

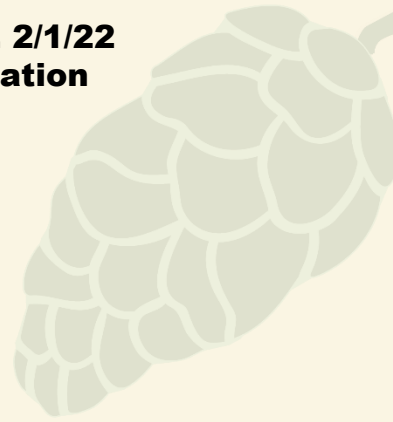
**RS 8. A. 2/1/22
Presentation**

Residential Tree Code

urbanforest@milwaukieoregon.gov

503-786-7655

milwaukieoregon.gov/trees



**MILWAUKIE
URBAN FOREST**

**Growing Trees
Growing Community**

Code updates since 01/18 hearing

- Preservation bonus for significant trees
- Revisions to replanting window
- Revisions to replanting requirements for invasive species
- Clarification around type 1 non-development healthy tree removal annual allowance
- Revisions to planting distance standards to allow for site flexibility
- Continued exemption for commercial agricultural trees
- Alternative language for affordable housing mitigation

Significant tree preservation credit

- Bonus for preserving existing trees larger than 12"
- 125% - 150% canopy credit
 - Existing canopy – preservation standard
 - Existing/future mature canopy – canopy planting standard

Residential Non-Development

Type 1 Tree Permit

- Dead/dying/diseased
- Unmitigable infrastructure impacts
- Public safety risk
- Invasive
- Fire hazard
- Public transportation ROW projects
- Utility infrastructure or building permit
- One Healthy Tree per Year <12" DBH

Type 2 Tree Permit

- Healthy tree >12" DBH
 - *Public notice required*
- More than one healthy tree >6" DBH

Replanting Requirements

- Replanting requirement for type 1 and type 2 tree removals
- Additional replanting inches required for Type 2 >18" DBH tree removal
- Exemption for invasive tree removal or approved thinning removal
- Fee-in-lieu of replanting option available

Permit required for trees >6" diameter at breast height (DBH)

Residential Non-Development Fees

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree
Rare or threatened species	\$250.00 per inch DBH

Residential ND Example



Maple tree with split from stem canker disease - unmitigable as determined by ISA arborist

