



SEATTLE URBAN FORESTRY COMMISSION

Becca Neumann (Position #4 – Hydrologist), Co-chair

Joshua Morris (Position #7 – NGO), Co-Chair

Laura Keil (Position #10 – Get Engaged), Co-Chair

Julia Michalak (Position #1 – Wildlife Biologist) • **Falisha Kurji** (Position #3 – Natural Resource Agency)

Stuart Niven (Position #5 – Arborist – ISA) • **Hao Liang** (Position #6 – Landscape Architect – ISA)

David Baker (Position # 8 – Development) • **Jessica Hernandez** (Position #11 – Environmental Justice)

Jessica Jones (Position # 12 – Public Health) • **Lia Hall** (Position #13 – Community/Neighborhood)

The Urban Forestry Commission was established to advise the Mayor and City Council concerning the establishment of policy and regulations governing the protection, management, and conservation of trees and vegetation in the City of Seattle

Meeting notes

July 12, 2023, 3:00 p.m. – 5:00 p.m.

Via Webex call and in-person at the
Seattle Municipal Tower, Room 1872 (18th floor)
700 5th Avenue, Seattle

(206) 207-1700

Meeting number: 2484 474 4224

Meeting password: 1234

Attending

Commissioners

Becca Neumann – Co-Chair

Laura Keil – Co-Chair

Falisha Kurji

Hao Liang

David Baker

Lia Hall

Staff

Patti Bakker – OSE

Guests

Toby Thaler

Absent- Excused

Josh Morris – Co-Chair

Stuart Niven

Jessica Hernandez

Jessica Jones

Public

Kathleen Kirkoff

Steve Zemke

David Moehring

Tina Cohen

Sandy Shettler

Michael Oxman

NOTE: Meeting notes are not exhaustive. For more details, listen to the digital recording of the meeting at:
<https://www.seattle.gov/urbanforestrycommission/meetingdocuments>

Call to order: Becca called the meeting to order and offered a land acknowledgement.

Public comment:

Kathleen Kirkoff recommended a book on urban and planet heating for Commissioners to read, *The Heat Will Kill You First*, noting that trees are a crucial part of making sure our city is survivable in the future. Also, UW has a program called the Livable City, to partner with cities and communities to address problems. We don't have good data, and insufficient funds is cited as the reason for not having good data. Partnering with this program could provide more data. Other cities in the area, including Bellevue and Auburn, have worked on projects with the program, but Seattle hasn't yet.

Steve Zemke commented on the Director's Rules (DR). The DR on Tier 2 trees doesn't mention tree groves; the UFC should recommend that the DR explain what happens with tree groves when one tree is removed, etc. There should also be a DR for Heritage Trees because they are included in the ordinance and there are areas to clarify around these trees. The fees in the DR on in lieu fees have been increased. The UFC should recommend that the 12-24" fees should be increased to \$4,000. Also, regarding the budget, now is the time to be submitting recommendations because they are starting to put the budget together now.

David Moehring encouraged the UFC to connect with the Seattle chapter of the American Institute of Architects, to review some of the past good examples of where there was multi-family development that retained exceptional trees. Regarding budget recommendations, David noted his recommendations on what investments are needed within the next 15 years to reach the 30% canopy cover the city has committed to: 1,000 acres of canopy are needed, which means planting 60-80,000 trees. At \$2,833 trees, multiplied by the number of trees needed, that would require \$170M. At the \$4,000 cost, that would be closer to \$240M for 60,000 trees. The trees to be planted with the expected in-lieu fees received would be a drop in the bucket in this need. UFC guidance is needed to advise the city on these investments needed.

Tina Cohen followed up on her comments from the previous meeting regarding how hard the UFC works and what the UFC can do to get the City Council to pay attention to the resulting recommendations.

Sandy Shettler noted that it is no longer possible to get Arborist reports on development sites, and requested follow up on that and how to make the reports more easily accessible again.

Michael Oxman with the Seattle Green Spaces Coalition suggested requesting an add of \$50,000 for a natural capital assessment to the budget recommendations. This is an environmental and equity issue. The funding would support a consultant to help departments incorporate the dollar value of ecosystem benefits into their systems. A growing body of economics and experience points to not just counting these assets, but assessing and supporting the critical ecosystems. We need to value these assets in the same way we do the gray infrastructure.

Chair, Committees, and Coordinator report:

Patti noted, regarding the UFC appointments, there are three positions we've been working to fill on the UFC – Positions 1, 2 and 9, which are Council, Mayor and Commission-appointed positions, respectively. All positions need to be confirmed by Council – first the Land Use Committee and then the full Council. Council has been extremely busy and there is a backlog of appointments to process because of their schedule. The Land Use Committee was able to process the Mayor-appointed positions on Boards and Commissions last week, so that included UFC's position 2, to which Alicia Kellogg has been appointed. Those appointments were approved by the full Council yesterday, so Alicia is now official as a Commissioner. The Land Use Committee does not meet again now until September and they're expected to take up the remaining appointments then. Also, the recruitment process for the next cohort of Get Engaged members is moving along well. Interviews have been conducted and the GE program staff are now moving appointments forward, with the expectation of having them confirmed in early September. Laura's term will end at the end of August and the new GE member will start in September.

