



**City of Portland
Bureau of Development Services
Portland Parks & Recreation**

Tree Code Data Q1 – Q3

November 9, 2015

Oversight Advisory Committee

DRAFT

AGENDA

- 1) Development Regulations (Private Property)
- 2) Data
 - Residential (RS)
 - Commercial (CO)
 - Exemptions
 - Total trees planted and preserved
 - New Single Family Residential Development



DEVELOPMENT

11.50.010 Purpose

“The regulations of this chapter support and compliment other City development requirements, with a focus on achieving baseline tree preservation and total tree capacity on a site, considering the anticipated use and level of development.”



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CODE APPLICABILITY

Preservation

- Sites 5,000 square feet and larger
- Ground disturbance
- Less than 85% building coverage

Planting

- New Development
- Exterior alterations
- Additions greater than 200 square feet
- Project valuation greater than \$153,450.



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DEVELOPMENT APPLICABILITY

Residential Permits

- One and two dwelling units
- Includes detached structures (garage, ADU)

Permit Sub-types

- New Construction
- Additions
- Alterations
- Demolitions



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Permit Type		Total	Planting Applied		Preservation Applied		Tree Standards Applied	
Permit Type	Permit Sub-Type	Permits Issued	# of Permits	% of Permits	# of Permits	% of Permits	# of permits	% of permits
Residential (RS)	All subtypes	3481	267	7.7%	440	12.6%	639	18.4%
	New Construction	561	251	44.7%	144	25.7%	336	59.9%
	Additions	499	11	2.2%	125	25.1%	130	26.1%
	Alterations	1794	3	0.2%	35	2.0%	37	2.1%
	Demolitions	389	N/A	N/A	134	34.4%	134	34.4%



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DEVELOPMENT APPLICABILITY

Commercial Permits

- Three or more dwelling units
- Mixed use development
- Commercial and industrial development

Permit Sub-types

- New construction
- Additions
- Alterations
- Demolitions



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Permit Type		Total	Planting Applied		Preservation Applied		Tree Standards Applied	
Permit Type	Permit Sub-Type	Permits Issued	# of Permits	% of Permits	# of Permits	% of Permits	# of permits	% of permits
Commercial (CO)	All subtypes	1180	23	1.9%	23	1.9%	70	5.7%
	New Construction	109	12	11.0%	9	7.7%	22	18.8%
	Additions	78	5	6.4%	4	5.0%	13	16.3%
	Alterations	920	6	0.7%	3	0.3%	29	3.0%
	Demolitions	70	N/A	N/A	7	9.2%	9	11.8%



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EXEMPTIONS

Sites Less than 5,000 Square Feet Exempt from Tree Preservation Standards			
	Total Permits	# of Sites	% of Sites
Residential	3063	635	20.7%
Commercial	907	50	5.5%
Total	3970	685	17.3%

Sites could be exempt for other reasons than lot size



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EXEMPTIONS

Permits in IH, IG1, EX, CX, CS, or CM Zone: Exempt from Tree Preservation and Tree Planting

	Total Permits	# of Sites	% of Sites
Residential	3167	20	0.6%
Commercial	875	300	34.3%
Total	4042	320	7.9%



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Total Trees Planted

Number of Trees Planted by Quarter, 2015

Quarter	Large Trees Planted	Small & Medium Trees Planted	Total Trees Planted	Large Trees as Percentage of Total
Q1	16	149	165	9.7%
Q2	72	728	800	9.0%
Q3	95	637	732	13.0%
YTD Q1-Q3	173	1472	1645	10.5%

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TOTAL TREES PRESERVED

Number of Trees Preserved and Removed by Quarter, 2015

Quarter	# Trees Preserved	# Trees Removed	DBH Removed	Avg DBH per Tree Removed
Q1	131	90	1,238	13.8
Q2	541	254	4,062	16.5
Q3	516	342	5,618	19.5
YTD Q1-Q3	1,199	659	10,730	17.9

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FEES IN LIEU – NEW CONSTRUCTION (RS)

Issued Permits for Single Family New Construction, Where Tree Planting or Preservation Occurred, and Where Fees Were Paid in-Lieu, 2015

2015	# With Trees Planted	# With Planting Fee In-Lieu	% of Planting Fee In-Lieu*	# with Trees Preserved	# With Preservation Fee In-Lieu	% With Preservation Fee In-Lieu*
Q1	22	0	0.0%	4	0	0.0%
Q2	79	0	0.0%	22	6	21.4%
Q3	109	4	3.5%	34	7	17.1%
YTD Q1-Q3	201	4	2.0%	52	11	17.5%

*Percentage of permits that had tree planting required or tree preservation required

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FEES IN LIEU – DEMOLITION PERMITS

Issued Permits for Residential Demolition Where Tree Preservation Occurred,
and Where Fees Were Paid in-Lieu
by Quarter, 2015

Quarter	# of permits where preservation applied	# With Trees Preserved	# With Preservation Fee In-Lieu	% With Preservation Fee In-Lieu*
Q1	28	22	6	21.4%
Q2	47	21	26	55.3%
Q3	72	41	31	43.1%
YTD Q1-Q3	142	79	63	44.4%

*Percentage of permits that had tree planting required or tree preservation required

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NEW SINGLE RESIDENTIAL CONSTRUCTION COMPARISON

Issued Permits for New Single Family Construction Where Tree Preservation or Planting Were Required By Quarter, 2014

2014	Total Permits	# With Planting	% With Planting	# With Preservation	% With Preservation
Q1	24	20	83.3%	5	20.8%
Q2	109	94	86.2%	23	21.1%
Q3	143	119	83.2%	37	25.9%
Q4	139	126	90.6%	13	9.4%
YTD Q1-Q4	418	360	86.1%	91	21.8%

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NEW SINGLE RESIDENTIAL CONSTRUCTION COMPARISON

Issued Permits for Single Family New Construction Where Tree Preservation or Planting Were Required, 2015

2015	Total Permits	# With Planting Required	% With Planting Required	# With Preservation Required	% With Preservation Required
Q1	27	22	81.5%	4	14.8%
Q2	98	79	80.6%	22	22.4%
Q3	132	109	82.6%	34	25.8%
YTD Q1-Q3	257	201	78.2%	52	20.2%

QUESTIONS?

