurring theme across focus groups and the 10/29 workshop was the need to increase access to opportunity and economic mobility for BIPOC residents. The City should explore the best combination of financial and regulatory incentives, penalties, and technical assistance necessary to generate additional housing opportunities for low- and moderate-income households in neighborhoods currently zoned for single family residences. As the comprehensive plan strategically guides more growth in these neighborhoods, the City can develop policies and programs to ensure that any new development advances racial equity goals. The Comprehensive Plan should include a policy framework for such development, embedded in a growth strategy that recognizes key neighborhood differences. The strategy could be developed to have disparate impact in certain neighborhoods based on market viability or to promote integration and anti-displacement. Implementation of the strategy through zoning code, for example, could leverage development with incentives, such as:

- Minimum/maximum lot size allowed for conversion or new construction
- Permissibility of interior, attached, or detached development
- Gross floor area allowed

- Number of units allowed per lot
- Parking requirements
- Owner occupancy requirements
- As of right vs permitted
- Public hearing
- Amnesty of existing illegal ADUs
- Inspection fees

These leverage points could be used to incentivize participation in City programs that advance racial equity using a range of existing subsidies such as CDBG funds, HUD Section 3, or SBA 7A funds. This approach, which can be applied in the context of a range of infill housing types including but not limited to ADUs, has already been implemented in several smaller cities such as the following:

- Affordable housing - The town of Barnstable, MA instituted an amnesty program and limited eligibility to owner-occupants. The property owner must agree to rent to low-income tenants for a minimum of one-year term lease. The City incentivized participation by waiving inspection fees, using CDBG funds to reimburse homeowners for eligible costs associated with the rehabilitation of any unit rented to a low-income family, and tax relief to offset the negative impact of deed restrictions that preserve the affordability of the unit.
- Apprenticeships – The City of Santa Cruz updated their comprehensive plan to allow ADU construction and eliminate parking requirements. They concomitantly promote a wage subsidy program for licensed contractors that hire apprentice workers to help build ADUs.

***Increase the supply of affordable housing, particularly units that are community-controlled with long-term affordability provisions.***

The affordable housing shortage in Seattle has reached a crisis level. The private market is ill-equipped to generate housing opportunities affordable to low-income households. The most common subsidies used to support affordable housing development typically expire within 30 years, creating a new crisis as advocates scramble to find resources to preserve these units. The City can take steps to increase the supply of long-term affordable units while also supporting the agency and community voice of BIPOC leaders. As one example:

- Expand and replicate support for community land trusts such as Africatown - Community land trusts promote lasting affordability and community control of land. They differ from traditional housing non-profits in that they separate the ownership of land from the ownership of housing and are governed directly by community members. The City should prioritize community land trusts as part of the disposition strategy for publicly owned/surplus land. This may require allocation of additional resources for capacity building, technical assistance, and/or robust community engagement. City

leaders should consider developing a fund to support the acquisition of units with expiring affordability requirements that could be used for community land trusts or other cooperative homeownership models, along with affordable homeownership opportunities in neighborhoods currently zoned for single-family homes.

- Explore opportunities to advance equitable transit-oriented development (eTOD) – Transit-oriented development (TOD) is a planning and design approach that encourages compact, mixed-use, pedestrian-oriented neighborhoods around new or existing public transit stations. The high demand for TOD housing adjacent to transit can make homes inaccessible to people with lower incomes, while the rapid increase in property values spurred by new transit investments can lead to gentrification and the displacement of low-income BIPOC residents. Equitable transit-oriented development refers to TOD efforts undertaken with an explicit commitment to achieve equity goals through dedicated strategies that ensure low-income residents and residents of color benefit from – and are not displaced by – the new development. For example, eTOD entails a commitment to affordable housing, and that all transit modes are prioritized such that bus-service to transit-dependent communities isn’t cut in order to support a new light rail service.<sup>xxii</sup> In addition, the City should require local/targeted hiring of residents and support “last mile” infrastructure that allows for efficient and effective connections between transit and home for resident. The Comprehensive Plan should replace the current definition of “transit-oriented communities” in the glossary, and the two references in the Land Use section, with language that describes eTOD to establish a benchmark for developers to follow.

### ***Acknowledge and redress past harm***

There are several ways that Seattle could advance a reparative framework as part of the Comprehensive Plan update:

- Identify and protect places of significant cultural importance – While fear of residential displacement was a core challenge expressed by focus group participants as well as those at the 10/29 workshop, the erasure of the long-time cultural identity of certain neighborhoods was also elevated as an issue that needs to be addressed. As noted in the workshop, the goal should be “not just avoid displacement, but also make Seattle a place where BIPOC folks want to live, can afford to live, feel welcome and comfortable.” Preserving cultural institutions such as the East African Community Center will help to accomplish this. Other cities have successfully employed this strategy. For example, Austin, TX has launched a Cultural Asset Mapping Project through a partnership between their Cultural Arts Division and Economic Development Department to document the places and resources that are important to the creativity and cultural identity of the city.<sup>xxiii</sup> The resource was developed through extensive community engagement in each city council district. Seattle could develop a similar list of sites that

could be included as an Appendix to the Arts and Culture element of the Comprehensive Plan, helping to inform decision-making around the future those sites.

- Revisit community preference policy – City data confirms that the urban village strategy is guiding development in a way that exacerbates housing insecurity for low-income BIPOC residents. The limited availability of developable land raises housing costs to a price point unaffordable for many of these households. Seattle has instituted a community preference policy, but the legislation is currently voluntary, only available to development in areas facing displacement, and solely intended for nonprofit affordable housing providers. City leaders should ensure the plan broadly supports community preference tools and the City should explore the viability of expanding the policy to support low-income BIPOC residents that are housing insecure but may want to live in lower-density neighborhoods.
  - Institute a zoning overlay that promotes homeownership among BIPOC residents in formerly “greenlined” single-family neighborhoods. The lingering impacts of redlining in Seattle are well documented. The update of Seattle 2035 offers an opportunity to help redress some of these harms. As city leaders revisit the proliferation of single-family zoning in the city, steps should be taken to better integrate the neighborhoods that have been out of reach for BIPOC homeowners. This could be accomplished with passage of a Community Opportunity to Purchase (COPA) policy similar to the one recently passed in San Francisco. This policy requires that homeowners within the overlay area notify a pre-defined list of community-based organizations when they plan to sell the property. While COPA is typically used for multifamily buildings, the approach could be useful in providing community-based organizations with a level playing field in purchasing homes in hot market neighborhoods. With an upzoning, this process could result in multiple housing opportunities on the same lot. Community development corporations may need additional resources and training to implement a targeted acquisition strategy. The Cleveland Housing Network (CHN) has been able to develop almost 2,200 homeownership units with Low-Income Housing Tax Credits using a 15-year lease-to-own model.<sup>xxiv</sup> To support CDCs in acquiring additional resources and technical assistance, the City could develop a local CDC-tax credit program similar to the one used in Philadelphia, PA. Instead of paying the local Business Income and Receipts tax, qualifying businesses are able to make a contribution to a CDC and receive credit against taxes due to the city revenue department.
- Develop an approach for providing reparations to BIPOC Seattleites – Jurisdictions across the country are beginning to acknowledge the root cause of many racialized disparities facing BIPOC can be traced back to the negative economic impacts of government policies and programs. Several of these jurisdictions have committed to determining the optimal amount and approach for issuing compensation for these injustices. For example, in July 2020, the Mayor of Providence, RI began a multi-step process towards determine what form of reparations the city will take.<sup>xxv</sup> Similarly, the

City Council of Asheville, NC unanimously passed a resolution acknowledging systemic racism and committing to “ a process to develop short-, medium-, and long-term recommendations to specifically address the creation of generational wealth and boost economic mobility and opportunity in the Black community.”<sup>xxvi</sup>

- Redirect tax revenue to a reparations fund for BIPOC residents – The deleterious impacts of land use and zoning decisions goes beyond housing. One of the negative outcomes of the racially driven segregation of Seattle neighborhoods, is that low-income communities of color continue to face excessive contact with the police. Since the 1980s, the War on Drugs has been disproportionately waged in low-income BIPOC communities, despite no empirical evidence that people of color use drugs more than any other group. As a result, there has been disproportionate incarceration of BIPOC residents, with intergenerational impacts on households in these neighborhoods. Evanston, IL opted to leverage the legalized cannabis industry in Illinois in order to create a fund that will begin to address some of these disparities.<sup>xxvii</sup> Similarly, Oakland, CA has created an equitable licensing program that prioritizes individuals that were previously incarcerated for nonviolent drug offenses.<sup>xxviii</sup> Reparations for Seattle’s BIPOC communities could also take the form of preserving or rehabilitating culturally significant sites.

### ***Foster an equitable workforce ecosystem***

City leaders should consider better coordinating workforce training with the economic development priorities for future growth. For example, if the City anticipates further growth of tech employment under the current comprehensive plan, then the Racial Equity Committee of the Workforce Development Council of Seattle-King County is well-positioned to ensure that federal Workforce Innovation and Opportunity Act (WIOA) funds are used to develop “earn and learn” training opportunities which have been found to be particularly impactful for BIPOC workers.<sup>xxix</sup> The Comprehensive Plan can and should support such efforts.

The Urban Village Monitoring Report has two key indicators regarding employment: employment growth in the city as a whole by sector; and distribution and rates of employment growth by Urban Center and Hub Urban Village. While these indicators help to illustrate the supply of jobs in the city, they do not convey the rate that low-income people and people of color are able to obtain these jobs, or whether the jobs pay a family-sustaining wage. A more complete understanding of the equity outcomes related to economic growth would benefit from such data. This should also include the number of living wage jobs created as a result of City investments, such as the number of jobs created going to local residents, low-income residents, or residents of color as a result of public investments such as the Housing Levy or Multifamily Tax Exemption. While tracking such data would require developing new systems of engagement and accountability for developers, there is precedent. For example, the City already has access to contractor payroll information to ensure compliance with prevailing wage,



Davis Bacon, and HUD Section 3 projects. The current payroll tracking system could be adapted or mined for relevant data to better track the workers on projects also receiving city subsidy.

### ***Increase resident power and voice in the development and investment process***

A core element of any racial equity effort, especially with a strong focus on anti-displacement and community underinvestment, is to amplify the voice and leadership of BIPOC residents. There are several ways that City leaders can proactively address these threats, which are described below, with examples from other cities. The Comprehensive Plan update should, where appropriate, include policies that support adoption of tools like these.

- Tenant Opportunity to Purchase (TOPA) policies provide tenants living in multi-family buildings with advance notice that the landlord is planning to sell their building and an opportunity for them to collectively purchase the building. These policies generally require landlords to provide an intent to sell notice to their tenants, along with a timeframe for the tenants to form a tenant association and express interest in purchasing the units, and an additional timeframe for the tenants to secure financing. By providing renters with the right to negotiate and collectively bargain to purchase their buildings, TOPA policies level the playing field in highly speculative markets such as Seattle. TOPA was first enacted in Washington, DC in 1980 and is the nation's oldest and most comprehensive policy.<sup>xxx</sup> From 2002 to 2013, DC's TOPA helped preserve close to 1,400 affordable housing units and keep thousands of long-time, low-income residents in their homes.<sup>xxxi</sup> Tenants can purchase units individually, turning units into condos, or collectively if they form a tenant association and in partnership with a developer. Additionally, the District can acquire housing through the District Opportunity to Purchase Act (DOPA) to preserve affordable housing and address at-risk housing in need of serious repairs.
- San Francisco opted to develop a Community Opportunity to Purchase Act (COPA) which gives nonprofits a first right of purchase, allowing landlords to sell at market rate to nonprofits. Due to San Francisco's inflated property costs, many tenants are unable to secure enough funding to purchase a property on their own through a TOPA policy. Nonprofits could purchase housing but struggle to compete with private purchasers ready to pay in cash. COPA addresses these challenges by requiring landlords to notify affordable housing nonprofits from a qualified list when their building goes up for sale. The policy also includes a financial incentive to property owners to sell to nonprofits by exempting sites valued at \$5 million or more from paying a portion of the local property transfer tax. San Francisco fortified their COPA policy by instituting the Small Sites

Program which provides loans to nonprofit organizations, to buy buildings before an investor does. The buildings are then converted to permanently affordable housing.

- In addition to the above strategies designed to protect residents of existing units, robust community benefits agreements (CBA) should be employed by the City for large commercial and multifamily market rate developments to generate resources for affordable housing and opportunities for economic inclusion. Similar City programs such as Mandatory Housing Affordability and incentive zoning efforts, which contribute to the affordable housing stock, do not advance inclusive economic development through employment, apprenticeships, or support for BIPOC-owned businesses in the way that CBAs have historically been used. CBAs are typically driven by coalitions of residents and advocates. However, municipalities can help foster an hospitable environment in which these coalitions can operate. For example, in 2004 the Board of Aldermen in New Haven, CT passed a resolution strongly encouraging developers to enter into CBAs and emphasizing that the city would consider CBA efforts when considering projects for approval.<sup>xxxii</sup> In 2016, Facebook entered into a CBA with a community coalition in East Palo Alto, CA, regarding a major office expansion. The CBA requires Facebook to provide nearly \$20 million toward a fund to be used for affordable housing in the region. This fund was soon leveraged to include approximately \$60 million of additional funds, to be expended on the same terms. The CBA also provides funding for other issues of community concern, including legal support for tenants and policy advocacy campaigns. Similarly, in 2018, Nashville-based community coalition Stand Up Nashville negotiated a CBA to accompany a proposed soccer stadium. The CBA contained requirements for living wage jobs, first-source hiring, affordable housing, a child-care center, and other community benefits.
- Participatory budgeting is an approach to governing that allows residents to decide how public tax dollars will be used. The process is particularly inclusive as participation can include groups that might not otherwise be able to contribute such as renters, youth, returning citizens, and undocumented workers. Engagement of these groups is key as research confirms that white, male homeowners are the most likely to share comments at zoning and planning meetings.<sup>xxxiii</sup> The City of Chicago utilizes participatory budgeting to allow residents from the West Humboldt Park neighborhood to steward the funds collected through a tax increment finance (TIF). In 2018, this amounted to \$2 million exclusively directed by neighborhood residents.

## **CONTINUE TO INVEST IN BIPOC RESIDENT LEADERS TO CO-CREATE A MORE EQUITABLE PLAN**

The Seattle 2035 Comprehensive Plan already codifies the importance of robust community engagement. The Community Well-Being and Community Involvement elements reflect a commitment to supporting all Seattleites, especially marginalized communities that are most impacted by City policies, as the city grows. Following the 2015 Comprehensive Plan update, the City documented their outreach strategies and accomplishments in *Community*

*Engagement Final Report.* The report highlights extensive engagement efforts in neighborhoods and citywide over a two-year period. More than 1,000 residents participated online, roughly 2,600 people met in-person, and more than 2,100 shared their feedback on the plan via a written survey.<sup>xxxiv</sup> The targeted approach delineating audiences that are already active from traditionally under-represented groups, millennials, and parents of young school aged children facilitated the strategic use of City resources. A similar approach should be employed with the forthcoming plan update. There is value in ensuring that as many Seattleites as possible are aware of the update and understand how they can participate.

To achieve the equity goals enumerated earlier, the city will need to rely on an ecosystem of more deeply engaged residents. For example, Seattle has over 70 boards and commissions on which residents can apply to participate. Similarly, the Public Outreach and Engagement Liaisons (POEL), also known as the Community Liaisons program pays residents on a contract basis to organize community meetings, recruit participants, and connect them to resources such as utility payment assistance, transit passes for low-income riders, and affordable kids summer camp.<sup>xxxv</sup> As the City pursues citywide community engagement strategies, they should expand the Community Liaisons program to ensure that there is a pipeline of BIPOC resident leaders of a range of ages, and across neighborhoods that is adequately trained to support ongoing outreach once the updated plan has been adopted. To optimize the investment in capacity building, recruiting youth and young adults should be prioritized.

## **Conclusion**

In conclusion, the City of Seattle and King County continue to be seen as national leaders in embracing the principles and values of equitable development. However, feedback from residents and city leaders, and racially disaggregated data confirm that Seattle still has a long way to go. The 2020 Comprehensive Plan update is an opportunity for the City to fully lean into its racial equity goals and address the remaining gaps facing low-income people and people of color. There is already tremendous work happening across the city to build on for this next phase. The observations shared above offer perspective on ways for City leaders to use the Seattle 2035 update as a vehicle for accomplishing their shared goal of advancing equitable development. With a vigilant focus on uplifting the most vulnerable, vesting residents with sufficient power and community voice, and tracking the right indicators, the City has the potential to achieve its goal of ensuring that all Seattleites are able to thrive and reach their full potential.

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- <sup>xxiii</sup> Cultural Asset Mapping Project. City of Austin website. Accessed on March 30, 2021. <https://www.austintexas.gov/department/cultural-asset-mapping-project>
- <sup>xxiv</sup> CHN Housing Partners website. Accessed on March 31, 2021. <https://chnhousingpartners.org/about/lease-purchase-flagship-program/>
- <sup>xxv</sup> Providence Mayor Signs Order to Pursue Truth, Reparations for Black, Indigenous People. Madeleine List. The Providence Journal. July 16, 2020. <https://www.providencejournal.com/story/news/2020/07/16/providence-mayor-signs-order-to-pursue-truth-reparations-for-black-indigenous-people/42496067/>
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- <sup>xxvii</sup> City of Evanston website. Evanston Local Reparations. Accessed on March 25, 2021. <https://www.cityofevanston.org/government/city-council/reparations>
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- <sup>xxix</sup> Desegregating Work and Learning Through ‘Earn-and-Learn’ models. Annelies Goger. The Brookings Institution, Wednesday, December 9, 2020. <https://www.brookings.edu/research/desegregating-work-and-learning/#:~:text=Earn%2Dand%2Dlearn%20pathways%20differ,unequal%20track%20away%20from%20it.>
- <sup>xxx</sup> District of Columbia Department of Housing and Community Development website. Tenant Opportunity to Purchase Assistance. Accessed on March 25, 2021. <https://dhcd.dc.gov/service/tenant-opportunity-purchase-assistance>
- <sup>xxxi</sup> All-In Cities website. Tenant/Community Opportunity to Purchase. Accessed on March 24, 2021. <https://allincities.org/toolkit/tenant-community-opportunity-to-purchase>
- <sup>xxxii</sup> Understanding Community Benefits Agreements: Opportunities and Traps for Developers, Municipalities, and Community Organizations. Patricia E. Salkin.
- <sup>xxxiii</sup> Who Participates in Local Government? Evidence from Meeting Minutes. Katherine Levine Einstein, Maxwell Palmer, David M. Glick. Perspectives on Politics. [https://www.dropbox.com/s/k4kzph3ynal3xai/ZoningParticipation\\_Perspectives\\_Final.pdf?dl=0](https://www.dropbox.com/s/k4kzph3ynal3xai/ZoningParticipation_Perspectives_Final.pdf?dl=0)
- <sup>xxxiv</sup> Seattle 2035 Community Engagement Final Report. April 2016. <https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/ComprehensivePlanCommunityEngagement-FinalOutreachReport.pdf>
- <sup>xxxv</sup> City of Seattle Building Stronger Connections with Community Liaisons. Erica A. Barnett. Next City. February 14, 2017. <https://nextcity.org/daily/entry/seattle-public-outreach-community-liaisons>

# Comprehensive Plan Update

## **Racial Equity Analysis of Seattle 2035 and Urban Village Strategy**

Rico Quirindongo, Interim Director and Michael Hubner, Long Range Planning Manager  
Office of Planning and Community Development  
City of Seattle

Land Use and Neighborhoods Committee, Seattle City Council  
July 14, 2021

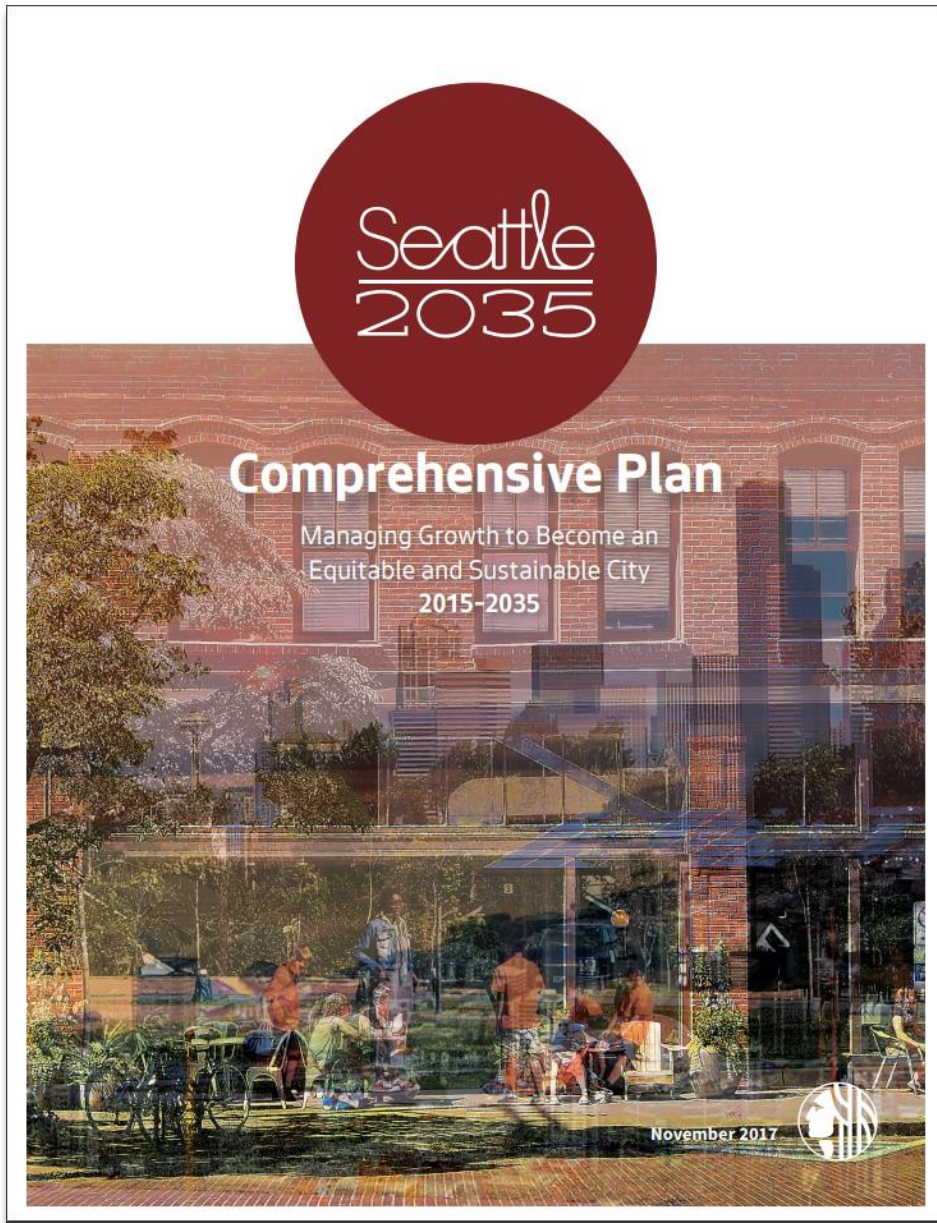


# Seattle 2035 Comprehensive Plan

A 20-year plan to guide how our city grows, informed by four core values:

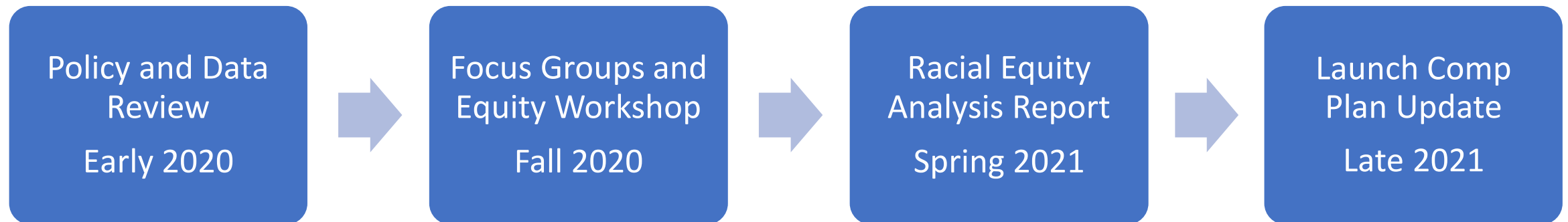
1. Race and Social Equity
2. Environmental Stewardship
3. Community
4. Economic Opportunity and Security

**Next update due in 2024**



# Racial Equity Analysis of Seattle 2035

- Office of Planning and Community Development with Department of Neighborhoods and Office of Civil Rights
- Assistance from PolicyLink
- Foundational work before the Comprehensive Plan update process
- Response to SLI 29-4-B-1





# Overview of Plan Update Process

## Preliminay Schedule

2020		2021				2022				2023				2024	
Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Project planning Research and analysis Racial equity analysis				Public launch Research and analysis Develop plan concepts				Finalize and evaluate alternatives Goals and policies Draft plan and EIS				Final EIS Mayor's plan Council adoption			
← Community engagement, Racial Equity Toolkit (RET) →															

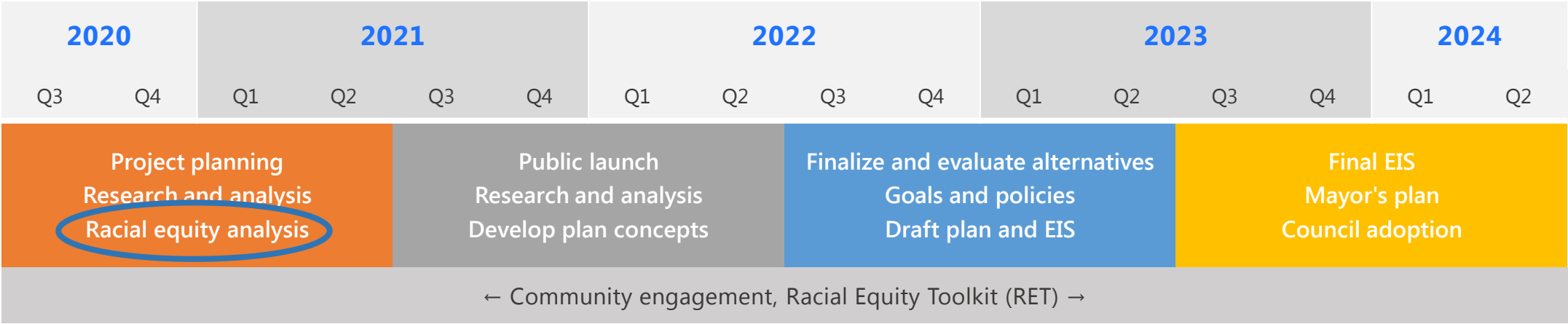
# Overview of Plan Update Process

## Preliminay Schedule

2020		2021				2022				2023				2024	
Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Project planning Research and analysis Racial equity analysis					Public launch Research and analysis Develop plan concepts					Finalize and evaluate alternatives Goals and policies Draft plan and EIS				Final EIS Mayor's plan Council adoption	
← Community engagement, Racial Equity Toolkit (RET) →															

# Overview of Plan Update Process

## Preliminary Schedule

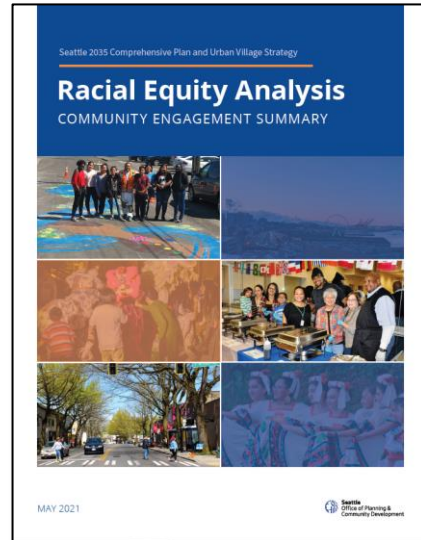


Informed by:

- Outreach to stakeholders and neighborhoods citywide
- Priority engagement with BIPOC and other marginalized communities
- State law (GMA) and regional policies and targets
- Data and analysis, including EIS

# Racial Equity Analysis Deliverables

## #1 Community Engagement Report (OPCD)

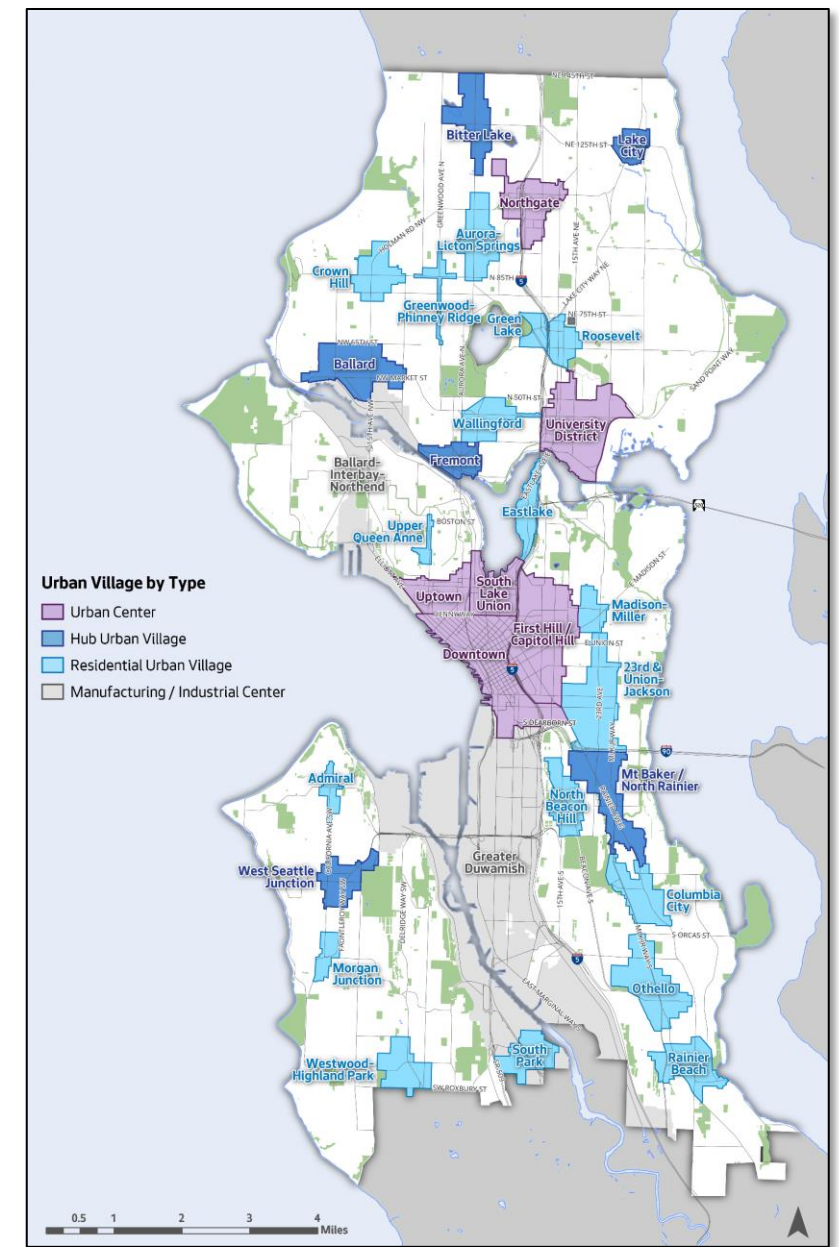


## #2 Racial Equity Analysis Findings and Recommendations (PolicyLink)



# Background: Urban Village Strategy

- Seattle's growth strategy since 1994
- Focuses housing and jobs within compact walkable mixed-use neighborhoods linked by transit
- Most land outside of urban villages zoned single family
- Shaped by land use patterns that reflect history of racial exclusion (e.g., redlining, racial covenants)



# PolicyLink review of relevant data

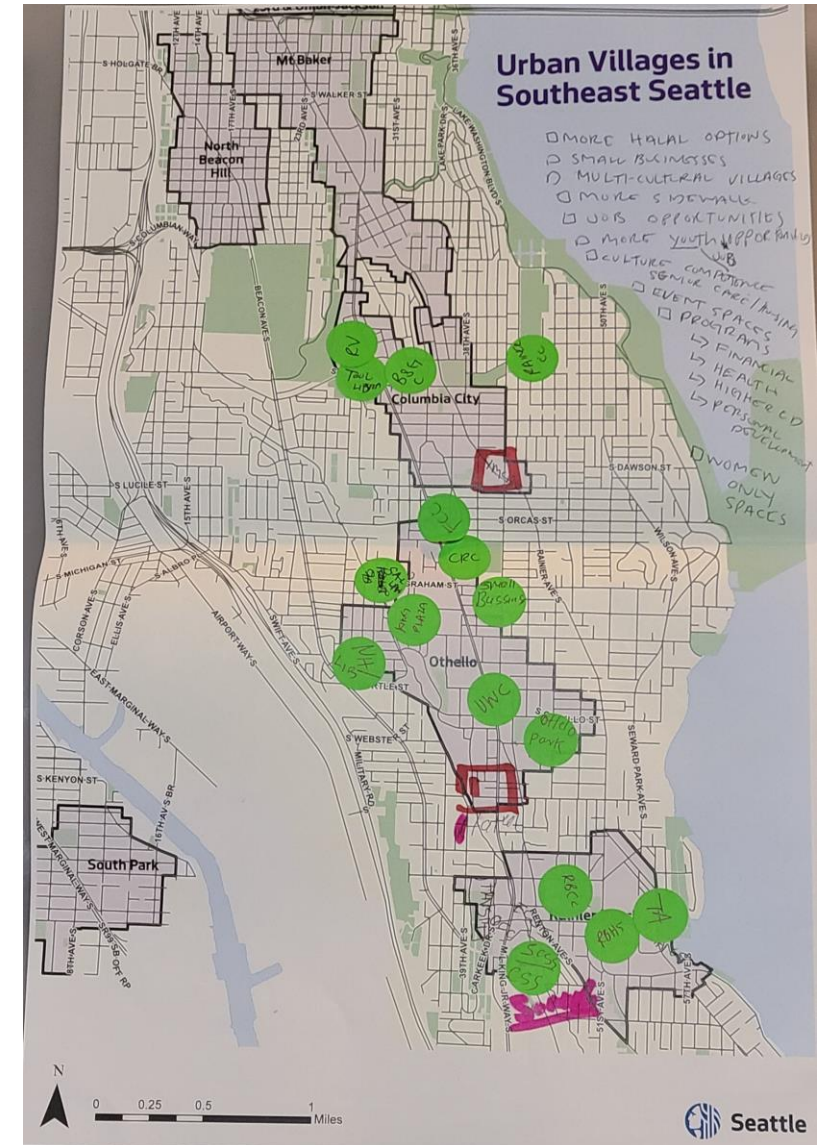




# Informed by early engagement

Early targeted community and stakeholder engagement for Racial Equity Analysis:

- Trained cohort of Community Liaisons
- Five focus groups
- Citywide workshop in October 2020 with PolicyLink



# Policylink key findings

## Persistent racial disparities related to:

- Housing affordability, choice, and ownership
- Access to neighborhoods of opportunity (incl. parks, schools, healthy environment)
- Housing insecurity and displacement risk
- Access to Seattle's economic prosperity



# Policylink recommendations for Comp Plan update

- **Growth strategy:** Allow more housing types across the city with equitable access to wealth building and neighborhood opportunities
- **Affordable housing:** Support tools to increase supply of affordable housing with community control and long-term affordability
- **Displacement:** More and stronger anti-displacement policies and tools, including preservation of cultural communities
- **Inclusive economy:** Data-informed tools to promote equitable economic opportunity, e.g., training and hiring preferences
- **Community engagement:** Provide financial/technical support for sustained BIPOC involvement around comp plan update

# Next steps for the Comp Plan update

## Housing and Neighborhood Choice

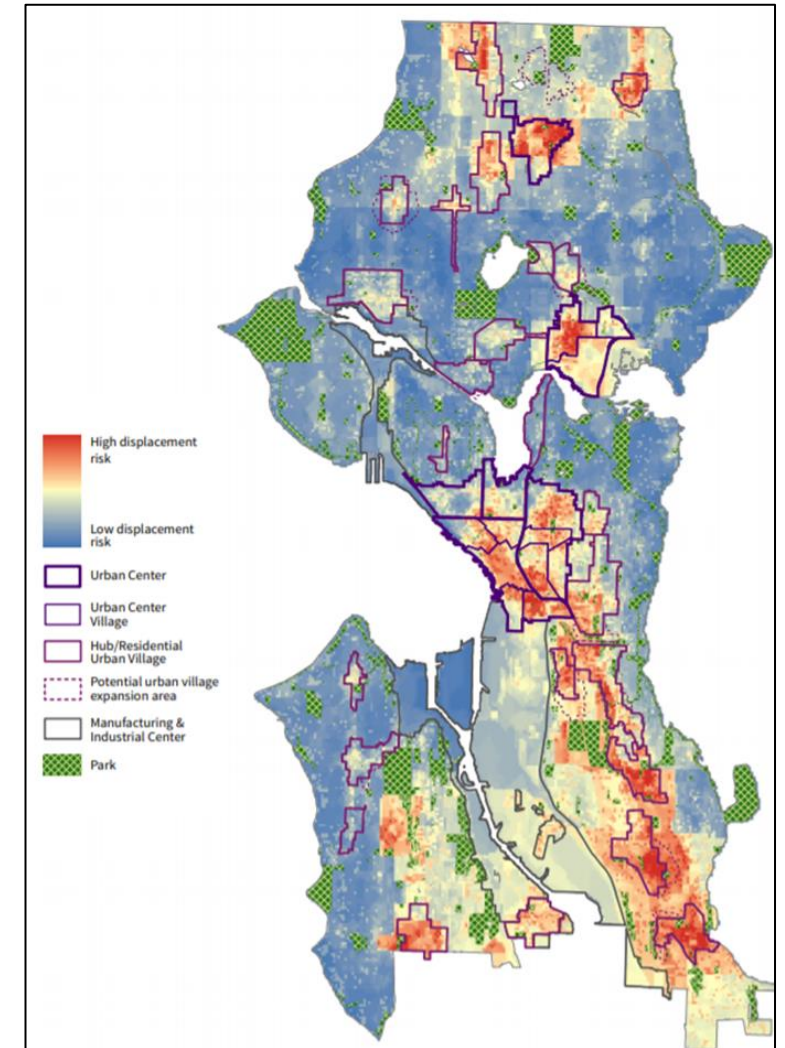
- Study range of growth strategy alternatives, including single family zoning changes (per 2021 budget proviso)
- Explore policies/tools to create more housing, including:
  - Broader range of market rate housing
  - Affordable and mixed-income housing
  - Strategies that benefit BIPOC hhlds



# Next steps for the Comp Plan update

## Anti-Displacement

- Incorporate anti-displacement in growth strategy alternatives
- Update and enhance displacement risk mapping and data
- Address housing, small business, cultural displacement in Plan
- Identify policies to mitigate displacement risk



# Next steps for the Comp Plan update

## Equitable Inclusive Economy

- Enhanced data on economy and race in background research
- Identify policy gaps and opportunities for more integrated approach
- [Ed and job training...]
- Promote middle-wage jobs, including through Industrial and Maritime strategy recommendations

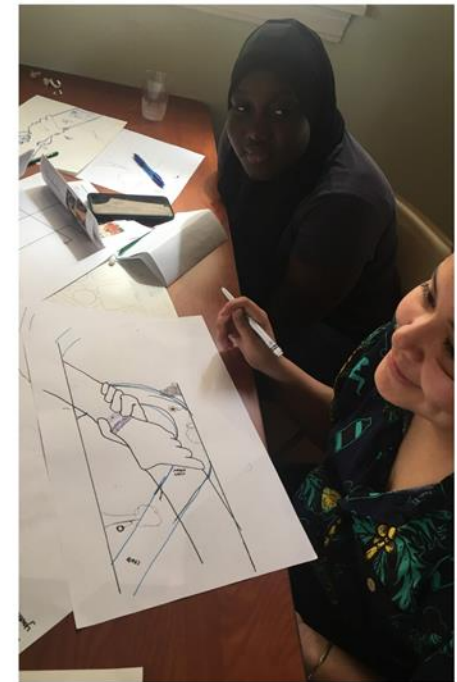




# Next steps for the Comp Plan update

## Community Engagement

- Broader/deeper engagement with BIPOC communities through RET
- Explore options for resourcing equitable community engagement
- Citywide engagement to stakeholders and neighborhoods
- Community engagement plan to Council later in 2021



Thank you.

Questions?



## Legislation Text

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**File #:** Inf 1841, **Version:** 1

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Seattle Department of Construction and Inspections (SDCI) and Office of Sustainability and Environment (OSE) Quarterly Tree Protection Report



## Memo

**Date:** July 14, 2021  
**To:** Councilmember Dan Strauss, Chair, Land Use and Neighborhoods Committee  
**From:** Nathan Torgelson, SDCI Director; and Michelle Caulfield, OSE Acting Director  
**Subject:** Tree Protections Update – 2Q 2021 Report

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The City Council adopted [Resolution 31902](#) on September 16, 2019, directing SDCI and OSE staff to explore strategies to protect existing trees, increase Seattle’s tree canopy cover, and balance City goals to support future growth and density as provided in the City’s Comprehensive Plan. The resolution also directs SDCI and OSE to provide quarterly reports to the Chair of the Land Use and Neighborhoods (LUN) Committee on progress made. In 2020, SDCI and OSE delivered reports on February 12, July 22, and November 25 to share progress made, next steps, and actions accomplished to date, including the status of the 2020 Urban Forestry Management Plan Update. This year staff delivered the 1Q 2021 report on March 23 which summarized all the work accomplished over the past few months, including work underway and anticipated next steps. This is the 2Q report for 2021.

### **Progress Made on the Urban Forest Management Plan update (UFMP)**

When we last updated you in March, the Urban Forestry Core Team had produced recommendations to incorporate public comment into the Plan; SDCI had issued and published a SEPA Determination of Non-significance, which was not appealed. The Plan is currently completing internal review in hopes of publishing a final version in the next few weeks.

Next steps for the UFMP:

1. Once the Plan is finalized, the team will offer to brief Council. We are anticipating this happening before the end of the summer.
2. The UFMP will be a web-based document. The Executive Summary will be translated and printed in Amharic, Cantonese, Khmer, Korean, Mandarin, Oromo, Spanish, Somali, Tigrinya, and Vietnamese.
3. The team will be working with our community partners to distribute hard copies of the Executive Summary.

### **Progress Made and Work Underway on Tree Protection Updates**

SDCI, OSE, and its partners continue to work to improve tree protections, including work underway to conduct public outreach on potential tree legislation and continued progress made to track tree actions on private property:

#### Public Outreach – Two Approaches

SDCI and OSE have developed a community engagement plan to inform tree protection legislation that uses two different methodologies running concurrently to reach all stakeholder groups identified in the Resolution, with a targeted focus on BIPOC communities.

- The first approach is to center and prioritize the voices of BIPOC residents by prioritizing culturally and linguistically appropriate engagement with residents of low-income and low-canopy neighborhoods. We are partnering with the Department of Neighborhood’s Community Liaison Program to reach historically underserved communities, including communities of color, immigrant and refugee populations, and underrepresented interest groups in the City to provide culturally



appropriate outreach and engagement services in multiple languages. Our target audience for this outreach effort are BIPOC communities and underrepresented groups engaged as part of the recent Urban Forest Management Plan Update: African American, Chinese (Cantonese and/or Mandarin), Disabled, Ethiopian (Amharic and Oromo), Somali, Filipinx, LatinX, Native American, seniors, Southeast CHAM refugees, unhoused populations, and renters city-wide.

- Our second approach is to facilitate public input through a series of listening sessions conducted to reach other key stakeholders. This will include, but is not limited to, business owners, homeowners, renters, builders, neighborhood groups, environmental organizations, and climate and environmental justice organizations.