Example: Type 1 diseased tree approval standard- \$50.00

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

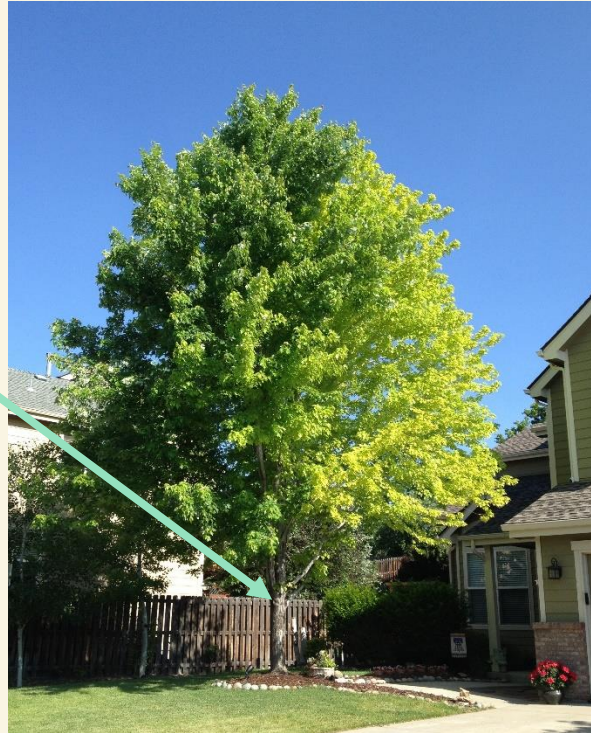
Residential ND Example



Example: Type 1 infrastructure impact approval standard-
\$50.00

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

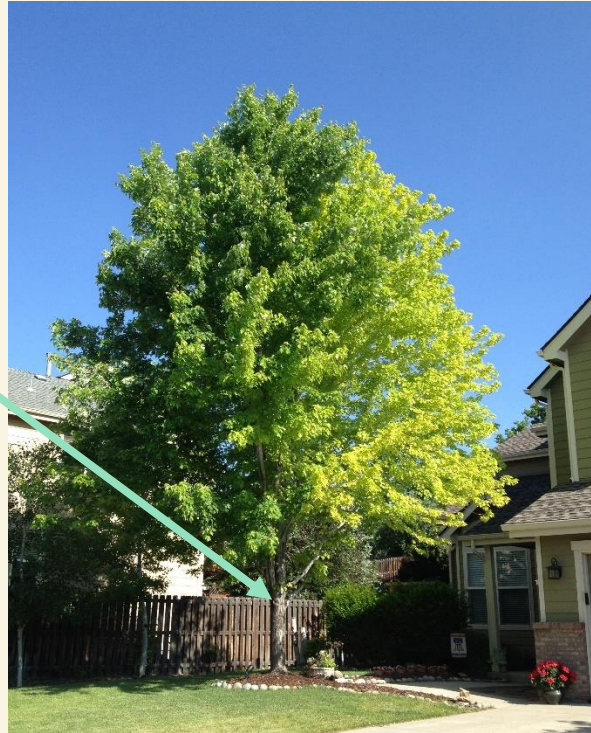
Residential ND Example



Example: Type 1 One healthy tree removal <12" within 12 months - \$50.00

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

Residential ND Example



Example: Second healthy tree removal (Type 2*)-
\$1150.00

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

*Other qualifying criteria for approval

Residential ND Example

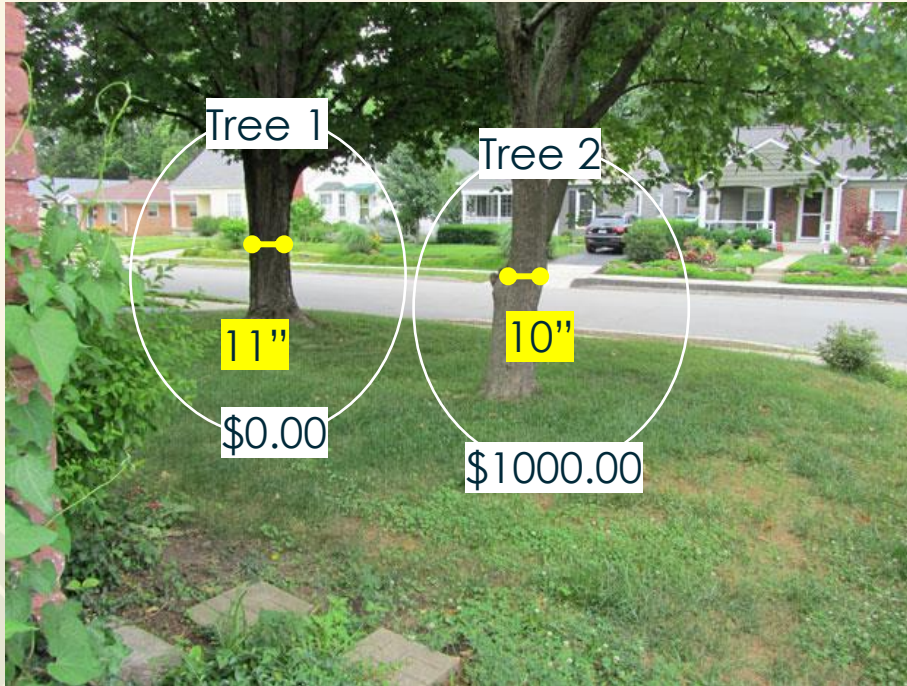


Example: Type 2* - One healthy tree removal > 12'' - \$1350.00

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

*Other qualifying criteria for approval

Residential ND Example

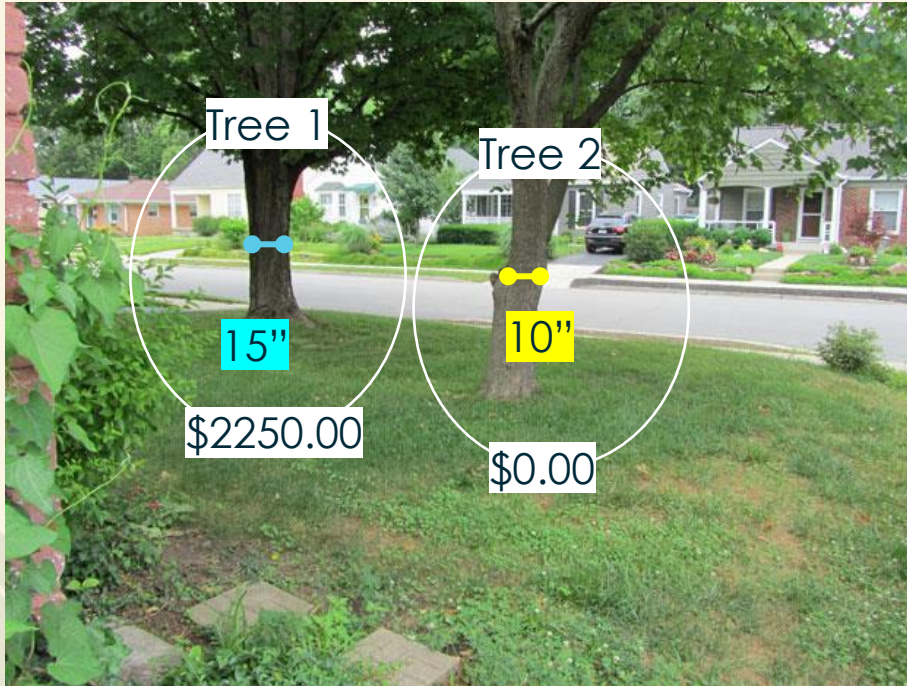


Example: Two healthy trees being removed*, <12" - \$1050.00

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

*Other qualifying criteria for approval

Residential ND Example

