



CITY OF MILWAUKIE

June 23, 2022

Jennifer Dillan
1017 N Revere St
Portland, OR 97227

Re: Preapplication Report

Dear Jennifer Dillan:

Enclosed is the Preapplication Report Summary from your meeting with the City on June 9, 2022, concerning your proposal for action on property located at 10263-10325 SE 36th Ave; adjacent lot on 36th Ave and 3736 SE Harvey St.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Manager may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Manager may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Will First
Administrative Specialist II



CITY OF MILWAUKIE
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov
 building@milwaukieoregon.gov
 engineering@milwaukieoregon.gov

Preapplication Conference Report

Project ID: 22-004PA

This report is provided as a follow-up to the meeting that was held on 6/9/2022 at 10:00 AM

The Milwaukie Municipal Code is available here: www.qcode.us/codes/milwaukie/

APPLICANT AND PROJECT INFORMATION

Applicant:	Jennifer Dillan	Applicant Role: Developer
Applicant Address:	1017 N Revere St, Portland, OR 97227	
Company:	HomeWork Development	
Project Name:	Milwaukie Courtyard Housing Project	
Project Address:	10263-10325 SE 36 th Ave; adjacent lot on 36 th Ave and 3736 SE Harvey St (4 lots total)	Zone: R-MD
Project Description:	34 middle housing units on 4 lots (20 units on 36 th Ave; 14 units on Harvey St)	
Current Use:	Single detached dwellings and vacant lot	
Applicants Present:	Jennifer Dillan, Mark Fretz, Judith Sheine, Simone O'Halloran	
Staff Present:	Vera Kolas, Steve Adams, Jennifer Backhaus, Natalie Rogers, Samantha Vandagriff, Shawn Olson	

PLANNING COMMENTS

Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	Both properties are zoned R-MD which allow cottage clusters by right. http://www.qcode.us/codes/milwaukie/view.php?topic=19-19_300-19_301&frames=off .
<input checked="" type="checkbox"/>	Dimensional Standards	<p>MMC 19.301 provides details for the R-MD zone. MMC 19.505.4 provides requirements for cottage clusters, including the minimum setbacks, maximum lot coverage, minimum site vegetation, etc: http://www.qcode.us/codes/milwaukie/view.php?topic=19-19_500-19_505&frames=off.</p> <p>The site plans show cottage clusters that exceed the minimum setbacks required, more in line with plex development.</p> <p>Applicant should note the maximum size of homes, minimum separation between cottages, etc.</p> <p>The 36th Ave site is made up of 3 separate tax lots. There is an option to maintain the two northern lots as separate tax lots or to combine them, as they are in common ownership. Consolidating them would require review under the cottage cluster standards. Leaving</p>

		them separate would make one of them a cottage cluster and the other a quadplex, with those standards applying.
Land Use Review Process		
<input checked="" type="checkbox"/>	Applications Needed	<p>Variance (Type III): to allow attached cottages in the R-MD zone</p> <p>Variance (Type II): to allow dwelling design with fewer than 5 design details</p> <p>Parking modification (Type II): to allow less than the minimum off-street parking spaces on the site</p> <p>Lot Consolidation (Type I): to consolidate the 2 northern tax lots on 36th Ave (if requested)</p> <p>NOTE: The applicant can decide to submit one application package for both sites as the proposal is, effectively, one development type and proposal. However, the applicant should be aware that if an appeal is filed on one of the sites, then no permits can be issued on the other site. If it submitted as one application, then both the 36th Ave and Harvey St sites are tied together. A remedy to this risk is to submit a separate application for the 36th Ave site and one for the Harvey St site. Again, it is at the applicant's discretion as to the application submittal.</p>
<input checked="" type="checkbox"/>	Fees	<p>Type III review: \$2,000</p> <p>Type II review: \$1,000</p> <p>Type I review: \$200</p> <p>25% fee reduction for concurrent applications after the most expensive application.</p>
<input checked="" type="checkbox"/>	Review Type: Choose an item.	<p>Variance (Type III): to allow attached cottages in the R-MD zone</p> <p>Variance (Type II): to allow dwelling design with fewer than 5 design details</p> <p>Parking modification (Type II): to allow less than the minimum off-street parking spaces on the site</p> <p>Lot consolidation (Type I): if requested</p>
Overlay Zones (MMC 19.400)		
<input type="checkbox"/>	Willamette Greenway	
<input type="checkbox"/>	Natural Resources	
<input type="checkbox"/>	Historic Preservation	
<input type="checkbox"/>	Flex Space Overlay	
Site Improvements/Site Context		
<input checked="" type="checkbox"/>	Landscaping Requirements	Minimum vegetation requirements are based on lot size and are outlined in 19.301.2.
<input checked="" type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)	<p>19.504.9.E requires that walkways are permeable for stormwater. If the proposed design does not include this, then a Type III variance would be required.</p> <p>Bicycle parking requirements are specified in 19.505.4. Please note the requirements for both resident and visitor bike parking for cottage clusters.</p>
<input type="checkbox"/>	Connectivity to surrounding properties	
<input type="checkbox"/>	Circulation	

<input checked="" type="checkbox"/>	Building Design Standards – including Middle Housing (MMC 19.505)	Design standards for middle housing and cottage clusters are provided in 19.505.1 and 19.505.4. Relief from the design requirements for the dwellings is available via a Type II variance.
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	
Parking Standards (MMC 19.600)		
<input checked="" type="checkbox"/>	Residential Off-Street Parking Requirements – including Middle Housing	<p>Cottage clusters are required to provide a minimum of 0.5 off-street parking spaces per cottage per 19.505.4.</p> <p>A modification to the minimum parking requirements is available via Type II review per 19.605.2. Applicant should review the application requirements to be sure that the request includes sufficient information to show that it is a reasonable request, including the specific section related to middle housing and available on-street parking.</p> <p>Required parking for middle housing may be reduced by 25% if the development is within 500 ft walking distance of a peak hour service transit stop, per 19.605.3.B.2.b.</p> <p>Per 19.605.3.B.8, for any unit that meets the affordable housing exemption standards in MMC 3.60.050, the minimum parking requirement may be reduced by 25%.</p> <p>If the northern lot on 36th Ave is maintained as a quadplex, then no off-street parking is required, even though 2 spaces are shown on the site plan.</p>
<input type="checkbox"/>	Multi-Family/Commercial Parking Requirements	
Approval Criteria (MMC 19.900)		
<input type="checkbox"/>	Community Service Use (CSU) (MMC 19.904)	
<input type="checkbox"/>	Conditional Use (MMC 19.905)	
<input type="checkbox"/>	Development Review (MMC 19.906)	
<input checked="" type="checkbox"/>	Variance (MMC 19.911)	<p>The Type III variance to the standard requiring detached cottages must respond to both the alternatives analysis and to the approval criteria outlined in 19.911.4.B (either discretionary or economic hardship). Detailed rationale must be included when responding to the approval criteria and particularly the alternatives analysis.</p> <p>The Type II variance to the minimum design details standard is specific in cases where a unique and creative housing design merits flexibility from the requirements of that subsection. The application must respond to the approval criteria outlined in 19.911.4.A.</p> <p>If the northern most lot on 36th Ave is maintained as a quadplex, then a variance for attached units would not be required. But the Type II variance for design details would still apply.</p>
Land Division (MMC Title 17)		
<input checked="" type="checkbox"/>	Design Standards	If a lot consolidation is requested, the approval criteria are found in MMC 17.12.030.
<input type="checkbox"/>	Preliminary Plat Requirements	
<input type="checkbox"/>	Middle Housing Land Division	

<input type="checkbox"/>	Final Plat Requirements (See Engineering Section of this Report)	
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Sign Code Compliance (MMC Title 14)

<input checked="" type="checkbox"/>	Sign Requirements	Signage in residential zones is subject to MMC 14.16.010: http://www.qcode.us/codes/milwaukie/view.php?topic=14-14_16-14_16_010&frames=off .
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Noise (MMC Title 16)

<input type="checkbox"/>	Noise Mitigation (MMC 16.24)	
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Neighborhood District Associations

<input checked="" type="checkbox"/>	Ardenwald-Johnson Creek	Any City-recognized neighborhood district association whose boundaries include the subject property or are within 300 ft of the subject property will receive a referral and the opportunity to provide comment on the application. Applicants are encouraged to meet with the NDA prior to application submittal: https://www.milwaukieoregon.gov/citymanager/ardenwald-johnson-creek-nda .
	Choose an item.	
	Choose an item.	

Other Permits/Registration

<input type="checkbox"/>	Business Registration	
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	

Additional Planning Notes

As noted above, the northern lot on 36th Ave could be considered a quadplex rather than a cottage cluster. For review purposes it would need to meet the development standards not applicable to cottages, including no off-street parking requirement. But the proposal does include 2 off-street spaces for this lot. There are a few options for the 36th Ave site:

1. Consider the site to be 3 separate cottage clusters
2. Consider the site to be 2 cottage clusters by consolidating the 2 northern lots
3. Consider the site to be 2 cottage clusters and 1 quadplex.

The decision on how to address the site is up to the applicant. The overall site would still require a parking modification because the middle lot does not contain any parking spaces; the development has 3 fewer parking spaces than required. Unless the "quadplex" site benefits from being called a quadplex rather than a cottage cluster, it may be more straightforward to consider the site to be entirely made up of cottages in a cottage cluster in either options 1 or 2 listed above.

A variance to allow attached cottages would still be required, even if the northern-most lot was considered a quadplex. A parking modification would also still be required because the middle lot does not have any off-street parking spaces. And a variance to the design detail requirements would be required for all 3 lots. Unless the intention is to separate the lots with fencing, it would appear that the 3 lots are intended to function together as a community, so calling the northern-most lot a quadplex does not appear to hold any significant advantages in the land use review process.

The Harvey St site is one lot, so it is a standalone cottage cluster.

