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3 **PORT OF SEATTLE**
4 **RESOLUTION NO. 3821**
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6 **A RESOLUTION** of the Port of Seattle Commission adopting SEA Tree
7 Replacement Standards for Airport Activities Area and the
8 SEA Land Stewardship Plan for Seattle-Tacoma
9 International Airport.
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11 **WHEREAS**, the Port of Seattle is a special purpose government with a mission to
12 promote economic opportunities and quality of life in the region by advancing trade, travel,
13 commerce and job creation in an equitable, accountable and environmentally responsible
14 manner; and
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16 **WHEREAS**, the Port operates essential transportation infrastructure at Seattle-Tacoma
17 International Airport (SEA), to ensure the efficient movement of people and goods in the
18 region, and must utilize land for development and operations; and
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20 **WHEREAS**, the Port is committed to responsible management of its natural resources
21 because trees, forests, and other habitat are incredibly important to the environment and
22 provide tremendous benefits to our neighboring communities and the public; and
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24 **WHEREAS**, the Port continues to ensure that all its operations and development
25 activities are in compliance with city, state, and federal development standards; and
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27 **WHEREAS**, the Port continually strives to go beyond the minimum regulatory
28 requirements to address environmental justice, improve environmental health, increase
29 climate resilience, and improve habitat for fish and wildlife; and
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31 **WHEREAS**, the Port Commission, through Resolution No. 3741, adopted the Interlocal
32 Agreement with the City of SeaTac defining the "Airport Activity Area" inside which Port
33 capital development activities are subject to compliance with the Airport Building Department
34 development standards; and
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36 **WHEREAS**, Burien, Des Moines, and SeaTac municipal codes all include tree
37 replacement standards for development, while no tree replacement standards are currently in
38 effect for the Airport Activity Area; and
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40 **WHEREAS**, the Port Commission, through Order No. 2023-10, adopted Environmental
41 Land Stewardship Principles and Strategies to guide development of Port environmental land
42 stewardship efforts around trees, forest, and other habitat to further improve the livability,
43 accessibility, and environmental health of the region; and

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WHEREAS, the Environmental Land Stewardship Principles recommend a holistic ecological approach, ensuring development and other land use projects replace the ecological function and community benefits of any cleared trees; and

WHEREAS, the SEA Tree Replacement Standards for Airport Activity Area and SEA Land Stewardship Plan emphasize healthy and self-sustaining forests in harmony with the Commission values recommended in the Environmental Land Stewardship Principles; and

WHEREAS, the Land Stewardship Plan is a living, operational document used as a framework to steward trees, forests, and other habitats that will be updated administratively on a periodic basis to reflect new and changing conditions.

NOW, THEREFORE, BE IT RESOLVED by the Port of Seattle Commission as follows:

SECTION 1. Port of Seattle Commission adopts the Tree Replacement Standards policy directive, attached as Exhibit A to this resolution in alignment with the Commission Order No. 2023-10: Port-wide Environmental Land Stewardship Principles and Strategies.

SECTION 2. Port of Seattle Commission adopts the SEA Land Stewardship Plan, attached as Exhibit B to this resolution, in alignment with the Commission Order No. 2023-10: Portwide Environmental Land Stewardship Principles and Strategies. The Plan will be updated administratively, as needed.

ADOPTED by the Port of Seattle Commission at a duly noticed public meeting thereof, held this _____ day of March, 2024, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.

Port of Seattle Commission

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84 **EXHIBIT A to Resolution No. 3821**

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86 **SEA Tree Replacement Standards For Airport Activity Area**

87 As proposed March 12, 2024

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89 **SECTION 1. Purpose.**

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91 Port-owned properties are subject to tree replacement standards established by the local
92 jurisdictions in which the properties are located. Certain Port-owned properties within the SEA
93 airport boundary, the “Airport Activity Area” as defined in the 2018 Port-SeaTac Interlocal
94 Agreement, attachment to Resolution 3741, are not subject to City of SeaTac tree replacement
95 standards.