Patti also provided other several updates:

- City Urban Forester position – OSE leadership has been working on developing this new position so that recruitment for it can start and we can get that position filled. That process is almost complete and the announcement for it is expected to be posted very soon.
- Canopy assessment GIS layers – city IT staff have been working to process and review the GIS layers and data provided by the canopy assessment consultant, so that they can be published and available online. That process has now been done, and the layers are available through ArcGIS Online: [2021 Tree Canopy layer gallery](#).
- SDCI has posted information on the upcoming changes in tree regulations on their Building Connections page: [New Tree Regulations Coming Soon! \(seattle.gov\)](#)

City budget recommendations

Commissioners reviewed the status of the draft UFC budget recommendations, as discussed at the last meeting. A recommendation was added to provide funding for the Natural Capital Assessment that was taken out of the 2020 budget. Commissioners reviewed and edited most of the remaining recommendations, with the exception of the last item on monitoring and evaluation, and noted that this discussion on budget recommendations will continue at next week's meeting.

Tree protection ordinance Director's Rules

Patti reviewed the process for these Director's Rules (DR), as they were published last week, and public comment is open through July 21. She walked through the content of both DRs – DR 7-2023 on designation of Tier 2 Trees, and DR 8-2023 – Payment in lieu payment amounts. Commissioners discussed initial thoughts and potential feedback on the DRs. Becca volunteered to draft a set of recommendations based on the initial feedback discussed today, to be discussed and adopted at next week's meeting.

NOTE: Meeting notes are not exhaustive. For more details, listen to the digital recording of the meeting at: <http://www.seattle.gov/urbanforestrycommission/meetingdocs.htm>

Public comment:

Steve Zemke noted that trees are natural capital providing ecological and economic benefits. Tree replacement takes decades, while the impacts of removal are felt now. The UFC is raising good questions about what it takes to replace trees. He agreed with the comment about requiring trees in affordable housing projects.

Michael Oxman noted that in Director's Rule (DR) 8-2023, the amounts are not based on industry standards. The Guide to Plant Appraisal is referred to, but they aren't using the content of it. The DR doesn't reflect differences in trees and differences in their values. Position of the tree on the lot should be included in the DR (e.g., a front door tree is more valuable than a back yard tree.)

Kathleen Kirkoff again suggested looking at the Livable City program at UW, especially in regard to the UFC's community communications and coordination. She suggested reviewing some of the projects that they've worked on for other cities where they use students to go out into the community to gather information the city doesn't have funding to do.

Adjourn: The meeting was adjourned at 5:04 PM.

Meeting chat:

from Sandy Shettler to everyone: 3:08 PM

I would like to make a quick comment

from Lia Hall to everyone: 3:09 PM

I was listening about that on fresh air today

from D Moehring to everyone: 3:13 PM

Encourage meeting with Seattle AIA new chapter chair, Matt. Look at GOOD multifamily design with trees saved but would not be saved with the new 2023 code (SMC 25.11.070 and SMC.11.080):

a- 827 NE 98th St
b- 625 and 629 W Emerson St
c- 1211 NE 104th St
d- 2030 NW 62nd
e - 2042 NW 62nd
f - 3509 W Thurman
g - 6406 14th Ave NW
h - 2002 NW 60th St
i - 6105 20th Ave NW
j - 3601 12th Ave W
k -12051 20th Ave NE
l - 848 NW 53rd St

m - 2630 Shoreland Dr S Thank you!

from D Moehring to everyone: 3:21 PM

Recap of public comment on budget: 1000 acres of trees needed to achieve 30% equitable citywide canopy cover by 2037. 1000 acres is roughly 60,000 to 80,000 trees. The budget for the City of Seattle to plant that many trees to reach the Comprehensive Plan objective may range from \$170-Million to \$240-million (if roughly at least \$2833 to \$4000 for each tree). Thank you!

from Sandy Shettler to everyone: 3:25 PM

Given the workload expected of the UFC volunteer commissioners, it is concerning that the LUC can't take the extremely small amount of time to confirm candidates and fill each post.

from Michael Oxman to everyone: 3:26 PM

Natural Capital Assessment article. <https://www.theurbanist.org/2020/06/23/seattle-should-count-its-ecological-assets/>

from Bakker, Patricia to everyone: 3:28 PM

<https://seattlecitygis.maps.arcgis.com/home/gallery.html?sortField=relevance&sortOrder=desc&searchTerm=tree+canopy+2021&categories=%2FCategories%2FCommon+Data+Layers>

from Sandy Shettler to everyone: 3:28 PM

I think the UFC could write a letter about this to the Council with a special request!

from Michael Oxman to everyone: 3:30 PM

The Building Connections Newsletter makes the following erroneous statement: "trees under 6 inches DSH are not regulated by SMC 25.11".

Of course, any tree required to be planted by a permit (usually 1.5" caliper) must be kept alive indefinitely.

Am I wrong on this?