ENGINEERING & PUBLIC WORKS COMMENTS

Public Facility Improvements (MMC 19.700)

<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	MMC 19.702 establishes the applicability of MMC 19.700, including partitions, subdivisions, replats, new construction, and modification and/or expansion of an existing structure or a change or intensification in use that results in a new dwelling unit, any new increase in gross floor area, and/or in any projected increase in vehicle trips. The proposed development would result in 34 new dwelling units and does therefore trigger the applicability of MMC 19.700
<input checked="" type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	A Transportation Facilities Review (TFR) Land Use Application is required.
<input checked="" type="checkbox"/>	Transportation Impact Study (MMC 19.704)	A Transportation Impact Study (TIS) is required.
<input checked="" type="checkbox"/>	Agency Notification (MMC 19.707)	The City shall provide notice to the following agency: 1. TriMet
<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	The applicant is responsible for constructing frontage improvements on the entire 36 th Avenue frontage. These improvements include (but are not limited to): curb, sidewalk, and on-street parking. <ol style="list-style-type: none"> 1. General Requirements <ol style="list-style-type: none"> a. Access Management: All development subject to MMC 19.700 shall comply with access management standards contained in MMC 12.16 b. Clear Vision: All development subject to MMC 19.700 shall comply with clear vision standards contained in MMC 12.24 2. Street Design Standards <ol style="list-style-type: none"> a. The improved right-of-way shall be constructed in conformance with the City of Milwaukie Public Works Standards and in accordance with Table 19.708.2 Street Design Standards for Local Streets. b. These improvements shall include (but are not limited to) minimum 5-ft wide setback sidewalk, 6-in wide curb, 3-ft to 5-ft wide landscape strip, and 6-ft to 8-ft wide On-Street Parking. 3. Sidewalk Requirements <ol style="list-style-type: none"> a. Sidewalks shall be provided in the public street frontage of 36th Avenue per the requirements of this chapter. Sidewalks shall be constructed within the existing and/or dedicated public right-of-way and designed in accordance with the Public Works Standards and the City of Milwaukie Americans with Disabilities Act Transition Plan. The applicant is advised to pay a Fee In Lieu Of Construction (FILOC) for the entire Harvey Street frontage. See MMC 13.32 Fee In Lieu Of Construction.
<input checked="" type="checkbox"/>	Utility Requirements (MMC 19.709)	A 10-ft Public Utility Easement (PUE) is required along each lot frontage. The applicant shall provide engineered utility plans to the City Engineer for review and approval prior to construction to demonstrate compliance with all City Standards and requirements. The City Engineer shall monitor the progress of all public utility improvements by the applicant to ensure project completion and compliance with all city permitting requirements and standards. Utility improvements are subject to the requirements of MMC 12.08. Follow-up action, such as facility inspection, bond release, and enforcement, shall be considered part of the monitoring process.
Flood Hazard Area (MMC 18)		
<input type="checkbox"/>	Development Permit (MMC 18.04.100)	The subject properties are not located in a designated flood hazard area.

<input type="checkbox"/>	General Standards (MMC 18.04.150)	
<input type="checkbox"/>	Specific Standards (MMC 18.04.160)	
<input type="checkbox"/>	Floodways (MMC 18.04.170)	
Environmental Protection (MMC 16)		
<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	The proposed development is not located in the City-regulated soil hazard area.
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	<p>Erosion control and prevention is required as outlined in MMC16.28</p> <p>Standard Erosion Prevention and Sediment Control notes are found at: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/public_works/page/76091/milwaukie_standard_notes_for_erosion_control.pdf</p> <p>Development sites between 1 acre and 5 acres should apply for a 1200-CN permit as outlined on https://www.milwaukieoregon.gov/publicworks/1200cn. Applicants will use the DEQ 1200-C permit application but submit it to the city for review and approval through the Milwaukie Erosion and Sediment Control Program. A 1200-C permit can be found on the DEQ website at https://www.oregon.gov/deq/wa/wqpermits/Pages/Stormwater-Construction.aspx. Applicants do not need to submit a permit to DEQ if under 5 acres in site size.</p> <p>https://www.milwaukieoregon.gov/publicworks/erosion-prevention-and-control covers the erosion control requirements.</p> <p>For more information, please contact erosioncontrol@milwaukieoregon.gov.</p>
<input checked="" type="checkbox"/>	Public Tree Code (MMC 16.32) Tree Preservation and Planting in Residential Zones (MMC 16.32.042)	<p>All public trees over 2" in diameter at breast height (DBH) are regulated by the public tree code. Public trees are to be protected through development and included on the inventory and protection plan required by the private development tree code (MMC 16.32.042). Public tree removals require an approved permit for removal, which includes a notice period lasting 14 days but can extend to 28 days if public comment is received.</p> <p>Frontage improvements include tree replanting requirements in the ROW following the public works standards. Public trees may count for partial credit in the development tree code as described in MMC 16.32.042.</p> <p>The tax lots included in the development site are subject to the development tree code (MMC 16.32.042 A-H). The development tree code and the included standards apply to each tax lot independently. If the applicant consolidates tax lots, the final consolidated tax lot would be subject to the development tree code.</p> <p>The development tree code requires for this development compliance and/or mitigation associated with the following standards:</p> <ul style="list-style-type: none"> - Preservation standard - Planting Standard - Protection Standard - Soil volume standard. <p>See the attached development tree code document for more information on these standards. Mitigation fees are outlined in the Master Fee Schedule. The applicant may seek a variance for one or more of these standards through a Type III variance process (MMC 16.32.042.E)</p> <p>Bonds are required for tree protection and post development warranties as outlined in the Master Fee Schedule.</p> <p>Submittal requirements are outlined in MMC 16.32.042.H. An ISA Certified arborist is required to submit the final documents to the city as defined in MMC 16.32.042. Additional</p>

		<p>supportive documentation, including canopy lists and tree protection and planting guidance are available at www.milwaukieoregon.gov/trees.</p> <p>The development tree code application is due at time of building permit application unless a variance is being requested through the land use application process. Building permits will not be approved without completion and approval of the development tree code application.</p> <p>For more information, please contact urbanforest@milwaukieoregon.gov or call 503-786-7655.</p>
Public Services (MMC 13)		
<input checked="" type="checkbox"/>	Water System (MMC 13.04)	<p>Connection and extension of City utilities is subject to plan and application review. Application for City Utility Billing Connection shall be made on approved forms: https://www.milwaukieoregon.gov/building/water-connection-application</p> <p>An 18-in diameter Cast Iron water main is located on the west side of 36th Avenue.</p> <p>A 6-in diameter Cast Iron water main is located on the south side of Harvey Street.</p> <p>A system development charge must be paid prior to new connections to city water.</p>
<input checked="" type="checkbox"/>	Sewer System (MMC 13.12)	<p>Connection and extension of City utilities is subject to plan and application review.</p> <p>It shall be the permittee's or representative's responsibility to request inspection of the work and to allow reasonable time for City to schedule the inspection. Inspections shall be requested for and made during normal business hours of the City. Should inspections be required during nonbusiness hours, the permittee shall reimburse the City for all overtime costs incurred.</p> <p>An 8-in concrete sewer main is located on both 36th Avenue and Harvey Street.</p> <p>A system development charge must be paid prior to new connections or impacts due to intensification of use to city sanitary sewer.</p>
<input checked="" type="checkbox"/>	Stormwater Management (MMC 13.14)	<p>Stormwater mitigation must meet the city's NPDES permit through design of facilities according to the 2016 City of Portland Stormwater Management Manual. The applicant will be required to provide an infiltration test to be completed by a Geotechnical Engineer.</p> <p>At the time of development, the applicant will need to install an approved overflow management discharge point for runoff from the ROW to assure that rain garden(s) or swale(s) are not overwhelmed during a storm event.</p> <p>All new impervious surface and roof runoff must be treated onsite.</p> <p>A system development charge must be paid prior to building permit issuance.</p>
<input checked="" type="checkbox"/>	System Development Charge (MMC 13.28.040)	<p>All new development or intensification of use shall be subject to system development charges.</p> <p>Latest charges are determined by the Master Fee Schedule available here: https://www.milwaukieoregon.gov/finance/fees-charges</p> <p>Please note that current fees will change on July 1st, 2022.</p>
<input checked="" type="checkbox"/>	Fee in Lieu of Construction (MMC 13.32)	<p>Fee In Lieu of Construction on Harvey Street is recommended and may be applied for.</p> <p>The estimated fee is \$85 per linear foot. This fee is subject to change based on fee increases starting July 1st, 2022, and at the discretion of the City Engineer based on frontage improvement requirements.</p>
Public Places (MMC 12)		

☒	Right of Way Permit (MMC 12.08.020)	A Right-of-Way Permit will be required for all frontage improvements, utility work within the right-of-way, and construction.
☒	Access Requirements (MMC 12.16.040)	<p>Per MMC 12.16.040, private property shall be provided street access via accessways (driveways). These driveways shall be constructed under a right-of-way permit in accordance with the current Milwaukie Public Works Standards.</p> <p>Access spacing for local streets (as identified in the City of Milwaukie's Transportation System Plan – TSP. For middle housing developments over four units are allowed one additional accessway on local or neighborhood routes provided they can be spaced 150-ft apart, access spacing requirements may be modified by the City Engineer.</p> <p>Driveway aprons shall be at least 5 feet from the side property line in residential districts. This standard does not apply accessways shared between two or more properties.</p> <p>Multi-unit residential or middle housing developments comprised of up to four units shall have a minimum driveway apron width of 12 feet with a maximum width of 20 feet.</p> <p>Multi-unit residential or middle housing developments between five and eight units shall have a minimum driveway apron width of 16 feet, and a maximum width of 20 feet.</p> <p>Multi-unit residential or middle housing developments with more than eight dwelling units shall have a minimum driveway apron width of 20 feet with a maximum width of 30 feet.</p>
☒	Clear Vision (MMC 12.24)	A clear vision area shall be maintained at all driveways and accessways.

Additional Engineering & Public Works Notes

SDC Calculations are based on FY2022 numbers. Actual fees will change on July 1st, 2022. Fees will be assessed at the time of building permit applications.

Actual Stormwater and City Wastewater SDCs are determined by total impervious surface area and unit size. See attached Table 7 for upcoming City Wastewater SDCs fees by unit size.

BUILDING COMMENTS

All drawings must be submitted electronically through www.buildingpermits.oregon.gov

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at www.buildingpermits.oregon.gov. Each permit type and sub-permit type are separate permits and are subject to the same time review times and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site and are subject to that jurisdiction's timelines. The City does not have any control over those timelines, so please plan accordingly.

Site utilities require a separate plumbing permit and will require plumbing plan review. **NOTE:** The grading plan submitted to the Engineering Department does not cover this review.

If you have any building related questions, please email us at building@milwaukieoregon.gov.