96
97 The purpose of this policy directive is to offer tree replacement standards for the “Airport
98 Activity Area”, that may be impacted by Port operational and development purposes,
99 consistent with the Port-wide Environmental Land Stewardship Principles.

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101 Tree replacement standards include components for retention of existing trees on the
102 development site and replacing trees permitted to be cleared. The retention requirement
103 recognizes the intensive industrial and commercial land use that typifies Port development.
104 The replacement standard relies on a holistic ecological approach that gives credit for planting
105 trees and for taking actions to improve forest health at off-site locations, including protecting
106 the life of existing high-value trees and restoring areas infested with invasive plants to native
107 vegetation.

108
109 This approach is consistent with the Environmental Land Stewardship Principles, which
110 recommends using holistic ecological methods and practices, as well as the SEA Land
111 Stewardship Plan (Exhibit B), which includes site resource documentation that informs project
112 planning and design, including tree replacement.

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114 **SECTION 2. Definitions**

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116 When used in this policy directive, the following words and phrases shall have the meanings
117 given below unless the context in which they are included clearly indicates otherwise:

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119 A. Adjacent location. Port-owned property contiguous to and easily and directly accessible
120 from the development footprint.
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122 B. Airport Activity Area (AAA). The area defined in the 2018 Port-SeaTac Interlocal
123 Agreement, attachment to Resolution No. 3741, as being within Airport Building
124 Department jurisdiction and subject to the tree replacement standards herein.
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126 C. Forest. An area with predominant tree canopy cover.
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128 D. Forest cover. The proportion of tree canopy in a given area. Includes trees in forested

- 129 areas and tree groves as well as individual trees.
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- 131 E. High-value tree. A tree providing significant ecological function due to size, maturity,
132 species, or location in a tree grove. In general, trees greater than 30 inches diameter at
133 breast height (30 inches DBH) are considered high-value due to their size. All regulated
134 native conifers occurring within a tree grove that contains at least three trees greater
135 than 30" DBH are considered to be high-value trees.
136
 - 137 F. Invasive species. Non-native plant species that aggressively colonize areas, threatening
138 native plants and habitat as well as infrastructure. Invasive species cause environmental
139 and economic harm. Invasive species prioritized for management are listed on King
140 County's Noxious Weeds List.
141
 - 142 G. Off-site location. Distant from and not directly associated with a proposed development
143 footprint.
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 - 145 H. On-site location. Within the development footprint, which includes the building and
146 supporting infrastructure (e.g., parking areas, landscaping; exterior fencing and
147 lighting).
148
 - 149 I. Port-wide Environmental Land Stewardship Principles. Refers to Order 2023-10,
150 approved by the Commission on July 11, 2023.
151
 - 152 J. Regulated Tree. A tree that is subject to replacement according to the development
153 standards herein.
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 - 155 K. Tree. A woody perennial plant with a single stem growing to more than 30 feet at
156 maturity and bearing lateral branches beginning some distance above the ground.
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 - 158 L. Tree Grove. A group of trees that grow close together, generally without many bushes
159 or other plants underneath, and anchored by at least three high-value trees.
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161 **SECTION 3. Scope and Applicability.**

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163 These standards pertains to the "Airport Activity Area", as defined in the 2018 Port-SeaTac
164 Interlocal Agreement, attachment to Resolution No. 3741.
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166 **SECTION 4. Responsibilities.**

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168 The Port's Executive Director, or a delegate, shall ensure the Tree Replacement Standards
169 Policy Directive is implemented and adequately funded, and that the Policy Directive is
170 integrated into capital project plans and key operational decisions in the Airport Activity Area,
171 as defined in the 2018 Port-SeaTac Interlocal Agreement, attachment to Resolution 3741. The
172 Executive Director shall also ensure that outcomes associated with the application of the Tree
173 Replacement Standard Policy Directive are transparently documented and publicly exhibited so
174 that the Port of Seattle Commission can review, in public, how projects are meeting its Tree

175 Replacement Standards. The Executive Director shall also ensure that the program evaluation
176 meets the purpose and timeliness identified in Section 6 of this policy.