Ox

from Steve Zemke to everyone: 3:30 PM

Good point Michael.

from Bakker, Patricia to everyone: 3:32 PM

<https://buildingconnections.seattle.gov/2023/07/06/new-tree-regulations-coming-soon/>

from Michael Oxman to everyone: 3:32 PM

We are urging you to consider adding \$50,000 minimum to the 2024 budget for a natural capital consultant (see attached letter).

The City Council included money in the 2020 budget for a natural capital consultant, but the city did not spend it. The vetting process for this appropriation began with strong advocacy from the SGSC that yielded a 2016 SLI, responses in 2017 from FAS and Council Staff, and a 2019 support letter co-signed by more than two dozen organizations and individuals -- including REI, PCC Natural Markets, Tilth Alliance, the Duwamish Tribe, and many others.

This is both an environmental and equity issue. CM Herbold took the lead on getting the 2020 appropriation, and we hope you will again favor it. The minimum \$50,000 appropriation would fund a consultant who can help city departments and offices incorporate the dollar values of ecosystem benefits and savings into Seattle's accounting, financial and C-B analysis structures. Seattle and King County have both

from Sandy Shettler to everyone: 3:32 PM

If the LUC had confirmed all the applicants there would be a quorum:)

from Steve Zemke to everyone: 3:45 PM

The Planning Commission has 2 full time staff people. Patti's job is only half time for UFC.

from Toby Thaler to everyone: 3:45 PM

When will City Forester position be announced?

from Falisha to everyone: 3:48 PM

Seattle Parks Foundation would be interested in sponsoring the UFC and I'm happy to facilitate that when we're ready

from Sandy Shettler to everyone: 3:52 PM

Thank you Falisha!

from Falisha to everyone: 3:52 PM

I know the Dept of Ecology uses the State's community compensation guidelines. I can try to find it

from Toby Thaler to everyone: 3:55 PM

Posted Today!:

from Toby Thaler to everyone: 3:55 PM

<https://www.governmentjobs.com/careers/seattle/jobs/4118909/senior-urban-forestry-advisor?keywords=tree&pagetype=jobOpportunitiesJobs>

from Steve Zemke to everyone: 3:58 PM

Should be urging people have urban forestry background not just an arborist.

from Falisha to everyone: 4:02 PM

Compensation guidelines - They don't provide suggested amounts here

<https://equity.wa.gov/people/community-compensation-guidelines>

from Steve Zemke to everyone: 4:03 PM

Should require that in-lieu fees be updated every budget cycle like Portland does. Add to in-lieu Director's Rule.

from Steve Zemke to everyone: 4:08 PM

eb

from Steve Zemke to everyone: 4:08 PM

very few years is vague update annually or every budget cycle

from Laura Keil she/her to everyone: 4:09 PM

good point thanks Steve

from Steve Zemke to everyone: 4:17 PM

Seems like the urban forester position is changing from an urban forest expert to a communications person.

The senior urban forester advisor position does not require the person to even have a degree in urban forestry. according to the job description just released

from Steve Zemke to everyone: 4:22 PM

Should include language stating that Tier 3 trees are also known as exceptional trees. Why are they trying to remove commonly used terminology to define these trees.

from Steve Zemke to everyone: 4:22 PM

Need to include tree grob

from Steve Zemke to everyone: 4:23 PM

Need to include tree groves that are also Tier 2.

from Sandy Shettler to everyone: 4:24 PM

Red alders are the predominant species in a number of Seattle Parks, such as along Green Lake., where they are valued as a quintessential first-succession tree.

from Sandy Shettler to everyone: 4:25 PM

Horse chestnuts form a large part of Seattle's urban canopy. For example, 17th Ave NE for several blocks is shaded by a cathedral of horse chestnuts, as is Olmstead-designed Ravenna Blvd.

from Laura Keil she/her to everyone: 4:25 PM

Thanks Sandy - helpful insight

from Tina Cohen to everyone: 4:26 PM

Alders are abundant trees. Many municipalities exempt them.

Cottonwoods are badly behaved in urban sites, tend to drop large branches

from Tina Cohen to everyone: 4:27 PM

Indeed !

But short lived and tend towards becoming high risk ;urban settings

from Michael Oxman to everyone: 4:27 PM

In-lieu fees in this proposal are not based on industry standards. This Directors Rule assumes all species have the same value. It uses a base value that is not tied to the Consumer Price Index, not tied to the good, fair, or poor condition of the tree, nor the position of the tree location in the landscape.

from Steve Zemke to everyone: 4:28 PM

They still need to be replaced id removed and pay an in lieu fee.

from Steve Zemke to everyone: 4:28 PM

eagle like cotton wood trees.

from Steve Zemke to everyone: 4:29 PM

Add tree grob

from Steve Zemke to everyone: 4:30 PM

Add tree groves in this Director's Rule aas their are Tier two trees.

from Sandy Shettler to everyone: 4:31 PM

Bitter cherries hybridize with other kinds of cherries and can form beautiful trees, which are excluded from protection because they are have bitter cherry in them. Maybe one of the arborists can speak to this. Two huge cherries are being cut down in Beacon Hill because they are partly bitter cherry.

from Sandy Shettler to everyone: 4:32 PM

Thanks everyone for your hard work, I have to leave early.