Additional Building Notes

1-2 units per building will need to meet the ORSC (Oregon Residential Specialty Code), and 3 or more units will need to meet the OSSC (Oregon Structural Specialty Code).

If designed and built under the OSSC, fire sprinklers will be required.

All utilities (sewer, water, etc.) must be on the same property.

Fees increase on July 1st each year, please plan for this in your estimates.

The school tax will be assessed on residential use.

OTHER FEES

<input type="checkbox"/>	Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.	Calculation: Valuation *12% (.12)
<input type="checkbox"/>	Metro Excise Tax Metro – Applies to any project with a construction value of over \$100,000.	Calculation: Valuation *.12% (.0012)
<input type="checkbox"/>	School Excise Tax School CET – Applies to any new square footage.	Calculation: Commercial = \$0.69 a square foot, Residential = \$1.39 a square foot (not including garages)

FIRE DISTRICT COMMENTS

Please see the attached memorandum for fire district comments.

COORDINATION WITH OTHER AGENCIES

Applicant must communicate directly with outside agencies. These may include the following:

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

MISCELLANEOUS

State or County Approvals Needed

<input type="checkbox"/>	Boiler Approval (State)	
<input type="checkbox"/>	Elevator Approval (State)	
<input type="checkbox"/>	Health Department Approval (County)	

Arts Tax

<input type="checkbox"/>	Neighborhood Office Permit	
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Other Right-of-Way Permits

<input type="checkbox"/>	Major:	
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
	<input type="checkbox"/> artMOB Application	
	<input type="checkbox"/> Traffic Control Plan (Engineering)	
<input type="checkbox"/>	Parklet:	
	<input type="checkbox"/> Parklet Application/ Planning Approval	
	<input type="checkbox"/> Engineering Approval	
	<input type="checkbox"/> Building Approval	
<input type="checkbox"/>	Sidewalk Café:	
<input type="checkbox"/>	Tree Removal Permit:	

Infrastructure/Utilities

Applicant must communicate directly with utility providers. These may include the following:

- PGE
- NW Natural
- Clackamas River Water (CRW)
- Telecomm (Comcast, Century Link)
- Water Environmental Services (WES)
- Garbage Collection (Waste Management, Hoodview Disposal and Recycling)

Economic Development/Incentives

<input type="checkbox"/>	Enterprise Zone:	
<input type="checkbox"/>	Vertical Housing Tax Credit:	
<input type="checkbox"/>	New Market Tax Credits:	
<input type="checkbox"/>	Housing Resources:	

PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE

This is only preliminary preapplication conference information based on the applicant's proposal, and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Samantha Vandagriff	Building Official	503-786-7611
Harmony Drake	Permit Technician	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636

ENGINEERING DEPARTMENT

Steve Adams	City Engineer	503-786-7605
Jennifer Backhaus	Engineering Technician III	503-786-7608

PLANNING DEPARTMENT

Laura Weigel	Planning Manager	503-786-7654
Vera Koliass	Senior Planner	503-786-7653
Brett Kelder	Senior Planner	503-786-7657
Adam Heroux	Associate Planner	503-786-7658
Ryan Dyar	Assistant Planner	503-786-7661

COMMUNITY DEVELOPMENT DEPARTMENT

Joseph Briglio	Community Development Director	503-786-7616
Mandy Byrd	Development Programs Manager	503-786-7692
Janine Gates	Housing & Econ. Dev. Prog. Mgr.	503-786-7627
Emilie Bushlen	Administrative Specialist II	503-786-7600
Will First	Administrative Specialist II	503-786-7600

PUBLIC WORKS DEPARTMENT

Courtney Wilson	Urban Forester	503-786-7697
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CLACKAMAS FIRE DISTRICT

Alex McGladrey	Lieutenant Deputy Fire Marshal	503-742-2662
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Pre-Application Comments:

To: Vera Kolas, Senior Planner, City of Milwaukie

From: Shawn Olson, Fire Marshal, Clackamas Fire District #1

Date: 06-09-2022

Re: 22-004PA, Milwaukie Courtyard Housing Project

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

- 1) A Fire Access and Water Supply plan for subdivisions and commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location (if applicable), building square footage, type of construction, and shall provide fire flow tests per NFPA 291 or hydraulic model when applicable and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority. Submit PDF directly to the Clackamas Fire District website at clackamasfire.com once complete. Call with any questions regarding design requirements 503-742-2673.
- 2) Provide address numbering that is clearly visible from the street.
- 3) No part of a building may be more than 150 feet from an approved fire department access road.
- 4) Fire hydrant shall be within 600' of all portions of any new construction.
- 5) The applicant must obtain a stamp of approval from Clackamas Fire District #1 that demonstrates fire apparatus access and water supply requirements will be satisfied.
- 6) Please see our design guide at: <https://clackamasfire.com/fire-prevention/new-construction-resources/>
- 7) If you have questions please contact Fire Marshal Shawn Olson at shawn.olson@clackamasfire.com or by calling 503-742-2663.

Submit fire apparatus access and water supply site plans to:
<https://clackamasfire.com/access-and-water-supply-plan-review-submittal/>

Development Tree Code Cheat Sheet – DEFINITIONS, ACRONYMS, TERMINOLOGY (rev 5/20/22)

TERM/ACRONYM	DEFINITION
BMP	Best Management Practice
Canopy	The collective of tree crowns/crown areas
Canopy at Maturity	The average maximum canopy size a tree maturity.
Canopy Coverage [Site Canopy Coverage]	The percentage of the site that canopy extends over. Measured by taking the sum of crown areas (sq ft or ft ²) and dividing by the total site size (sq ft or ft ²) and multiplying by 100.
Child Lot	The new lot formed from a subdivision of a 'parent lot'
Crown [Tree Crown]	The branching and leafing structures that extend from a tree trunk.
Crown Area [Tree Crown Area]	The square foot (sq ft or ft ²) measurement of a tree crown. Measured by taking the average radius of a tree and multiplying by pi. $A = \pi r^2$
Diameter at Breast Height (DBH)	Calculated by taking the tree trunk diameter in inches (in or ") at 4.5 feet off of the ground by measuring the circumference and dividing by pi ($d = c/\pi$). Can be calculated for single stem, multi-stemmed, or branching tree structures using formulas available on milwaukieoregon.gov/trees
Invasive	Species noted with harmful characteristics. Must be on Oregon Noxious Weed List or Milwaukie Invasive Tree list for code purposes.
Inventory	A detailed map with the locations of trees, species, health and condition, size, and other notable tree features. Does not typically contain assessment of tree risk or hazards.
ISA	International Society of Arboriculture
ISA Certified	Received certification from ISA for arboriculture work. Licensed and registered with ISA. To verify an ISA credential, visit treesaregood.org/findanarborist/verify
'Offsite' Canopy	Collective crown areas that extend from trees located on the Right of Way line or from outside the property boundary. Can include adjacent right of ways for tree code calculation purposes. *Note – in conversation, offsite canopy can mean any canopy 'off the site', including adjacent private properties. Offsite private property canopy is not included in tree code calculations, but offsite ROW tree canopy can be included in some calculations.
'Onsite' Canopy	Collective crown areas that extend from trees within the private property boundaries of the tax lot.
Qualified Affordable Housing	Housing developments that meet the affordable housing construction excise tax program (MMC 3.60)
Parent Lot	The original lot in a subdivision process resulting in a newly formed 'child lot'
ROW	Right of Way
Right of Way	Public space adjacent to private property.
TRAQ	Tree Risk Assessment Qualified – ISA certification
Tree Risk Assessment [Report]	Hazard assessment using quantitative data and observation that determines the likeliness and impact of failure of a tree or part of a tree. Standard form is a report using a matrix and additional annotated photos. Must be completed by TRAQ certified arborist

For a full list of definitions, terms and acronyms, please review MMC 16.010 DEFINITIONS at gcode.us/codes/milwaukie/

DESCRIPTION OF STANDARD	MEASURED/ IMPLEMENTED	BASELINE TO MEET	MITIGATION AND BONDING	SUBMITTAL DOCUMENTS
PRESERVATION STANDARD				
Threshold for preservation of existing on-site tree canopy before mitigation. Intent is to incentivize preservation of existing large trees and associated canopy.	<p>Percentage of onsite canopy coverage before and after requested tree removals.</p> <p>Canopy area is calculated by dividing the sum of onsite crown area by the total site square footage x 100.</p> <p>Significant canopy multiplier available for healthy trees larger than 12" DBH as incentive for preserved large trees.</p> <p><u>Significant Healthy Tree Multiplier</u> 12" to <20" DBH: 125% multiplier >20" DBH : 150% multiplier >36" DBH: 175% multiplier</p>	Maximum reduction of onsite canopy to 30% before mitigation.	<p>Mitigation Mitigation tiers are cumulative and are calculated based on the resulting final onsite canopy after requested tree removals. The final fee is the sum of the tiers crossed by removal.</p> <p>30 - 22.5% \$4000.00* 22.5% - 15% \$4000.00* 15% - 7.5% \$4000.00* 7.5% - 0% \$4000.00*</p> <p>*\$2000.00 per tier for qualified affordable housing developments</p>	<p>Preservation plan outlining remaining existing trees and associated crown areas, final canopy percentage and mitigation required to meet the preservation standard.</p> <p>*ISA Certified arborist must complete</p>
PLANTING STANDARD				
Requirement to plant trees to restore site to 40% canopy coverage to align with established city goals.	<ul style="list-style-type: none"> Final site canopy coverage after final tree plantings, calculated by adding the sum of the crown area of existing trees (current or future mature canopy, whichever is greater) and newly planted trees (future mature canopy). Future mature canopy for any newly planted trees is 75% of the total crown area Newly planted tree crown area is multiplied by a canopy credit multiplier (below) before added to the final sum. Adjacent ROW tree crown area can be included at 50% credit. Significant healthy tree multiplier for existing tree canopy (above) <p><u>Canopy Credit Multipliers:</u> Existing onsite canopy: 1.0 (100%) Existing ROW canopy: 0.5 (50%) Future onsite canopy: 0.75 (75%) Future ROW canopy: 0.5 (50%)</p>	Site must reach 40% final site canopy coverage including onsite and adjacent right of way trees. Canopy coverage can include existing and newly planted trees.	<p>Mitigation Mitigation calculated by determining the gap in total site crown area in square feet needed to meet the 40% canopy coverage and multiplying by \$5.00</p> <p>Bonding Newly planting trees are bonded at \$3500.00 per tree and held for 5 years. Bonding inspections will occur annually (only charged for one inspection)</p>	<p>Planting plan outlining existing tree location and new tree location, species, and final canopy percentage using the canopy at maturity list, multipliers for planting type (ROW/private) and significant tree credits. Planting plan should include outlined maintenance requirements, irrigation if applicable, size/species of tree planted.</p> <p>*ISA Certified arborist must complete</p>
PROTECTION STANDARD				
Requirement of ISA BMPs to protect existing trees and future planting locations, including considerations of root zones, soil compaction, and existing tree structures.	<ul style="list-style-type: none"> Identification of tree protection zones and future planting areas Installation of protection fencing around these spaces Management of materials on the site to prevent soil contamination 	ISA Best Management Practices using either the prescriptive path or performance path outlined in MMC 16.32.042.F and G.	<p>Bonding Existing trees are bonded at 150% of appraised tree value held for 3 years.</p> <p>Violations: Violation fee (per DBH) for trees not protected by BMPs as outlined in protection plan: \$225.00 per inch DBH</p>	<p>Protection Plan outlining protection fencing, drip lines, construction impact mitigation.</p> <p>*ISA Certified arborist must complete unless development does not expand building footprint.</p>
SOIL VOLUME STANDARD				
Requirement that new plantings have an appropriate amount of soil and appropriate soil conditions for survival.	<ul style="list-style-type: none"> Tree inventory and planting plan shows where new trees are to be planted Soil volume measured by taking the area of contiguous soil and depth. Protection fencing installed around planting zones Remediation of compacted soil (aeration, supplementation of nutrients, treatment of contaminants etc.) as needed 	1000 sq ft prescriptive standard for soil volume per new tree planted, unless noted in performance path. Soil must be contiguous and of good quality based on ISA guidelines.	Accounted for in protection standard bonding.	<p>Soil volume quantity, quality and protection addressed in submitted Planting and Protection plans.</p> <p>*ISA Certified arborist must complete</p>