For both outreach approaches, the urban forestry team is seeking to engage stakeholders to gather input about the tree protections update and to identify potential impacts and mitigation strategies. Outreach and engagement will begin on July 14 and is planned to run through August/September. SDCI, DON, and OSE will document community input, which will be considered as part of the tree protections update. Throughout this process, City staff will seek to better understand stakeholders' perspectives and keep them engaged in the process based on their interest level. In line with the outreach work completed to update the Urban Forest Management Plan, the outreach materials will be posted on SDCI's project website.

#### Council Requested - Tracking Tree Removal and Replacement

SDCI hired and trained three additional GIS analysts in Q2 to expedite the data entry work and condense the amount of time required to capture tree-related information from permits dating back to July 2019.

Originally the work was anticipated to take at least two or three years due to the volume of applications as well as the time it takes to discern relevant tree protection information from site plans. However, with new additional staff hired, we are now forecasting that this work could be completed by end of Q4. This data set will help SDCI and OSE report on a multitude of trends beginning with trees preserved, replaced, and replanted at part of mitigation with the ability to focus on detailed data about each individual tree (i.e., tree species, tree type whether it is exceptional, nonexceptional, part of a tree grove). All new data obtained through this effort will support city staff to monitor canopy coverage over time and will inform upcoming policy and code development.

#### **Future Work**

SDCI and OSE are continuing to evaluate the strategies identified in the Resolution through a racial equity lens. We anticipate that we will complete public outreach in August/September, with the goal to make a draft proposal available for environmental (SEPA) review by the end of Q4 2021.

Copy: Aly Pennucci and Yolanda Ho, City Council Central Staff



# Tree Protections Update

Photo by John Skelton



**Seattle** Department of  
Construction & Inspections



**Seattle**  
Office of Sustainability  
& Environment

Land Use and Neighborhoods Committee  
July 14, 2021

# TODAY'S PRESENTATION

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UFMP Update – Update & Next Steps

Resolution 31902 - Progress Made

- Tree Protections - Public Outreach
- Tree Tracking

Next steps



# UFMP UPDATE

## Underway:

- Final internal review
- Finalize plan

## Next Steps:

- Publish web-based plan
- Translate and print Executive Summary
- Offer Council briefing



## Resolution 31902 – Progress Made

# TREE PROTECTIONS – PUBLIC OUTREACH

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## METHODOLOGY – TWO APPROACHES

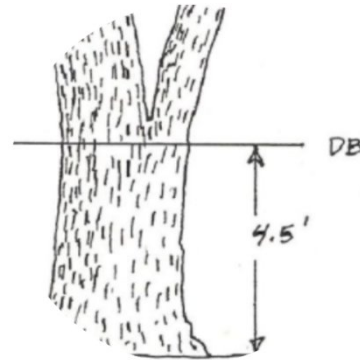
Department of Neighborhoods (DON) Community Liaisons (CLs)	Virtual Listening Sessions Six total 90-minute length
BIPOC, underrepresented groups	Other key stakeholders
Culturally appropriate engagement, in language	Primarily English

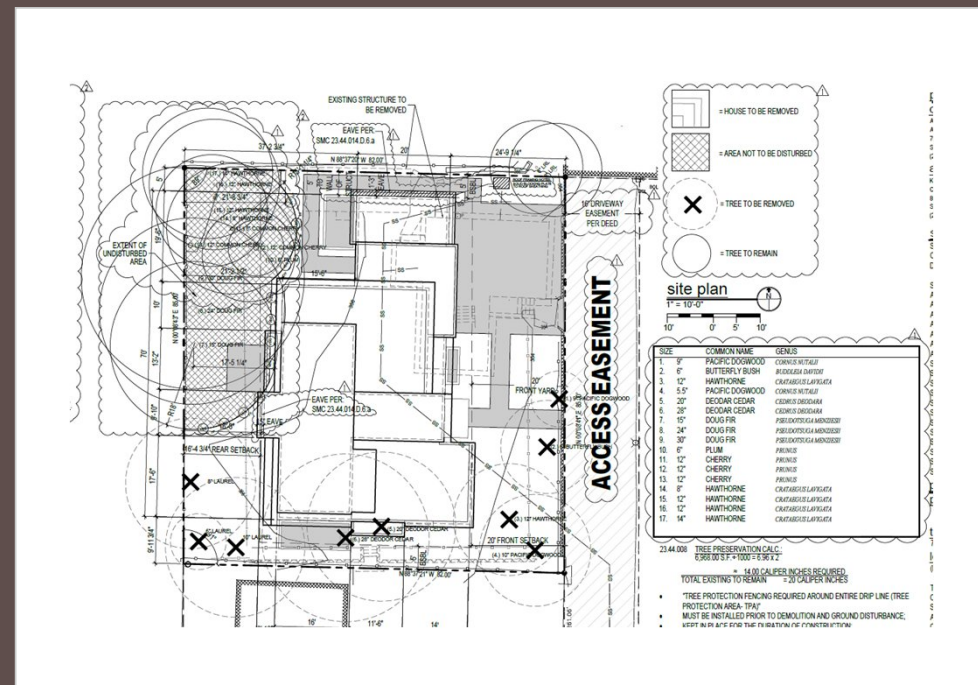
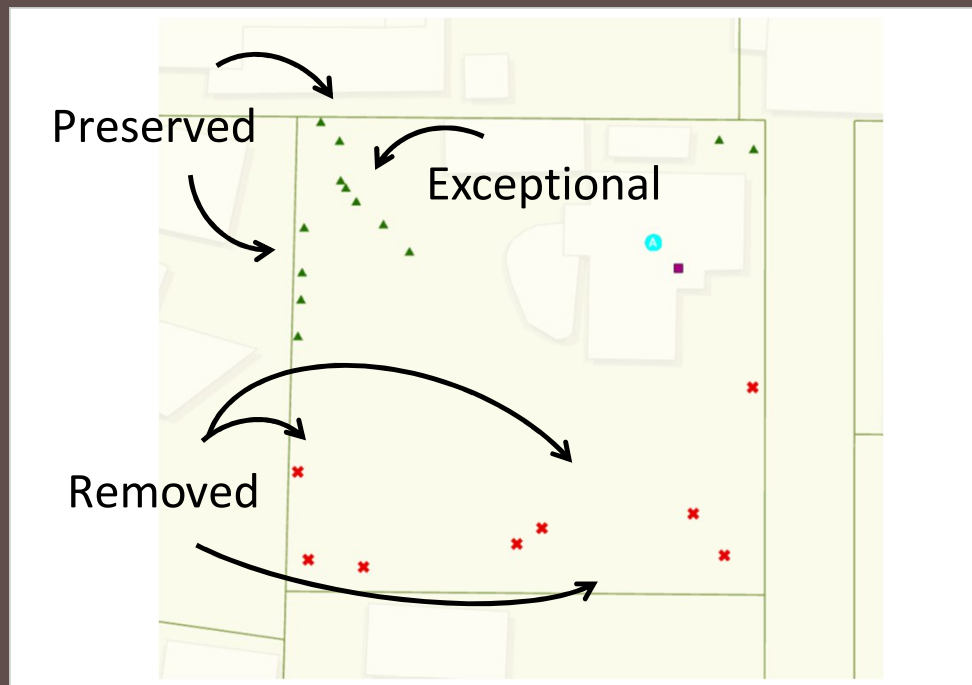
## Resolution 31902 – Progress Made

# TREE TRACKING – DATA COLLECTION

### Data Collected SF/RSL Zones:

- Permit Number
- Tree Name - Scientific, Common
- Exceptional Trees
- Diameter at Standard Height
- Tree Status
- GIS Location
- Linkage to Other Permits
- Arborist Report



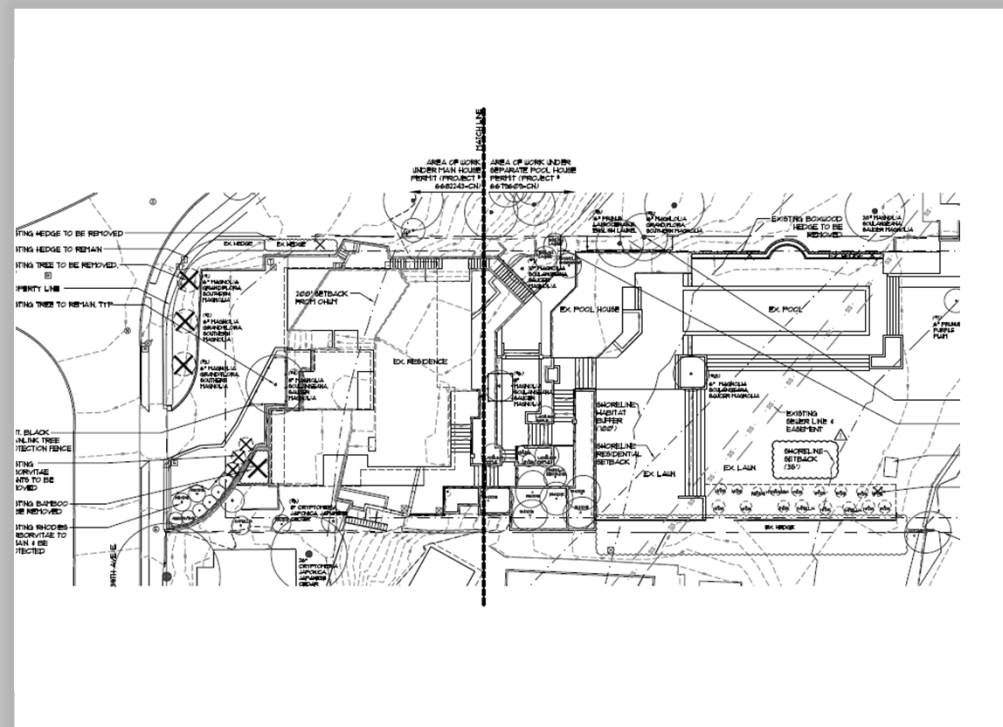
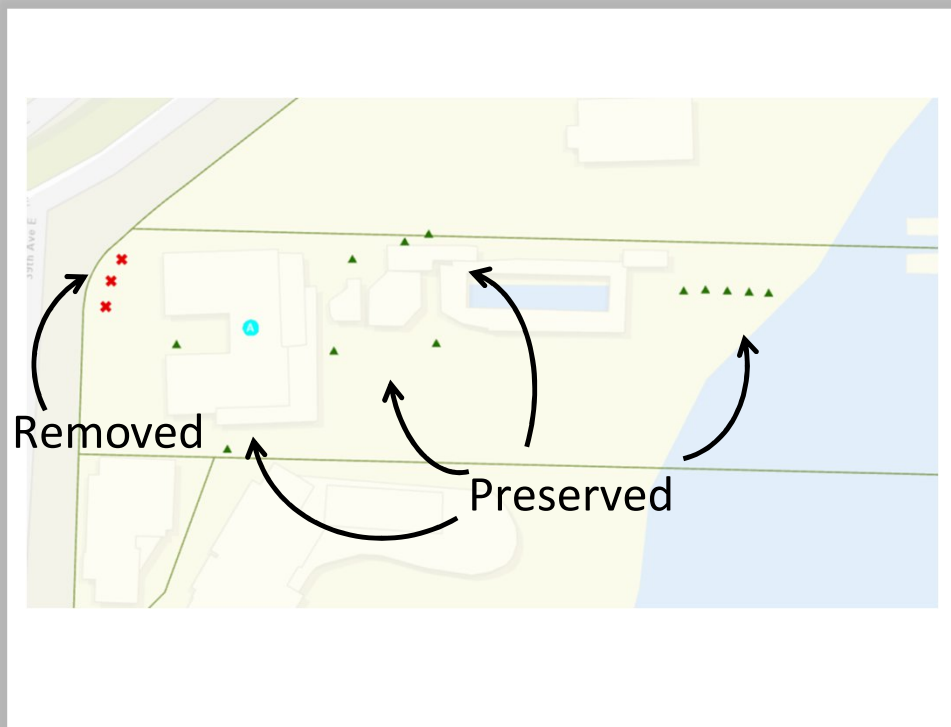


GIS Image

Site Plan – New detached (single family) home

# EXAMPLE #1 – 6590722-CN



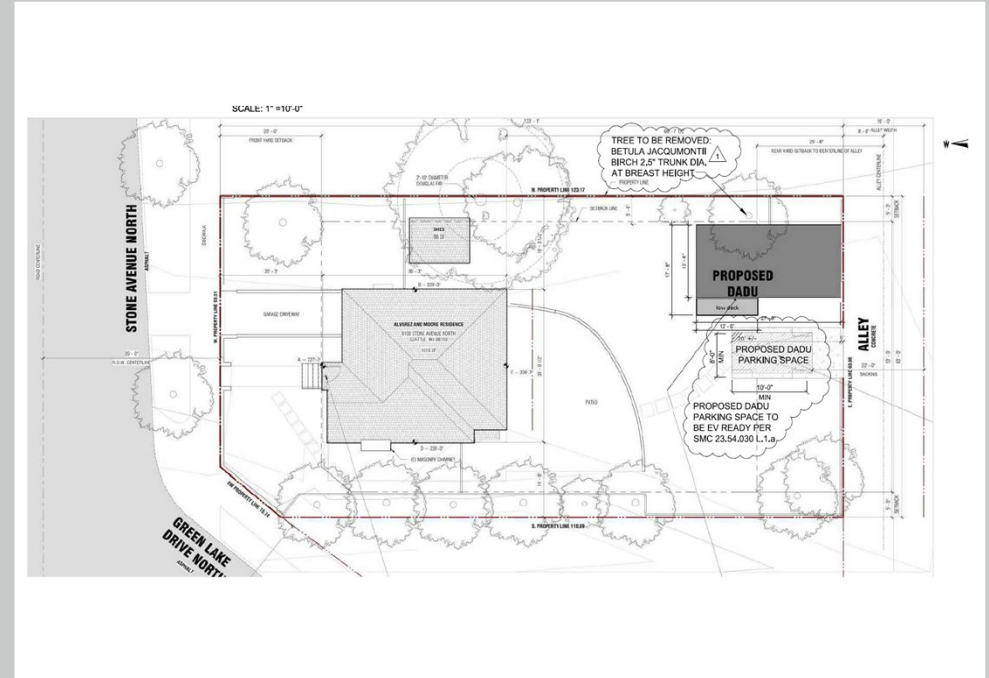
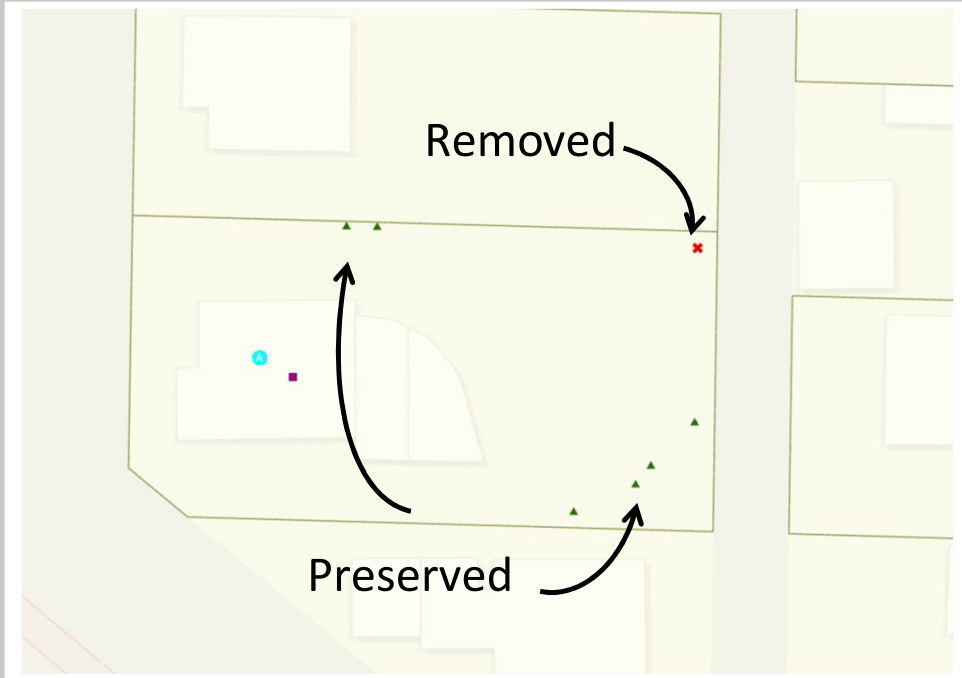


GIS Image

Site Plan – Addition to existing detached (single-family) home with ECAs

# EXAMPLE #2 – 6682243-CN





GIS Image

Site Plan – New Backyard Cottage / DADU

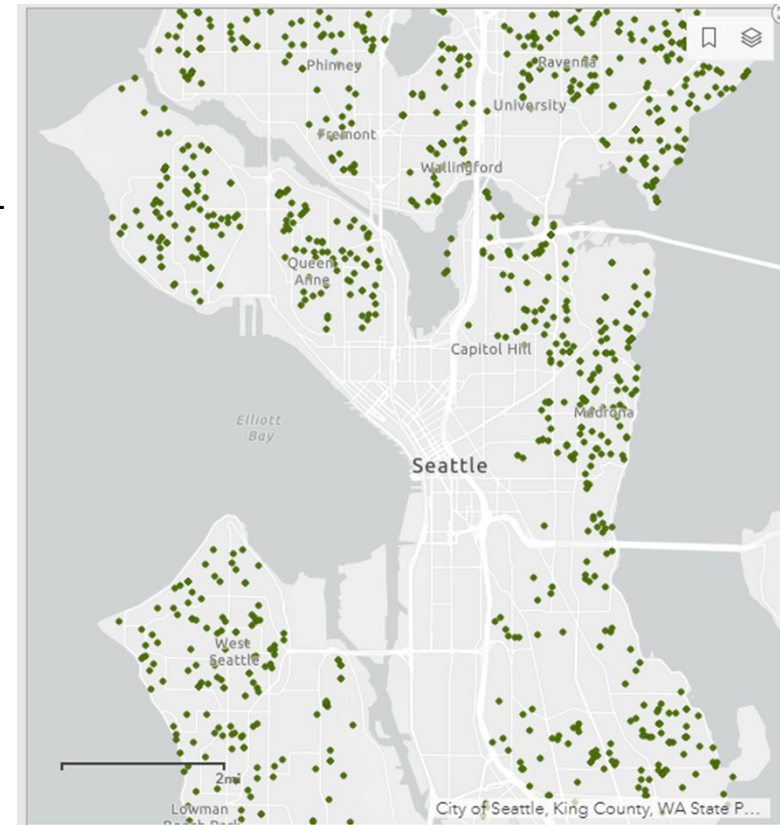
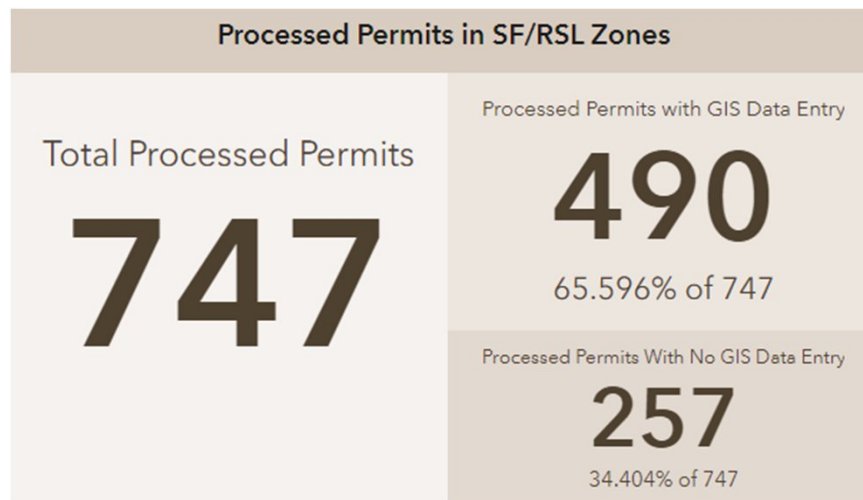
# EXAMPLE #3 – 6725230-CN

# Resolution 31902 – Progress Made

## TREE TRACKING PROGRESS

### Data Collected in Single Family Zones

- Permits from July 1, 2019 - April 23, 2020
- One GIS staff member reviewing permit data in Q1 & Q2 2021
- Moving forward: More GIS staff, expanding to other zones

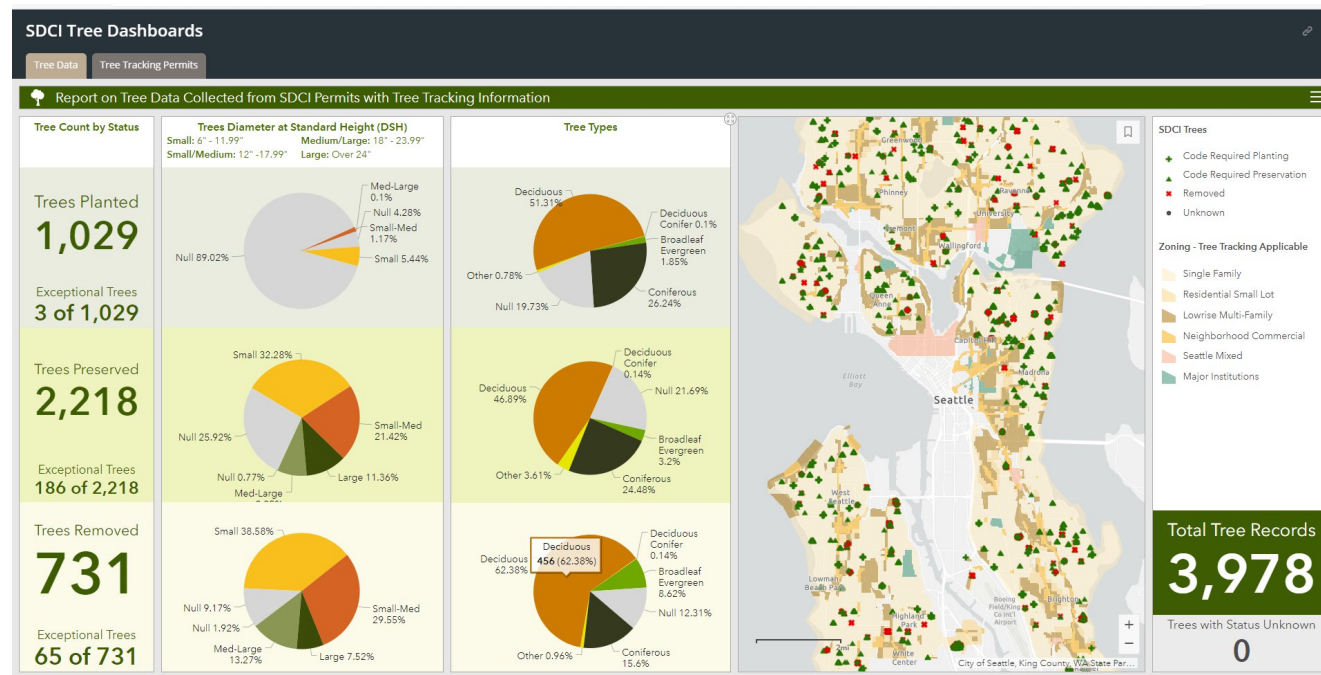


# Resolution 31902 – Progress Made

## TREE TRACKING DASHBOARD

### Initial Data Collected

- 3,978 total trees captured
- 2,218 preservations
- 1,029 plantings
- 731 removals