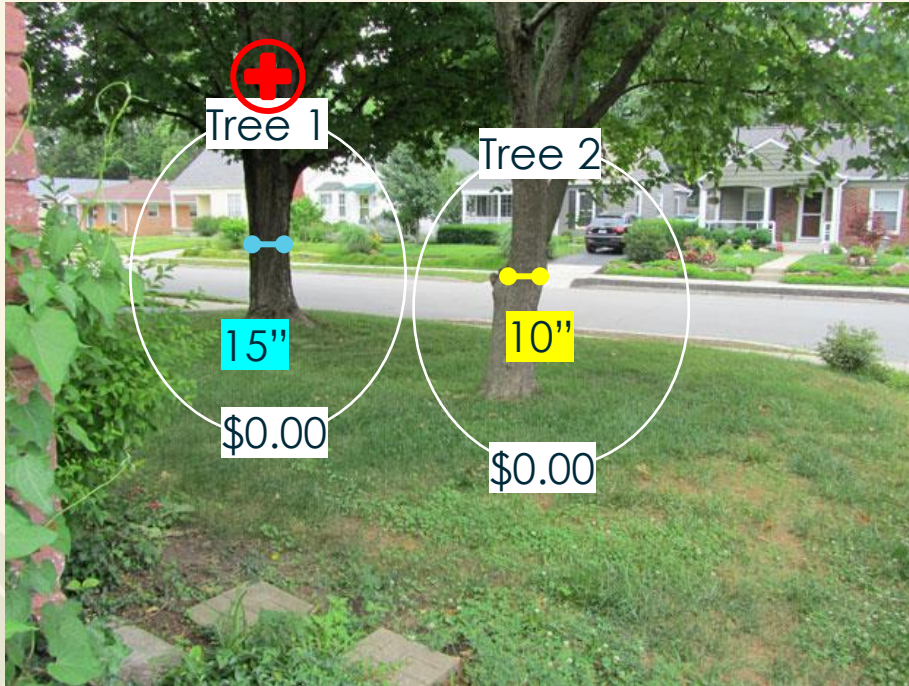


Example: Two healthy trees being removed*, one >12", one <12" - \$2250.00

Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

*Other qualifying criteria for approval

Residential ND Example



Example: Two trees being removed, one dying, one healthy - \$50.00

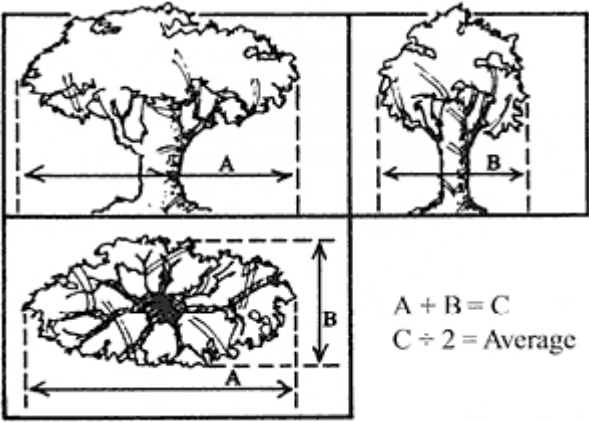
Private Non-Development Tree Fees	Fiscal Year 2023 Fee
Residential Tree Application Fee (Type 1 and 2)	\$50.00
Healthy private tree removal fee beyond one tree per 12-month period ¹ Measurements are in diameter at breast height (DBH).	
6 to <8" DBH	\$80.00 per inch DBH
8 to <14" DBH	\$100.00 per inch DBH
14" to <20" DBH	\$150.00 per inch DBH
20" or greater	\$200.00 per inch DBH
¹ No removal fee for 1 st tree less than 12" DBH removed under type 1 permit.	
Planting and Establishment Fee in lieu of Replanting for Non-Development Private Residential Trees	\$2000.00 per tree

Residential Development

- Tree removals and preservation related to development
 - Land Divisions
 - Construction of new residential dwelling units*
- Key standards
 - Preservation Standards
 - Canopy Standards
 - Protection Standards
 - Soil Volume Standards