RESOURCES FOR DEVELOPERS:
Find an Arborist Tool (ISA certified arborists, may not have development experience): https://www.treesaregood.org/findanarborist/arboristsearch
American Society of Consulting Arborists (ASCA) Registry (recommended): https://www.asca-consultants.org/search/custom.asp?id=3818
ISA BMPs for Planting Details and Specifications, including protection, planting, and soil standards and remediation (AutoCAD, PDF, Word): https://www.isa-arbor.com/education/onlineresources/cadplanningspecifications
ISA BMPs for Tree Inventories (2006 version): http://unri.org/ECO%20697U%20S14/Tree%20inventories%20BMP-ISA%202.pdf
Milwaukie Master Fee Schedule – Development: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/sustainability/page/123668/tree_code_master_fee_schedule.pdf
Oregon Noxious Weed List: https://www.oregon.gov/oda/programs/weeds/oregonnoxiousweeds/pages/aboutoregonweeds.aspx
Public Tree Permit Application: https://www.milwaukieoregon.gov/sustainability/tree-permitting
Private Non-Development Permit Application: https://www.milwaukieoregon.gov/sustainability/private-residential-tree-code

Development Tree Code Cheat Sheet – FREQUENTLY ASKED QUESTIONS

Revised 6/15/2022

FAQ	ANSWER
What if the building footprint is not being expanded when constructing an additional housing unit?	If the building footprint is not being expanded, then applicants only need to comply with the protection standard. When submitting a protection plan, applicants will not need materials to be signed by an ISA certified arborist. However, if a tree needs to be removed in the development process, applicants must submit a private non-development tree removal permit.
What if the applicant is not intending on removing any trees? Do they still need to meet all of the standards?	If they applicant is expanding a building footprint and/or subdividing the property with the intent to construct additional housing units, they need to meet all of the standards in the development tree code. By not removing any trees, they will meet the preservation standard and will not pay associated mitigation fees. They will still need to meet the planting standard, protection standard, and soil volume standard.
What if the applicant is subdividing a property through a land use process, but they don't have building plans?	The development tree code submittal requirements will only 'kick in' during the building permit process unless the applicant is leveraging trees to obtain a variance through the land use process. If they are seeking a land use variance related to trees, they will need to submit an application in the land use review process. Otherwise, applications are due at the start of the building permitting process for the property, no matter the owner/builder.
What if someone is subdividing their property to sell a portion of the undeveloped land, but is keeping the existing structure on one tax lot?	Development tree code applications will be required for the 'child lot' once building permits are being submitted for housing units on that lot, unless building plans are being used to justify subdivision in the land use process or a variance relating to trees is being considered in the land use process. The parent lot will not need to meet any development tree code requirements. Individual tree removals on parent lots would follow the non-development tree code process.
What if there's site constraints for tree protection requirements or soil volume standards?	The development tree code outlines prescriptive and performance paths for both protection standards and soil volume standards. Developers may choose to work with an ISA Certified arborist on performance paths for these requirements and the city urban forester will approve the plans.
What if trees fall in mapped natural resource areas with additional regulatory restrictions?	Developers must still receive an approved land use application for tree removal in mapped natural resource areas in addition to meeting tree code requirements. Depending on the site plans, meeting the tree code requirements may satisfy the requirements of the mapped natural resource area land use approval as determined by the Milwaukie Planning Department.

Development Tree Code Cheat Sheet – FREQUENTLY ASKED QUESTIONS Cont.

FAQ	ANSWER
What if a tree falls on a shared private property line?	If a tree falls on a shared private property line, it is considered an onsite private tree for the purposes of tree canopy calculations, and all standards apply.
What if a tree falls on a ROW line?	If a tree falls on a ROW line it is considered an offsite ROW tree for the purposes of the tree code. Public tree code applies to all ROW trees and a Public Tree Permit is required for removal or significant pruning.
Do ROW trees get included in any development tree code calculations?	ROW trees must be included in tree inventories. ROW trees <u>are not</u> included in preservation standard canopy calculations. ROW trees <u>are</u> included in planting standard calculations at 50% crown area at maturity. Significant tree credits do not apply to ROW trees, only private trees.
What if a tree has canopy that extends over a development site, but its trunk is located on an adjacent private?	If a tree is on an adjacent private property (the trunk is fully over the property line) but some/all of the canopy extends over the development site, it is considered an offsite private tree. The applicant does not receive credit for the offsite private tree canopy and the crown area of the offsite private tree is not included in calculations to meet mitigation standards. This is because the development site has no ownership or control over the tree's future, and the tree can be removed at any time. Protection standards still apply to offsite private trees – these trees will need to be included in protection plans if their root zones enter the development site.
What if a developer is requesting to use space on the site or perform activities on the site in their design that would conflict with trees being present?	The preservation and planting standards are flexible to allow for site design and multiple uses through mitigation fee options and variances. Developers may choose to pay mitigation fees to remove trees below the preservation standard mitigation threshold. Developers may also choose to pay mitigation fees to avoid planting the site back to 40% canopy coverage. Developers may seek a variance for alternative sustainable designs to avoid paying mitigation fees as outlined in 16.32.042.E Variance Procedure. Example activities that may justify a variance include renewable energy installations, sustainable agriculture, green infrastructure installation, habitat preservation and enhancement.
What if there are no trees on the site to begin with?	If the development site has no trees at the start of development, then they have already 'met' the preservation standards and will not need to submit the preservation plan in their application or address tree protection in their protection plan. The planting standards and soil volume standards still apply.

<p>Are there noticing requirements for development tree code?</p>	<p>There are no noticing requirements for the development tree code in particular. Information about the development, including potential or planned tree removals, may be included on other required development notices for public information and comment.</p>
<p>What needs to be included in the tree inventory?</p>	<p>Inventory requirements are outlined in the development tree code MMC 16.32.042.H.1 Tree Inventory Requirements. Invasive trees (2" DBH or greater), rare or threatened trees (all sizes) and all other trees (6" DBH or greater) must be included in the inventory, along with other key features such as species, condition, crown area, and locations. A detailed site map is required. An ISA Certified arborist must sign off on the inventory.</p>
<p>What if there are invasive species on the site?</p>	<p>Invasive species are not included in calculations to meet any standards in the development tree code, including preservation and planting standards. Removals are encouraged. Invasive species lists can be found on the Oregon Noxious Weed List. As of May 2022, only Tree of Heaven and English Hawthorne are on the list.</p>
<p>What if there are rare or threatened species on the site?</p>	<p>Removal of species on the Milwaukie Rare or Threatened species list will incur a fee of \$250.00 per inch DBH in addition to any mitigation fees required in the development tree code. Preservation of these species are encouraged.</p>
<p>What if there is a dead/dying/hazardous tree on site?</p>	<p>Trees in dead/dying (without reasonable treatment) conditions will not count in the mitigation calculations. Developers should discuss removal of these trees ahead of development with the city urban forester through the Type I non-development tree permitting process for a free removal application.</p>
<p>What if a developer doesn't plant back the trees indicated on the planting plan, or the newly planted trees don't survive?</p>	<p>Newly planted trees will be covered under bonds to be obtained by developers in the application process. If the trees are not planted at the conclusion of the development or if the newly planted trees do not survive or are in poor health, the city will require replanting or will collect the bond.</p>
<p>What if an existing tree dies during or after construction?</p>	<p>Existing trees will be covered by developer-provided performance bonds which can be collected in event of tree death.</p>
<p>Where do the fees collected in the development tree code go?</p>	<p>All fees collected in tree permit applications are directed to the Milwaukie Tree Fund. The tree fund is used to support urban forest and natural resource initiatives, staff, programs and projects in the city.</p>



RESIDENTIAL DEVELOPMENT TREE PERMIT OVERVIEW

RESIDENTIAL DEVELOPMENT TREE PERMIT OVERVIEW:

Property owners or developers looking to **build and additional housing unit on a property or subdivide a property with an intent to construct an additional housing unit** must comply with the residential development tree code MMC 16.32.042.

The development tree code requires property owners or developers to meet **four key standards**:

1. **Preservation standard** – preserving trees on the site
2. **Planting standard** – planting back trees on the site
3. **Protection standard** – protecting existing trees on the site
4. **Soil volume standard** – protecting future planting spaces on the site

For developments in which the existing building footprint is being expanded to accommodate an additional housing unit, or new housing units are being constructed on-site (including a tear down and reconstruction of housing units), standards #1-4 apply. Applicants are required to have an ISA Certified arborist submit all supportive documentation related to each standard, including a tree inventory and final arborist report.