Permits from July 2019 to April 2020

## Resolution 31902 – Progress Made

# TREE TRACKING PROJECT SCOPE EXPANSION

### Additional Zones

- Lowrise
- Neighborhood Commercial
- Sea? le Mixed

### Environmentally Critical Areas (ECAs)

- Wetlands
- Fish and wildlife habitat conservation areas
- Geologic hazard areas
- Flood-prone areas
- Abandoned landfills





# NEXT STEPS

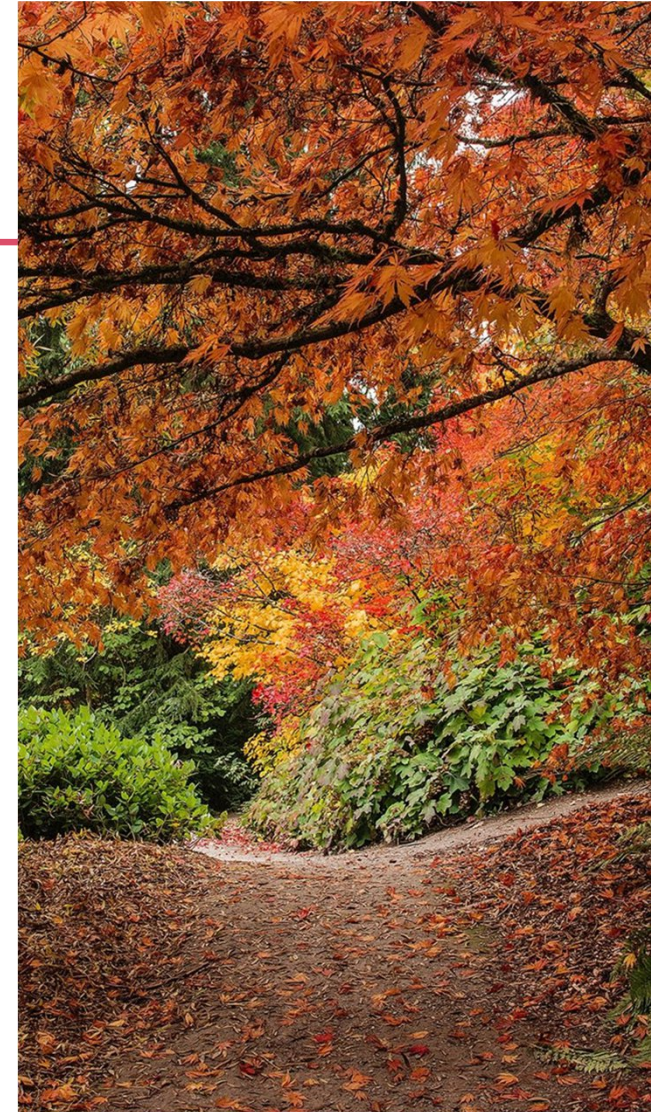
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## July, August, Sept

- Public outreach, including BIPOC engagement
- Continue Racial Equity analysis

## Q4

- Goal to issue SEPA decision by end of year



# QUESTIONS?

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Chanda Emery  
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(206) 233-2537

[www.seattle.gov/sdci](http://www.seattle.gov/sdci)

Patricia Bakker  
patricia.bakker@seattle.gov  
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[www.seattle.gov/ose](http://www.seattle.gov/ose)





## Legislation Text

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**File #:** CB 120108, **Version:** 1

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### CITY OF SEATTLE

#### ORDINANCE \_\_\_\_\_

#### COUNCIL BILL \_\_\_\_\_

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 and designations, necessitating an update to



the Overview and Block 7 maps and the Tree Protection Plan Inventory included in Exhibit C to Ordinance 123962; and

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

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

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

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

\* \* \*

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

1. Off-site replanting outside the boundaries of the MPC-YT zone; and
2. Payment in lieu of replanting if allowed pursuant to Chapter 25.11. ((All proposed development shall comply with the requirements of Sections 25.11.050, 25.11.070, and 25.11.080.))

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

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

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.



\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

**Attachments:**

Attachment A - Exhibit C to Ordinance 123962, Yesler Terrace Planned Action Tree Protection Plan (July 25, 2012)

Attachment B - Updated Exhibit C to Ordinance 123962, Yesler Terrace Planned Action Tree 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

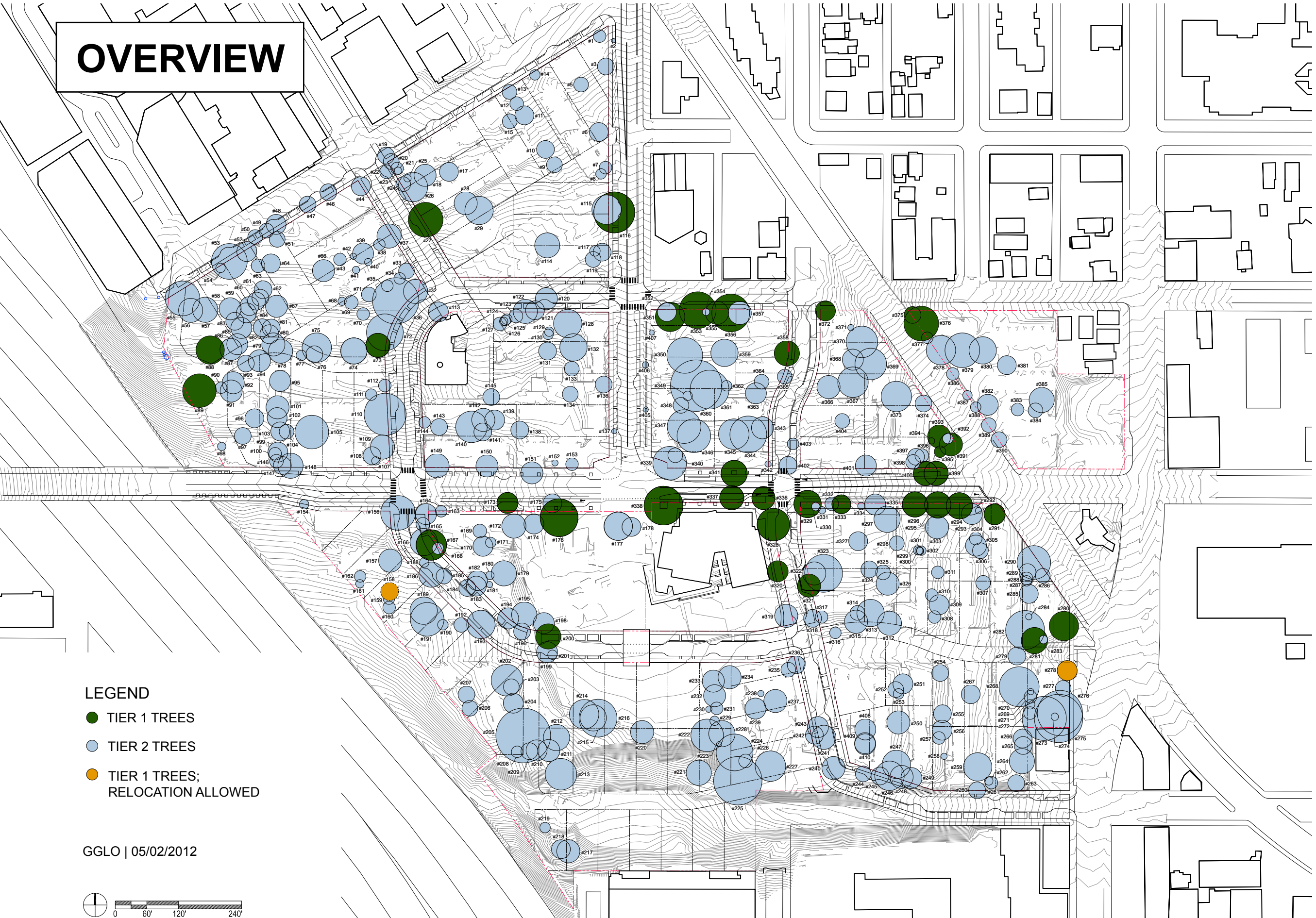
be preserved, protection techniques shall be identified in Master Use Permit, demolition, and building permit applications.

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.

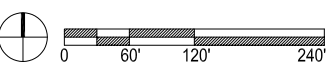
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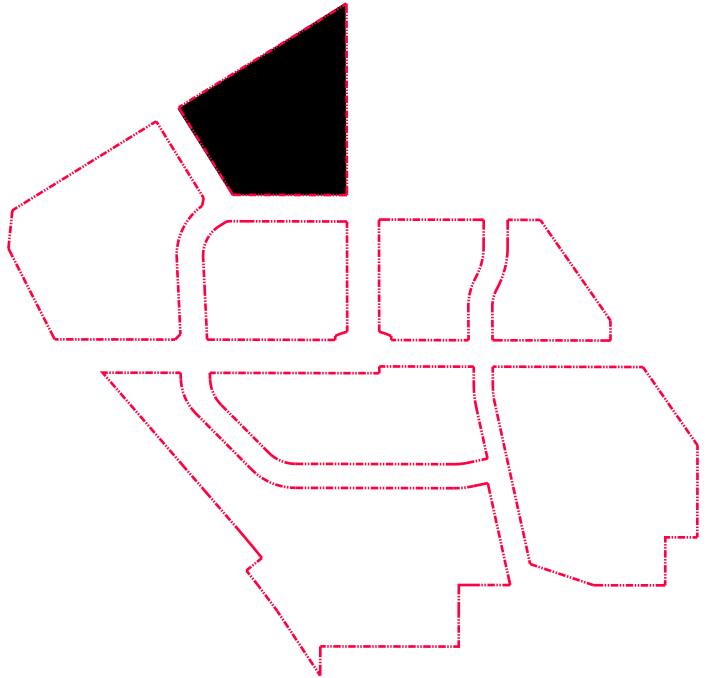
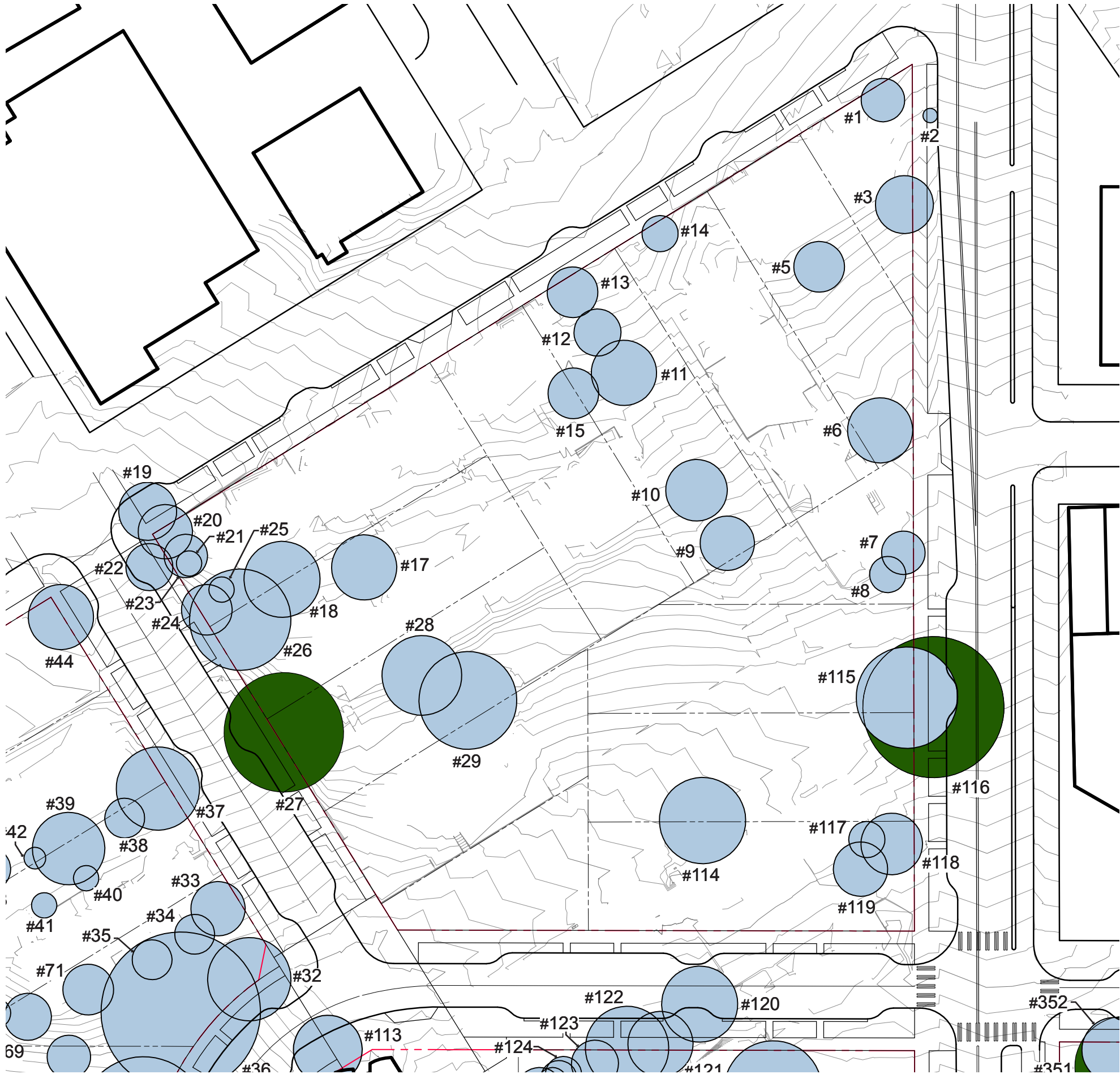
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RELOCATION ALLOWED

GGLO | 05/02/2012

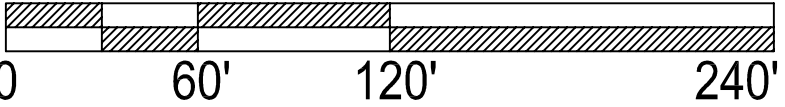
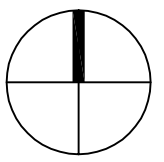


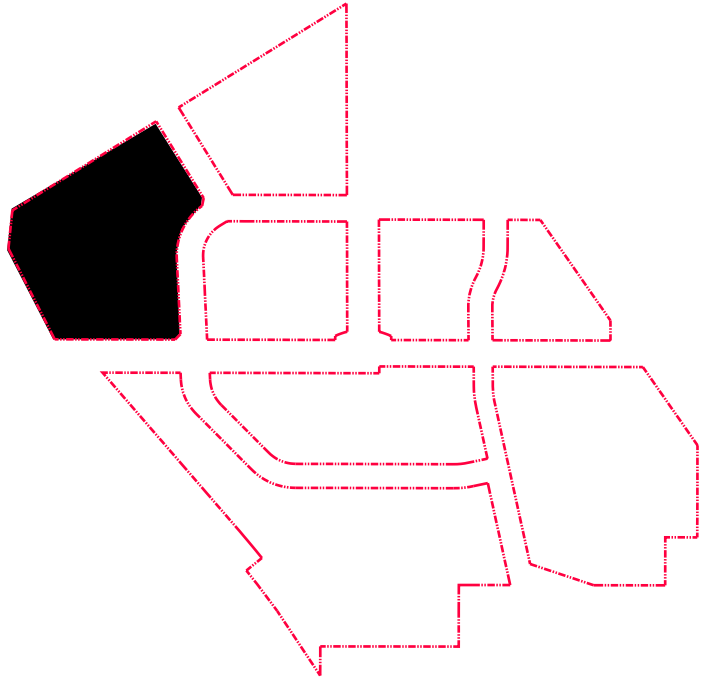
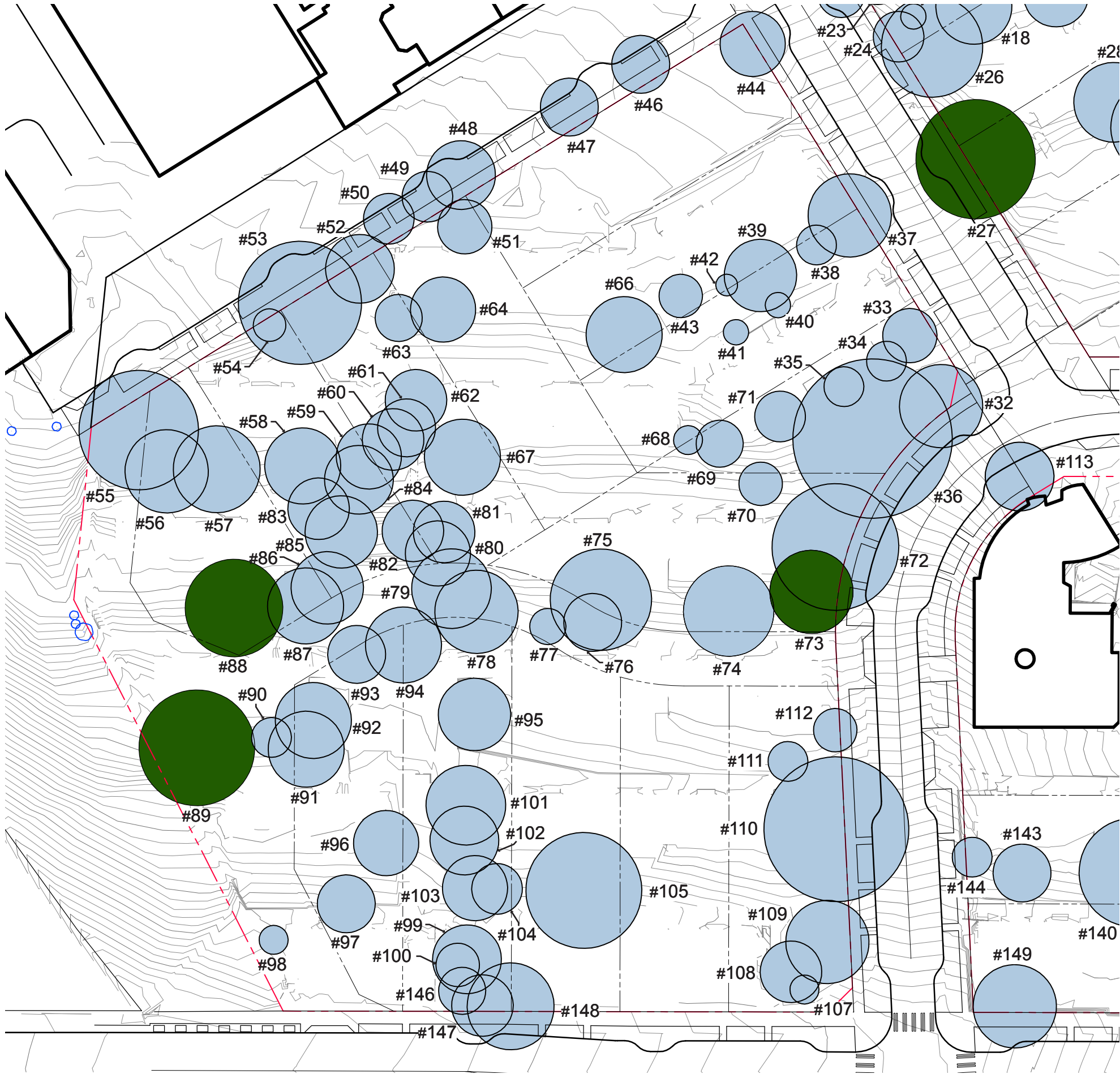




