

Archived: Monday, February 28, 2022 3:22:55 PM

From: [Debbie Tarry](#)

Sent: Monday, February 28, 2022 3:20:37 PM

To: [Betsy Robertson](#); [John Norris](#)

Cc: [Heidi Costello](#); [Pollie McCloskey](#)

Subject: RE: Tree code Qs

Sensitivity: Normal

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Betsy –

Please see responses to your questions below. We will put this in the Green Folder for tonight.

**Debbie Tarry**

City Manager | City of Shoreline

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From: Betsy Robertson <[brobertson@shorelinewa.gov](mailto:brobertson@shorelinewa.gov)>

Sent: Thursday, February 24, 2022 5:52 PM

To: Debbie Tarry <[dtarry@shorelinewa.gov](mailto:dtarry@shorelinewa.gov)>; John Norris <[jnorris@shorelinewa.gov](mailto:jnorris@shorelinewa.gov)>

Subject: Tree code Qs

In cases where there isn't enough room on a lot for all the replacement trees, are there any other environmental mitigation measures we could consider? I haven't had a chance to research it myself. Just wondering if there is some innovative alternative out there.

**RESPONSE:** Replacement trees can apply to both private property (lots) or in the City's right-of-way (frontage improvements). It's always the city's preference that all the trees required for replacement be planted onsite. In the case where the arborist recommends less trees be planted onsite because the survival of the tree would be compromised, the Director may reduce the number of replacement trees and/or have the developer pay a fee for the trees that cannot be replaced.

Currently, the Development Code does not allow for offsite planting of replacement trees – it is plant on-site and pay the fee-in-lieu for any trees that cannot be replaced on-site. Council could direct staff to look at ways to require trees that cannot be placed back onsite be located elsewhere within the city as opposed to the fee-in-lieu. This would require coordination with Parks and Public Works to determine if the city's parks, open space, and/or rights-of-way can accommodate additional trees. Some initial concerns about this option are the required performance and maintenance bonds for the planting and maintenance of these trees that are now located offsite. Shoreline's main purpose of requiring replacement trees is to preserve the tree canopy which provides public health and social benefits (e.g. clean air, stormwater control, shading, habitat, aesthetics, outdoor activities, etc.). Since only trees can replace tree canopy, there isn't a true mitigation measure that could do the same on-site, even understory, which is why the City wants on-site planting. In addition, in forest research, understory (e.g. shrubs) actually deters forest regeneration by competing for light, water, and nutrients and some studies have shown that understory doesn't have the same benefits of trees. Thus, mitigating by requiring greater understory-type vegetation not only competes with trees but also doesn't equate to tree canopy. Thus, while off-site planting could mitigate loss of tree canopy, it cannot mitigate loss of tree canopy in the area of removal.

What does our fee in lieu for replacement trees typically pay for?

**RESPONSE:** It pays for the City's cost of the tree, labor to plant, and labor and supplies (water, fertilizer) to maintain for 3 years.

What do we do with those funds?

**RESPONSE:** We have used the funds to plant trees in street amenity zones where they don't have many trees and where the amenity zone will support the growth of the tree. In 2020 we used the funds to plant trees in Ridgecrest. We will do another street tree planting project in 2022, but have not determined where yet (we plant the trees in the fall). Currently there is approximately \$150,000 in the in-lieu fund that is primarily from right-of-way trees that were not replaced on-site.

Thank you!

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