Canopy Measurements



Common Name	Family	Growth Type	Species Type	Street Tree	Native Tree	Drought Tolerant	Moist Soil	Utility Safe	Root Damage	Mature Height (feet)	Mature Width (feet)	Mature Canopy Area	Annual Growth Height	Annual Growth Width	Average Growth Rate	Est 20 year Canopy (sq ft)	Longevity (if available)
Glossy Abelia	Caprifoliaceae	Shrub	Deciduous	No	No	No	No	No		6	6	28.27431			Rapid		Moderate
Silver Fir	Pinaceae	Tree	Evergreen	No	Yes	No	No	No		100	15	176.71444	6-12 inches	4-6 inches	12-24 inches/season	110	>150 years
White Fir	Pinaceae	Tree	Evergreen	No	Yes	No	Yes	No		120	15	176.71444	6-12 inches	4-6 inches	12-24 inches/season	110	>150 years
Grand Fir	Pinaceae	Tree	Evergreen	Yes	Yes	No	Yes	No		200	20	314.159	12-18 inches	8-12 inches	24-36 inches/season	240	>150 years
Subalpine Fir	Pinaceae	Tree	Evergreen	No	Yes	No	Yes	No		90	15	176.71444	2-4 inches	2-3 inches	12 inches/season	50	>150 years
Noble Fir	Pinaceae	Tree	Evergreen	No	Yes	No	Yes	No		200	20	314.159	12-18 inches	8-12 inches	24-36 inches/season	240	>150 years
Hedge Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	No	Yes	Low	35	25	490.87344			12 inches/season		40-150 years
Queen Elizabeth Hedge Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	Yes	No	Low	50	25	490.87344			12 inches/season		40-150 years
Japanese snakebark Maple	Sapindaceae	Tree	Deciduous	No	No	No	Yes	No	Low	35	35	962.11194			24 inches/season		40-150 years
Vine Maple	Sapindaceae	Both	Deciduous	No	Yes	No	Yes	No	Low	25	20	314.159	12-24 inches	12 inches	24 inches/season	240	40-150 years
Scarlet Sentinel Maple	Sapindaceae	Tree	Deciduous	Yes	No	Yes	Yes	No		40	20	314.159			24 inches/season		50-150 years
Paperbark Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	Yes	Yes	Low	25	15	176.71444			12-24 inches/season		40-150 years
Bigleaf Maple	Sapindaceae	Tree	Deciduous	No	Yes	Yes	Yes	No		75	30	706.85775	36 inches	24 inches	36 inches/season	480	>150 years
Greencolumnar Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	No	No		50	20	314.159			12-24 inches/season		50-150 years
Japanese Maples(s)	Sapindaceae	Both	Deciduous	No	No	No	Yes	Yes	Low	25	30	706.85775			12-24 inches/season		50-150 years
Columnar Norway Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	No	No		50	15	176.71444			12 inches/season		
Parkway Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	No	No		45	15	176.71444			12 inches/season		50-150 years
Crimson Sentry Maple	Sapindaceae	Tree	Deciduous	No	No	Yes	Yes	No		25	15	176.71444			24 inches/season		50-150 years
Emerald Queen Norway Maple	Sapindaceae	Tree	Deciduous	Yes	No	Yes	Yes	No		50	40	1256.636			36 inches/season		50-150 years
Globe Norway Maple	Sapindaceae	Tree	Deciduous	Yes	No	Yes	Yes	Yes	Low	25	25	490.87344			12-24 inches/season		
Red Maple	Sapindaceae	Tree	Deciduous	No	No	Yes	Yes	No		65	40	1256.636			36 inches/season	315	50-150 years
Armstrong red maple	Sapindaceae	Tree	Deciduous	No	No	Yes	Yes	No		50	15	176.71444			36 inches/season		50-150 years
Bowhall Maple	Sapindaceae	Tree	Deciduous	Yes	No	Yes	Yes	No	Low	50	15	176.71444	18-24 inches	9-12 inches	24 or more inches/season	129	50-150 years
Fransred Red Sunset Maple	Sapindaceae	Tree	Deciduous	No	No	No	No	No		45	35	962.11194			24 or more inches/season		50-150 years
Karpick Red Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	Yes	No		45	20	314.159			12-24 inches/season		50-150 years
Sugar Maple	Sapindaceae	Tree	Deciduous	No	No	No	Yes	No		50	35	962.11194			24-36 inches/season	315	>150 years
Bonfire Sugar Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	Yes	No		65	35	962.11194			24 inches/season		100-175 years
Commemoration Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	No	No		50	35	962.11194			24 inches/season		50-150 years
Green Mountain Sugar Maple	Sapindaceae	Tree	Deciduous	Yes	No	Yes	Yes	No		40	35	962.11194			24-36 inches/season		50-150 years
Shantung Maple	Sapindaceae	Tree	Deciduous	No	No	No	Yes	Yes	Low	25	30	706.85775			24-36 inches/season		50-150 years
Keithsform Pacific Sunset Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	No	No		35	25	490.87344					
Warrenred Pacific Sunset Maple	Sapindaceae	Tree	Deciduous	Yes	No	No	No	No		30	25	490.87344	18-24 inches	12-18 inches		352	
Autumn Blaze Maple	Sapindaceae	Tree	Deciduous	Yes	No	Yes	Yes	No		55	30	706.85775			24 inches/season		