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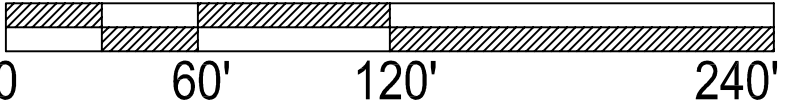
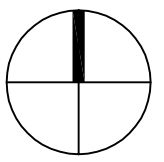
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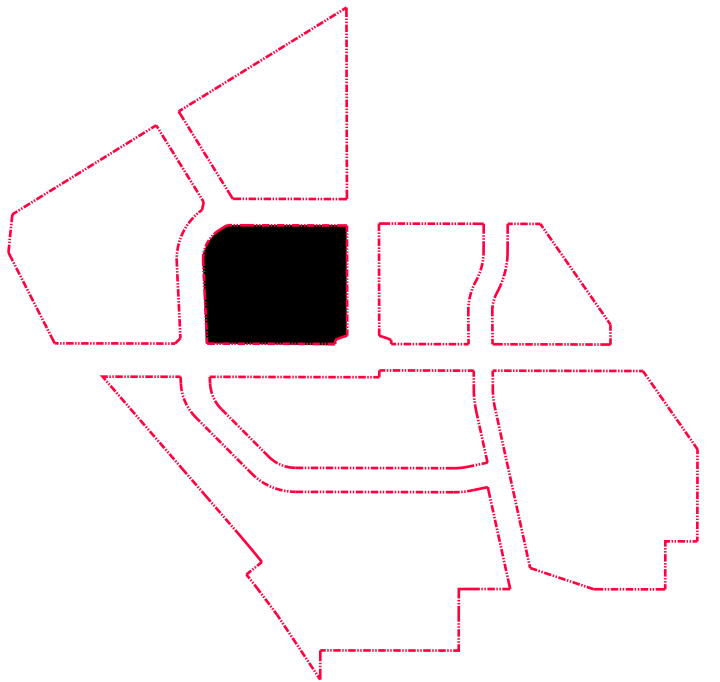
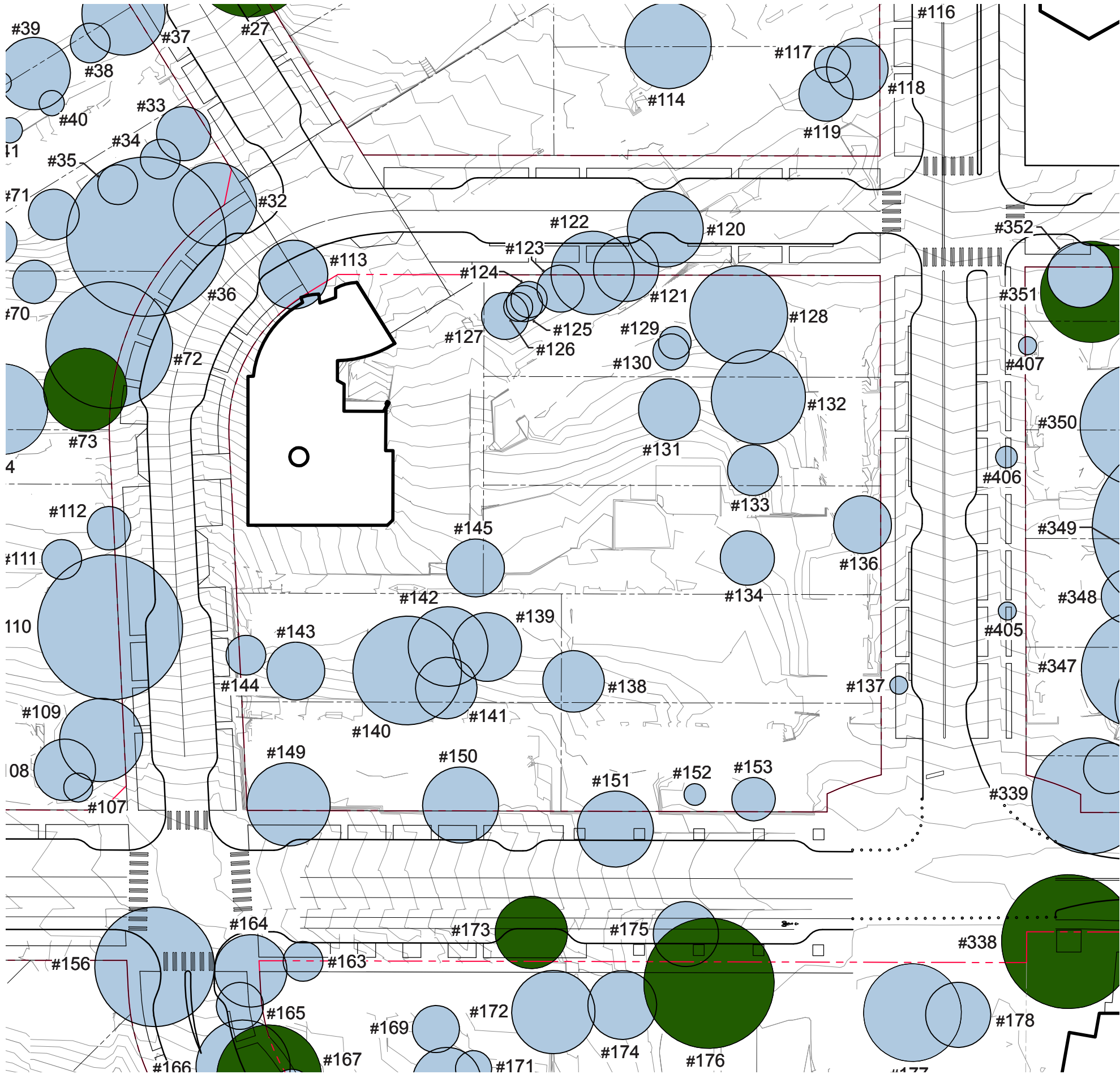


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

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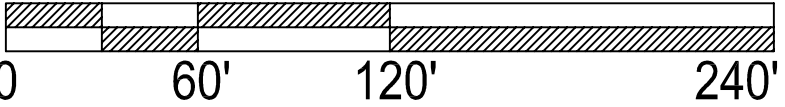
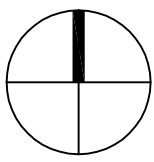


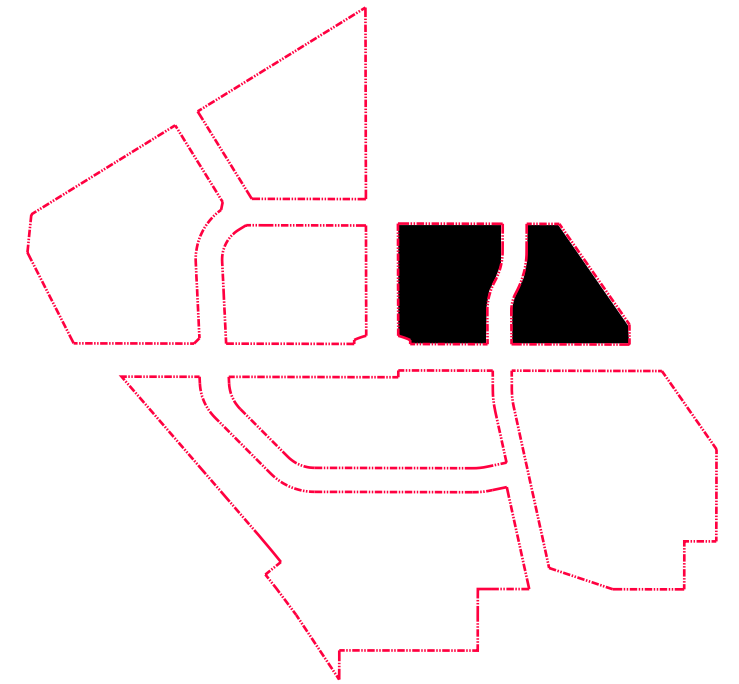
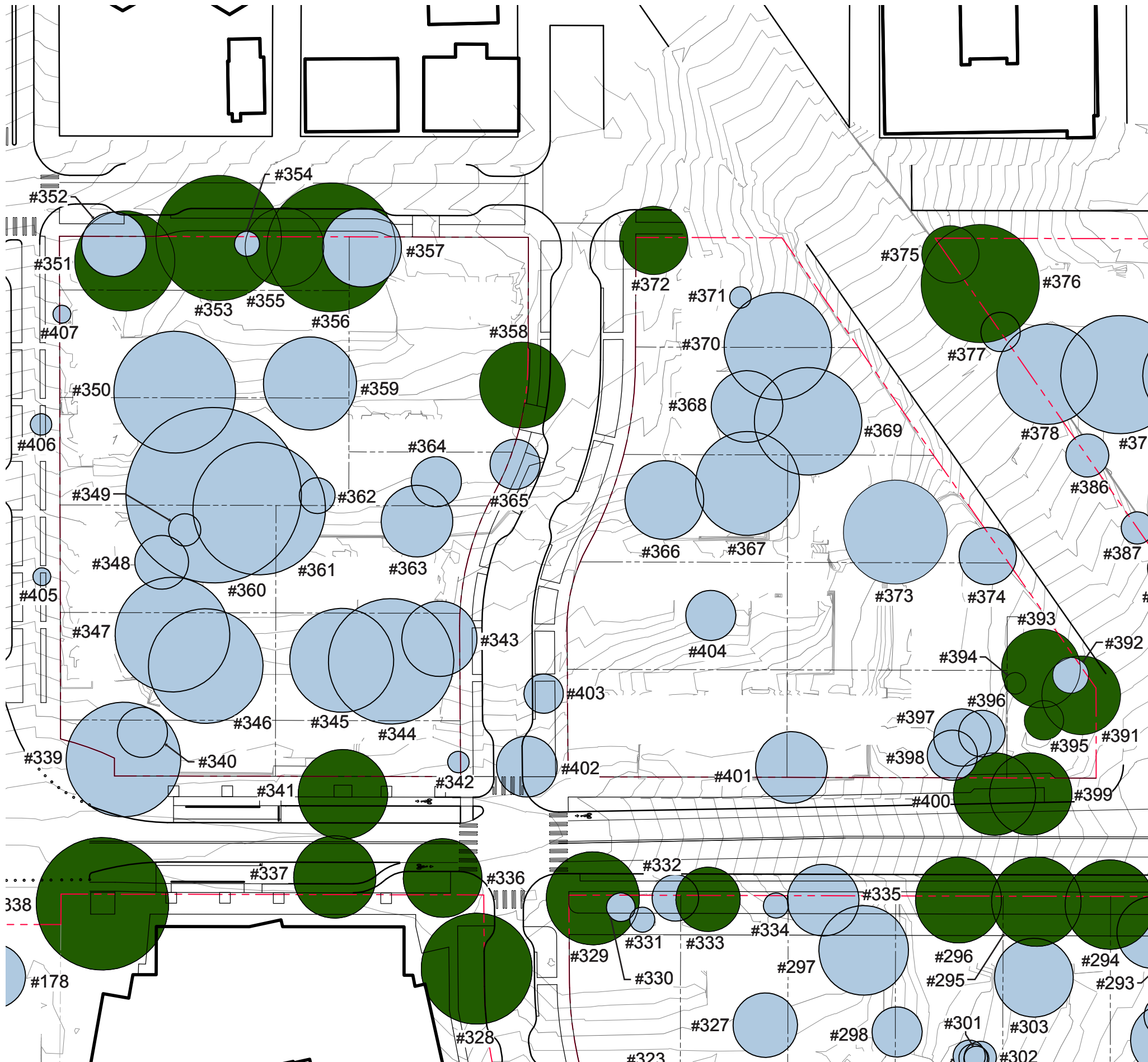




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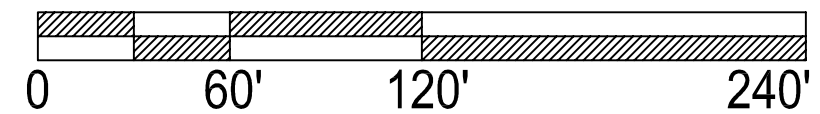
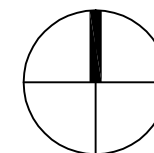
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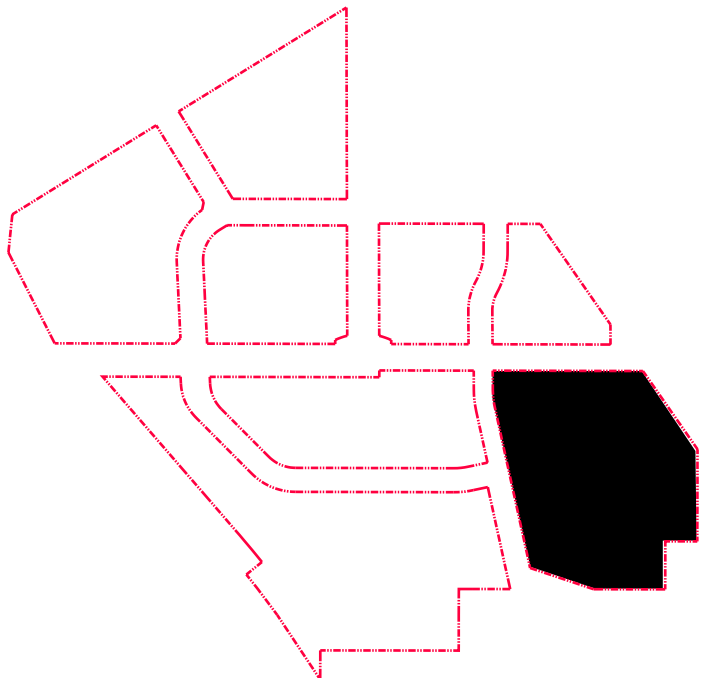
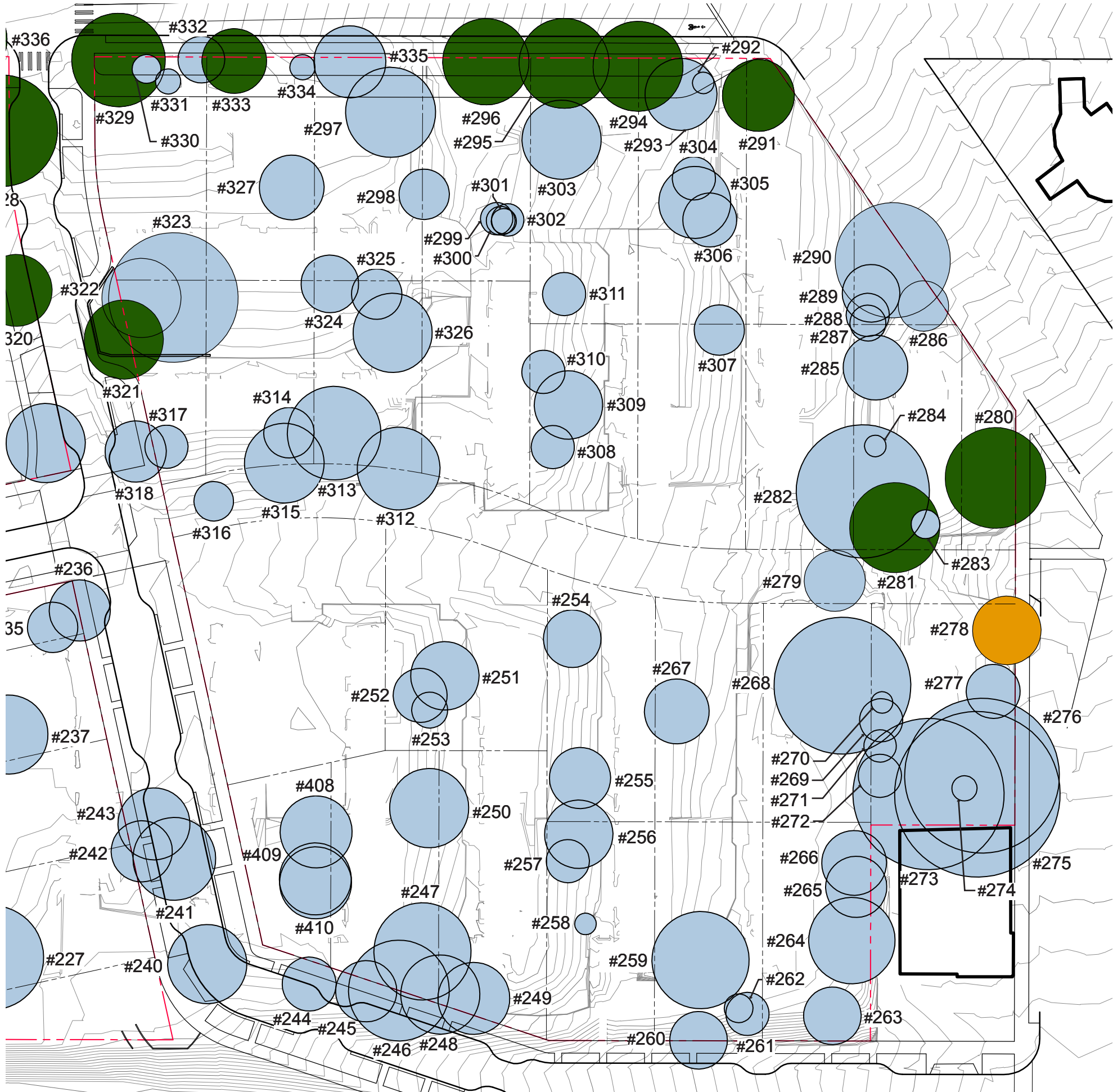


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

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- TIER 1 TREES; RELOCATION ALLOWED

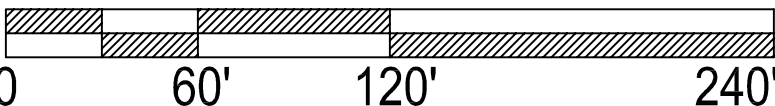
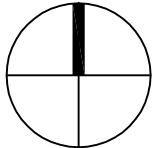


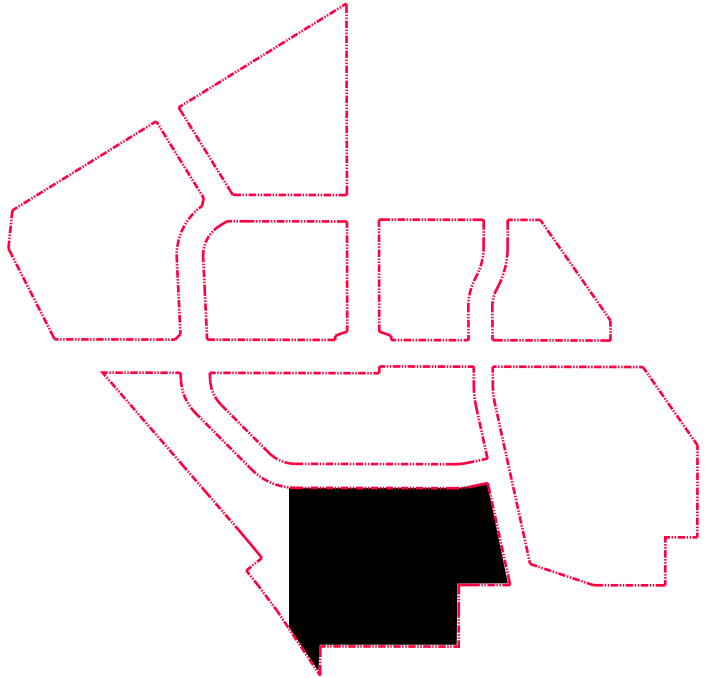
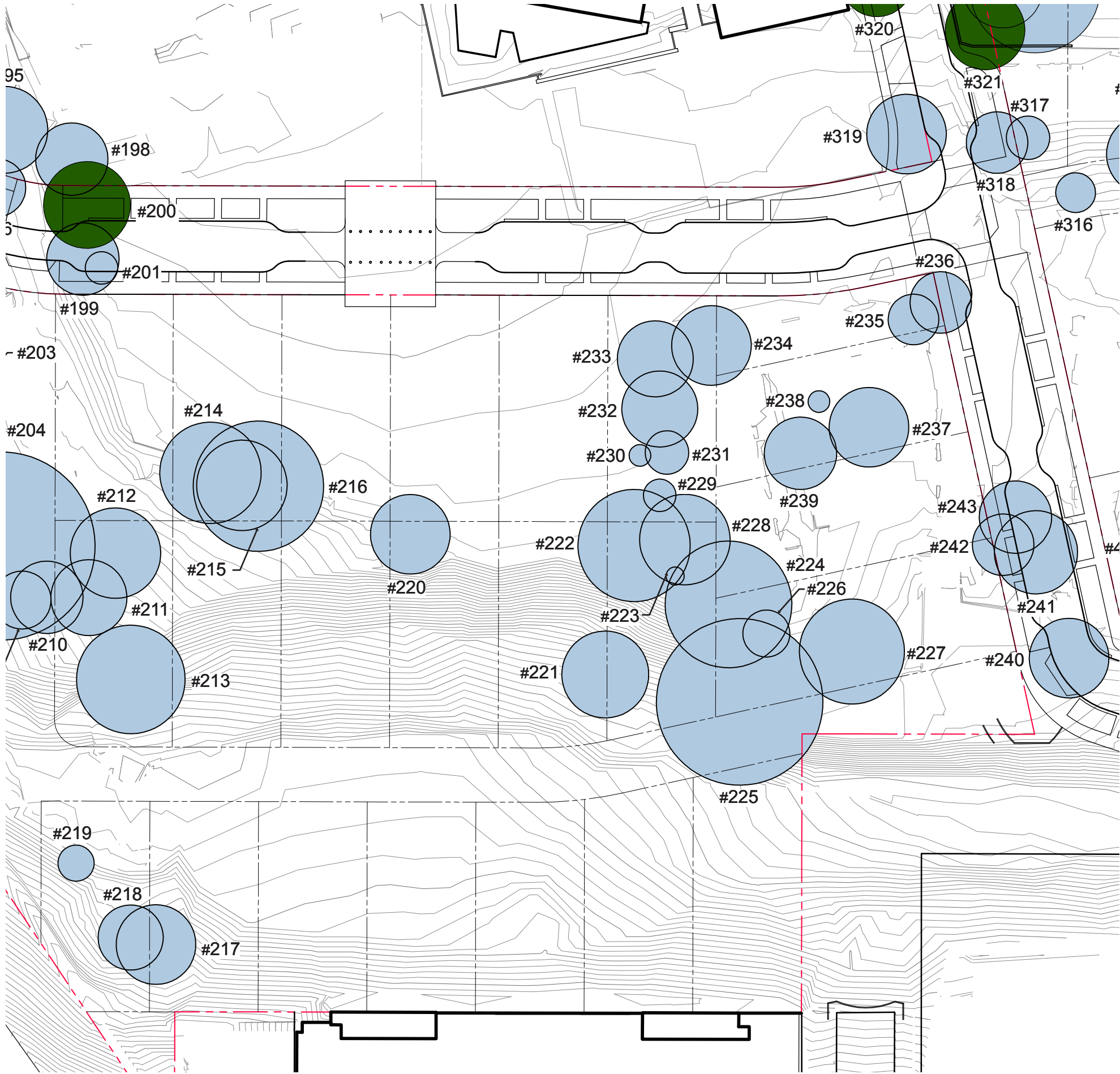