For developments in which the existing building footprint is not being expanded, only standard #3 applies (protection standard). Applicants may submit their own required documentation without an ISA Certified arborist, including a tree inventory map and a protection plan for trees during construction on the site.

If an applicant is subdividing a property and the subdivision results in a parent lot with an existing structure, no development tree code standards apply to the lot with the existing structure if no additional housing units are being constructed on that site. Tree removals will need to be permitted on an individual bases using the private tree removal permits through the city: milwaukieoregon.gov/trees. If additional housing units are to be constructed on the parent lot along with an existing structure, all standards apply to the parent lot. Development tree permits will be required at time of building permit application.

For undeveloped lots or new child lots created through a subdivision process: The undeveloped lots and the new child lots created in the subdivision will require standards 1-4 to be met if being developed with housing units. Submittal documents will be required at time of building permit application unless the applicant is required to submit building design documents as a part of the land use application or seeking a variance related to tree preservation.

If a subdivision process requires the creation of new right-of-way which conflicts with existing trees, individual non-development private tree permits will be required.





RESIDENTIAL DEVELOPMENT TREE PERMIT OVERVIEW

PRESERVATION STANDARD:

Goal: Encourage the preservation of the maximum amount of onsite canopy possible.

Standard: Removal of onsite trees which results in a reduction of onsite canopy below 30% canopy coverage will result in required mitigation. Trees on the Milwaukie invasive tree list are not to be included in the calculations. Trees on the Milwaukie Rare or Threatened tree list are to be preserved where possible, and additional removal fees for these trees may apply. Only onsite trees are included in the preservation standard calculation.

Mitigation: The below mitigation tiers are cumulative.

Onsite canopy after proposed removals:	Mitigation fee:	Mitigation fee: Qualified Affordable Housing
<30% - 22.5%	\$4000.00	\$2000.00
<22.5% - 15%	\$4000.00	\$2000.00
<15% - 7.5%	\$4000.00	\$2000.00
<7.5% - 0%	\$4000.00	\$2000.00

Example:

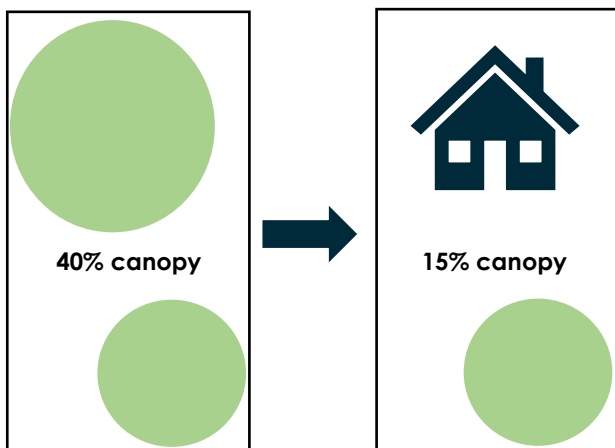
Site size: 10,000 sq ft

Onsite canopy total crown area before removal: 4,000 sq ft

Onsite canopy total crown area after removal: 1,500 sq ft

Reduction of onsite canopy: 40% -> 15%

Mitigation required: \$8,000



Above: Example of tree removal for new housing unit

Significant Canopy Credit:

For healthy trees larger than 12" in DBH, additional canopy credit may be applied if they are preserved using the multipliers below:

DBH	Multiplier
12" - <20"	125%
20" - >36"	150%
>36"	175%





RESIDENTIAL DEVELOPMENT TREE PERMIT OVERVIEW

PLANTING STANDARD:

Goal: Encourage the replanting of trees to meet the city's canopy goals.

Standard: Each site will be required to replant trees to achieve 40% canopy at maturity. Tree canopy is calculated using the sum of the total crown areas of existing and newly planted trees, adjusted with the multipliers below. Crown areas are measured using either the existing crown area or crown area at maturity, whichever is greater. Both onsite and offsite public trees can be included in the planting standard calculations.

Tree Type	Crown Area Multiplier
Onsite Existing Tree	100%
Onsite Planted Tree	75%
ROW Existing Tree	50%
ROW Planted Tree	50%

Applicants may also receive significant canopy credits for preserved existing trees greater than 12" DBH. See the preservation standard section for the significant canopy credit table.

Mitigation: Mitigation fees are calculated by multiplying the crown area remaining to reach 40% onsite canopy by \$5.00 per square foot.

Bonding requirements: \$3,500.00 per newly planted tree for a 5-year period.

Example:

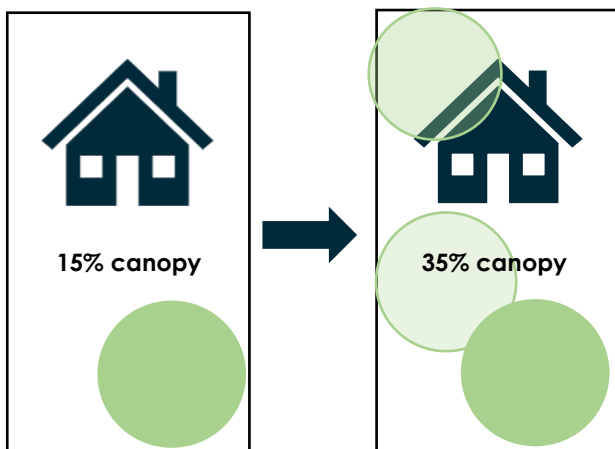
Site size: 10,000 sq ft

Onsite canopy total crown area after removal: 1,500 sq ft

Onsite canopy total crown area after replanting: 3,500 sq ft

Gap in canopy to reach 40% onsite canopy coverage: 500 sq ft

Mitigation required: \$2,500.00



Tree Species and Canopy at Maturity List:

Property owners may choose to plant any tree species that works well with the site and is not an invasive species. City staff will review the species selected in the application review process. As a reference document, staff have compiled a canopy at maturity list that shows the estimated future mature canopy for a variety of species. The list is available online at milwaukieoregon.gov/trees





RESIDENTIAL DEVELOPMENT TREE PERMIT OVERVIEW

PROTECTION STANDARD:

Goal: Protect the existing trees on site from construction impacts.

Standard: Meet the guidelines outlined in MMC 16.32.042.F for implementing site tree protection best management practices. City code outlines a prescriptive path or a performance path option for constrained sites. Protection practices include, but are not limited to:

- Protection fencing and signage around trees
- Minimizing impacts associated with heavy equipment
- Avoiding installation of in-ground irrigation within tree protection zones

Bonding Requirements: Preserved trees are to be bonded at 150% of the appraised value for three years.



Above: Examples of tree protection practices

SOIL VOLUME STANDARD:

Goal: Ensure appropriate soil conditions for the future success of planted trees.

Standard: Meet the guidelines outlined in MMC 16.32.042.G for soil volume assessment and planning for planted trees. Planting sites and soils must be included in the protection plan, including but not limited to elements such as protection fencing, soil remediation when necessary, soil volume calculations, and protection from soil contaminants.



Above: Examples of impactful construction practices on soils and trees





RESIDENTIAL DEVELOPMENT TREE PERMIT OVERVIEW

REQUIRED SUBMITTAL MATERIALS SUMMARY – FOR DETAILED LIST REVIEW MMC 16.32.042.H

	Expansion of building footprint or construction of new housing unit(s) on the site**	No expansion of existing building footprint and/or no construction of new housing unit(s) on the site
Required Materials for Development Tree Permit:		
<i>**Note: Materials must be submitted by ISA Certified Arborist who is Tree Risk Assessment Qualified (TRAQ). Other subject matter professionals may assist in preparation of the materials, but the arborist must organize, review and approve the final product</i>		
Tree Inventory <ul style="list-style-type: none"> • Inventory trees onsite, in abutting ROW, and adjacent private property where the root protection zones extend onto the site • All trees greater than 6" DBH • Invasive trees greater than 2" DBH • Any tree on Milwaukie Rare or Threatened Tree List • Inventory includes species, size (DBH and crown area), condition, and preservation intention 	Required	Required
Preservation Plan <ul style="list-style-type: none"> • Site plan to scale with corresponding inventory numbers • Planned site disturbances • Tree protection/soil mitigation BMPs to scale • Final construction plans including tree preservation plan 	Required	Required
Planting Plan <ul style="list-style-type: none"> • Site plan to scale with inventory numbers and proposed tree planting with identification • Calculations on existing/future crown area to meet planting standard • Soil volume areas to scale • Planting plan consistent with ISA planting BMPs 	Required	Not Required
Arborist Report <ul style="list-style-type: none"> • Written narrative summarizing documents above • Findings and calculations demonstrating whether standards have been met (MMC 16.32.042.B and C) or mitigation requirements needed (MMC 16.32.042.D) • Findings for proposed variances demonstrating the proposal provides equivalent or greater environmental benefits as required by MMC 16.32.042.E • Findings demonstrating compliance with the tree protection standards (16.32.042.F) • Findings demonstrating compliance with the soil volume standards (MMC 16.32.042.G) 	Required	Not Required



City of Milwaukee Tree Crown Area Reference List



*For trees not listed below, contact the city for a crown area value

Revised 05/26/2022

Rare, Threatened or Notable Species	Contact City to discuss removal
Invasive Species	Do not plant - Required Removal
Potential Nuisance Species	Not recommended for planting

