



Recent & Proposed Tree Removal

How and why so many trees can be
permitted for removal.

Overview of presentation

- **Location of properties**
- **Infill development**
- **Description of properties**
- **Ideas for comments on draft regulations**

Location of properties



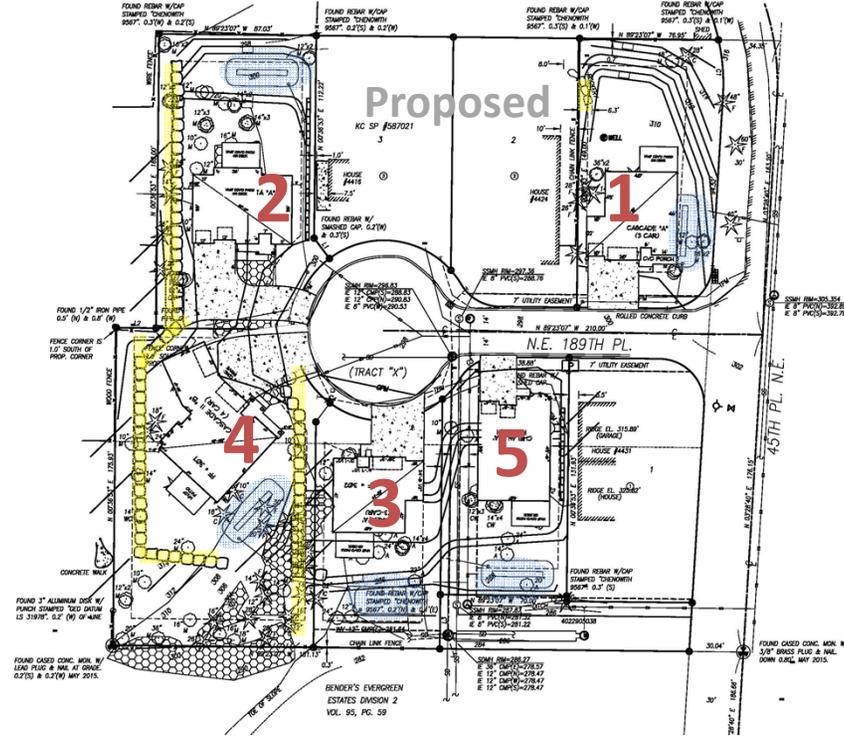
- For reference only
- Recent tree removal
- Proposed land use

Infill Development

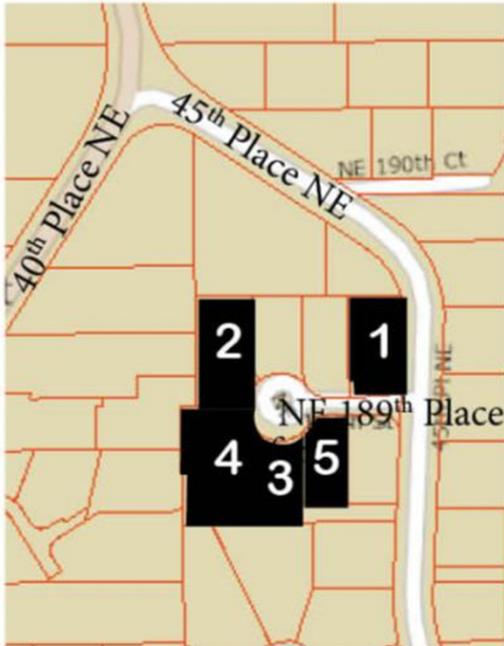
1. Development of existing lots
2. Subdivision of existing plats into more lots

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- Factors to consider for clearing and grading:
 - Infrastructure needs (stormwater, access, etc.)
 - Existing site conditions (slopes, etc.)

Pacific Ridge: 1989



Pacific Ridge



- Applicants retained as many perimeter trees as they possibly could, given site conditions.
- Grading for SF and associated storm water systems determined tree removals.
- Fee in Lieu payment to Tree Fund costs more in Sensitive Areas. 1:1