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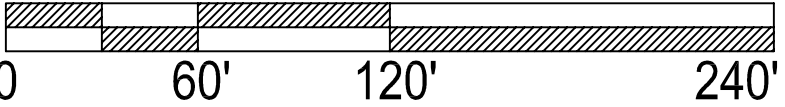
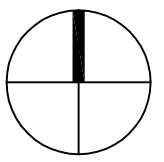
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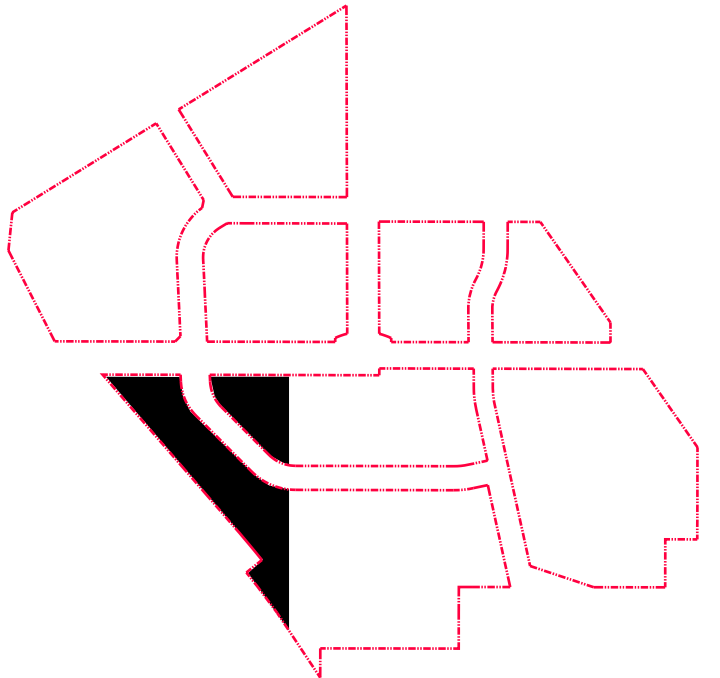
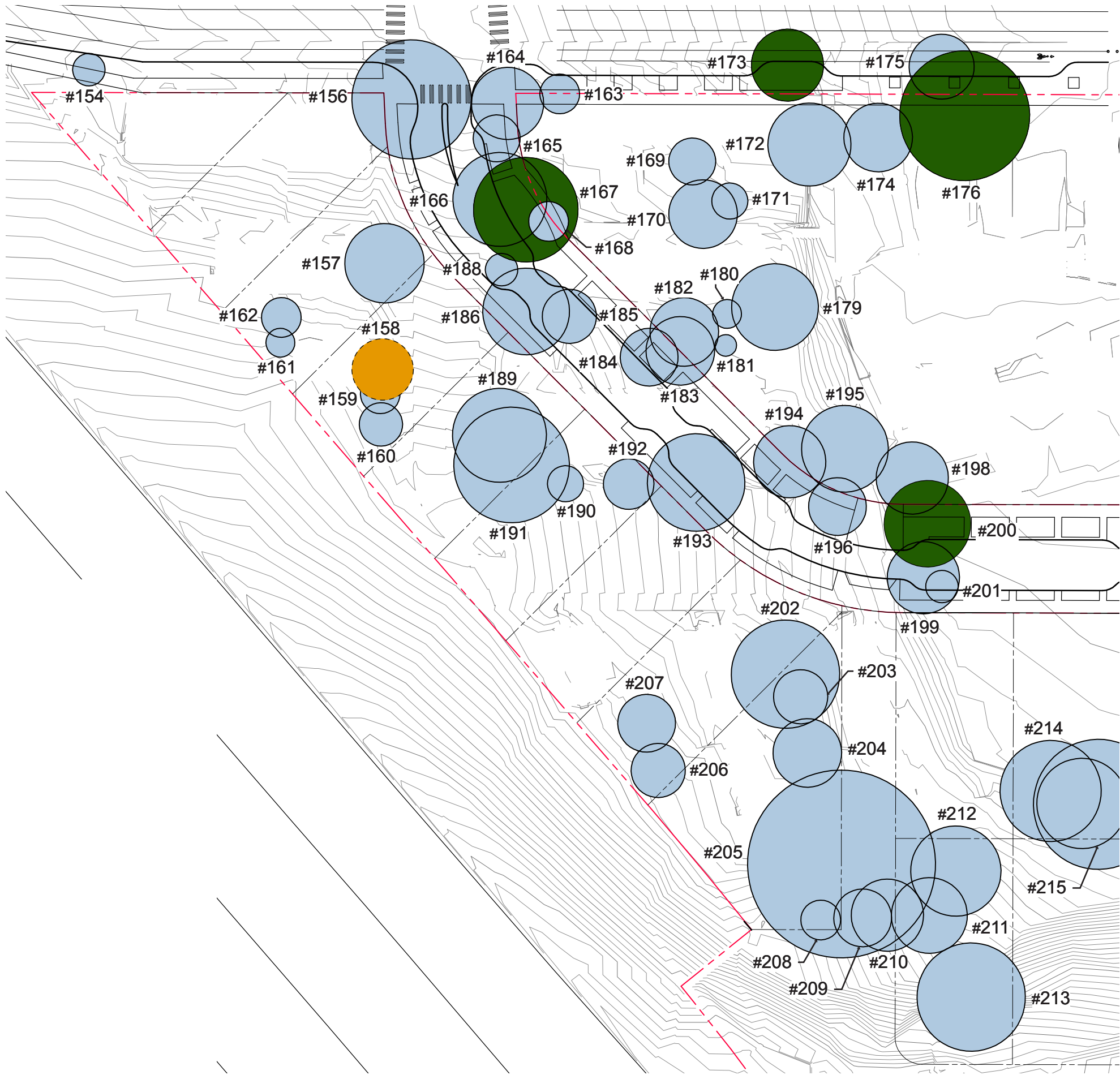


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

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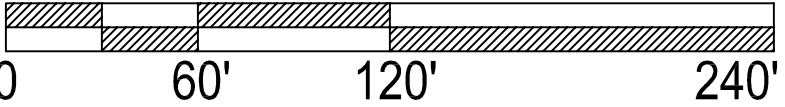
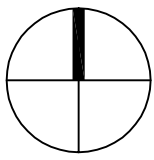


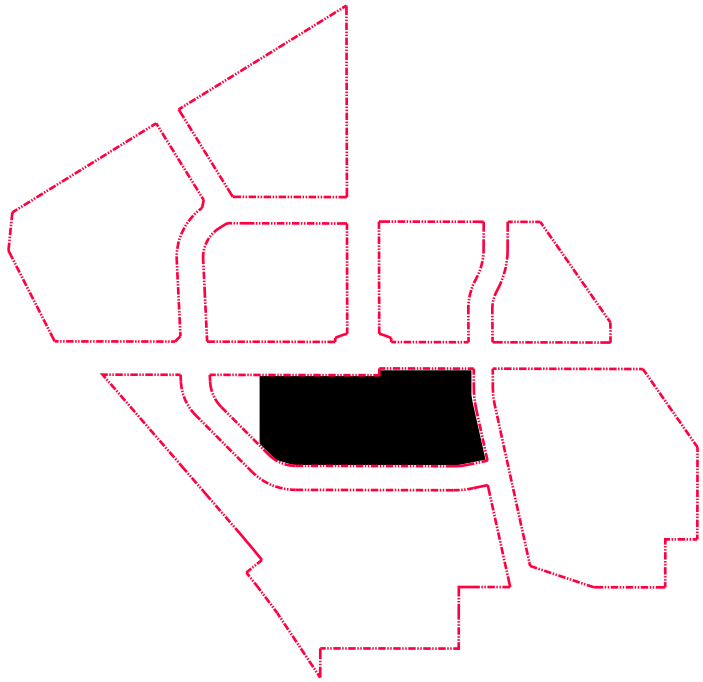
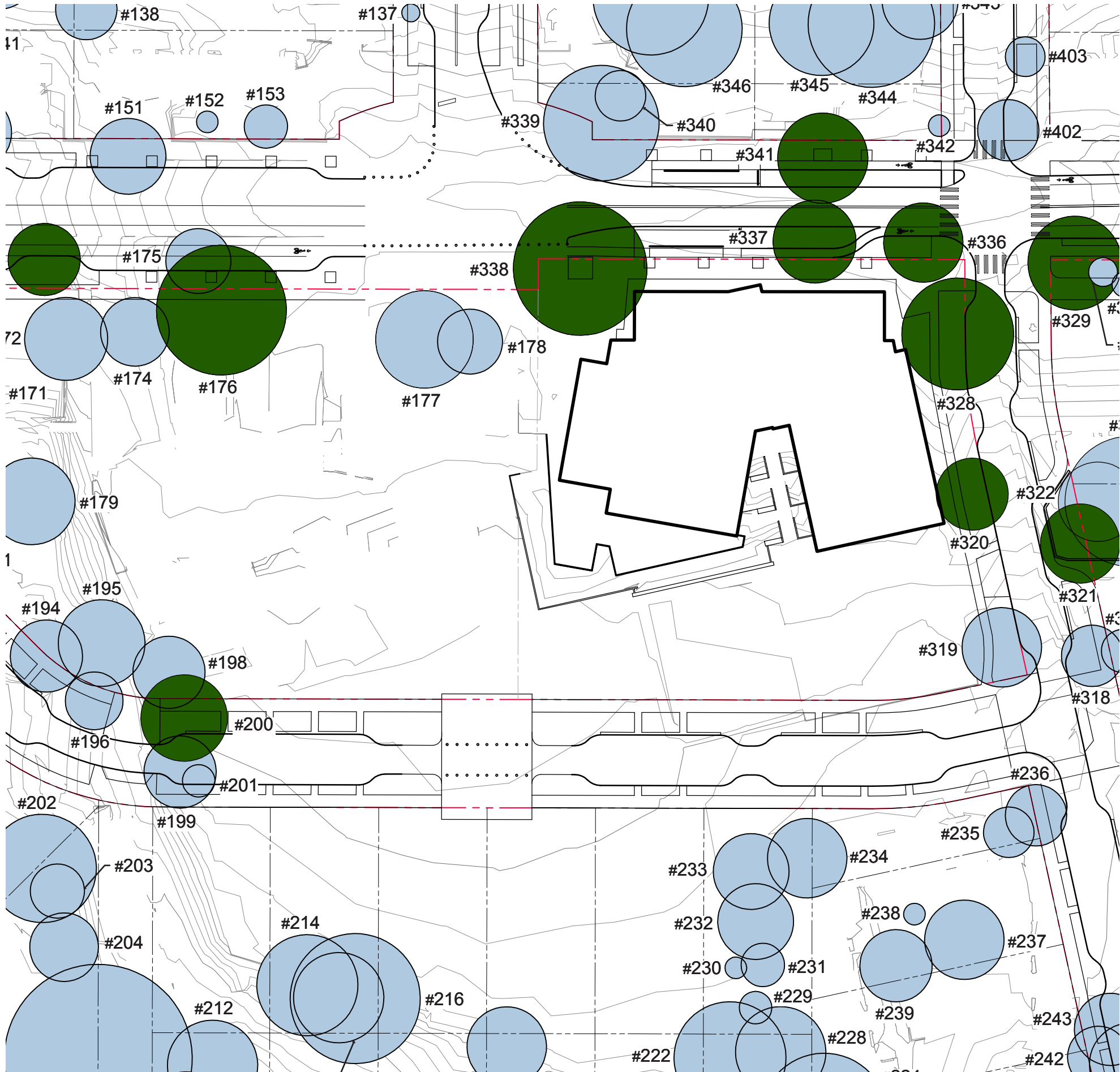




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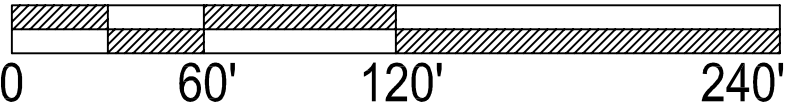
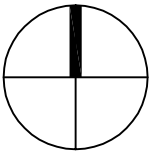
-  TIER 1 TREES
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# LEGEND

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



Last Updated: 05/18/2012

	TIER 1
	TIER 2
	TIER 1; RELOCATION ALLOWED

## Tree Protection Plan Inventory

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 lavalley	
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 menziesii	
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 'Glaucous'	
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 lavalleyi	
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 lavalleyi	
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 lavalleyi	
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 lavalley	
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 'Glaucous'	
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 menzeisii	
243	2	Douglas-fir	Pseudotsuga menzeisii	
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 30-2015, 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.

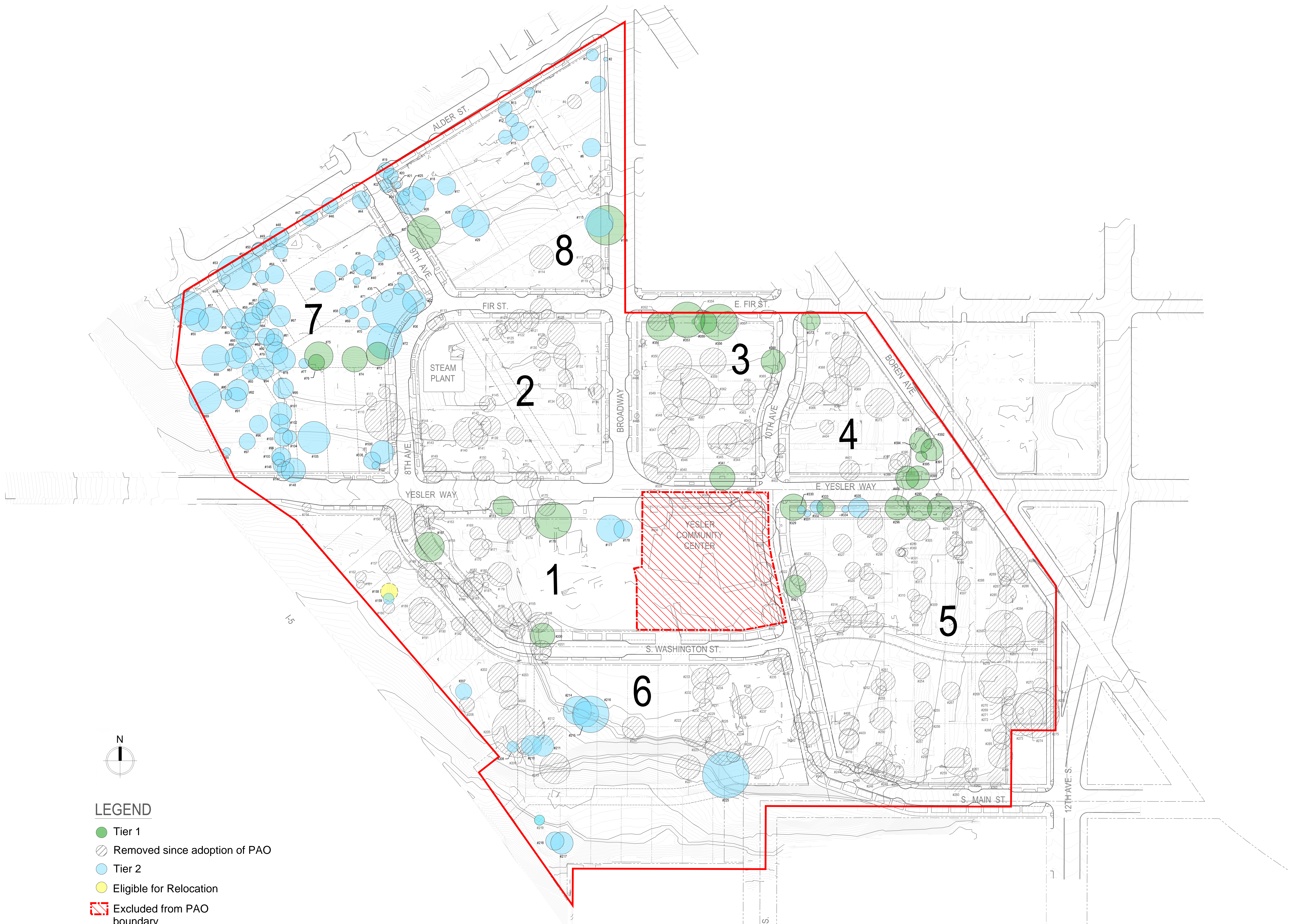
Replacement trees provided pursuant to this plan may include plantings on lots or in abutting rights-of-way, if approved by the Director of Transportation. If a planting and maintenance plan is approved by WSDOT, the applicant may elect to plant replacement trees on WSDOT property between the Planned Action Site and Interstate 5. All tree plantings shall conform to provisions in SDCI Director's Rule 30-15 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 201 1 Standard Plan #133) during construction, consistent with SDCI Director's Rule 30-2015 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 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.





## LEGEND

- Tier 1
- Removed since adoption of PAO
- Tier 2
- Eligible for Relocation
- ▨ Excluded from PAO boundary



## 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 the tree tag numbers indicate trees that were removed prior to January 1, 2012.

Tree Tag #	Tier #	Botanical Name	Common Name
1	2	Mountain pine	Pinus mugo ssp. Uncinata
2	2	Thornless cockspur haw thorn	Crataegus crus-gali 'Inermis'
3	2	Norw ay maple	Acer platanoides
6	2	Scots pine	Pinus sylvestris
7	2	European w hite birch	Betula pendula
8	2	European w hite birch	Betula pendula
9	2	Norw ay maple	Acer platanoides
10	2	Norw ay maple	Acer platanoides
11	2	Norw ay maple	Acer platanoides
12	2	Norw ay maple	Acer platanoides
13	2	Norw ay maple	Acer platanoides
14	2	Port Orford cedar	Chamaecyparis law soniana
15	2	Scots pine	Pinus sylvestris
17	2	European w hite birch	Betula pendula
18	2	Norw ay maple	Acer platanoides
19	2	Port Orford Cedar cultivar	Chamaecyparis law soniana
20	2	Saw ara falsecypress	Chamaecyparis pisifera
21	2	Norw ay spruce	Picea abies
22	2	Portuguese laurel	Prunus lucitanica
23	2	Portuguese laurel	Prunus lucitanica
24	2	Japanese w hite pine	Pinus parviflora
25	2	Japanese w hite pine	Pinus parviflora
26	2	Red oak	Quercus rubra
27	1	Red oak	Quercus rubra
28	2	Norw ay maple	Acer platanoides
29	2	Norw ay 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	Norw ay maple	Acer platanoides
38	2	European w hite birch	Betula pendula
39	2	Western red cedar	Thuja plicata
40	2	Fraser photinia	Photinia x fraseri
41	2	Fraser photinia	Photinia x fraseri



Tree Tag #	Tier #	Botanical Name	Common Name
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 haw thorn	Crataegus x lavalley
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 menziesii
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	Deodar cedar	Cedrus deodara
74	1	Norway maple	Acer platanoides
75	1	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'
76	1	Chinese photinia	Photinia serrulata
77	2	English holly	Ilex aquifolium
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

Tree Tag #	Tier #	Botanical Name	Common Name
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	2	Norw ay maple	Acer platanoides
89	2	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 haw thorn	Crataegus x lavallei
97	2	European w hite birch	Betula pendula
98	2	Arborvitae	Thuja occidentalis 'Pyramidalis'
99	2	Silver maple	Acer saccharinum
100	2	European w hite birch	Betula pendula
101	2	Chinese juniper	Juniperus chinensis
102	2	Lavalle haw thorn	Crataegus x lavallei
103	2	Chinese juniper	Juniperus chinensis
104	2	Hinoki falsecypress cypress	Chamaecyparis obtusa
105	2	Norw ay maple	Acer platanoides
107	2	Flow ering dogw ood	Cornus florida
108	2	Scots pine	Pinus sylvestris
109	2	Norw ay maple	Acer platanoides
110	2	Atlas cedar	Cedrus atlantica
111	2	Fruiting apple	Malus sp.
112	2	Saw ara falsecypress	Chamaecyparis pisifera
113	2	Lavalle haw thorn	Crataegus x lavallei
114	2	Horsechestnut	Aesculus hippocastanum
115	2	English oak	Quercus robur
116	1	English oak	Quercus robur
117	2	Fruiting plum	prunus x domestica
118	2	Norw ay maple	Acer platanoides
119	2	Saw ara falsecypress	Chamaecyparis pisifera
120	2	European w hite birch	Betula pendula
121	2	Lavalle haw thorn	Crataegus x lavallei
122	2	European w hite birch	Betula pendula
123	2	European w hite birch	Betula pendula
124	2	Saw ara falsecypress	Chamaecyparis pisifera

Tree Tag #	Tier #	Botanical Name	Common Name
125	2	Saw ara falsecypress	Chamaecyparis pisifera
126	2	Saw ara falsecypress	Chamaecyparis pisifera
127	2	Saw ara 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 w hite birch	Betula pendula
132	2	White mulberry	Morus alba
133	2	Garden plum	Prunus sp.
134	2	Saw ara falsecypress	Chamaecyparis pisifera
136	2	Western red cedar	Thuja plicata
137	2	Rocky Mountain glow maple	Acer grandidentatum 'Schmidt'
138	2	Saw ara falsecypress	Chamaecyparis pisifera
139	2	Port Orford Cedar	Chamaecyparis law soniana
140	2	Port Orford Cedar	Chamaecyparis law soniana
141	2	Saw ara falsecypress	Chamaecyparis pisifera
142	2	Horsechestnut	Aesculus hippocastanum
143	2	Fruiting cherry	Prunus sp.
144	2	Saw ara falsecypress	Chamaecyparis pisifera
145	2	Norw ay spruce	Picea abies
146	2	Saw ara falsecypress	Chamaecyparis pisifera
147	2	Green ash	Fraxinus pennsylvanica
148	2	White poplar	Populus alba
149	2	Saw ara falsecypress	Chamaecyparis pisifera
150	2	Saw ara falsecypress	Chamaecyparis pisifera
151	2	Red oak	Quercus rubra
152	2	Norw ay maple	Acer platanoides
153	2	Mazzard cherry	Prunus avium
154	2	Arborvitae	Thuja plicata 'Pyramidalis'
156	2	Red oak	Quercus rubra
157	2	Saw ara falsecypress	Chamaecyparis pisifera
158	1	Japanese maple	Acer palmatum
159	2	Hinoki falsecypress	Chamaecyparis obtusa
160	2	Katsura	Cercidiphyllum japonicum
161	2	Port Orford cedar	Chamaecyparis law soniana
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	Norw ay maple	Acer platanoides

