SDCI | Director's Rule 8-2023

Applicant:	Page	Supersedes:
City of Seattle Department of Construction and Inspections	1 of 2	N/A
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Subject:	Code and Section Reference:
Payment in lieu of tree replacement pursuant to the Tree Protection Code	SMC 25.11.110 Off-site planting and voluntary payment in lieu
	Type of Rule:
	Code Interpretation
	Ordinance Authority:
	SMC 3.06.040

Index:	Approved	Date
Land Use Code/Technical Standards and Procedural Requirements	(Signature on file) Nathan Torgelson, Director, SDCI	7/28/23

Purpose and Background

The purpose of this Rule is to provide guidance for the payment in lieu of tree replacement pursuant to Seattle Municipal Code (SMC) Section 25.11.110 Off-site planting and voluntary payment in lieu. A formula from the *Guide for Plant Appraisal*, published in 2018, 10th edition, authored by the Council of Tree and Landscape Appraisers, was used to develop the cost per square inch to replace a tree which included establishment costs.

The methodology included a survey of tree species from Seattle area nurseries to determine an average cost per square inch of tree. City departments responsible for tree planting and establishment were also consulted in determining costs of tree replacement and establishment according to SMC 25.11.110.

Rule:

The formulas to calculate the payment in lieu amount are as follows:

Square Inches of Tree Removed multiplied by the Payment In-Lieu Amount as identified by this Rule.

"Square inches of tree removed" is the area of the cross-section of the trunk measured at standard height for each tree removed.

OR

In specific circumstances, where the required mitigation is a cost per tree, the Number of Trees multiplied by the Payment In-Lieu Amount identified by this Rule.

The following table establishes the required mitigation and the Payment In-Lieu Amounts associated with the code allowance for payment in lieu of on-site replacement. **Each tree shall be calculated individually and the total dollar amount of all trees mitigated through a payment in-lieu of onsite planting must be provided in advance of any permit that authorizes the tree removal.**

To determine the square inches of tree removed, take a cross-section of the trunk at standard height for each tree removed as follows:

- Measure diameter of each tree at standard height (in inches) and divide by 2 to get the radius (r).
- Multiply pi (π) by the radius (r) squared. $(3.14 \times r^2)$ = square inch of tree removed.

Table 1. Payment In-Lieu Contributions

Payment Categories	Required Mitigation	Payment In-Lieu Amount[1]
Tier 1 and Tier 2 Trees	Cost per square inch of trunk cross-section area measured at standard height for each tree removed	$17.87 per square inch of tree removed
Any Tier 1 or Tier 2 tree that is below 24 inches DSH including individual trees that are part of a tree grove	Cost per tree	$8,080 (per 25.11.110.C, this amount is equal to the amount for a Tier 1 or Tier 2 tree that is 24 inches DSH)
Tier 3 Trees	Cost per tree	$2,833

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[1] The dollar amounts in this table will be evaluated periodically to ensure they continue to align with the cost of planting and establishing trees and adequately mitigate the trees removed.