from Michael Oxman to everyone: 4:32 PM

Please see my 3 minute video primer about tree appraisal. <https://youtu.be/A2IBR0ITnKk>

from Steve Zemke to everyone: 4:35 PM

Should increase Tier 3 trees in lieu to cover cost of planting and maintaince, otherwise tayers are paying to replace them.

from Steve Zemke to everyone: 4:36 PM

Need to add update fees yearly or every 2 year budget cycle.

from Steve Zemke to everyone: 4:37 PM

12" DBH tree cost is same as 23" DBH trees Fee should increase with size of tree.

from Lia Hall to everyone: 4:37 PM

Unfortunately fee in lieu won't help people paying increased cooling costs when their shade is gone

from Steve Zemke to everyone: 4:38 PM

Cost was not passed in ordinance. It is done in Director's Rules.

from Steve Zemke to everyone: 4:39 PM

Suggest cosider 12 - 24" DNH should be \$4000 or start \$12

from Steve Zemke to everyone: 4:39 PM

start at \$17.87 at 12" diameter.

from Michael Oxman to everyone: 4:43 PM

Tier 4 trees should include new trees planted as a permit requirement.

from Steve Zemke to everyone: 4:43 PM

Thanks David -agree should include names people have used for many years like Tier 1 or Heritage Trees, Tier 2 - Exceptional trees. if not in Director's Rule where do people fing

from Steve Zemke to everyone: 4:44 PM

where do people find the common definition?

from Lia Hall to everyone: 4:45 PM

Confusing to me too

from Steve Zemke to everyone: 4:45 PM

\$17.87 is square inch of tree diameter at 4.5 feet high.

from Michael Oxman to everyone: 4:45 PM

The science of tree appraisal has been stripped out of this Directors Rule. Science has been replaced by sticker shock that could lead to backlash & reversal during legal appeal.

from Michael Oxman to everyone: 4:49 PM

The industry standard is published in the guide for plant appraisal, authored by the Council of Tree and Landscape Appraisers, & published by the ISA.

from Michael Oxman to everyone: 4:51 PM

<https://www.bing.com/ck/a?!&&p=718597cb775f4128JmltdHM9MTY4OTEyMDAwMCZpZ3VpZD0wZDJhYjE1Mi1lNjE1LT0NTgtMjEwMS1hMjU5ZTdhZjY1N2EmaW5zaWQ9NTE3NA&ptn=3&hsh=3&fclid=0d2ab152-e615-6458-2101->

<a259e7af657a&psq=guide+for+plant+appraisal+ctla&u=a1aHR0cHM6Ly93d3YuaXNhLWFyYm9yLmNvbS9zdG9yZS9wcm9kdWN0LzQzOTAv&ntb=1>

from Steve Zemke to everyone: 4:52 PM

If the tree is replanted on property it was removed from, there is no in lieu fee. this encourages trees removed to be replaced on property rather than elsewhere.

from Michael Oxman to everyone: 4:54 PM

Here's the worksheet for appraisal. It does not resemble this Directors Rule. Does it? https://www.isa-arbor.com/store/productfiles/GuideforPlantAppraisal10thEditionRevised-2181-03_GPA.pdf

from Lia Hall to everyone: 4:54 PM

Just round up to \$25/sq in

from Lia Hall to everyone: 4:55 PM

And community development projects

from Toby Thaler to everyone: 4:56 PM

Low income housing residents deserve high quality urban forest resources. We are facing huge negative climate impacts that impact low income communities more than any other.

from Steve Zemke to everyone: 4:57 PM

Allow Director to adjust in lieu fee for low income homeowners that can not afford. They are required to pay for hazard trees removed or replace them on lot.

from Steve Zemke to everyone: 5:02 PM

Their next meeting is next week.

Public input (additional comments received):

From: kevinorme <kevinorme@protonmail.com>

Sent: Friday, June 23, 2023 12:59 PM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan

<Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi

<Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin

<Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin

<Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby

<Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin

<Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle

<Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia

<Patricia.Bakker@seattle.gov>

Subject: Cooling Neighborhoods Across America with Canopy Coverage

CAUTION: External Email

<https://www.tdworld.com/vegetation-management/article/21262789/cooling-neighborhoods-across-america-with-canopy-coverage>

yet you have pretended development has no impact on our existing trees (the complete OPPOSITE of the truth); and that the whole thing can be mitigated by private homeowners (who you are giving in effect huge incentives to sell out to those same developers) and by the vastly smaller proportion of trees left in our parks and on our streets? Wrong.

you might also want to verify that tree preservation is at the top of Parks' priority list - recent evidence of their activities suggests dramatically otherwise.

is SDOT really the only city agency that cares about (and takes action/inventory/transparency) to back it up? too bad they only manage about %15 of Seattle's trees....

enjoy the heat island denial in the meantime...

kevin orme
Seattle

From: kevinorme <kevinorme@protonmail.com>

Sent: Wednesday, June 28, 2023 5:11 PM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby <Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>

Subject: Heatwave in Paris exposes city's lack of trees

CAUTION: External Email

[Heatwave in Paris exposes city's lack of trees | Reuters](#)

form last summer, what's going to happen to us if you don't reverse your MBAKS handout and PROTECT OUR TREES before it's too late!