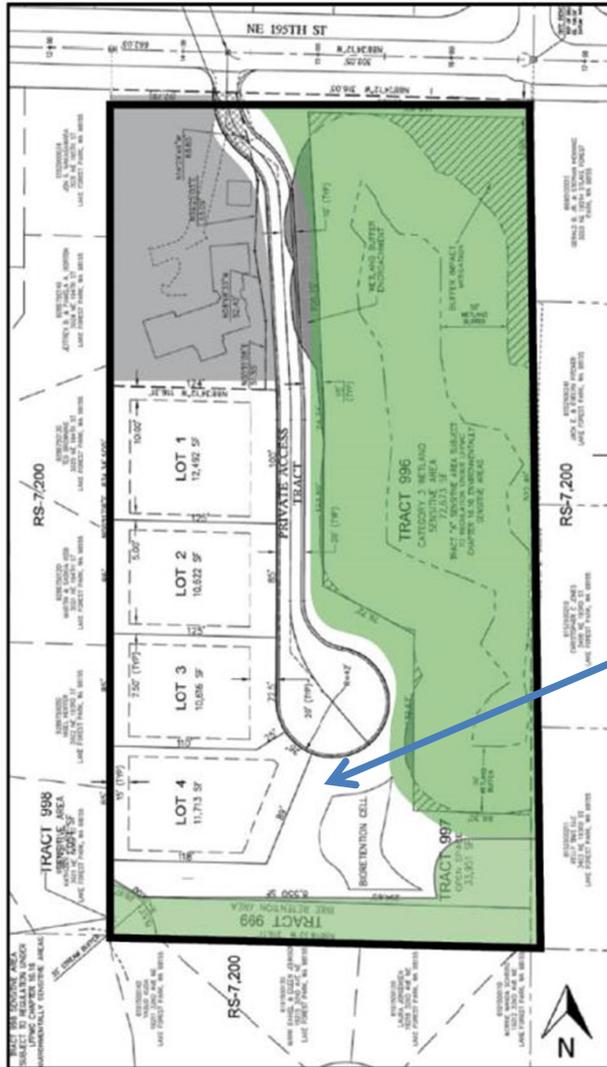
Lot Number	Permit #	Trees Removed	Trees Retained	Replacement Required	Replacement Unit	Amount Owed
Lot 1	2015-ARP-0038	12	1	2,318 sqft		\$ 695.40
Lot 2	2015-SATR-0041	19	2	19 tree		\$ 5,700.00
Lot 3	2016-SATR-0001	11	2	11 tree		\$ 3,300.00
Lot 4	2015-SATR-0040	22	12	22 tree		\$ 6,600.00
Lot 5	2015-ARP-0039	15	0	2,514 sqft		\$ 754.20
Total Number of Trees Removed						79
Tree Fund Payment						\$ 17,049.60
Calculation - \$300/1000 sqft of canopy coverage or \$300/tree						

Staunton Cove



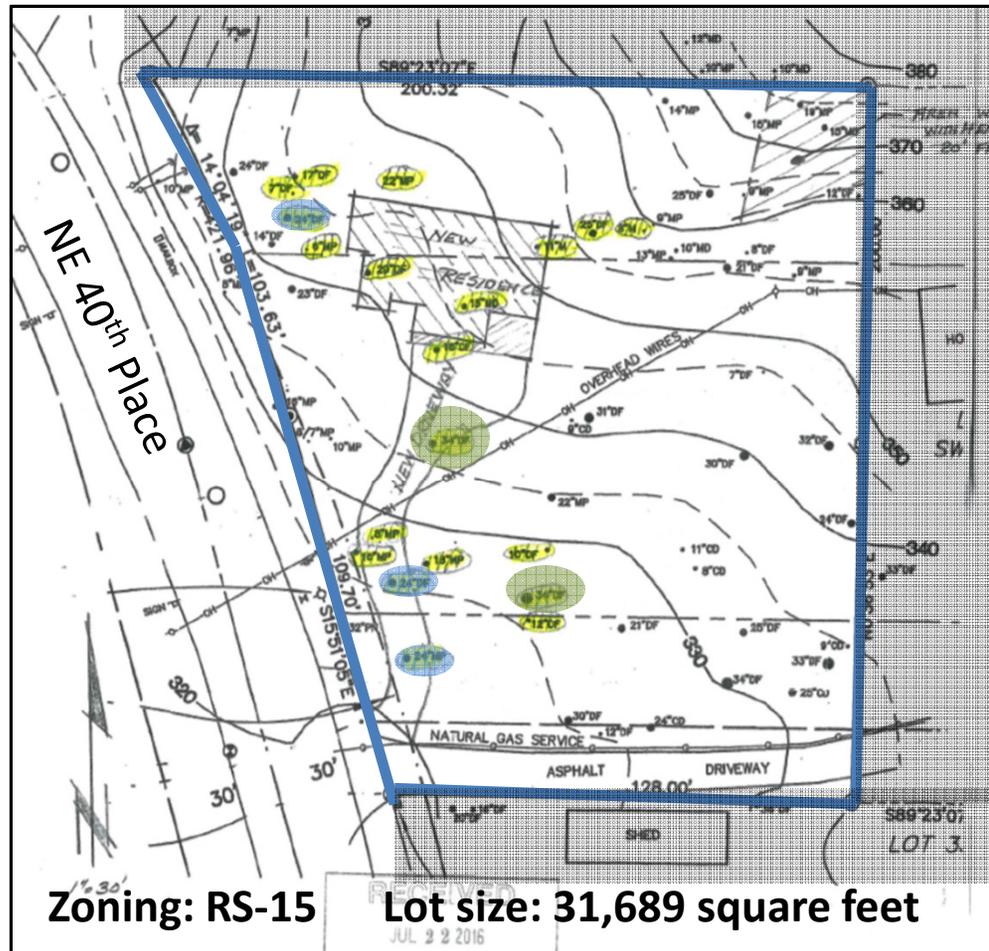
- Soil conditions required shared stormwater detention facility.
- Several trees suffered from Laminated Root Rot
- One exceptional Douglas Fir tree to remain.
- Developers contributed to Tree Fund in lieu of replacement: **\$3,462**