Scientific Name	Common Name	Family	Growth Type	Species Type	Approved Street Tree/Shrub	Native Tree	Drought Tolerant	Moist Soil	Utility Safe	Mature Height (feet)	Mature Width (feet)	Mature Crown Area (sq ft)	75% Crown Area (Dev Tree Code Planting Standard)	Average Annual Growth Rate	Estimated Longevity
<i>Abelia grandiflora</i>	Glossy Abelia	Caprifoliaceae	Shrub	Deciduous		No	No	No	No	6	6	28	21	12-24 inches	<20 years
<i>Abies amabilis</i>	Silver Fir	Pinaceae	Tree	Evergreen		Yes	No	No	No	100	15	177	132.75	12-24 inches	>150 years
<i>Abies concolor</i>	White Fir	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	120	15	177	132.75	12-24 inches	>150 years
<i>Abies fraseri</i>	Fraser Fir	Pinaceae	Tree	Evergreen		No	Yes	Yes	No	40	20	314	235.5		
<i>Abies grandis</i>	Grand Fir	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	200	20	314	235.5	24-36 inches	>150 years
<i>Abies lasiocarpa</i>	Subalpine Fir	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	90	15	176	132	12 inches	>150 years
<i>Abies pinsapo</i>	Spanish Fir	Pinaceae	Tree	Evergreen		No	Yes	Yes	No	65	30	707	530.25	4-6 inches	>150 years
<i>Abies procera</i>	Noble Fir	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	200	20	314	235.5	24-36 inches	>150 years
<i>Acer campestre</i>	Hedge Maple	Sapindaceae	Tree	Deciduous		No	No	No	Yes	35	25	491	368.25	12 inches	40-150 years
<i>Acer campestre</i> 'Evelyn'	Queen Elizabeth Hedge Maple	Sapindaceae	Tree	Deciduous		No	No	Yes	No	50	25	491	368.25	12 inches	40-150 years
<i>Acer capillipes</i>	Japanese Snakebark Maple	Sapindaceae	Tree	Deciduous		No	No	No	Yes	35	35	962	721.5	24 inches	40-150 years
<i>Acer circinatum</i>	Vine Maple	Sapindaceae	Both	Deciduous	Yes	Yes	No	Yes	Yes	25	20	314	235.5	24 inches	40-150 years
<i>Acer fremantii</i> 'Scarsen'	Scarlet Sentinel Maple	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	40	20	314	235.5	24 inches	50-150 years
<i>Acer griseum</i>	Paperbark Maple	Aceraceae	Tree	Deciduous		No	No	Yes	Yes	25	15	177	132.75	12-24 inches	40-150 years
<i>Acer macrophyllum</i>	Bigleaf Maple	Aceraceae	Tree	Deciduous		Yes	Yes	Yes	No	75	30	707	530.25	36 inches	>150 years
<i>Acer negundo</i>	Boxelder	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	40	30	707	530.25		
<i>Acer nigrum</i>	Greencolumn Maple	Aceraceae	Tree	Deciduous		No	No	No	No	50	20	314	235.5	12-24 inches	50-150 years
<i>Acer palmatum</i>	Japanese Maple	Aceraceae	Both	Deciduous	Yes	No	No	Yes	Yes	25	30	707	530.25	12-24 inches	50-150 years
<i>Acer platanoides</i>	Norway Maple	Aceraceae	Tree	Deciduous		No	No	No	No	50	15	177	132.75	12 inches	
<i>Acer platanoides</i> 'Columnarbroad'	Parkway Maple	Aceraceae	Tree	Deciduous		No	No	No	No	45	15	177	132.75	12 inches	50-150 years
<i>Acer platanoides</i> 'Crimson'	Crimson Sentry Maple	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	25	15	177	132.75	24 inches	50-150 years
<i>Acer platanoides</i> 'Emerald Queen'	Emerald Queen Norway	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	50	40	1257	942.75	36 inches	50-150 years
<i>Acer platanoides</i> 'Globosum'	Globe Norway Maple	Aceraceae	Tree	Deciduous		No	Yes	Yes	Yes	25	25	491	368.25	12-24 inches	
<i>Acer pseudoplatanus</i>	Sycamore Maple	Aceraceae	Tree	Deciduous		No	Yes	No	No	40	25	491	368.25		
<i>Acer rubrum</i>	Red Maple	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	65	40	1257	942.75	36 inches	50-150 years
<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	50	15	177	132.75	36 inches	50-150 years
<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	50	15	177	132.75	24 + inches	50-150 years
<i>Acer rubrum</i> 'Franksred'	Franksred Red Sunset Maple	Aceraceae	Tree	Deciduous		No	No	No	No	45	35	962	721.5	24 + inches	50-150 years
<i>Acer rubrum</i> 'Karpick'	Karpick Red Maple	Aceraceae	Tree	Deciduous		No	No	Yes	No	45	20	314	235.5	12-24 inches	50-150 years
<i>Acer saccharinum</i>	Silver Maple	Aceraceae	Tree	Deciduous		No	Yes	No	No	100	40	1257	942.75		
<i>Acer saccharum</i>	Sugar Maple	Sapindaceae	Tree	Deciduous		No	No	Yes	No	50	35	962	721.5	24-36 inches	>150 years
<i>Acer saccharum</i> 'Bonfire'	Bonfire Sugar Maple	Sapindaceae	Tree	Deciduous		No	No	Yes	No	65	35	962	721.5	24 inches	100-175 years
<i>Acer saccharum</i> 'Commemoration'	Commemoration Maple	Sapindaceae	Tree	Deciduous		No	No	No	No	50	35	962	721.5	24 inches	50-150 years
<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	Sapindaceae	Tree	Deciduous		No	Yes	Yes	No	40	35	962	721.5	24-36 inches	50-150 years
<i>Acer truncatum</i>	Shantung Maple	Aceraceae	Tree	Deciduous		No	No	Yes	Yes	25	30	707	530.25	24-36 inches	50-150 years
<i>Acer truncatum</i> 'Keithsform'	Keithsform Pacific Sunset Maple	Aceraceae	Tree	Deciduous		No	No	No	No	35	25	491	368.25		
<i>Acer truncatum</i> x <i>A. platanoides</i> 'Warrenred'	Warrenred Pacific Sunset Maple	Aceraceae	Tree	Deciduous		No	No	No	No	30	25	491	368.25		
<i>Acer x freemanii</i>	Autumn Blaze Maple	Aceraceae	Tree	Deciduous		No	Yes	Yes	No	55	30	707	530.25	24 inches	
<i>Aesculus californica</i>	California Buckeye	Hippocastanaceae	Both	Deciduous		No	Yes	No	Yes	30	40	1257	942.75		
<i>Aesculus x carnea</i> 'Briottii'	Briottii Red Horsechestnut	Hippocastanaceae	Tree	Deciduous		No	No	Yes	No	50	35	962	721.5	24 inches	50-150 years
<i>Aesculus hippocastanum</i>	Common Horsechestnut	Hippocastanaceae	Tree	Deciduous		No	No	No	No	50	50	1963	1472.25		
<i>Ailanthus altissima</i>	Tree-of-Heaven	Simaroubaceae	Tree	Deciduous		No	Yes	No	No	80	20	314	235.5		
<i>Albizia julibrissin</i>	Mimosa/Silk Tree	Fabaceae	Tree	Deciduous		No	Yes	No	Yes	30	15	177	132.75		
<i>Alnus rhombifolia</i>	White Alder	Betulaceae	Tree	Deciduous		Yes	Yes	Yes	No	50	50	1963	1472.25		
<i>Alnus rubra</i>	Red Alder	Betulaceae	Tree	Deciduous		Yes	Yes	Yes	No	50	30	707	530.25		50-70 years
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	Rosaceae	Shrub	Deciduous		Yes	No	No	Yes	15	15	177	132.75	8 inches	40-150 years
<i>Araucaria araucana</i>	Monkey Puzzle Tree	Araucariaceae	Tree	Evergreen		No	Yes	No	No	80	30	707	530.25		
<i>Arbutus menziesii</i>	Pacific Madrone	Ericaceae	Tree	Evergreen	Yes	Yes	No	No	No	65	50	1963	1472.25	24 inches	>150 years
<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Madrone	Ericaceae	Shrub	Evergreen	Yes	No	No	No	Yes	10	10	79	59.25		
<i>Arctostaphylos spp.</i>	Manzanita	Ericaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	5	5	20	15		
<i>Asimina triloba</i>	Pawpaw	Annonaceae	Both	Deciduous		No	Yes	Yes	Yes	20	15	177	132.75		
<i>Aucuba japonica</i>	Japanese Laurel	Garryaceae	Shrub	Evergreen	Yes	No	Yes	Yes	Yes	8	5	20	15		
<i>Baccharis pilularis</i>	Coyote Bush	Asteraceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yes	6	6	29	21.75		
<i>Berberis buxifolia</i>	Magellan Barberry	Berberidaceae	Shrub	Evergreen		No	No	No	Yes	8	9	64	48		
<i>Berberis darwinii</i>	Darwin Barberry	Berberidaceae	Shrub	Evergreen		No	No	No	Yes	9	11	95	71.25		
<i>Betula papyrifera</i>	Paper Birch	Betulaceae	Tree	Deciduous		No	No	Yes	No	65	25	491	368.25	36 inches	
<i>Betula pendula</i>	European White Birch	Betulaceae	Tree	Deciduous		No	No	Yes	No	50	20	314	235.5		

City of Milwaukee Tree Crown Area Reference List



*For trees not listed below, contact the city for a crown area value

Revised 05/26/2022

Rare, Threatened or Notable Species	Contact City to discuss removal
Invasive Species	Do not plant - Required Removal
Potential Nuisance Species	Not recommended for planting

