



# Appendix L

## Tree Replacement Guidelines

**City of Bellevue**  
**ROW Tree Replacement Guidelines Procedure**

**Updated: February 21, 2024**

If someone is permitted to remove a tree in the right of way, a replacement tree will be required unless determined to be unfeasible by the ROW Manager or designee. Where feasible, the replacement tree should be located within the right-of-way. The goal of this document is to provide some basic guidance on how to select the right tree for the location available for replanting.

Trees provide many environmental benefits and help enhance our health and the livability of our cities. The following are just a sample of the wonderful benefits trees provide!

- Trees improve air quality and reduce impacts from stormwater runoff.
- Shade from trees can cool houses.
- Trees also add beauty to the places we live, and they can help create privacy.
- Planting trees is an easy way to improve habitat for pollinators and other wildlife.
- Trees also can help stabilize slopes.

Typically, we encourage larger trees such as conifers, as the larger a tree is the greater the benefit it will provide to the surrounding area. However, large trees also need ample space in order to thrive. With that in mind, careful consideration is necessary to pick the right tree for the space available.

Whenever possible and appropriate, trees should be replaced with another of similar ultimate size, both in height and tree canopy. Species type should also be considered, for example, try to replace a conifer with another conifer.

The following are guidelines that will help determine the right tree species to plant given the characteristics of the surrounding area:

**Near underground utilities:**

New trees should be planted at least 5 feet horizontally from underground utilities. To determine the location of underground utilities it is necessary to call 811 to request locate services.

### **Near aboveground infrastructure:**

To avoid conflicts with aboveground infrastructure, trees must have ample space to grow above ground. Trees should be planted at least 10 feet from power poles, 25 feet from streetlights or other trees.

### **Trees Under Power Lines:**

When planting trees under power lines, they must only reach an ultimate height of 25 feet and should be planted at least 3 feet away from any curbs. Good tree options include:

- Chinese fringe tree (*Chionanthus retusus*)
- Moonglow magnolia (*Magnolia virginiana* 'Jim Wilson')
- Eastern redbud (*Cercis canadensis*)
- Persian Spire parrotia (*Parrotia persica* 'JL Columnar')

### **Trees in the Yard:**

Large open spaces work best for large trees, and conifers especially thrive when planted in yards. Good tree options include:

- Aptos Blue Coastal redwood (*Sequoia sempervirens* 'Aptos Blue')
- Jubilee Alaska yellow cedar (*Callitropsis nootkatensis* 'Jubilee')
- Shore Pine (*Pinus contorta* var. *contorta*)
- Mountain hemlock (*Tsuga mertensiana*)
- European beech (*Fagus sylvatica*)
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### **Trees along streets:**

When planting trees along the street, they need to be planted at least 10 feet away from the painted edge of traveled way (fog line) when no curb is present. If a curb is present 3 feet of separation from the face of the curb is necessary. Good tree options include:

- Ruby Vase Parrotia (*Parrotia persica*)
- Native Flame Hornbeam (*Carpinus caroliniana*)
- Wildfire Tupelo (*Nyssa sylvatica*)
- Green Vase Zelkova (*Zelkova serrata*)
- American hophornbeam (*Ostrya virginiana*)
- Heritage river birch (*Betula nigra* 'Cully')
- Decaf Kentucky coffee tree (*Gymnocladus dioica* 'McKBranded')
- Urban Pinnacle bur oak (*Quercus macrocarpa* 'JFS-KW3')

**Invasive Species (Do Not Plant):**

Invasive species should be avoided. The following trees are known to creep into open spaces and compete with native species.

- English laurel (*Prunus laurocerasus*)
- English holly (*Ilex aquifolium*)
- European hawthorn (*Crataegus monogyna*)
- Tree of Heaven (*Ailanthus altissima*)

It is worth noting that some non-native trees are appropriate to plant as long as they're not invasive. Non-native trees can easily adapt to the Bellevue environment and occasionally they'll even require less care than native species.