La Boussiere Shortplat



- Many of the trees proposed for removal are over-mature Lombardy Poplars and overgrown, over-mature orchard trees.
- A few significant Maples exist within proposed access drive.
- One exceptional Douglas Fir tree to remain, on a contingency basis.
- Only dead or high-risk trees will be permitted to be removed in Sensitive Area and Tree Tracts.

NorWes New Single-Family Home



- Applicant intends to shortplat for a second lot, after construction.
- This review has just begun for 20 trees.
- All lots must be brought to canopy coverage goal.

- Proposed tree removal
- Proposed tree removal > 24" DBH
- Proposed tree removal > 28" DBH

Wallace New Single-Family Home

- Buffer reduction currently in review to find that there exists a buildable area for a new single-family structure. No trees are currently proposed for removal.



Mitigation is proposed for wetland at west edge of property.

Wallace New Single-Family Home

Buffer Enhancement Procedures:

Invasive Vegetation Removal:

1. Yellow Archangel (*Lamlastrum galeobdolon*) Maintenance and Removal per King County Noxious Weed Board.
2. English Ivy (*Hedera Helix*) Removal Maintenance and Removal per King County Noxious Weed Board.

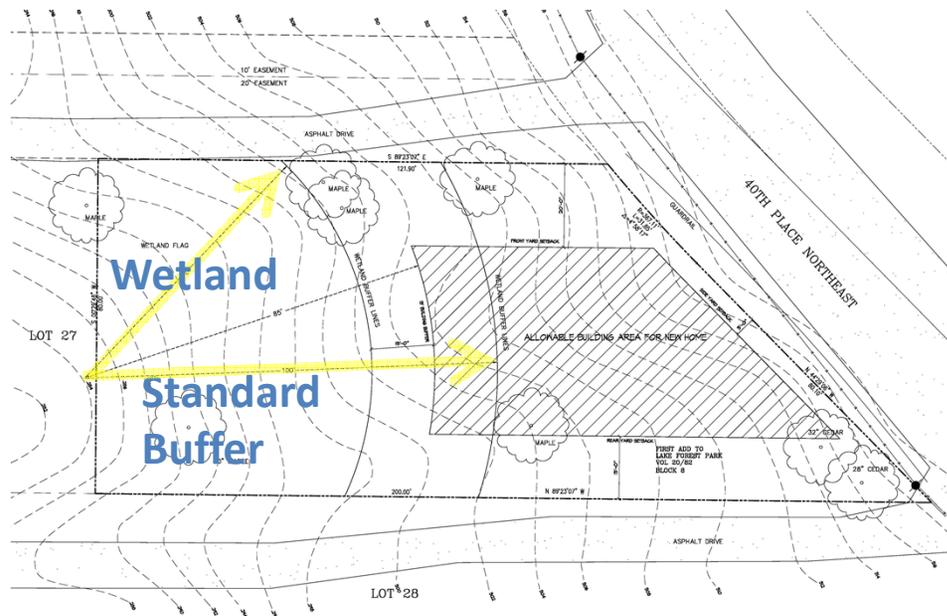
Planting

Install 10, 2-gallon Western red cedar (*Thuja Plicata*)
50, 1-gallon sword fern (*Polystichum munitum*)
Each plant shall be mulched with medium bark mulch or animal friendly hog fuel 3' in diameter 2"-3" thick

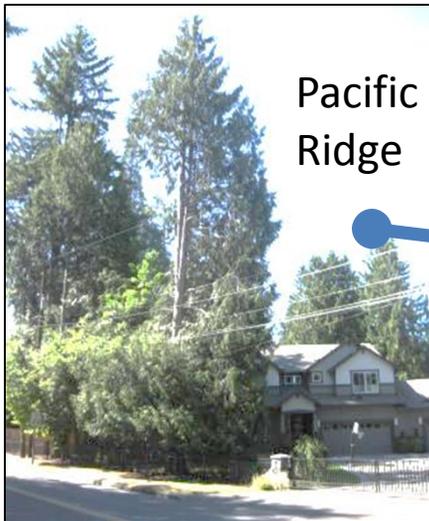
Monitoring

Monitoring reports will be submitted annually with survival plant count compared to the designed plant quantities. If survival falls below 80 percent in any monitoring year, supplemental plants will be installed to bring survivorship up to 80 percent.