Residential Development Fees

Private Development Tree Fees	Fiscal Year 2023 Fee
Residential Construction Tree Plan Review Fee	\$200.00
Site Inspection Fee	\$50.00
Site Re-inspection Fee	\$175.00
Fee in lieu of canopy preservation in residential development Canopy percentage measurements are in sq ft canopy / total site sq ft	\$4000.00 for each reduction of 7.5% site canopy coverage below 30% total site canopy. Fees are cumulative based on total canopy reduction.
	Remaining site canopy <30%-22.5%: \$4000.00 <22.5%-15%: \$4000.00 <15%-7.5%: \$4000.00 <7.5%-0%: \$4000.00
Fee in lieu of canopy preservation for eligible residential affordable housing Canopy percentage measurements are in sq ft canopy / total site sq ft	\$4000 for each reduction of 5% site canopy coverage below 20% total site canopy. Fees are cumulative based on total canopy reduction.
	Remaining site canopy <20%-15%: \$4000.00 <15%-10%: \$4000.00 <10%-5%: \$4000.00 <5%-0%: \$4000.00

Significant Tree Credits	
Retained significant trees in diameter at breast height (DBH)	
Retained significant tree 12" to <20" DBH	125% existing or future canopy multiplier
Retained significant tree >20" DBH	150% existing or future canopy multiplier
Fees in Lieu of Canopy Standard	\$5.00 per square foot of canopy necessary to meet 40% site coverage
Bonding Requirements	
Tree Protection	150% of appraised value of protected trees held for 3 years
Post Development	\$3500.00 per newly planted tree for a 5-year period
Rare or Threatened	\$250.00 per inch DBH

Residential Development – Preservation Standards

- Established to protect existing trees on site
- No breakdown of species priority besides additional fees for removal of rare or threatened species
- Invasive species not included
- Mitigation required if removing past 30% onsite canopy
- Significant tree credit for >12" trees

New Canopy Coverage	Mitigation Fee
<30% - 22.5%	\$4000
<22.5% - 15%	\$4000
<15% - 7.5%	\$4000
<7.5% - 0%	\$4000



30% Existing Site Canopy
Removal of tree
24% site coverage
Ex. \$4000 Mitigation Fee



50% Existing Site Canopy
Removal of tree
20% site coverage
Ex. \$8000 Mitigation Fee



90% Existing Site Canopy
Removal of 3 trees
70% site coverage
Ex. No Mitigation Fee

Alternative preservation standard mitigation fees.

Mitigation fees	
Fee in lieu of canopy preservation in residential development	<p>\$4000 for each reduction of 7.5% site canopy coverage below 30% total site canopy. Fees are cumulative based on total canopy reduction.</p> <p>Remaining site canopy <30%-22.5%: \$4000 Remaining site canopy <22.5%-15%: \$4000 Remaining site canopy <15%-7.5%: \$4000 Remaining site canopy <7.5%-0%: \$4000</p>

Alternative Mitigation Fee Structure for Consideration	
Alternative fee in lieu of canopy preservation in residential development	<p>Increasing fee for each reduction of 7.5% site canopy coverage below 30% total site canopy. Fees are cumulative based on total canopy reduction.</p> <p>Remaining site canopy <30%-22.5%: \$4000 Remaining site canopy <22.5%-15%: \$6000 Remaining site canopy <15%-7.5%: \$8000 Remaining site canopy <7.5%-0%: \$10000</p>



Residential Development – Canopy Standards

- Tree canopy goals of 40% canopy cover by 2040
- Canopy standards ensure **intentional preservation and planting** on development sites to achieve canopy goals
- 40% tree canopy coverage required on completed development sites through **existing tree canopy** or through **future mature canopy of new plantings**
- **Significant tree credit is given for existing trees >12"**
- \$5.00 per square foot mitigation is required if unable to meet canopy standards



Tree Location	% Canopy Credit
Existing onsite	100%
Planted onsite	75%
Existing ROW	50%
Planted ROW	50%
Sig Tree >12"	125%
Sig Tree >20"	150%

10% Site Canopy after Removal

- 7000 sq ft lot
- 700 sq ft existing canopy from trees <12" DBH
- **40% site coverage = 2800 sq ft**

*Planted: 3 Japanese Snake Bark Maples @ 962 sq ft credit
x75% planting onsite multiplier
= 2164 sq ft canopy*

2164 sq ft planted + 700 sq ft existing = 2864 sq ft

*Alternatively...
Planted: 2 Japanese snakebark maple = 2143 sq ft site coverage
Mitigation = 2800 sf – 2143 sf x \$5.00
= \$3285.00*

Factoring in Significant Trees – Preservation Standard

- Increases canopy credits for preservation and canopy standards
 - 125% for 12" to <20" DBH, 150% for >20" DBH
- Promotes retention of large existing trees