Scientific Name	Common Name	Family	Growth Type	Species Type	Approved Street Tree/Shrub	Native Tree	Drought Tolerant	Moist Soil	Utility Safe	Mature Height (feet)	Mature Width (feet)	Mature Crown Area (sq ft)	75% Crown Area (Dev Tree Code Planting Standard)	Average Annual Growth Rate	Estimated Longevity
<i>Betula uber</i>	Virginia Round-Leaf Birch	Betulaceae	Tree	Deciduous		No	No	Yes	No	50	20	314	235.5		
<i>Betula utilis</i> var. <i>jacquemontii</i>	White Barked Himalayan Birch	Betulaceae	Tree	Deciduous		No	No	Yes	No	65	30	707	530.25	24-36 inches	40-150 years
<i>Calocedrus decurrens</i>	Incense Cedar	Cupressaceae	Tree	Evergreen		No	Yes	No	No	90	15	177	132.75	12-24 inches	>150 years
<i>Camelia japonica</i>	Japanese Camelia	Theaceae	Shrub	Deciduous		No	No	No	No	15	10	79	59.25		
<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	Betulaceae	Tree	Deciduous	Yes	No	No	Yes	No	35	25	491	368.25	24 inches	50-150 years
<i>Carpinus betulus</i> 'Frans Fontaine'	Frans Fontain Hornbeam	Betulaceae	Tree	Deciduous	Yes	No	No	Yes	Yes	30	10	79	59.25		
<i>Carpinus caroliniana</i>	American Hornbeam	Betulaceae	Tree	Deciduous		No	Yes	Yes	No	35	30	707	530.25	12-24 inches	50-150 years
<i>Carpinus japonica</i>	Japanese Hornbeam	Betulaceae	Tree	Deciduous	Yes	No	Yes	Yes	Yes	30	25	491	368.25		
<i>Carya illinoensis</i>	Pecan	Juglandaceae	Tree	Deciduous		No	Yes	Yes	No	70	40	1257	942.75		
<i>Castanea dentata</i>	American Chestnut	Fagaceae	Tree	Deciduous		No	Yes	No	No	100	50	1963	1472.25		
<i>Castanea mollissima</i>	Chinese Chestnut	Fagaceae	Tree	Deciduous		No	Yes	No	No	50	40	1257	942.75		
<i>Catalpa bignoniodes</i>	Southern Catalpa	Bignoniaceae	Tree	Deciduous		No	Yes	No	No	40	40	1257	942.75		
<i>Ceanothus</i> spp.	Ceanothus/California Lilac	Rhamnaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	10	10	79	59.25		
<i>Cedrus deodara</i>	Deodar Cedar	Pinaceae	Tree	Evergreen		No	Yes	No	No	70	40	1257	942.75		
<i>Cedrus atlantica</i>	Atlas Cedar	Pinaceae	Tree	Evergreen		No	Yes	Yes	No	60	30	707	530.25		
<i>Celtis occidentalis</i>	Hackberry	Ulmaceae	Tree	Deciduous	Yes	No	Yes	No	No	65	40	1257	942.75	24-36 inches	50-150 years
<i>Cephalotaxus harringtonia</i>	Japanese Plum Yew	Cephalotaceae	Both	Evergreen	Yes	No	Yes	No	Yes	5	5	20	15		
<i>Cercidiphyllum japonicum</i>	Katsura Tree	Cercidiphyllaceae	Tree	Deciduous		No	No	Yes	No	40	35	962	721.5	12 inches	50-150 years
<i>Cercis canadensis</i>	Eastern Redbud	Fabaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	25	30	707	530.25		
<i>Cercis occidentalis</i>	Western Redbud	Fabaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	15	10	79	59.25		
<i>Cercis siliquastrum</i>	Judas Tree	Fabaceae	Tree	Deciduous		No	Yes	No	No	40	30	707	530.25		
<i>Chamaecyparis lawsoniana</i>	Port Orford Cedar	Cupressaceae	Tree	Evergreen		No	No	No	No	50	15	177	132.75	24 inches	>150 years
<i>Chamaecyparis nootkatensis</i>	Alaska Yellow Cedar	Cupressaceae	Tree	Evergreen		Yes	No	Yes	No	60	30	707	530.25	12-24 inches	>150 years
<i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki cypress	Cupressaceae	Both	Evergreen	Yes	No	No	No	Yes	15	6	29	21.75	12 inches	>150 years
<i>Chamaecyparis pisifera</i>	Sawara Cypress	Cupressaceae	Tree	Evergreen	Yes	No	Yes	Yes	No	160	15	177	132.75		
<i>Chionanthus retusus</i>	Chinese Fringetree	Oleaceae	Tree	Deciduous	Yes	No	Yes	Yes	Yes	25	30	707	530.25		
<i>Chionanthus virginicus</i>	White Fringetree	Oleaceae	Tree	Deciduous	Yes	No	Yes	Yes	Yes	20	15	177	132.75		
<i>Choisya ternata</i>	Mexican Orange	Rutaceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yes	8	8	50	37.5		
<i>Cistus</i> spp.	Rockrose	Cistaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	6	8	50	37.5		
<i>Clerodendron trichotomum</i>	Peanut Butter Tree	Verbenaceae	Both	Deciduous		No	Yes	No	Yes	15	10	79	59.25		
<i>Cornus</i> 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	Cornaceae	Tree	Deciduous		No	Yes	Yes	Yes	25	20	314	235.5		
<i>Cornus florida</i>	Eastern Flowering Dogwood	Cornaceae	Tree	Deciduous		No	Yes	Yes	Yes	25	30	707	530.25		
<i>Cornus kousa</i>	Kousa dogwood	Cornaceae	Tree	Deciduous	Yes	No	No	Yes	Yes	25	15	177	132.75	24 inches	50-150 years
<i>Cornus kousa chinensis</i>	Chinese Dogwood	Cornaceae	Tree	Deciduous	Yes	No	No	Yes	Yes	25	15	177	132.75	24 inches	50-150 years
<i>Cornus mas</i>	Cornelian Cherry Dogwood	Cornaceae	Tree	Deciduous		No	No	Yes	Yes	20	15	177	132.75	24 inches	50-150 years
<i>Cornus nuttallii</i>	Pacific Dogwood	Cornaceae	Tree	Deciduous		Yes	No	Yes	No	50	50	1963	1472.25	24 inches	50-150 years
<i>Cornus sericea</i>	Redtwig Dogwood	Cornaceae	Shrub	Deciduous		Yes	Yes	Yes	Yes	20	10	79	59.25	24 inches	50-150 years
<i>Cornus sericea</i> 'Flaviramea'	Yellowtwig Dogwood	Cornaceae	Shrub	Deciduous		No	Yes	Yes	Yes	6	6	28	21		
<i>Cornus x 'Rutgan'</i>	Stellar Pink Dogwood	Cornaceae	Tree	Deciduous		No	No	Yes	Yes	15	15	177	132.75	24 inches	50-150 years
<i>Corylus cornuta</i>	Beaked Hazelnut	Betulaceae	Tree	Deciduous		Yes	No	No	Yes	10	10	79	59.25	12 inches	50-150 years
<i>Cotoneaster salicifolius</i>	Willowleaf Cotoneaster	Rosaceae	Shrub	Deciduous		No	Yes	No	Yes	20	6	29	21.75	24-36 inches	40-150 years
<i>Crataegus laevigata</i>	English Hawthorn	Rosaceae	Tree	Deciduous		No	Yes	No	Yes	25	15	177	132.75	24 inches	50-150 years
<i>Crataegus phanopyrum</i>	Washington Hawthorne	Rosaceae	Tree	Deciduous		No	No	No	No	30	25	491	368.25	24 inches	50-150 years
<i>Crataegus x laevalii</i>	Lavalle Hawthorne	Rosaceae	Tree	Deciduous		No	No	No	Yes	25	15	177	132.75	24 inches	50-150 years
<i>Cryptomeria japonica</i>	Japanese Cedar	Taxodiaceae	Tree	Evergreen	Yes	No	No	Yes	No	50	20	314	235.5		
<i>Cunninghamia lanceolata</i>	China Fir	Cunninghamia	Tree	Evergreen	Yes	No	Yes	No	No	50	30	707	530.25		
<i>Cupressocyparis leylandii</i>	Leyland Cypress	Cupressaceae	Tree	Evergreen		No	No	No	No	50	20	314	235.5	36 inches	40-150 years
<i>Cupressus arizonica</i>	Arizona Cypress	Cupressaceae	Tree	Evergreen	Yes	No	Yes	No	No	40	20	314	235.5		
<i>Cupressus bakeri</i>	Baker Cypress	Cupressaceae	Tree	Evergreen	Yes	Yes	Yes	No	No	50	35	962	721.5		
<i>Cupressus lusitanica</i>	Cedar-of-Goa	Cupressaceae	Tree	Evergreen	Yes	No	Yes	No	No	100	35	962	721.5		
<i>Cupressus sempervirens</i>	Mediterranean/Italian Cypress	Cupressaceae	Tree	Evergreen	Yes	No	Yes	No	No	40	6	28	21		
<i>Cupressus sempervirens</i> 'Stricta'	Columnar Italian Cypress	Cupressaceae	Tree	Evergreen	Yes	No	Yes	No	No	40	3	7	5.25		
<i>Davidia involucrata</i>	Dove Tree	Nyssaceae	Tree	Deciduous	Yes	No	No	Yes	No	60	35	962	721.5		
<i>Edgeworthia papuifera</i>	Paper Bush	Thymelaeaceae	Shrub	Deciduous		No	Yes	No	Yes	6	6	28	21		
<i>Elaeagnus pungens</i>	Silverberry	Elaeagnaceae	Tree	Evergreen		No	Yes	No	Yes	20	15	177	132.75	36 inches	40-150 years
<i>Eucommia ulmoides</i> 'Empozam'	Hardy Rubber Tree	Eucommiaceae	Tree	Deciduous	Yes	No	Yes	No	No	60	40	1257	942.75		
<i>Euonymus japonicus</i> 'Microphyllus'	Box-leaf Euonymus	Celastraceae	Shrub	Evergreen	Yes	No	Yes	Yes	Yes	3	3	7	5.25		

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Potential Nuisance Species	Not recommended for planting