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178 **SECTION 5. Policy.**

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180 A. Tree Replacement Standards.

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182 (1) Regulated Tree. A regulated tree must be replaced according to the
183 standards herein. Regulated trees meet one of the following criteria:

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185 a. equal to or greater than six inches diameter at breast height (6" DBH); or
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187 b. any tree planted by design as part of landscaping for existing development.

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189 (2) Tree Retention. The intensive industrial/commercial land use supporting
190 airport operations provides limited opportunity for retaining existing trees on
191 development sites. Therefore, projects with clearing impacts will not be
192 subject to a minimum retention requirement but shall retain existing trees to
193 the extent practicable.

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195 (3) Tree Replacement. If a Regulated Tree is to be cleared:

- 196
197 a. It must be replaced at a 4:1 ratio.
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199 b. Replacement uses a "stewardship credit" approach for which a replacement
200 credit can be generated the following ways:

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202 i. Tree Planting. Plant one tree in an on-site or off-site location, or
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204 ii. Invasive removal. Remove 200 square feet of invasive vegetation
205 from an off-site location and replanting the area with native
206 understory vegetation, or
207
208 iii. Tree Protection. Protect the life of one tree using one of the following
209 means:

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211 a. Retain one regulated tree within the development footprint
212 through project design and construction methods, or
213
214 b. Protect the life of one high-value tree in an off-site location from
215 invasive threats (e.g., removing English ivy from the tree trunk
216 and vicinity).

217
218 B. The tree replacement standards shall be supplemented by specific design criteria, to be
219 applied as part of capital project planning and design. The criteria ensure that tree
220 replacement concepts and designs are consistent with Environmental Land

217 Stewardship Principles, operational requirements, and equity policy.

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- (1) Tree replacement requirements are to be evaluated using site inventories for the development site and potential adjacent and off-site planting areas. Site inventories are required to be completed as part of the project planning and design.
- (2) Stewardship credits generated by tree planting shall account for greater than 50% of the replacement requirement.
- (3) Tree replacement shall be prioritized and maximized first on-site, then adjacent to the development footprint before utilizing off-site locations.
- (4) For tree replacement that occurs on-site or at adjacent locations, projects shall consider the potential for employee access to tree replacement areas to improve project equity and employee wellness benefits.
- (5) Designed tree replacement shall be consistent with rules for safe aviation, including the Wildlife Hazard Management Plan; Flight Corridor Safety Program vegetation height limits and regulatory requirements; and all applicable environmental laws and regulations.

SECTION 6. Program Evaluation.

The Executive Director, or a delegate, shall monitor and evaluate progress towards achieving the policy directive. This monitoring and evaluation shall include but not be limited to the following:

- A. Documentation. In alignment with the Airport Building Department permitting, capital projects are required to inventory and documents all trees in the development footprint and trees that are planned for clearing. Projects that clear trees must create a tree replacement plan documenting how trees will be replaced and complete an accounting worksheet demonstrating tree replacement requirements are achieved.

A comprehensive database will be developed and maintained documenting the location and extent of all tree clearing impacts and replacement actions (tree planting, tree protection, invasive restoration).
- B. Reporting. Documented tree replacement pursuant to the SEA Tree Replacement Policy Directive will be reported annually in the Environment and Sustainability Center of Expertise’s Key Performance Indicators. Staff will present a summary of Key Performance Indicators annually to the Sustainability, Environment, and Climate Committee.

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- C. When substantive administrative updates to the SEA Land Stewardship Plan are made, Commissioners will be notified through the Sustainability, Environment, and Climate Committee.

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EXHIBIT B to Resolution No. 3821

SEA Land Stewardship Plan
(attached separately as Attachment 1)