

Large Trees in Development Situations

- Preservation of Large Trees
- Fee in Lieu of Preservation

Tree Code Oversight Advisory Committee
November 9, 2015

CURRENT STANDARD

- Preserve 1/3 of trees at least 12" diameter on site
- Each tree removed beyond the standard requires a fee in lieu
- Fee in lieu
 - cost of two trees (code)
 - \$1,200 per tree mitigated for (fee schedule)



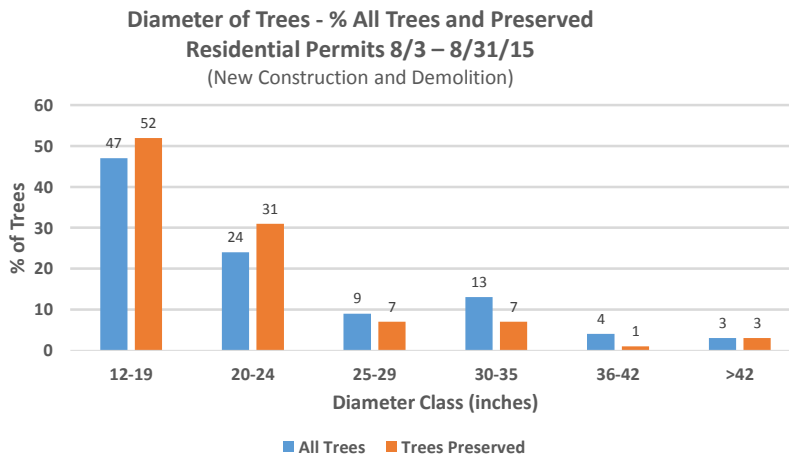
Tree Size Information – Residential Permits

- 110 permits (new construction and demolition; duplicates removed)
- 45 permits with trees over 12 inches (59%)
- 184 trees total, 75 preserved (41%)

Diameter of Trees Residential Permits Issued 8/3 – 8/31/15*			
Diameter Class (inches)	All Trees (# of Trees)	Trees Preserved (# of Trees)	% Preserved
12-19	86	39	45%
20-24	45	23	51%
25-29	17	5	29%
30-35	23	5	22%
36-42	7	1	14%
>42	6	2	33%
Total	184	75	41%

*New construction and demolition permits

Tree Size Information – Residential Permits



Large Tree Removal (45 inches or greater) Q1-Q3, 2015

	# of Permits	Trees Removed
All Private Development Permits	4,824	659
Permits with Trees \geq 45 inches Removed	11*	18**
% of Total	0.2%	2.7%

*Of the 11 permits with removal of 45 inch trees, all but one was residential (new single family construction or demolition).

**3 of the trees permitted for removal were the "Eastmoreland Sequoias"

Preservation of Large Trees

Draft Recommendation (1.A)

- Retain prescriptive standard that applies to all trees over 12 inches

Preservation of Large Trees

Option for Recommendation 1.A – Additional Standards and Land Use Review for Large Trees

- Use Zoning Code plan district standards/review as example
- Standards apply to trees over certain size threshold (i.e. 50")
 - Removal allowance: trees within 10' of proposed buildings, driveways or street improvements; within 10' wide utility corridor
- If standards not met, Tree Review required
 - Approval criteria: reasonable development, alternatives, mitigation

Land Use Review Procedure Types			
	Type I	Type Ix	Type II
Public Comment Period	14 days	30	21
Timeframe for Decision	35 days	72 days	56 days
Option for Local Appeal	No	No	Yes

Preservation of Large Trees

Draft Recommendation (1.B)

- Explore options to change standard to encourage preservation of large trees
 - % of total tree inches (i.e. 35% of total tree diameter)

Example: site with 3 trees (30", 12", 12")

- Total diameter = 54 inches; 35% = 19 inches
- Standard met by preserving:
 - 1 tree @ 30" OR 2 trees @ 12"

Preservation of Large Trees

Draft Recommendation (1.C):

- Explore options to add flexibility in the zoning code to make it easier to preserve trees
- Apply to trees over a certain size (i.e. 20 inches)



Preservation of Large Trees

Flexible options currently in code:

- Pedestrian standards – allows path to meander (multi-dwelling, commercial, industrial)
- Reduced parking requirements (multi-dwelling, commercial, industrial)
- Reduced minimum density and increased maximum density in multi-dwelling zones
 - Reduced minimum density allowed in single-dwelling zones through land division process

Potential new flexible options:

- Reduced setbacks (i.e. 3' side/rear, 0' front)
- Waived parking in single-dwelling zones
- Allow parking in front setback
- Allow required outdoor area in front setback

Fee in Lieu of Preservation

Draft Recommendation

- Update fee schedule to reflect current cost of tree planting and maintenance (2.A)

2015 Urban Forestry Estimate for Tree Planting and Maintenance

Installation and establishment costs <u>per tree</u> planted without root barrier		
Item	Details	Amount
Procurement and processing of replacement tree	Hort. Services	\$300.00
Delivery of tree to planting site and planting, staking and initial mulch.	Labor: 1.5 hours of planting crew time x \$263.40 (hourly salary of a three-person FTE planting crew)	\$395.10 Labor
	Equipment: Dump Truck (2), tractor \$37.95/hr. x 1.5 hrs.	\$56.92 Equipment
Establishment care for 2 years (weekly spring and summer watering, periodic mulching, and spot weeding.)	Labor: .25 hours x 20 weeks x 2 years x \$30.27 (SMW hourly pay)	\$302.70 Labor
	Equipment: .25 hours x 20 weeks x 2 years x \$13.40 (Establishment Vehicle)	\$134.00 Equipment
Total		\$1,188.72 (~\$1,200)

Fee in Lieu of Preservation

Draft Recommendation

- Implement a graduated fee schedule based on the size of trees removed (2.B)
 - Increased replacement ratio as trees get larger
 - Cap total # of replacement trees required

Fee in Lieu of Preservation

Example:

- Current ratio of 2 replacement trees for smaller trees (12 to <20 inches)
- Increase ratio to 3 trees at 20 inches, then 2 trees per 10 inches for trees 30 inches and larger
- Cap at 9 replacement trees

Private Trees in Development Situations Replacement for Trees Removed (Beyond Tree Preservation Standard)		
Size of tree to be removed (inches in diameter)	No. of replacement trees	Fee in Lieu (based on current fee: \$600/tree planted)*
≥12 and <20	2	\$1,200
≥20 and <30	3	\$1,800
≥30 and <40	5	\$3,000
≥40 and <50	7	\$4,200
≥50	9	\$5,400

*This fee would change based on any updates to fee schedule, per recommendation 2.A