



Bureau of Planning and Sustainability

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MEMO

DATE: July 14, 2016

TO: Urban Forestry Commission

FROM: Sallie Edmunds, Central City, River and Environmental Planning Manager

CC: Jeff Caudill and Mindy Brooks

SUBJECT: Central City 2035 - Proposed Draft - Tree Related Elements

Thank you for providing us with another opportunity to brief you on the Central City 2035 (CC2035) plan at your July 21st meeting. We provided an overview of the project and key tree-related elements of the Discussion Draft on March 17, 2016. The CC2035 document is available online at <https://www.portlandoregon.gov/bps/71068>.

After public review and comment on the Discussion Draft, we released the Proposed Draft on June 20, 2016. The Planning and Sustainability Committee (PSC) will hear testimony on the Proposed Draft on July 26th and August 9th. There are work sessions with PSC scheduled through the fall and a Recommended Draft is anticipated in early 2017. If a member of the Urban Forestry Commission would like to testify before the PSC, we can make arrangements.

This memo summarizes updates to tree-related items in the plan, including the tree canopy targets and scenic resources protections.

Tree Canopy Targets

The methodology used to develop the CC2035 tree canopy targets was discussed in the March 17th briefing. As a reminder, the targets were developed by estimating the potential canopy resulting from new policies, regulations, and investments proposed in the draft plan. Estimates were developed for trees in public rights-of-way, on tax lots and in parks by subdistrict and for the Central City as a whole.



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Modifications made for the Proposed Draft include:

- **Updated Existing Tree Canopy Estimate.** Vegetation data used to develop tree canopy targets were updated with higher resolution 2014 LiDAR vegetation data for this draft. This greatly improves the accuracy of the existing tree canopy estimates used in this draft. Largely due to the higher resolution of the 2014 data, the existing tree canopy estimate increased by 155.5 acres, or 84.5 percent, from the previous draft.
- **Tree planting standards changes (narrow planting strips).** Removed estimates for potential street tree canopy in all planting strips 3' or less and any strip 4' or less that would require a concrete cutout, based on Urban Forestry planting standards. This reduced potential plant spaces by approximately 23 percent.
- **Subsurface soil volumes.** In response to concerns raised about the costs and challenges associated with increasing subsurface soil volumes policies and guidelines related to subsurface soil volumes were modified to emphasize these approaches in association with development/redevelopment and major infrastructure projects.
- **Proactive tree planting projects.** Reduced the estimated additional increment of street trees from a second proactive street tree planting effort expected in each CC2035 subdistrict from 20 percent to 10 percent. This reduction better represents the diminishing returns of a second planting effort, based on BES past experience.
- **New progressive strategies.** Incorporated additional canopy from trees on buildings and "Flexible Streets", based on development trends and urban design concepts included in the "street hierarchy and development character" framework of the plan.
- **Master Plan sites.** Expanded the number of sites expected to use the Central City Master Plan path because this path is now optional for any site over 80,000 sf.

Taking into account the substantial increase in existing tree canopy, along with the other changes made as a part of this draft, the overall Central City 2035 tree canopy target is 15.3 to 18.1 percent. This is up from the 10.5 to 11.9 percent target included in the Discussion Draft. The Proposed Draft tree canopy target is consistent with the target developed as a part of the quadrant planning processes (17 percent).

A summary of the proposed CC2035 tree canopy targets, including the Central City as a whole and individual subdistricts, is provided in Attachment A. A detailed description of the analysis can be found in CC2035 Plan Volume 5, Implementation Plan, (starting on page 32) at <https://www.portlandoregon.gov/bps/71068>.

If you have questions about the canopy targets before the briefing, please contact Jeff Caudill at (503) 823-4572 or jeff.caudill@portlandoregon.gov.



Scenic Resources

A summary of the Central City Scenic Resources Protection Plan and related zoning code updates were discussed in the March 17th briefing. Related to trees, there are two significant items:

1. The plan proposes new landscaping standards along the Willamette River. The standards prohibit planting new trees within designated view corridors. The regulations also allow removal of trees within view corridors; tree replacement is required. View corridors make up roughly 3% of the riparian area.
2. Within upland areas, throughout the entire city, the plan proposes to update the zoning codes to allow removal of trees within view corridors that overlap with environmental overlay zones. Tree replacement is required.

Another item staff would like to bring to the UFC attention is related to the extent of allowed tree removal within upland view corridors. In the West Hills, there are many viewpoints along Terwilliger Blvd. and in the Rose Garden which were identified and protected in 1991. Since that time, trees have grown and now partially or fully block some of those views. The Central City Scenic Resources Protection Plan attempts to strike balance between the importance of views and the important functions provided by trees, especially trees located on steep slopes, by limiting the area where tree removal would be allowed.

If you have questions about the canopy targets before the briefing, please contact Mindy Brooks at 503-823-7831 or mindy.brooks@portlandoregon.gov

Thanks again, and we look forward to discussing these items further with you.



Attachment A, Summary of Central City 2035 Tree Canopy Results and Targets

| CC Subdistrict | Subdistrict Area ¹ (acres) | Existing tree canopy | Baseline Future Tree Canopy Scenario ² | | CC2035 Plan Scenario Results & Draft Tree Canopy Targets ³ | |
|-------------------------------|--|----------------------------------|---|------------------------|---|------------------------|
| | | | LOW | HIGH | LOW | HIGH |
| Central Eastside | acres % | 706 53.0 7.5% | 53.9 7.6% | 61.3 8.7% | 61.8 8.7% | 72.9 10.3% |
| Lloyd District | acres % | 385 61.2 15.9% | 54.8 14.2% | 64.1 16.6% | 60.2 15.6% | 70.7 18.4% |
| Lower Albina | acres % | 138 8.3 6.1% | 9.1 6.6% | 9.2 6.7% | 9.8 7.1% | 10.0 7.3% |
| Downtown | acres % | 222 45.3 20.4% | 46.1 20.7% | 49.6 22.3% | 48.5 21.8% | 52.1 23.4% |
| Goose Hollow | acres % | 175 36.9 21.2% | 32.6 18.7% | 36.8 21.1% | 34.4 19.7% | 38.6 22.1% |
| Old Town/Chinatown | acres % | 130 21.8 16.7% | 21.4 16.5% | 23.2 17.8% | 22.6 17.4% | 24.5 18.8% |
| Pearl District | acres % | 277 28.7 10.4% | 52.7 19.0% | 58.8 21.3% | 57.2 20.7% | 65.5 23.7% |
| South Downtown/ University | acres % | 218 53.1 24.3% | 46.7 21.4% | 53.7 24.6% | 48.1 22.1% | 55.6 25.5% |
| South Waterfront | acres % | 177 16.2 9.1% | 19.1 10.8% | 36.9 20.8% | 25.2 14.2% | 47.3 26.7% |
| West End | acres % | 95 14.8 15.5% | 17.3 18.2% | 18.3 19.2% | 18.2 19.1% | 19.3 20.2% |
| Central City Total | acres % | 2,523 339.4 13.5% | 353.6 14.0% | 411.8 16.3% | 385.9 15.3% | 456.3 18.1% |

¹ Does not include water; ² Includes existing tree canopy; ³ Includes existing and baseline tree canopy.