- 7000 sq foot lot
- 50% existing canopy coverage (3500 sq ft)
- Large 22" beech tree in front
 - 2000 sq ft canopy
- Sum of smaller trees = 1500 sq ft
- If beech removed and other trees retained....
 - 1500 sq ft canopy remaining
 - 21% onsite canopy
 - \$8000 preservation mitigation required
- If beech retained and other trees removed...
 - Remaining tree = 2000 sq ft
 - Significant tree multiplier @ 150% = 3000 sq ft
 - 3000 sq ft > 30% mitigation threshold
 - No required mitigation

New Canopy Coverage	Mitigation Fee
<30% - 22.5%	\$4000
<22.5% - 15%	\$4000
<15% - 7.5%	\$4000
<7.5% - 0%	\$4000

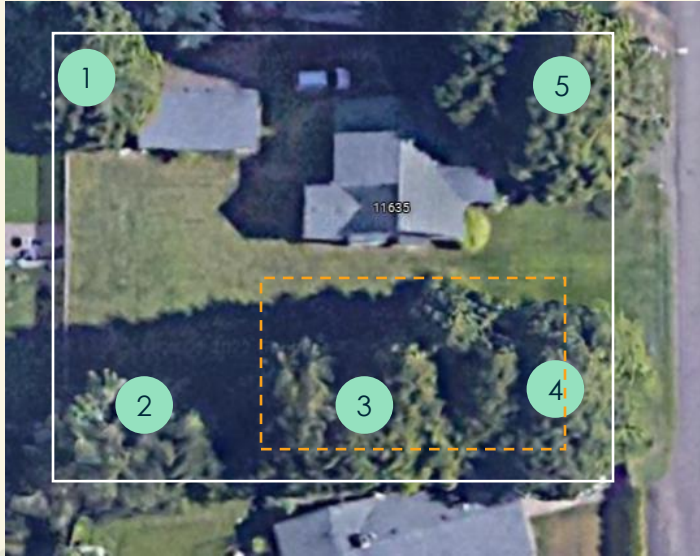
Factoring in Significant Trees – Canopy Standard

- Increases canopy credits for preservation and canopy standards
 - 125% for 12" to <20" DBH, 150% for >20" DBH
- Promotes retention of large existing trees



- **7000 sq foot lot**
- **50% existing canopy coverage (3500 sq ft)**
- **Large 22" beech tree in front**
 - **2000 sq ft canopy**
- **Sum of smaller trees = 1500 sq ft**
- **If beech removed and other trees retained....**
 - 800 sq ft canopy remaining
 - Plant back (75% canopy credit)
 - Pay mitigation (\$5 square foot)
- **If beech retained and other trees removed...**
 - Remaining tree = 2000 sq ft
 - Significant tree multiplier @ 150% = 3000 sq ft
 - 3000 sq ft > 40% canopy coverage
 - No required replanting or mitigation

Illustrative Site Map – Not to Scale



10,000 sq ft lot

----- Proposed Development

Trees	DBH	Species	Existing Canopy Radius	Existing Canopy	Canopy at Maturity
1	8"	True Fir	9 ft	254 ft ²	280 ft ²
2	10"	Washington Hawthorne	11 ft	380 ft ²	490 ft ²
3	14"	American Elm	17 ft	907 ft ²	1962 ft ²
4	15"	Red Oak	18 ft	1017 ft ²	1580 ft ²
5	13"	Big Leaf Maple	17 ft	908 ft ²	1962 ft ²
Total				3466 ft²	



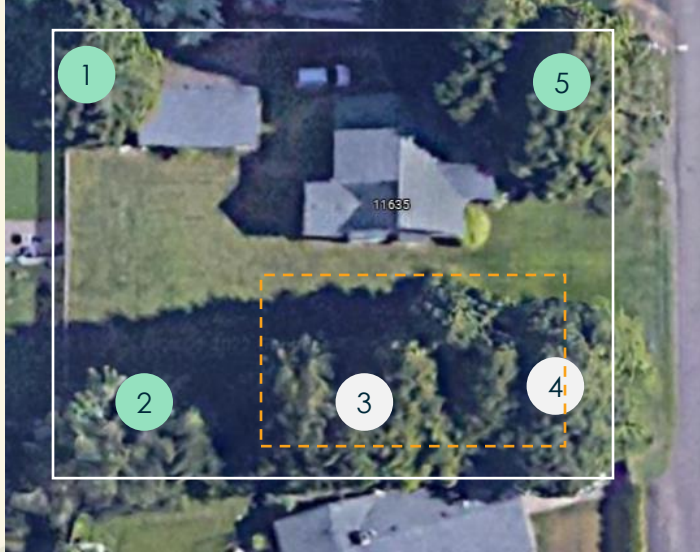
CITY OF MILWAUKIE



MILWAUKIE URBAN FOREST
Growing Trees
Growing Community

Preservation Standard

SITE DESIGN A



Tree	DBH	Species	Existing Canopy Radius	Existing Canopy	Sig. Tree Credit	Potential Canopy Credit
1	8"	True Fir	9 ft	254 ft2	--	--
2	10"	Washington Hawthorne	11 ft	380 ft2	--	--
3	14"	American Elm	17 ft	907 ft2	X 125%	1133.75
4	15"	Red Oak	18 ft	1017 ft2	X 125%	1271.25
5	13"	Big Leaf Maple	17 ft	908 ft2	X 125%	1135.0 ft2
				1542 ft2 15.42% \$8000		1769.25 ft2 17.7% \$8000