Tree Tag #	Tier #	Botanical Name	Common Name
167	1	Yellow Buckeye	Aesculus octanda
168	2	Italian stone pine	Pinus pinea
169	2	European w hite 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 haw thorn	Crataegus x lavallei
175	2	Thundercloud flow ering plum	Prunus cerasifera 'Thundercloud'
176	1	Black locust	Robinia pseudoacacia
177	2	Blue Atlas cedar	Cedrus atlantica 'Glaucua'
178	2	Saw ara falsecypress	Chamaecyparis pisifera
179	2	Western red cedar	Thuja plicata
180	2	English holly	Ilex aquifolium
181	2	Norw ay maple	Acer platanoides
182	2	Fruit plum	Prunus sp.
183	2	Scots pine	Pinus sylvestris
184	2	European w hite birch	Betula pendula
185	2	European w hite birch	Betula pendula
186	2	Norw ay maple	Acer platanoides
188	2	Little leaf linden	Tilia cordata
189	2	Schw edler Maple	Acer platanoides 'Schw edleri'
190	2	Yellow Buckeye	Aesculus octanda
191	2	European w hite birch	Betula pendula
192	2	European w hite birch	Betula pendula
193	2	European w hite birch	Betula pendula
194	2	Saw ara falsecypress	Chamaecyparis pisifera
195	2	Port Orford cedar	Chamaecyparis law soniana
196	2	Norw ay maple	Acer platanoides
198	2	Chinese juniper	Juniperus chinensis
199	2	Norw ay maple	Acer platanoides
200	1	Red oak	Quercus rubra
201	2	European w hite birch	Betula pendula
202	2	Norw ay maple	Acer platanoides
203	2	Chinese juniper	Juniperus chinensis
204	2	Mazzard cherry	Prunus avium
205	2	Black cottonw ood	Populus trichocarpa
206	2	Scots pine	Pinus sylvestris
207	2	Scots pine	Pinus sylvestris
208	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'

Tree Tag #	Tier #	Botanical Name	Common Name
209	2	Norway spruce	<i>Picea abies</i>
210	2	Horsechestnut	<i>Aesculus hippocastanum</i>
211	2	Norway maple	<i>Acer platanoides</i>
212	2	Western red cedar	<i>Thuja plicata</i>
213	2	Norway maple	<i>Acer platanoides</i>
214	2	Norway maple	<i>Acer platanoides</i>
215	2	Black locust	<i>Robinia pseudoacacia</i>
216	2	Black locust	<i>Robinia pseudoacacia</i>
217	2	Weeping willow	<i>Salix babylonica</i>
218	2	Purple-leaf plum	<i>Prunus cerasifera</i> 'Atropurpurea'
219	2	Fruit apple	<i>Malus</i> sp.
220	2	Norway maple	<i>Acer platanoides</i>
221	2	Norway maple	<i>Acer platanoides</i>
222	2	Norway maple	<i>Acer platanoides</i>
223	2	Grand fir	<i>Abies grandis</i>
224	2	Black locust	<i>Robinia pseudoacacia</i>
225	2	Black cottonwood	<i>Populus trichocarpa</i>
226	2	Purple-leaf sycamore maple	<i>Acer pseudoplatanus</i> 'Atropurpureum'
227	2	Black locust	<i>Robinia pseudoacacia</i>
228	2	Horsechestnut	<i>Aesculus hippocastanum</i>
229	2	Western red cedar	<i>Thuja plicata</i>
230	2	Norway maple	<i>Acer platanoides</i>
231	2	European white birch	<i>Betula pendula</i>
232	2	Sawara falsecypress	<i>Chamaecyparis pisifera</i>
233	2	Purple-leaf sycamore maple	<i>Acer pseudoplatanus</i> 'Atropurpureum'
234	2	Sawara falsecypress	<i>Chamaecyparis pisifera</i>
235	2	Chinese photinia	<i>Photinia serrulata</i>
236	2	Norway spruce	<i>Picea abies</i>
237	2	Sawara falsecypress	<i>Chamaecyparis pisifera</i>
238	2	Fruit plum	<i>Prunus</i> sp.
239	2	Norway maple	<i>Acer platanoides</i>
240	2	Purple-leaf sycamore maple	<i>Acer pseudoplatanus</i> 'Atropurpureum'
241	2	Norway maple	<i>Acer platanoides</i>
242	2	Douglas-fir	<i>Pseudotsuga menziesii</i>
243	2	Douglas-fir	<i>Pseudotsuga menziesii</i>
244	2	Purple-leaf sycamore maple	<i>Acer pseudoplatanus</i> 'Atropurpureum'
245	2	Cherry	<i>Prunus</i> sp.
246	2	Atlas cedar	<i>Cedrus atlantica</i>
247	2	Norway maple	<i>Acer platanoides</i>
248	2	Purple-leaf sycamore maple	<i>Acer pseudoplatanus</i> 'Atropurpureum'

Tree Tag #	Tier #	Botanical Name	Common Name
249	2	Fruit plum	Prunus sp.
250	2	Western red cedar	Thuja plicata
251	2	Norw ay maple	Acer platanoides
252	2	Saw ara falsecypress	Chamaecyparis pisifera
253	2	Norw ay maple	Acer platanoides
254	2	Saw ara falsecypress	Chamaecyparis pisifera
255	2	Saw ara falsecypress	Chamaecyparis pisifera
256	2	Saw ara falsecypress	Chamaecyparis pisifera
257	2	Fruit plum	Prunus sp.
258	2	Saucer magnolia	Magnolia soulangean
259	2	Norw ay maple	Acer platanoides
260	2	Fruit pear	Pyrus sp.
261	2	Norw ay 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	Norw ay maple	Acer platanoides
272	2	Norw ay maple	Acer platanoides
273	2	Lombardy poplar	Populus nigra 'Italica'
274	2	Saw ara 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 w hite pine	Pinus parviflora
279	2	Norw ay maple	Acer platanoides
280	1	Deodor cedar	Cedrus deodara
281	1	Horsechestnut	Aesculus hippocastanum
282	2	Deodor cedar	Cedrus deodara
283	2	Saw ara falsecypress	Chamaecyparis pisifera
284	2	Flow ering Cherry	Prunus sp.
285	2	Flow ering Cherry	Prunus sp.
286	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'
287	2	Portuguese laurel	Prunus lucitanica
288	2	Portuguese laurel	Prunus lucitanica



Tree Tag #	Tier #	Botanical Name	Common Name
289	2	Saw ara falsecypress	Chamaecyparis pisifera
290	2	Black locust	Robinia pseudoacacia
291	1	Saw ara 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	Saw ara 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	Saw ara falsecypress	Chamaecyparis pisifera
306	2	Scots pine	Pinus sylvestris
307	2	Mazzard cherry	Prunus avium
308	2	Douglas-fir	Pseudotsuga menziesii
309	2	Norway spruce	Picea abies
310	2	Norway maple	Acer platanoides
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	Saw ara falsecypress	Chamaecyparis pisifera
316	2	Sycamore maple	Acer pseudoplatanus
317	2	Scots pine	Pinus sylvestris
318	2	Norway spruce	Picea abies
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
330	2	Flow ering plum	Prunus sp.
331	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'

Tree Tag #	Tier #	Botanical Name	Common Name
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
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
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

Tree Tag #	Tier #	Botanical Name	Common Name
375	1	Norw ay maple	Acer platanoides
376	1	Red oak	Quercus rubra
377	2	Honey locust	Gleditsia triacanthos
378	2	Norw ay maple	Acer platanoides
379	2	Norw ay maple	Acer platanoides
380	2	Norw ay maple	Acer platanoides
381	2	Norw ay maple	Acer platanoides
382	2	Western red cedar	Thuja plicata
383	2	Chinese juniper	Juniperus chinensis
384	2	Scots pine	Pinus sylvestris
385	2	Norw ay maple	Acer platanoides
386	2	Honey locust	Gleditsia triacanthos
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	Norw ay spruce	Picea abies
394	1	Port Orford Cedar	Chamaecyparis law soniana
395	1	Rocky Mountain Ponderosa Pine	Pinus ponderosa var. scopulorum
396	2	Scots pine	Pinus sylvestris
397	2	Norw ay spruce	Picea abies
398	2	Mazzard cherry	Prunus avium
399	1	Norw ay maple	Acer platanoides
400	1	Norw ay maple	Acer platanoides
401	2	Scots pine	Pinus sylvestris
402	2	Western red cedar	Thuja plicata
403	2	Common or English Haw thorn	Crataegus monogyna
404	2	Norw ay maple	Acer platanoides
405	2	Thornless cockspur haw thorn	Crataegus crus-gali 'Inermis'
406	2	Thornless cockspur haw thorn	Crataegus crus-gali 'Inermis'
407	2	Mazzard cherry	Prunus avium
408	2	Saw ara falsecypress	Chamaecyparis pisifera
409	2	Pussy w illow	Salix caprea
410	2	Pussy w illow	Salix caprea

## **SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>Executive Contact/Phone:</b>
SDCI	Chanda Emery/206-233-2537	Christie Parker/206-684-5211

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

### **1. BILL SUMMARY**

**Legislation Title:** 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.

**Summary and background of the Legislation:** This legislation makes limited modifications to the Tree Protection Plan (TPP) Exhibit C of the Planned Action Ordinance including the following:

- Update maps within Exhibit C - Tree Protection Plan (TPP) of the Yesler Terrace Planned Action to reflect existing conditions as well as correct errors found by staff from the time of adoption to present date;
- Correct the Tree Protection Plan Inventory chart included in the Tree Protection Plan – Exhibit C to be consistent with the trees shown on the map;
- Update provisions for development proposals that meet the planned action ordinance requirements within the MPC-YT zone to have the option to use payment-in-lieu of replanting, if allowed pursuant to Chapter 25.11, and off-site replanting; and
- Clarify the timing for reporting on tree removal mitigation, which is to occur after the development contemplated in the PAO is completed.

Other existing mitigation measures for tree replacement are maintained, including tree replacement ratios. The replacement ratios for Tier 1 and Tier 2 trees will continue to be 10 to 1 and 1 to 1, respectively.

The proposal would generally apply within the existing boundaries for the Master Planned Community-Yesler Terrace (MPC-YT) zoning classification in the planned action area. This area comprises the PAO, which is within the City of Seattle’s First Hill and Central Area neighborhoods. The site is generally bound by Interstate 5 (I-5) on the west; Alder Street and E Fir Street on the north, Boren and 12th Avenues on the east and S Main Street on the south. This site was expanded in the FEIS to include an approximately 2.3-acre area east of 12th Avenue (referred to as East of 12th). In addition, if allowed per SMC Chapter 25.11 Tree Protection, the proposal would allow trees to be planted outside the MPC-YT boundaries, throughout the city.

### **2. CAPITAL IMPROVEMENT PROGRAM**

- a. Does this legislation create, fund, or amend a CIP Project? \_\_\_ Yes \_\_\_X\_\_\_ No**

### 3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? \_\_\_ Yes \_\_\_X\_\_\_ No
- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No.

- c. Is there financial cost or other impacts of *not* implementing the legislation?

No financial cost is anticipated. Not implementing the legislation could cause confusion and delay in the permit process for the remainder of the development contemplated in the MPC. This would be the result of relying on an outdated map and list of existing trees, as well as final street and plat layout. Finally, Seattle Housing Authority staff are concerned that without the ability in the future to plant trees off-site they may have difficulty finding space within the MPC for those trees.

### 4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?

No.

- b. Is a public hearing required for this legislation?

Yes.

- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. Publication of notice of the Council public hearing will be made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin. An addendum to the Yesler Terrace Environment Impact Statement, pursuant to environmental review under the State Environmental Policy Act (SEPA), was published on October 31, 2019 for this legislation in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin.

- e. Does this legislation affect a piece of property?

Yes. The legislation affects properties located within the Master Planned Community – Yesler Terrace (MPC-YT) zone. The legislation would allow for the option to plant trees off-site citywide.

**f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

This legislation would help carry-out the intended master planned community to provide housing for vulnerable and historically disadvantaged communities. The Seattle Housing Authority (SHA) is responsible for creating public housing for low-income, elderly, and disabled residents. In addition to replacing all 561 original units on the site for families earning no more than 30 percent of the area median income, SHA is increasing affordable housing opportunities by creating up to 1,100 additional low-income units at Yesler.

New parks and open spaces encourage physical activity and engagement among residents, As well as access to trees and other greenery. Lastly, this legislation in combination with an option to use fee-in-lieu for tree replanting will allow the SHA to have the ability to plant to number of trees originally contemplated, to the benefit both those individuals and families living in Yesler Terrace as well as communities citywide, should SHA make use of the option to plant off-site.

**g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

Not applicable to this proposal.

**h. Other Issues:**

None identified.

**List attachments/exhibits below:** None.



# SDCI Director's Report

## Yesler Terrace Planned Action Ordinance Amendments

### Proposal Summary

The Seattle Department of Construction and Inspections (SDCI) is proposing to amend Exhibit C to the Yesler Terrace Planned Action Ordinance 123962 to modify tree protection standards related to redevelopment of the Yesler Terrace Planned Action area. The proposal is to update the Tree Protection Plan (TPP) Exhibit C of the Planned Action Ordinance to:

- Update maps included in Exhibit C - Tree Protection Plan (TPP) of the Yesler Terrace Planned Action to reflect existing conditions as well as correct errors found by staff from the time of adoption to present date;
- Correct the Tree Protection Plan Inventory table included in the Tree Protection Plan – Exhibit C to be consistent with the trees shown on the map; and
- Update provisions for development proposals that meet the planned action ordinance requirements within the MPC-YT zone to have the option to use payment-in-lieu of replanting, if allowed pursuant to Chapter 25.11, and off-site replanting; and
- Clarify the timing for reporting on tree removal mitigation, which is to occur according to a cooperative agreement and after the development contemplated in the PAO is completed.

Other existing mitigation measures for tree replacement are maintained, including tree replacement ratios. The replacement ratios for Tier 1 and Tier 2 trees will continue to be 10 to 1 and 1 to 1, respectively.

The amendments respond to changes in the development proposal associated with the location of protected trees in the final plat layout and give the Seattle Housing Authority (SHA) the flexibility to mitigate for tree removal by allowing trees to be replanted off-site and pay in-lieu of tree planting.

Since adoption of the Tree Protection Plan in 2012 as part of the planned action, the City has approved the preliminary plat for Yesler Terrace that included a street system layout that is slightly different from that contemplated by the original Tree Protection Plan. The use of the plan since adoption has shown it contains errors in the tree inventory and designations, necessitating an update to the Overview maps, Tree Protection Plan table contained within Exhibit C of the Planned Action Ordinance. In addition, per Resolution 31902, SDCI is exploring the feasibility of several different measures to continue to update tree protections including potential provisions to allow for replanting to be accomplished with planting on sites other than those undergoing development and outside of the planned action area, including rights-of-way, and use of payment in-lieu of replanting.

### Background and Analysis

Environmental review for Yesler Terrace was conducted under the state's planned action authority. This allows potential impacts from large-scale, multi-parcel developments or redevelopments to be assessed cumulatively over a longer period than an individual parcel-scale development in order to identify comprehensive mitigations and expedite permit approval by conducting all required environmental review for subsequent development upfront. This proposal is within the scope of the Yesler Terrace Planned Action Final Environmental Impact Statement (FEIS) therefore no Determination is necessary at this time. City Council adopted the Planned Action Ordinance (PAO) for Yesler Terrace in 2012. Tree preservation was a component of the adopted PAO for Yesler Terrace. Specifically, tree preservation for Yesler Terrace was developed and adopted as a Tree Protection Plan (TPP) which included a map and inventory of all trees on the site identified for protection. The TPP (Exhibit C of the PAO) designated each tree as either Tier 1 (most important) or Tier 2 (less important) and specified replacement requirements in the event of removal, harm or death. This inventory assigned each tree a

number that corresponds to a location on a series of maps for cross-referencing and tracking purposes. Designation as a Tier 1 tree was made in part based on a tree's location (typically on the perimeter of a development site or within one of the planned pocket parks) so as to allow it the ability to remain on the parcel and not have its health compromised by new development.

At the time the PAO was adopted in 2012, the future plat had yet to be approved, requiring assumptions to be made regarding where rights-of-way would be located or reconfigured, how access to parking garages would be provided, and how the site was to be subdivided into development parcels, pocket parks, and the shared bicycle and pedestrian trail tracts that were required public benefits as per the street vacation approval. Location of protected trees was based on these assumed layouts. When the plat for the site was approved in 2014 it was determined by the Department of Planning and Development (DPD), SPU and SDOT that the private access drives, created to provide access to parking, would need to be located in areas other than those identified in the PAO (specifically in the TPP). Changes were due to infrastructure needs for water and sewer improvements, as well as the location of Harborview Medical Center's air ambulance flight path and the associated height restrictions that SHA has voluntarily imposed on that portion of Yesler Terrace. The height restrictions are intended to allow safe operation of the heliport as is needed for the hospital to maintain its Level 1 Trauma Center status, while also providing for redevelopment of the site as intended by the rezone.

When the PAO was approved, Block 7 had been initially configured with an access drive running north-south along its western margin, against the WSDOT I-5 right-of-way, and another access drive running east-west from 8<sup>th</sup> Avenue to the north-south access drive. Two Tier 1 trees, 88 and 89, were designated near the junction of the two access drives, on the assumption that these trees would not impair development because they were located at the edges of development parcels. The TPP shows the original arrangement of the access drives and the locations of these trees. Designation of trees 88 and 89 as Tier 1 was based primarily on their size, as opposed to being a unique species or in exceptional condition, and location as described above.

During the platting process, further consideration of the initial arrangement of access drives raised concerns for security of the north-south access drive, due to reduced visual surveillance, and concerns for constructability of the east-west access drive due to the steep, parallel topography. In the final plat, the east-west access drive was eliminated as unnecessary, and the north-south access drive was relocated to correspond to the eastern edge of the flight path height restriction. This resulted in a development parcel to the west of the access drive leaving trees 88 and 89 in approximately the middle of the site, impairing development of the parcel in a way that the TPP originally intended to avoid as tree protection was not intended to prevent or hinder development. As a result of the flight path, development potential on this site is significantly constrained by the height restriction in place for the heliport. The portion of this parcel north of trees 88 and 89 is restricted to a height limit of 30 feet, whereas most of the MPC-YT is zoned to at least 85 feet. Building around these trees would reduce the site by nearly one third to one half its size. The locations of trees that had received Tier 1 designation during the time of the PAO's approval based on their proximity to an access drive were never updated after the plat was adopted and the locations of the pocket parks and access drives were revised.

The proposed amendments are intended to respond to the changes in the development proposal for Block 7 and to provide for protection of trees identified in the TPP (Exhibit C of the PAO) located within the Yesler Terrace Planned Action area. These amendments will also make a minor correction to Exhibit C, specifically the inventory chart to remove a tree (Tree 4) that was inadvertently included in error at the time of adoption of the Planned Action Ordinance.

## PROPOSED AMENDMENTS

EXHIBIT C - TPP	CHANGE
Trees 88 and 89	In order to provide tree protection in line with the intent of the tree protection goals of the PAO the designation of Trees 88 and 89 is being changed from Tier 1 to Tier 2. Three trees (74, 75, and 76) that are located within the boundary of the platted pocket park for Block 7 that were listed as Tier 2 at the time of the PAO approval are having their designations changed from Tier 2 to Tier 1, as these trees are cumulatively of similar size and condition as Trees 88 and 89. When the trees were initially surveyed during the EIS process Tree 75 was considered
Trees 74, 75, and 76	

EXHIBIT C - TPP	CHANGE
Tree 4	<p>eligible to qualify as exceptional. Tree 74 also met the criteria for being considered exceptional at this time, however, Tree 76 was not mentioned as meeting this criterion.</p> <p>As an additional clean up item, Tree 4 is currently listed in the TPP’s inventory as a Tier 2 tree. However, this tree was not included on the corresponding TPP map. According to the tree condition survey that was conducted during the EIS process in 2010 this tree was in poor condition and determined to have a low probability of long-term survival according to the consulting arborist who conducted the evaluation. This tree is being removed from the TPP inventory as it is believed that was originally included in error.</p>

## Comprehensive Plan Consistency

The following Seattle 2035 Comprehensive Plan goals are directly applicable to this proposal:

- H G2 *“Help meet current and projected regional housing needs of all economic and demographic groups by increasing Seattle’s housing supply.”*
- H G4 *“Achieve healthy, safe, and environmentally sustainable housing that is adaptable to changing demographic conditions.”*

## Recommendation

SDCI recommends adoption of the proposal to update the Tree Protection Plan (TPP) and Exhibit C of the Planned Action Ordinance. This proposed action responds to changes in the development proposal and provides for tree protection as intended in the Yesler Terrace Planned Action Ordinance consistent with the Comprehensive Plan.

July 7, 2021

## MEMORANDUM

**To:** Land Use & Neighborhoods Committee  
**From:** Yolanda Ho, Analyst  
**Subject:** Yesler Terrace Planned Action Ordinance Amendment – Council Bill 120108

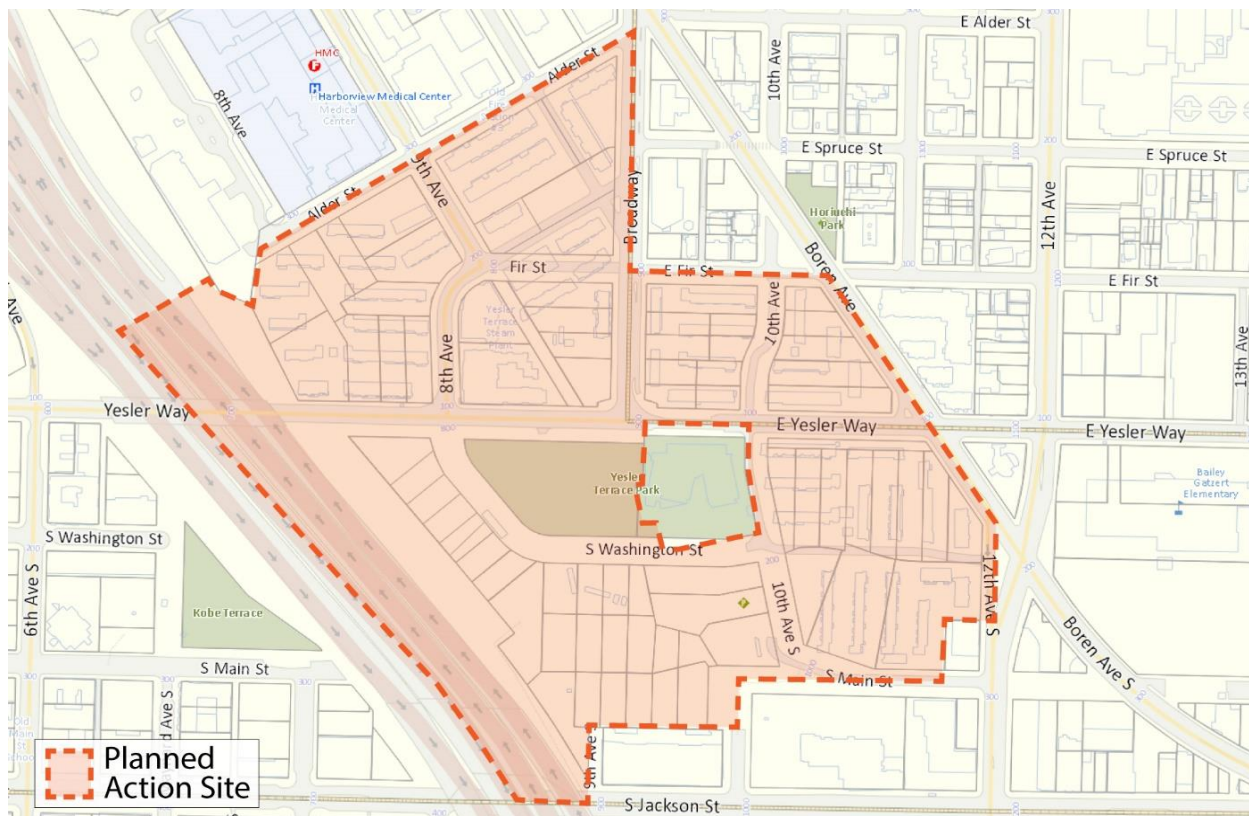
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On July 14, 2021, the Land Use & Neighborhoods Committee (Committee) will receive a briefing on [Council Bill \(CB\) 120108](#) that would amend the Tree Protection Plan of the [Yesler Terrace Planned Action Ordinance \(PAO\) 123962](#).

