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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 SEA
8 Land Stewardship Plan for Seattle-Tacoma International
9 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 code 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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WHEREAS, the Port Commission, through Order No. 2023-10, adopted Environmental Land Stewardship Principles and Strategies to guide development of Port environmental land stewardship efforts around trees, forest, and other habitat to further improve the livability, accessibility, and environmental health of the region; and

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: Port-wide 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 16 day of April, 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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85 **EXHIBIT A to Resolution 3821**
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87 **SEA Tree Replacement Standards For Airport Activity Area**
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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.
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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.
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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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- 130 D. Forest cover. The proportion of tree canopy in a given area. Includes trees in forested
131 areas and tree groves as well as individual trees.
132
- 133 E. High-value tree. A tree providing significant ecological function due to size, maturity,
134 species, or location in a tree grove. In general, trees greater than 30 inches diameter at
135 breast height (30 inches DBH) are considered high-value due to their size. All regulated
136 native conifers occurring within a tree grove that contains at least three trees greater
137 than 30" DBH are considered to be high-value trees.
138
- 139 F. Invasive species. Non-native plant species that aggressively colonize areas, threatening
140 native plants and habitat as well as infrastructure. Invasive species cause environmental
141 and economic harm. Invasive species prioritized for management are listed on King
142 County's Noxious Weeds List.
143
- 144 G. Off-site location. Distant from and not directly associated with a proposed development
145 footprint.
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- 147 H. On-site location. Within the development footprint, which includes the building and
148 supporting infrastructure (e.g., parking areas, landscaping; exterior fencing and
149 lighting).
150
- 151 I. Portwide Environmental Land Stewardship Principles. Refers to Order 2023-10,
152 approved by the Commission on July 11, 2023.
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- 154 J. Regulated Tree. A tree that is subject to replacement according to the development
155 standards herein.
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- 157 K. Tree. A woody perennial plant with a single stem growing to more than 30 feet at
158 maturity and bearing lateral branches beginning some distance above the ground.
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- 160 L. Tree Grove. A group of trees that grow close together, generally without many bushes
161 or other plants underneath, and anchored by at least three high-value trees.
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163 **SECTION 3. Scope and Applicability.**
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165 These standards pertains to the "Airport Activity Area", as defined in the 2018 Port-SeaTac
166 Interlocal Agreement, attachment to Resolution No. 3741.
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168 **SECTION 4. Responsibilities.**
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170 The Port's Executive Director, or a delegate, shall ensure the Tree Replacement Standards
171 Policy Directive is implemented and adequately funded, and that the Policy Directive is
172 integrated into capital project plans and key operational decisions in the Airport Activity Area,
173 as defined in the 2018 Port-SeaTac Interlocal Agreement, attachment to Resolution 3741. The
174 Executive Director shall also ensure that outcomes associated with the application of the Tree
175 Replacement Standard Policy Directive are transparently documented and publicly exhibited so

176 that the Port of Seattle Commission can review, in public, how projects are meeting its Tree
177 Replacement Standards. The Executive Director shall also ensure that the program evaluation
178 meets the purpose and timeliness identified in Section 6 of this policy.

179 **SECTION 5. Policy.**

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182 A. Tree Replacement Standards.

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

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

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

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

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199 a. It must be replaced at a 4:1 ratio.
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201 b. Replacement uses a "stewardship credit" approach for which a replacement
202 credit can be generated the following ways:
203
204 i. Tree Planting. Plant one tree in an on-site or off-site location, or
205 ii. Invasive removal. Remove 200 square feet of invasive vegetation
206 from an off-site location and replanting the area with native
207 understory vegetation, or
208 iii. Tree Protection. Protect the life of one tree using one of the following
209 means:

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

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
221 Stewardship Principles, operational requirements, and equity policy.

222
223 (1) Tree replacement requirements are to be evaluated using site inventories for
224 the development site and potential adjacent and off-site planting areas. Site
225 inventories are required to be completed as part of the project planning and
226 design.

227
228 (2) Stewardship credits generated by tree planting shall account for greater than
229 50% of the replacement requirement.

230
231 (3) Tree replacement shall be prioritized and maximized first on-site, then adjacent
232 to the development footprint before utilizing off-site locations.

233
234 (4) For tree replacement that occurs on-site or at adjacent locations, projects shall
235 consider the potential for employee access to tree replacement areas to
236 improve project equity and employee wellness benefits.

237
238 (5) Designed tree replacement shall be consistent with rules for safe aviation,
239 including the Wildlife Hazard Management Plan; Flight Corridor Safety Program
240 vegetation height limits and regulatory requirements; and all applicable
241 environmental laws and regulations.

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243 **SECTION 6. Program Evaluation.**

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

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

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255 A comprehensive database will be developed and maintained documenting the
256 location and extent of all tree clearing impacts and replacement actions (tree
257 planting, tree protection, invasive restoration).

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259 B. Reporting. Documented tree replacement pursuant to the SEA Tree Replacement
260 Policy Directive will be reported annually in the Environment and Sustainability Center
261 of Expertise’s Key Performance Indicators. Staff will present a summary of Key

262 Performance Indicators annually to the Sustainability, Environment, and Climate
263 Committee.

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