New Canopy Coverage	Mit. Fee
<30% - 22.5%	\$4000
<22.5% - 15%	\$4000
<15% - 7.5%	\$4000
<7.5% - 0%	\$4000

Preservation Standard

SITE DESIGN B



Tree	DBH	Species	Existing Canopy Radius	Existing Canopy	Sig. Tree Credit	Potential Canopy Credit
1	8"	True Fir	9 ft	254 ft ²	--	—
2	10"	Washington Hawthorne	11 ft	380 ft ²	--	—
3	14"	American Elm	17 ft	907 ft ²	X 125%	1133.75
4	15"	Red Oak	18 ft	1017 ft ²	X 125%	1271.25
5	13"	Big Leaf Maple	17 ft	908 ft ²	X 125%	1135.0
				2179 ft ² 21.79% \$8000		2660.25 ft² 26.6% \$4000

New Canopy Coverage	Mit. Fee
<30% - 22.5%	\$4000
<22.5% - 15%	\$4000
<15% - 7.5%	\$4000
<7.5% - 0%	\$4000



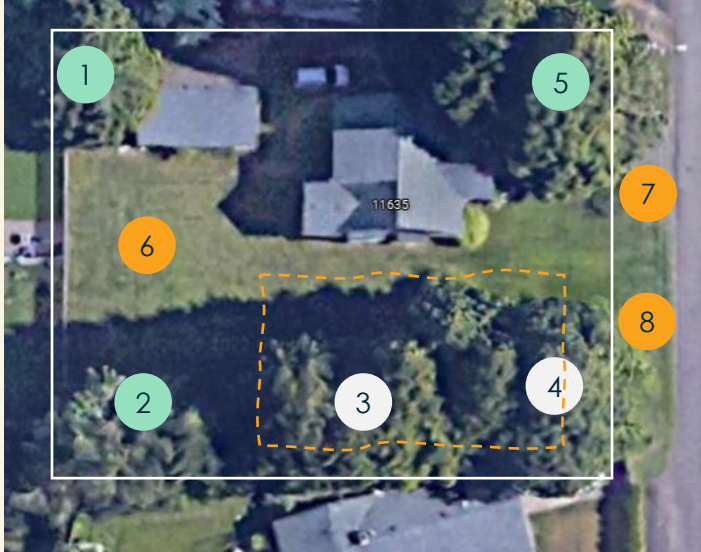
CITY OF MILWAUKIE



**MILWAUKIE
URBAN FOREST**
Growing Trees
Growing Community

Canopy Standard

SITE DESIGN A

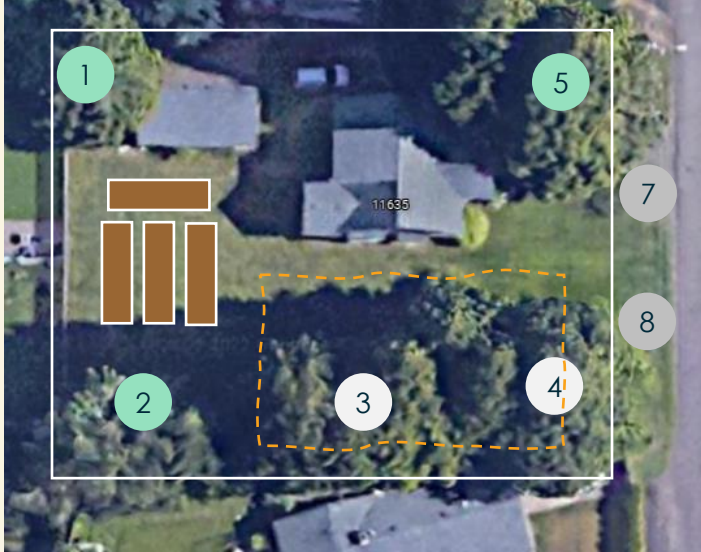


In lieu of canopy fee	Mit. Fee
<40% Canopy Standard	\$5/sq ft

Tree	DBH	Species	Existing Canopy Radius	Existing Canopy	Mature Canopy	Sig. Tree Credit	Potential Canopy Credit
1	8"	True Fir	9 ft	254 ft ²	280 ft²	--	--
2	10"	Washington Hawthorne	11 ft	380 ft ²	490 ft²	--	--
3	14"	American Elm	17 ft	907 ft ²	1962 ft ²	X 125%	2452.5
4	15"	Red Oak	18 ft	1017 ft ²	1580 ft ²	X 125%	1975
5	13"	Big Leaf Maple	17 ft	908 ft ²	1962 ft ²	X 125%	2452.5 ft²
Final existing canopy							3222.5 sq ft
Tree	DBH	Species			Mature Canopy	Canopy Credit	Final Canopy
6		Pacific Madrone			710 ft²	75%	532.5
7		Eastern Redbud			452 ft²	50%	226
8		Eastern Redbud			452 ft²	50%	226
Final planted canopy							984.5 sq ft
Total site canopy							4207 sq ft
Alternative mitigation fee (\$5/sq ft)							\$4922.50

Canopy Standard

SITE DESIGN A



In lieu of canopy fee	Mit. Fee
<40% Canopy Standard	\$5/sq ft

Tree	DBH	Species	Existing Canopy Radius	Existing Canopy	Mature Canopy	Sig. Tree Credit	Potential Canopy Credit
1	8"	True Fir	9 ft	254 ft ²	280 ft²		
2	10"	Washington Hawthorne	11 ft	380 ft ²	490 ft²		
3	14"	American Elm	17 ft	907 ft ²	1962 ft ²	X 125%	2452.5
4	15"	Red Oak	18 ft	1017 ft ²	1580 ft ²	X 125%	1975
5	13"	Big Leaf Maple	17 ft	908 ft ²	1962 ft ²	X 125%	2452.5
Final existing canopy							3222.5 sq ft
Tree	DBH	Species			Mature Canopy	Canopy Credit	Final Canopy
6		Pacific Madrone			710 ft²	75%	532.5
7		Eastern Redbud			452 ft²	50%	226
8		Eastern Redbud			452 ft²	50%	226
Final planted canopy							452 sq ft