meanwhile, Vancouver BC has recognized the problem and put PROTECTION front and center besides its planting programs:

[Metro Vancouver creates tool kit for cities to retain, grow tree canopies | CBC News](#)

ounce of prevention now prevents the huge multi-pound of 'cure' that will be needed in the not-distant future - but are you listening? Not so far....

kevin orme
Seattle

From: kevinorme <kevinorme@protonmail.com>

Sent: Thursday, June 29, 2023 6:28 AM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby <Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia

<Patricia.Bakker@seattle.gov>

Subject: Heat Island Inequity in Seattle

CAUTION: External Email

[Results of heat mapping project show inequitable impact of hotter summers, will inform actions by King County and City of Seattle - King County](#)

what's sad is that it's happening here too - yet your caving to Marco Lowe and MBACKS means more (and more) of the same - thanks to you, it's going to continue getting worse - unless you change direction, admit you were wrong and step up to truly PROTECT trees and forgo the almighty campaign dollar? It's up to you.

kevin orme
Seattle

From: kevinorme <kevinorme@protonmail.com>

Sent: Friday, June 30, 2023 7:12 AM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby <Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>

Subject: Green space add years to your life - literally.

CAUTION: External Email

[Living near green spaces could add 2.5 years to your life, new research finds | The Seattle Times](#)

but what about living near a McMansion? Doubt it. But you've definitely insured MBACKS can 'experiment' on us for that one, right?! Huh.

Had you been paying attention (instead of taking developer money) PNW-based researchers locally have been talking about this for years:

[CV for Dr. Kathleen L. Wolf \(washington.edu\)](#)

[Geoffrey Donovan | US Forest Service Research and Development \(usda.gov\)](#)

[WSU Urban Forest Health Lab | Washington State University](#)

kevin orme
Seattle

From: kevinorme <kevinorme@protonmail.com>

Sent: Monday, July 3, 2023 7:46 AM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby

<Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>

Subject: Land Commissioner Hilary Franz: Where there is heat - there is death

CAUTION: External Email

<https://www.shorelineareanews.com/2023/06/land-commissioner-hilary-franz-where.html>

Every child deserves a tree that can provide shade from the sun and a place to cool off from the heat. Every child deserves the benefits of a healthy neighborhood that trees can provide. This is something we must achieve – and something we can achieve.

But apparently Seattle doesn't agree?

That's why we have set an ambitious goal to ensure tree equity on every street and in every neighborhood across the state – the first state to set such a bold goal. To achieve this, we're going to partner with communities, non-profits, and local governments.

I guess in Seattle that means MBACKS and Marco Lowe get to say what kids in what areas of Seattle get to enjoy tree equity - apparently the answer is 'none', because you've now made it easily possible to cut any of them down, anywhere in the city, anytime they want to, save possibly SDOT trees?

Funny (meaning truly sad) how when even the person responsible for protecting trees across our entire STATE agrees trees are important - you still choose clearcuts and MBACKS. Huh.

kevin orme
Seattle

From: kevinorme <kevinorme@protonmail.com>

Sent: Wednesday, July 5, 2023 10:25 PM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby <Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>

Subject: Chicago's Urban Heat Islands

CAUTION: External Email

<https://storymaps.arcgis.com/stories/23bd6b47e1fc4e5592f96821bbc61050>

funny how Chicago recognizes heat islands, pays attention to its historical green infrastructure inequities and injustice, and then DOES something about it, instead of giving away the farm to MBACKS developers who live in the 'burbs in their oversized McMansions while they ram market-rate townhouses into Seattle while clearcutting everything.

But just keep kidding yourself that's not already going on. And thanks to Councilmember Morales for taking the easy 'stand' in today's evisceration of the Design Review process instead of standing up for trees in May like her constituents wanted....bra-vo!

kevin orme
seattle

From: dmoehring@consultant.com <dmoehring@consultant.com>

Sent: Thursday, July 6, 2023 12:25 PM

To: Toby Thaler <toby@loupploup.net>; Rundquist, Nolan <Nolan.Rundquist@seattle.gov>; Seattle Department of Construction and Inspections <PRC@seattle.gov>

Cc: Bakker, Patricia <Patricia.Bakker@seattle.gov>

Subject: 955 N 35TH ST Seattle in Progress Alerts

CAUTION: External Email

Public meeting Friday...
Are Healthy street trees at risk?
955 N 35TH ST
Northeast Design Review Board
Zoned LR3

If healthy trees are in the construction way, follow SEATTLE UNIVERSITY example to temporarily remove and replant these healthy street trees.

Also , The slope to the property to the west looks steep.

<https://www.seattleinprogress.com/project/3040640>

David Moehring

Sent using the mobile mail app

On 7/6/23 at 10:13 AM, Seattle in Progress wrote:

From: "Seattle in Progress" <contact@seattleinprogress.com>

Date: July 6, 2023

To: dmoehring@consultant.com

Cc:

Subject: Seattle in Progress Alerts



Seattle in Progress

Newly Posted Projects

July 7, 2023: 955 N 35TH ST
Northeast Design Review Board

Streamlined Design Review for 2, 4-story townhouse buildings (7 units total).
Parking for 7 vehicles proposed.