This memorandum describes: (1) background of the proposal; (2) CB 120108; (3) proposed amendments; and (4) next steps.

### Background

The Council adopted the Yesler Terrace PAO on September 4, 2012, to facilitate the redevelopment of the Seattle Housing Authority's (SHA's) Yesler Terrace property. The Yesler Terrace PAO applies to a 36.6-acre site located in the First Hill and Central Area neighborhoods and is generally bounded by Interstate 5 (I-5) on the west; Alder Street and E Fir Street on the north; 12th Avenue on the east; and S Main Street on the south (see map below).



A PAO is a planning tool allowed under the State Environmental Policy Act (SEPA, [RCW 43.21C](#)) designed to ease some procedural requirements for development in a specific area. Typically, SEPA requires that all development undergo separate environmental review for each building or improvement above a certain size. In contrast, a PAO allows for a single Environmental Impact Statement (EIS) to analyze and address impacts of a large, multi-parcel phased development as a whole. Applicants must demonstrate to the Seattle Department of Construction and Inspections (SDCI) that a project proposal falls within the scope of the planned action to avoid further environmental review. This approach provides greater predictability for applicants and can help to expedite project review.

In addition to setting out criteria for what types of development are within the scope of the planned action,<sup>1</sup> the Yesler Terrace PAO established mitigation requirements to address impacts of individual developments as well as cumulative effects of development on the entire planned action site. These detailed, site-specific mitigation measures exceed requirements in the Seattle Municipal Code. Projects seeking to qualify as planned actions under the Yesler Terrace PAO<sup>2</sup> must comply with the mitigation requirements and other conditions described in the mitigation document attached to the PAO. Proposed development under the Yesler Terrace PAO still needs to meet applicable standards including the Land Use Code, the Building Code, and the Stormwater Code, and any updates to those codes over the course of redevelopment.

A Tree Protection Plan (Exhibit C) was included as a component of the Yesler Terrace PAO's mitigation document. The Tree Protection Plan contains an inventory of existing trees located within the planned action site and assigns trees to either Tier 1 or Tier 2 based on their health and/or location within the site, described below:

- Tier 1 – Trees to be preserved. These are exceptional or valuable trees in good health located where preservation is possible. They either need to be protected in place or relocated, if approved by SDCI. Should one of these trees need to be removed before or during development due to damage, disease, or other circumstances, it must be replaced by 10 new trees, with each tree being of a size and species determined by SDCI to have a canopy cover potential at least equal to the tree that was lost. Replacement trees must be planted within the PAO boundary.
- Tier 2 – Trees authorized for removal. These trees either have health issues that limit their long-term viability and/or are in locations where anticipated grading or construction activities would make preservation unfeasible. Each tree removed must be replaced by one new tree 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 must either be planted within the PAO boundary or in Washington State Department of

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<sup>1</sup> Along with adopting the Yesler Terrace PAO, the Council also passed [Ordinance 123963](#) that created a new Master Planned Community-Yesler Terrace (MPC-YT) zone for the planned action site and established development standards and use provisions for the MPC-YT zone.

<sup>2</sup> The Yesler Terrace PAO will remain in effect until mid-October 2032 (20 years after its effective date).



Transportation (WSDOT) property adjacent to the site, with WSDOT's permission. Trees may be preserved if an applicant and SDCI determine it is feasible.

Tree preservation and replacement tree planting are required to follow the provisions in SDCI Director's Rule 11-2020, regarding standards for landscaping.

### **CB 120108**

At time the Council passed the Yesler Terrace PAO, the City had not yet approved the future plat, which required the City to make assumptions about the locations of rights-of-way, vehicular access, development parcels, pedestrian and bicycle trails, and pocket parks when creating the original Tree Protection Plan. The City finalized the plat layout in 2014, and the Tree Protection Plan now needs to be adjusted accordingly.<sup>3</sup> Additionally, the City has determined that on-site planting of all required replacement trees would be difficult, if not impossible, to achieve due to space constraints.

To address these issues and make technical changes and corrections, CB 120108 would amend the Tree Protection Plan to:

- Update maps to reflect existing conditions and correct errors found by staff from the time of adoption to the present;
- Correct the tree inventory to be consistent with the trees shown on the map;
- Update provisions for development proposals that meet the Yesler Terrace PAO requirements within the Master Planned Community-Yesler Terrace (MPC-YT) zone to have the option to use payment-in-lieu of replanting, if allowed pursuant to Chapter 25.11, and off-site replanting; and
- Clarify that reporting on tree removal mitigation is to occur after the development contemplated in the Yesler Terrace PAO is completed.

Other existing mitigation measures for tree replacement would be maintained. Specifically, the replacement ratios for Tier 1 and Tier 2 trees would continue to be 10 to 1 and 1 to 1, respectively.

The new payment-in-lieu option may be contingent upon the Council's passage of future legislation that would update the City's tree regulations. SDCI is currently working on determining whether this is necessary and is also developing program details, including how to calculate the in-lieu fee amount and how funds from in-lieu payments would be used to equitably increase Seattle's tree canopy.

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<sup>3</sup> Refer to the [SDCI Director's Report](#) for a detailed description of the final plat layout that necessitates these adjustments.



SDCI completed the required environmental review for this proposal and issued an [Addendum](#) to the Yesler Terrace Redevelopment's Final Environmental Impact Statement on October 31, 2019.

### **Proposed Amendment**

There are two proposed amendments, both sponsored by Councilmember Strauss:

- Amendment 1 would amend Attachment B (Exhibit C to Ordinance 123962) to CB 120108 to make technical corrections (see Attachment 1).
- Amendment 2 would amend Attachment B (Exhibit C to Ordinance 123962) to CB 120108 to increase the tree replacement requirement for Trees 88 and 89 from one tree to three trees in the event of their removal (see Attachment 2).

### **Next Steps**

The Committee will hold a public hearing, consider proposed amendments, and may vote on CB 120108 at its next meeting on July 28, 2021.

### **Attachment:**

1. Amendment 1 – Technical Corrections
2. Amendment 2 – Replacement Requirement for Trees 88 and 89

cc: Dan Eder, Interim Director  
Aly Pennucci, Policy and Budget Manager

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.
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## 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 20~~20~~ ~~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.

Yolanda Ho

**Committee: Land Use & Neighborhoods**

**Date: July 14, 2021**

**Version: 2**

**Amendment 2**

**to**

**CB 120108 - SDCI Yesler Terrace Tree Protection Update ORD**

**Sponsor: CM Strauss**

Replacement requirement for Trees 88 and 89

Amend Attachment B (Exhibit C to Ordinance 123962) to Council Bill 120108 to specify that removal of Trees 88 and 89 would each require planting three replacement trees.

**Effect:** CB 120108 would recategorize Trees 88 and 89 from Tier 1 to Tier 2 in the Tree Protection Plan Inventory. The current replacement requirement for Tier 2 trees, defined as those that have been authorized for removal due to their health or location, is one to one. This amendment would increase the replacement requirement for Trees 88 and 89 to three replacement trees each in the event of their removal.



## **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, 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.

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### **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, 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 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 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.

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- 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 or subsequent rule.
- Comply with any other specific arboricultural techniques that SDCI or SDOT deems necessary for preservation given specific site conditions.

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# Seattle Housing Authority

## Yesler Planned Action Ordinance Proposed Amendment

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PAO Overview

Tree Protection Plan

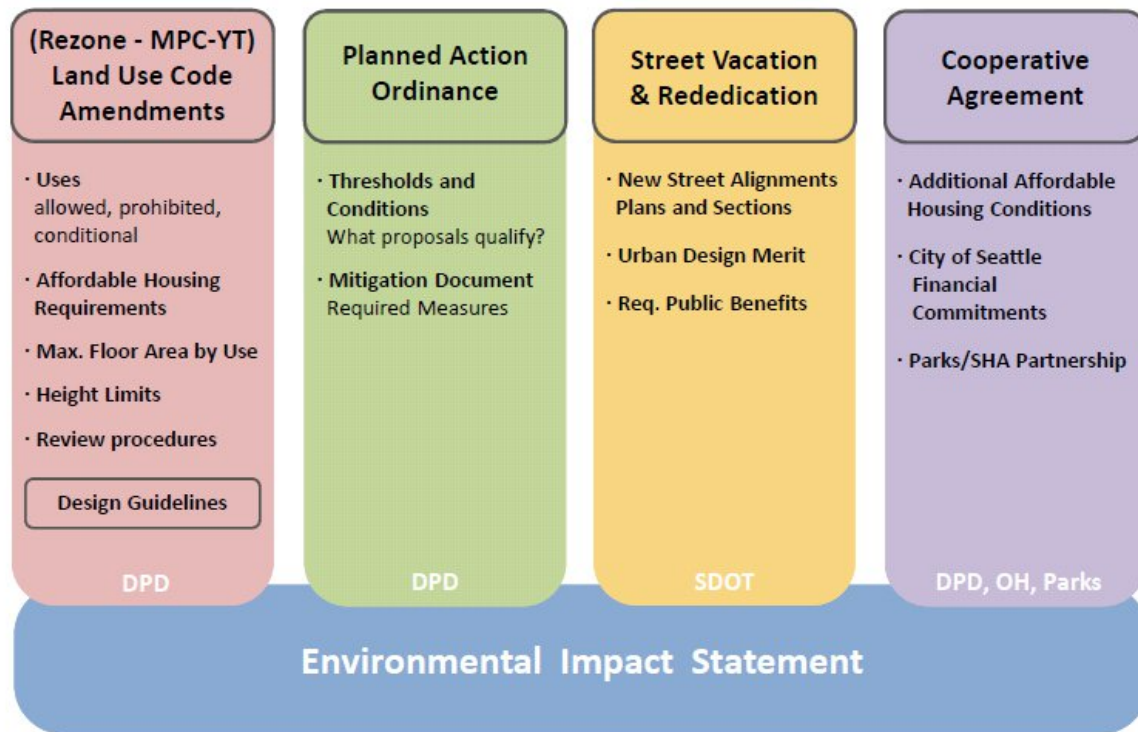
Proposed Change

Public Benefits



Seattle City Council  
Land Use and Neighborhood Committee  
July 14, 2021

## Legislative Summary



# PAO OVERVIEW

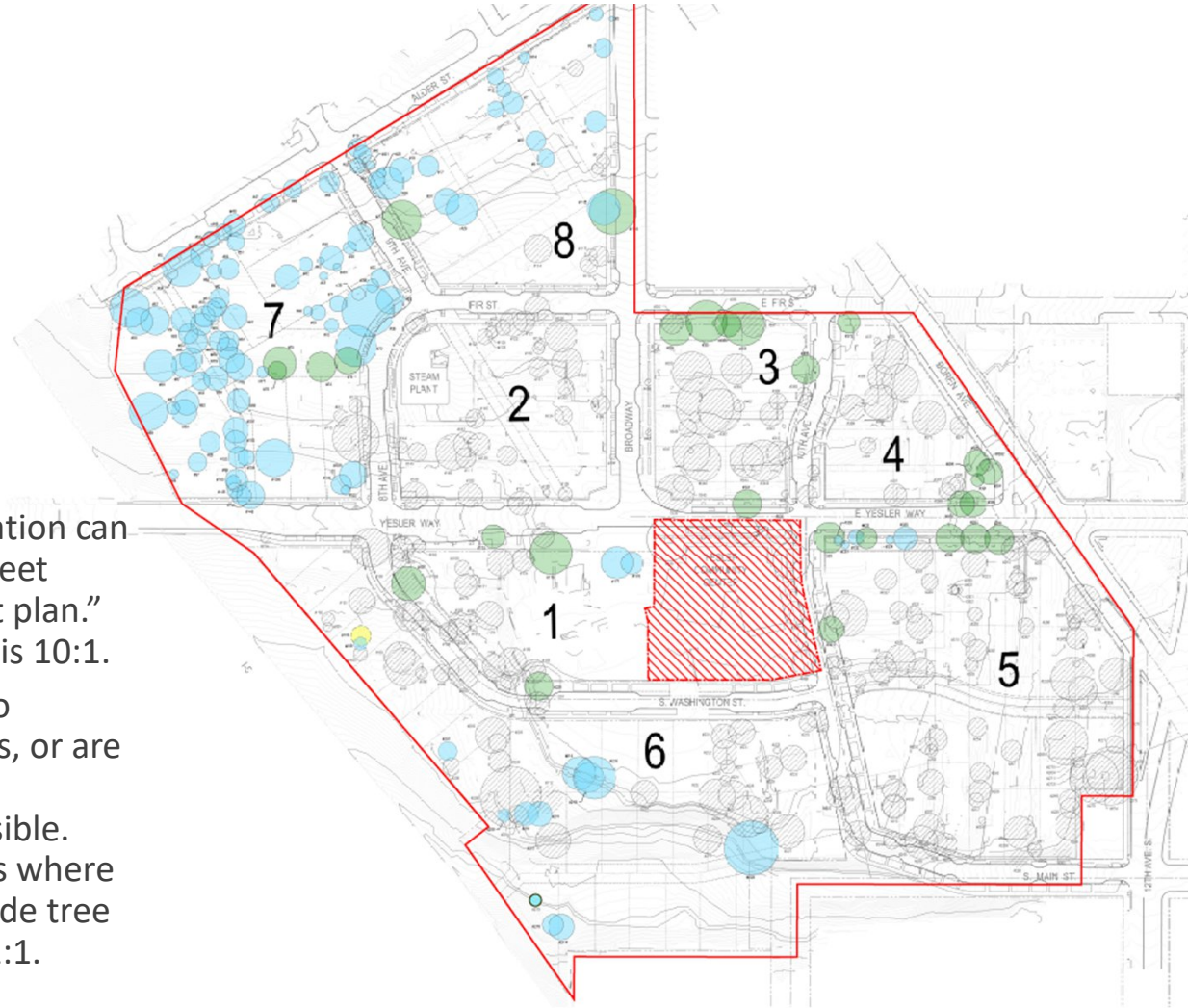
State planning tool for large, phased development

Covers 20-year timeline

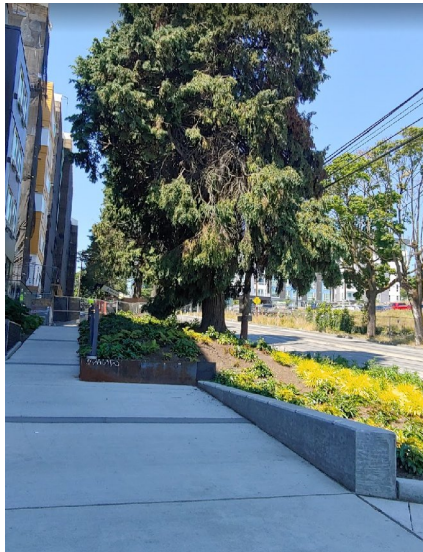
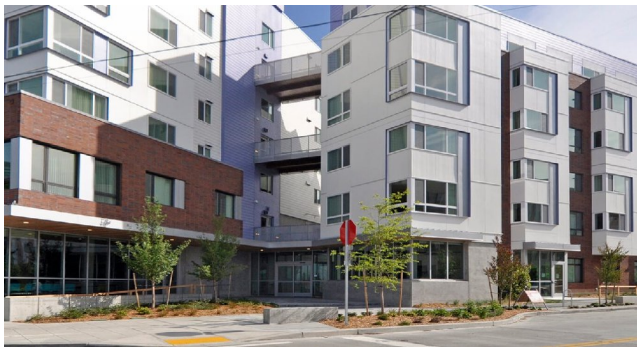
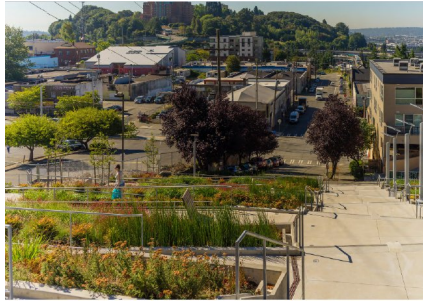
Establishes specific development thresholds and relevant mitigations responding to the Yesler Environmental Impact Statement

# PAO Tree Protection Plan

- Tree inventory and evaluation
- Categorizes trees as either:
  - Tier 1 – Exceptional trees “where preservation can clearly be achieved within the planned street vacation/rededication and redevelopment plan.” Mitigation for replacement of Tier 1 trees is 10:1.
  - Tier 2 – “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.” Mitigation for replacement is 1:1.







## Current Tree Preservation / Replacement

- 46 trees preserved out of 394
- Planted 601 trees as mitigation for removal of 348
- Replaced 391,105sf of canopy out of 246,850sf removed
- All demo completed and 7 redevelopment sites in planning stages

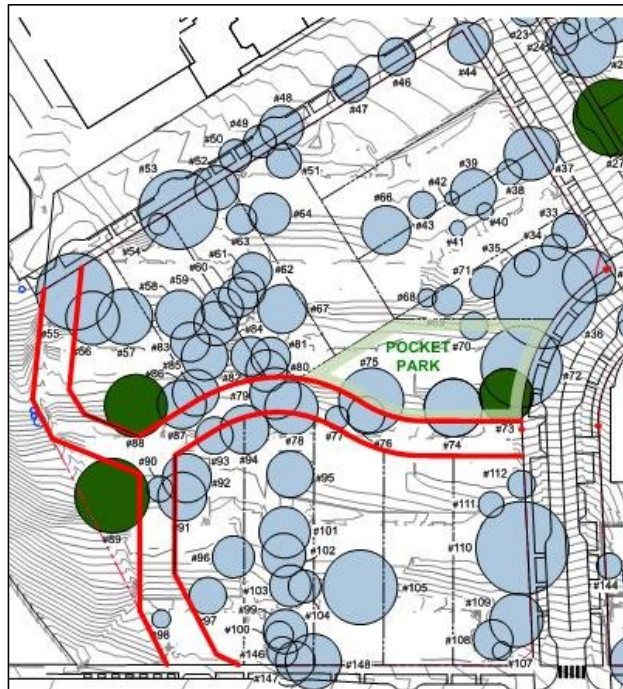
# Proposed Amendment

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1. Technical corrections and clarifications
2. Update PAO Tree Protection Plan maps to reflect existing conditions & correct errors
3. Create option to mitigate off-site and, if allowed by SMC 25.11, use fee-in-lieu of replanting
4. Revise two Tier 1 tree designations in Block 7 to correspond to plat approval and increase replacement ratio for the 2 revised Tier 1 trees

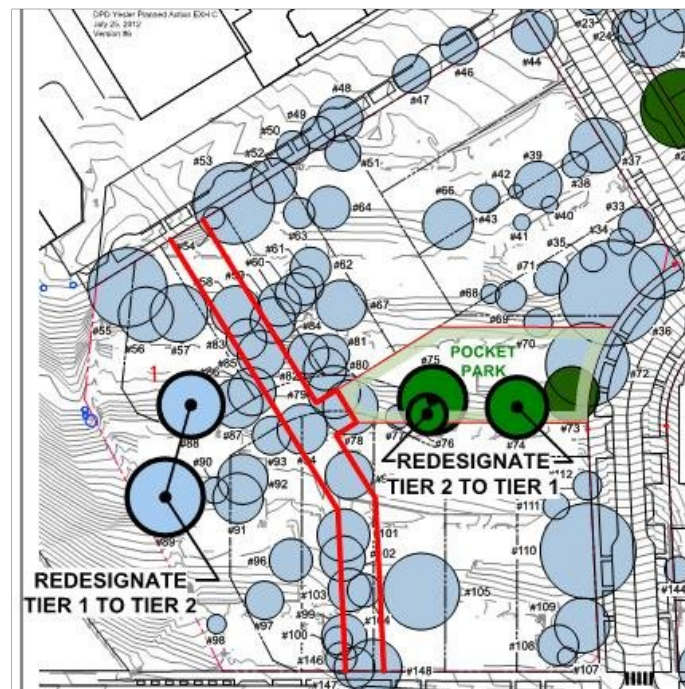
# Proposed Amendment

## Block 7 PAO Adoption



- Redesignate two Tier 1 Trees as Tier 2

## Block 7 Plat Approval



- Redesignate three Tier 2 trees as Tier 1





BLOCK 7 POCKET PARK

# Mitigations

Reclassify three trees from tier 2 to tier 1

- Net increase in number of tier 1 trees
- Net increase in amount of tree canopy

Increase mitigation for newly designated tier 2 trees to 3:1





# THANK YOU

For more information, please contact Terry Galiney, Seattle Housing Authority Development Director, [tgaliney@seattlehousing.org](mailto:tgaliney@seattlehousing.org) and (206) 615-3439.