Total site canopy							3672.5 sq ft
Alternative mitigation fee (\$5/sq ft)							\$4922.5

Alternative design variance – no mitigation fee

Canopy Standard

SITE DESIGN B



In lieu of canopy fee	Mit. Fee
<40% Canopy Standard	\$5/sq ft

Tree	DBH	Species	Existing Canopy Radius	Existing Canopy	Mature Canopy	Sig. Tree Credit	Potential Canopy Credit
1	8"	True Fir	9 ft	254 ft2	280 ft2		
2	10"	Washington Hawthorne	11 ft	380 ft2	490 ft2		
3	14"	American Elm	17 ft	907 ft2	1962 ft2	X 125%	2452.5
4	15"	Red Oak	18 ft	1017 ft2	1580 ft2	X 125%	1975 ft2
5	13"	Big Leaf Maple	17 ft	908 ft2	1962 ft2	X 125%	2452.5 ft2
Final existing canopy							4707.5 sq ft 47.1% - Meets Standard!
Tree	DBH	Species			Mature Canopy	Canopy Credit	Final Canopy
6		Pacific Madrone			710 ft2	75%	532.5
7		Eastern Redbud			452 ft2	50%	226 ft2
Final planted canopy							226 sq ft
Total site canopy							5233.5 sq ft 52.3%
Mitigation fee (\$5/sq ft)							N/A

Trees should not be a last thought.



Enforcement Fees

Private Enforcement and Restoration Fees	Fiscal Year 2023 Fee	Fiscal Year 2024 Fee
Violation Review Fee	\$200.00	\$200.00
Damaged Private Tree Fee	\$225.00 per inch DBH	\$225.00 per inch DBH
Unpermitted Private Tree Removal Fee		
6" to <12" DBH	\$2000.00 per tree	\$2000.00 per tree
12" to <18" DBH	\$167.00 per inch DBH	\$167.00 per inch DBH
18" to <24" DBH	\$200.00 per inch DBH	\$200.00 per inch DBH
24" or greater DBH	\$250.00 per inch DBH	\$250.00 per inch DBH



Affordable housing

Fee in lieu of canopy preservation for eligible residential affordable housing

\$4000 for each reduction of 5% site canopy coverage below 20% total site canopy. Fees are cumulative based on total canopy reduction.

Remaining site canopy <20%-15%: \$4000

Remaining site canopy <15%-10%: \$4000

Remaining site canopy <10%-5%: \$4000

Remaining site canopy <5%-0%: \$4000

Alternative fee in lieu of canopy preservation for eligible residential affordable housing

\$2000 for each reduction of 7.5% site canopy coverage below 30% total site canopy. Fees are cumulative based on total canopy reduction.

Remaining site canopy <30%-22.5%: \$2000

Remaining site canopy <22.5%-15%: \$2000

Remaining site canopy <15%-7.5%: \$2000

Remaining site canopy <7.5%-0%: \$2000

Next steps...

Continued discussion on Feb 15th

Questions?

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