[View full design proposal:](#)



July 19, 2023: 1305 STEWART ST
West Design Review Board

Land Use Application to allow a 15-story office and research and development laboratory building with retail. Parking for 262 vehicles proposed. Existing building to be demolished. Project relies on alley vacation. Early Design Guidance conducted under 3034882-EG.

[View full design proposal:](#)

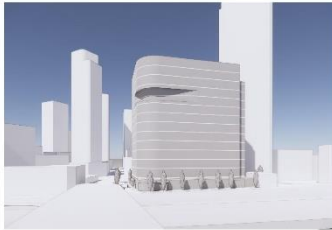
05: DESIGN RESPONSE / DESIGN DEVELOPMENT

EDG3 Priorities & Board Recommendations /
5. Design Development

b. The Board strongly supported the architectural character of the precedent image provided on page 53 and appreciated the intent demonstrated in the accompanying sketches. The Board agreed that a similar level of detail, shadow and texture would be applied in these large facades to create lap table elevations as called for in the Design Guidelines (DC2-5, DC2-C, DC2-D, DC2-E, DC2-F, DC2-G).

Design Response:

b. The design incorporates depth, shadow, texture, and composition to create a legible design statement that responds to the physical and natural environment. The exterior materials have been selected to create a sense of warmth and distinction and to react with light and shadow to accentuate the building forms. The palette is meant to evoke a crafted northwest feel.



EDG 3



REC 1

Perkins&Will | PMB | SiteWorkshop

1305 STEWART | DESIGN RECOMMENDATION MEETING | 07.19.2023 | SDG1 PROJECT #2034882-RD 69

All Upcoming Design Reviews

July 6, 2023: 1116 ALKI AVE SW
Southwest Design Review Board

Design Review Early Design Guidance for a 6-story, 65-unit apartment building. Parking for 102 vehicles proposed.

[View full design proposal:](#)

ALKI
BEACH

EDG #2 - OPTION 3 (PREFERRED)

OPTION
3

The recessed resident entry connects directly to the crosswalk, with the extended canopies. The entry is highly visible from the sidewalk.
CS2-B-2: Connection to the Street, PL3A Entries
In response to EDG#1 comment 2b.



1116 ALKI AVE SW | 307449-00

M Z A

July 7, 2023: 955 N 35TH ST
Northeast Design Review Board

Streamlined Design Review for 2, 4-story townhouse buildings (7 units total).
Parking for 7 vehicles proposed.

[View full design proposal:](#)



July 11, 2023: 3000 WESTERN AVE
Downtown Design Review Board

Design Review Early Design Guidance for a 9-story, 230-unit apartment building. Parking for 100 vehicles proposed. This project is participating in the Living Building Pilot Program.

[View full design proposal:](#)



3/24/2021 10:51:00 AM NORTH EAST

3/24/2021 10:51:00 AM NORTH EAST

Folded I Scheme

DESCRIPTION

The "FOLDED I" takes cues from the form of the sculpture park across the street. The folded planes of the building form and the "fold" create a unique architectural language. The building is a series of "folded" planes that create a unique architectural language. The building is a series of "folded" planes that create a unique architectural language. The building is a series of "folded" planes that create a unique architectural language.

The building form also draws from the projects in the neighborhood as a whole. The building is a series of "folded" planes that create a unique architectural language. The building is a series of "folded" planes that create a unique architectural language.

The building form also draws from the projects in the neighborhood as a whole. The building is a series of "folded" planes that create a unique architectural language. The building is a series of "folded" planes that create a unique architectural language.

PROS

- The building form is a unique architectural language.
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- The building form is a unique architectural language.

July 11, 2023: 5960 M L KING JR WAY S
Southeast Design Review Board

Design Review Early Design Guidance for a 5-story, 352-unit apartment building. No parking proposed.

[View full design proposal:](#)



BODE OTHELLO APARTMENTS

THANK YOU!



RENDERING | PREFERRED SCHEME 1
Exploration of the building design

July 19, 2023: 1305 STEWART ST
West Design Review Board

Land Use Application to allow a 15-story office and research and development laboratory building with retail. Parking for 262 vehicles proposed. Existing building to be demolished. Project relies on alley vacation. Early Design Guidance conducted under 3034882-EG.

[View full design proposal:](#)

05: DESIGN RESPONSE / DESIGN DEVELOPMENT

EDG3 Priorities & Board Recommendations /
5. Design Development

b. The Board strongly supported the architectural character of the associated images provided on page 53 and appreciated the inset demonstrated in the accompanying sketches. The Board agreed that a similar level of depth, shadow and texture would be required in these large facades to create a sense of scale elements as called for in the Design Guidelines (DC2-5, DC2-C, DC2-D, DC2-E, DC2-F, DC2-G).

Design Response:

b. The design incorporates depth, shadow, texture, and composition to create a legible scale design statement that responds to the physical and natural environment. The exterior materials have been selected to create a sense of warmth and distinction and to react with light and shadow to accentuate the building forms. The palette is meant to evoke a crafted northwest feel.