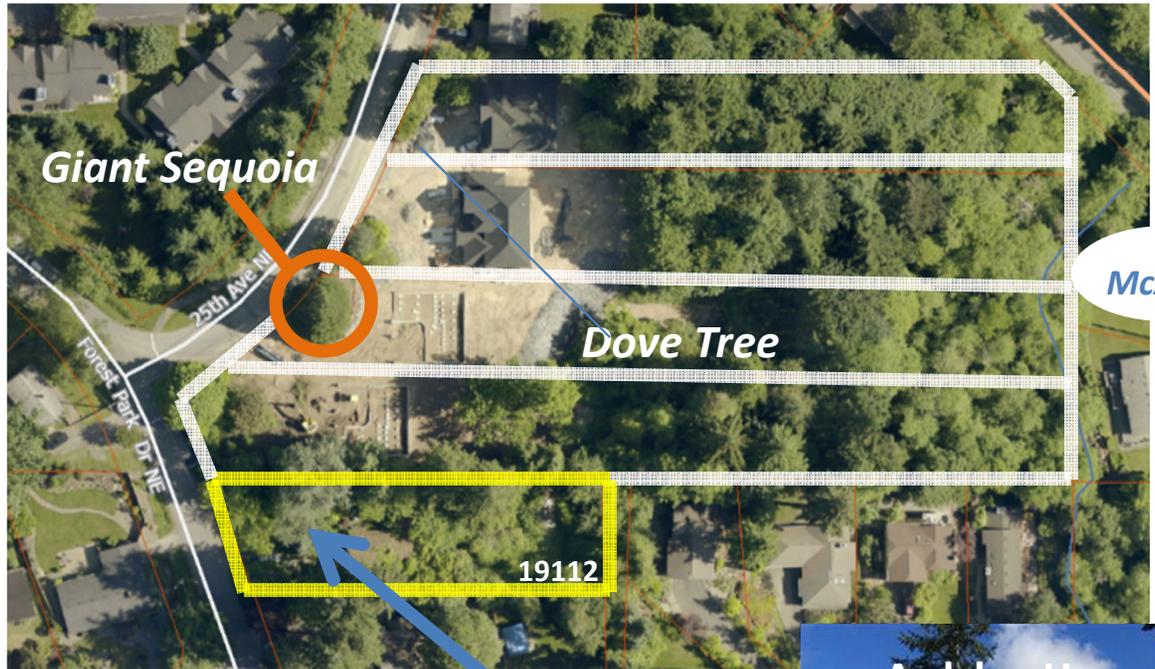
For exceptional, contiguous, historic forested areas, should there be criteria that enables Sensitive Area status?



Do these Developers have experience with our Tree Regulations?



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McAleer Creek & wetland

19112

Ardsley Homes



There was concern about tree removal in the front yard for this new construction (19112 Forest Park Drive NE). Is this a priority area for tree protection or replanting?

Do these Developers have experience with our Tree Regulations?

Ardsley Homes



Tree #9 ; Giant Sequoia/*Sequoiadendron giganteum*, 60 inches DBH, 112 feet tall, 100% LCR and in excellent health and condition. **The appraised value of this tree is approximately \$65,700.00.** My appraisal value for this tree was determined by utilizing the Trunk Formula Method as described in *The Guide for Plant Appraisal, 9th Edition*, published by the Council of Tree & Landscape Appraisers.

What happens with the money contributed to the Tree Fund?

16.14.110 City tree account.

C. The city shall use the city tree account funds for the following purposes:

- 1) Acquiring, maintaining, and preserving forested areas within the city;**
- 2) Planting and maintaining trees within the city; or**
- 3) Other purposes relating to trees as determined by the city council.**

Ideas for Comments on Draft Regulations

- Notice.
 - Notice requirements could be expanded, especially when significant changes occur to proposals prior to permit issuance.
 - Contingency trees could be marked with a sign.
- Fee in Lieu.
 - Regulations could incentivize replacements over fee-in-lieu options by charging according to valuation of trees or canopy.
- Added Canopy Coverage Regulations.
 - Groups or groves of forest areas could be protected in a way similar to exceptional trees, or designated Sensitive Area status.
 - Front yards could be a priority location for tree protection / replacement.
- Right to Develop Property.
 - Tree protection could include exceptions for access and infrastructure. Replacements would still be required.