EDG 3



REC 1

Perkins&Will | PMB | SiteWorkshop

1305 STEWART | DESIGN RECOMMENDATION MEETING | 07.19.2023 | SDG1 PROJECT #3034882-EG 69

Seattle in Progress

Questions or comments? Reply to this email or write to contact@seattleinprogress.com.

This email was sent to dmoehring@consultant.com. [Unsubscribe here.](#)

Follow us on [Facebook](#) or [Twitter \(@seattle_nprgres\)](#).

From: kevinorme <kevinorme@protonmail.com>

Sent: Thursday, July 6, 2023 10:53 PM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby <Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>

Subject: The Case for Reforesting our Cities

CAUTION: External Email

[The Case For Reforesting Our Cities](#) | by Clive Thompson | Jun, 2023 | [Medium](#)

Hello trees? It's me, Seattle. Calling you from an ever-growing heat island purchased with MBAKS developer money from the 'city realtor', Marco Lowe. Ever been to a heat island? Full of sick people with increasing health challenges, often lower income or disadvantaged communities and no wildlife or green canopy.

We're sorry we cut you all down in a fit of misguided greed masquerading as 'affordable' housing....can we get you back? Oh, right....see you in 50-80 years - I hope. meanwhile, enjoy all that extra heat from the AC and excessive energy usage - woo hoo!

kevin orme
Seattle

From: kevinorme <kevinorme@protonmail.com>
Sent: Monday, July 10, 2023 6:58 AM
To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>
Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby <Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>
Subject: Chicago Has a New Way To Beat the Heat: Mapping the City's Urban Heat Islands

CAUTION: External Email

<https://news.wttw.com/2023/06/06/chicago-has-new-way-beat-heat-mapping-city-s-urban-heat-islands>

Would that we ****acted**** on the situation well before MBAKS gets done creating them all over the city - but I guess where it comes to trees, money talks and 'ounce of prevention' walks.

Thanks Dan Strauss! I hope Marco Lowe set you up great with a McMansion in the suburbs or overlooking the water in Magnolia.

kevin orme
Seattle

From: Kimberly Porter <info@email.actionnetwork.org>
Sent: Monday, July 10, 2023 9:56 PM
To: Bakker, Patricia <Patricia.Bakker@seattle.gov>
Subject: Please! Our kids need trees where we live! Please support tree protections.

Urban Forestry Commission Coordinator Patti Bakker,

Memo to Seattle City Council

Thank you for your work to update Seattle's Tree Protection Ordinance. The ordinance, as drafted, is a good beginning but is weighed heavily toward tree removals during development over protecting existing trees and building around them. What makes Seattle, Seattle - its green canopy, is threatened.

Without increased efforts to maximize the retention of existing trees across the city during development, all areas will see a significant decrease in tree canopy, increased adverse health impacts, a decrease in climate resiliency and increased heat island impacts. Areas currently with low canopy and environmental inequity will only get worse as they will also lose trees during development.

Replacement trees targeted to low canopy areas is a crucial step for climate resiliency and environmental justice, but they take decades to grow large, many die, and they are costly to plant and maintain for 5 years to help insure survival. Please adopt the following three proposals to increase the retention and protection of our existing trees during development. People across the city need trees where they live.

Remove the guaranteed lot development areas of 85% in Low Rise zones and 100% in Mid Rise, Seattle Mixed and Commercial zones. Current canopy coverage in the Multifamily zone is 23% and the Mixed Seattle zone is 12% according to the 2021 Seattle Tree Canopy Study. Retain the flexibility of the current system for the city to work with developers based on what is on each lot. Evaluate the environmental impact of the proposed changes in the upcoming Comprehensive Plan update on Seattle's ability to reach a 30% canopy cover goal as the city responds to state legislation increasing housing density across the city. The city environmental review of this ordinance did not evaluate the impacts of proposed changes like passage of HB 1110 or guaranteed 100% development areas in selected zones.

Require a Tree Inventory (Arborist's report) and Tree Plan (Retention and Planting) prior to issuing a building permit. Portland, Oregon; Kirkland, WA; Vancouver, BC; and other cities require Tree Inventories up front. This helps to reduce both the time and money spent by both developers and the city in moving projects forward. It would also provide the city with needed tracking data on tree loss and replacement as requested by Mayor Harrell for data-based decisions. The Seattle Urban Forestry Commission has repeatedly recommended requiring Tree Inventories and Tree Plans upfront before a Building permit is issued and trees are removed.

Maximize the retention of existing healthy 6" DSH and larger trees during the whole development process. This is already required with plating and short plating during pre-development. Many existing trees are not in the building footprint but are still being removed by developers as the current ordinance lets them remove them. These trees are survivors and are established. Planting replacement trees is expensive, not all survive, and it takes decades to replace the environmental services and benefits that they now provide. Many replacement trees would be planted in parks which will increase canopy cover but will not provide the same health and environmental benefits as retaining them where people live and work.

Again, thanks for your work and consideration of these amendments.

Kimberly Porter
kaporter79@hotmail.com
816 NW 83rd St
Seattle, Washington 98117

From: kevinorme <kevinorme@protonmail.com>

Sent: Tuesday, July 11, 2023 5:46 AM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby <Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>

Subject: Cities have long made plans for extreme heat. Are they enough in a warming world?

CAUTION: External Email

<https://www.latimes.com/world-nation/story/2023-07-09/cities-have-long-made-plans-for-extreme-heat-are-they-enough-in-a-warming-world>

funny how the word 'seattle' is nowhere to be found in this article - yet there is reference to tree canopy and street trees - funny how that works...

kevin orme
seattle

From: kevinorme <kevinorme@protonmail.com>

Sent: Wednesday, July 12, 2023 8:45 PM

To: LEG_CouncilMembers <council@seattle.gov>; Harrell, Bruce <Bruce.Harrell@seattle.gov>

Cc: Emery, Adiam <Adiam.Emery@seattle.gov>; Burgess, Tim <Tim.Burgess@seattle.gov>; Eder, Dan <Dan.Eder@seattle.gov>; Hoffman, Kate <Kate.Hoffman@seattle.gov>; Lewis, Naomi <Naomi.Lewis@seattle.gov>; Silvernail, Devin <Devin.Silvernail@seattle.gov>; House, Erin <Erin.House@seattle.gov>; Cuevas, Faride <Faride.Cuevas@seattle.gov>; Um, Taemin <Taemin.Um@seattle.gov>; Ellis, Steven <Steven.Ellis@seattle.gov>; Lacson, Gabby <Gabby.Lacson@seattle.gov>; Thaler, Toby <Toby.Thaler@seattle.gov>; Brown, Kristin <Kristin.Brown@seattle.gov>; Farrell, Jessyn <Jessyn.Farrell@seattle.gov>; Caulfield, Michelle <Michelle.Caulfield@seattle.gov>; Boawn, Jeanie <Jeanie.Boawn@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>

Subject: Why nighttime heat can be so dangerous – and why it's getting worse

CAUTION: External Email

[Why nighttime heat can be so dangerous — and why it's getting worse | CNN](#)

notice how the increasing heat islands created across our city (courtesy of Marco Lowe and MBACKS) will have an effect 24-7; during the day they absorb (and radiate) more heat than trees (which don't radiate at all, just absorb) then at night they radiate (again) the heat throughout the night (again, while trees just continue to absorb carbon, stormwater runoff, provide habitat, greenspace and livability - the list goes on.

also notice one of the key scientists quoted here is from UW - like several of the other articles I've sent you (not that the majority of you have even noted whether you are even glancing at them) - UW scientists, USDA scientists here in the PNW (and elsewhere), WA DNR - there seems to be one of those 'consensus' things out there - save on the Seattle City Council and the Mayor's office....

kevin orme
Seattle

From: dmoehring@consultant.com <dmoehring@consultant.com>
Sent: Wednesday, July 12, 2023 10:18 PM
To: SCI_Microfilm <DPD_Microfilm@seattle.gov>; Humphries, Paul <Paul.Humphries@seattle.gov>;
SCI_Code_Compliance <SCI_Code_Compliance@seattle.gov>
Cc: Becca Neumann <ufc.pos4@gmail.com>; lauraanneil@gmail.com; Johansson, Alisa
<Alisa.Johansson@seattle.gov>; Bakker, Patricia <Patricia.Bakker@seattle.gov>
Subject: Order Stop Work on 3849 NE 88th St

CAUTION: External Email

SDCI-

Provide the approved site plan for property listed... including limits of excavation plan. Then issue a Stop Work order:

Order a stop work on non compliant tree removals - several removed today ... two days in advance of notice earliest removal date. Include fines if appropriate.

Order stop work on building permit using an Exceptional tree retention design departure. Given exceptional tree is being removed, the setbacks for the western portion of this site must be returned back to the code minimums.

WHERE: 3849 NE 88th St (Wedgwood neighborhood)

Earliest date of tree removal

WHEN: Friday July 14

Per notice link:

<https://web.seattle.gov/dpd/edms/GetDocument.aspx?id=9471594>

Smaller trees removed on July 12!

Exceptional cedar intentionally damaged by backhoe on July 12.

This is a healthy cedar and one of the oldest in the area, predating the homes around it. Its two trunks are each about four feet in diameter. The arborist identified an inner critical root zone of 15 feet, and an average dripline diameter of 30 feet. Photos from street confirm these measurements. The architect's design accommodated retaining the large cedar while allowing 35% maximum lot coverage based on the Seattle rules of tree crown size and retaining 2/3 of the outer critical root zone.

Bellevue' Legacy Group Capital (LOF) Repeatedly uses the code's minor lot boundary adjustments LBA as a lot subdivision in order to circumvent Seattle's land use code SMC 23.24.040 criteria that requires maximum retention of existing trees to be considered when proposing a new lot subdivision.

<https://web.seattle.gov/dpd/edms/GetDocument.aspx?id=9471594>

As usual, enforce the Seattle code - in its entirety. If SDCI cannot enforce tree retention, then SDCI must retract design departures based on tree retention.

Thank you for shepherding our city's growth and habitats.
David Moehing AIA NCARB