Scientific Name	Common Name	Family	Growth Type	Species Type	Approved Street Tree/Shrub	Native Tree	Drought Tolerant	Moist Soil	Utility Safe	Mature Height (feet)	Mature Width (feet)	Mature Crown Area (sq ft)	75% Crown Area (Dev Tree Code Planting Standard)	Average Annual Growth Rate	Estimated Longevity
<i>Fagus grandifolia</i>	American Beech	Fagaceae	Tree	Deciduous		No	Yes	No	No	80	70	3848	2886		
<i>Fagus sylvatica</i>	European Beech	Fagaceae	Tree	Deciduous	Yes	No	No	Yes	No	65	40	1257	942.75	24 inches	50-150 years
<i>Fagus sylvatica</i> 'Riversii'	Rivers Purple European Beech	Fagaceae	Tree	Deciduous		No	No	Yes	No	50	40	1257	942.75	24 inches	50-150 years
<i>Fraxinus americana</i>	Autumn Applause Ash	Oleaceae	Tree	Deciduous		No	No	Yes	No	80	50	1963	1472.25	36 inches	>150 years
<i>Fraxinus latifolia</i>	Oregon Ash	Oleaceae	Tree	Deciduous		Yes	No	Yes	No	80	70	3848	2886		
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	Oleaceae	Tree	Deciduous		No	Yes	No	No	50	25	491	368.25	36 inches	50-150 years
<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	Oleaceae	Tree	Deciduous		No	No	No	No	50	35	962	721.5	36 inches	50-150 years
<i>Fraxinus pennsylvanica</i> 'Urbanite'	Urbanite Ash	Oleaceae	Tree	Deciduous		No	No	No	No	50	30	707	530.25	36 inches	50-150 years
<i>Garrya elliptica</i>	Coast Silktassel	Garryaceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yes	8	8	50	37.5		
<i>Garrya fremontii</i>	Fremont Silktassel	Garryaceae	Shrub	Evergreen	Yes	Yes	Yes	Yes	Yes	5	8	50	37.5		
<i>Gaultheria shallon</i>	Salal	Ericaceae	Shrub	Evergreen		Yes	Yes	Yes	Yes	3	5	20	15		
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	Ginkgoaceae	Tree	Deciduous	Yes	No	No	No	Yes	25	25	491	368.25	12-24 inches	>150 years
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	Ginkgoaceae	Tree	Deciduous	Yes	No	No	Yes	No	60	10	79	59.25	24 inches	>150 years
<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	Fabaceae	Tree	Deciduous		No	No	No	No	70	35	962	721.5	36 inches	50-150 years
<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	Fabaceae	Tree	Deciduous		No	No	No	No	70	35	962	721.5	36 inches	50-150 years
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Fabaceae	Tree	Deciduous	Yes	No	Yes	Yes	No	40	40	1257	942.75		
<i>Hamamelis mollis</i>	Witch Hazel	Hamamelidaceae	Both	Deciduous		No	Yes	Yes	Yes	15	5	20	15		
<i>Heteromeles arbutifolium</i>	Toyon	Rosaceae	Shrub	Evergreen	Yes	No	Yes	Yes	No	8	5	20	15		
<i>Hovenia dulcis</i>	Japanese Raisintree	Rhamnaceae	Both	Deciduous		No	Yes	Yes	Yes	30	20	314	235.5		
<i>Holodiscus discolor</i>	Oceanspray	Rosaceae	Shrub	Deciduous		Yes	No	No	Yes	15	15	177	132.75		
<i>Ilex altalarensis</i>	Wilson Holly	Aquifoliaceae	Both	Evergreen		No	Yes	No	Yes	25	10	79	59.25	24 inches	50-150 years
<i>Ilex aquifolium</i>	English Holly	Aquifoliaceae	Both	Evergreen		No	No	Yes	No	25	10	79	59.25	12 inches	50-150 years
<i>Ilex aquipernyi</i>	San Jose Holly	Aquifoliaceae	Both	Evergreen		No	No	Yes	Yes	25	10	79	59.25	24 inches	50-150 years
<i>Ilex pernyi</i>	Perny Holly	Aquifoliaceae	Both	Evergreen		No	No	Yes	No	35	10	79	59.25	24 inches	50-150 years
<i>Ilex vomitoria</i>	Yaupon	Aquifoliaceae	Both	Evergreen		No	No	Yes	Yes	25	10	79	59.25	24 inches	50-150 years
<i>Itea ilicifolia</i>	Hollyleaf Sweetspire	Saxifragaceae	Both	Evergreen		No	No	Yes	Yes	20	10	79	59.25	24 inches	<50 years
<i>Juglans nigra</i>	Black Walnut	Juglandaceae	Tree	Deciduous		No	Yes	Yes	No	75	50	1963	1472.25		
<i>Juglans regia</i>	English Walnut	Juglandaceae	Tree	Deciduous		No	Yes	No	No	60	40	1257	942.75		
<i>Juniperus chinensis</i> 'Columnaris'	Chinese Blue Column Juniper	Cupressaceae	Tree	Evergreen		No	Yes	No	Yes	12	5	20	15	24 inches	40-150 years
<i>Juniperus chinensis</i> 'Pyramidalis'	Chinese Juniper	Cupressaceae	Shrub	Evergreen		No	No	No	Yes	10	5	20	15	24 inches	
<i>Juniperus communis</i>	Common Juniper	Cupressaceae	Both	Evergreen		Yes	No	No	Yes	10	5	20	15		50-150 years
<i>Juniperus occidentalis</i>	Western Juniper	Cupressaceae	Tree	Evergreen	Yes	No	No	No	No	80	50	1963	1472.25	24 inches	>150 years
<i>Juniperus sabina</i>	Savin Juniper	Cupressaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	3	5	20	15		
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	Cupressaceae	Tree	Evergreen	Yes	Yes	Yes	No	Yes	25	10	77	57.75	24 inches	50-150 years
<i>Juniperus virginiana</i> 'Cupressifolia'	Hillspire Juniper	Cupressaceae	Tree	Evergreen		No	Yes	No	Yes	20	10	77	57.75	24 inches	50-150 years
<i>Kalmia latifolia</i>	Mountain Laurel	Ericaceae	Shrub	Evergreen		No	No	Yes	Yes	15	6	28	21		
<i>Koeleruteria paniculata</i>	Goldenrain Tree	Sapindaceae	Tree	Deciduous		No	Yes	No	No	35	35	962	721.5	12-24 inches	50-150 years
<i>Laburnum watereri</i>	Goldenchain Tree	Fabaceae	Tree	Deciduous		No	No	Yes	Yes	15	12	112	84	24 inches	40-150 years
<i>Lagerstroemia indica</i>	Crape Myrtle	Lythraceae	Tree	Deciduous	Yes	No	No	Yes	Yes	25	15	177	132.75		
<i>Larix occidentalis</i>	Western Larch	Pinaceae	Tree	Deciduous		Yes	No	Yes	No	150	30	707	530.25	24 inches	>150 years
<i>Laurus nobilis</i>	Bay Laurel	Lauraceae	Tree	Evergreen	Yes	No	No	No	No	35	10	77	57.75	12-24 inches	50-150 years
<i>Liquidambar styraciflua</i>	American Sweetgum	Hamamelidaceae	Tree	Deciduous		No	No	No	No	80	40	1257	942.75	24-36 inches	>150 years
<i>Liquidambar styraciflua</i> 'Moraine'	Moraine Sweetgum	Hamamelidaceae	Tree	Deciduous		No	No	No	No	50	35	962	721.5	12-24 inches	50-150 years
<i>Liquidambar styraciflua</i> 'Rotundiloba'	Rotundiloba Sweetgum	Hamamelidaceae	Tree	Deciduous		No	No	No	No	65	35	962	721.5	12-24 inches	50-150 years
<i>Liquidambar styraciflua</i> 'Worpelsdon'	Worpelsdon Sweetgum	Hamamelidaceae	Tree	Deciduous		No	No	No	No	60	35	962	721.5	12-24 inches	50-150 years
<i>Liriodendron tulipifera</i>	Tulip Tree	Magnoliaceae	Tree	Deciduous		No	No	Yes	No	60	40	1257	942.75	36 inches	>150 years
<i>Maackia amurensis</i>	Amur Maackia	Fabaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	30	25	491	368.25		
<i>Maclura pomifera</i>	Osage-orange	Moraceae	Tree	Deciduous		No	Yes	No	No	40	40	1257	942.75		
<i>Magnolia campbellii</i>	Campbell's Magnolia	Magnoliaceae	Tree	Deciduous		No	No	Yes	No	65	40	1257	942.75	24 inches	50-150 years
<i>Magnolia grandiflora</i> 'Edith Bogue'	Edith Bogue Magnolia	Magnoliaceae	Tree	Evergreen	Yes	No	Yes	Yes	No	30	15	177	132.75	24 inches	50-150 years
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	Magnoliaceae	Tree	Evergreen	Yes	No	Yes	Yes	Yes	20	10	77	57.75		
<i>Magnolia virginiana</i> 'Jim Wilson'	Moonglow Magnolia	Magnoliaceae	Tree	Evergreen	Yes	No	Yes	Yes	Yes	25	15	177	132.75		
<i>Mahonia aquifolium</i>	Oregon Grape	Berberidaceae	Shrub	Evergreen		Yes	No	No	Yes	10	5	20	15		
<i>Mahonia repens</i>	Creeping Oregon Grape	Berberidaceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yes	2	6	28	21		
<i>Malus sp.</i> 'Prairiefire'	Prairiefire Crabapple	Rosaceae	Tree	Deciduous		No	No	No	Yes	20	20	314	235.5	12 inches	50-150 years
<i>Malus sp.</i> 'Red Baron'	Red Baron Crabapple	Rosaceae	Tree	Deciduous		No	No	No	Yes	20	10	77	57.75	12 inches	
<i>Malus sp.</i> 'Sugar Tyme'	Sugar Tyme Crabapple	Rosaceae	Tree	Deciduous		No	No	No	No	20	15	177	132.75	12 inches	

City of Milwaukee Tree Crown Area Reference List



*For trees not listed below, contact the city for a crown area value

Revised 05/26/2022

Rare, Threatened or Notable Species	Contact City to discuss removal
Invasive Species	Do not plant - Required Removal
Potential Nuisance Species	Not recommended for planting

Scientific Name	Common Name	Family	Growth Type	Species Type	Approved Street Tree/Shrub	Native Tree	Drought Tolerant	Moist Soil	Utility Safe	Mature Height (feet)	Mature Width (feet)	Mature Crown Area (sq ft)	75% Crown Area (Dev Tree Code Planting Standard)	Average Annual Growth Rate	Estimated Longevity
<i>Malus tschonoskii</i>	Tschonoskii Crabapple	Rosaceae	Tree	Deciduous		No	No	No	No	30	15	177	132.75	12 inches	
<i>Metasequoia glyptostoboides</i>	Dawn Redwood	Taxodiaceae	Tree	Deciduous		No	No	Yes	No	70	25	491	368.25	36 inches	>150 years
<i>Morella californica</i>	Pacific Wax Myrtle	Myricaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	25	20	314	235.5	24 inches	50-150 years
<i>Nandina domestica</i>	Heavenly Bamboo	Berberidaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	6	3	7	5.25		
<i>Nyssa sinensis</i>	Chinse Tupelo	Nyssaceae	Tree	Deciduous	Yes	No	Yes	Yes	Yes	30	15	132.75			
<i>Nyssa sylvatica</i>	Black Tupelo/Sour Gum	Nyssaceae	Tree	Deciduous	Yes	No	Yes	No	No	35	20	314	235.5	12-24 inches	>150 years
<i>Osmanthus fragrans</i>	Sweet Olive	Oleaceae	Both	Evergreen	Yes	No	Yes	Yes	No	40	20	314	235.5		
<i>Ostrya virginiana</i>	American Hophornbeam	Betulaceae	Tree	Deciduous	Yes	No	No	Yes	No	35	25	491	368.25	24 inches	50-150 years
<i>Oxydendrum arboreum</i>	Sourwood	Ericaceae	Tree	Deciduous		No	Yes	Yes	Yes	30	15	177	132.75		
<i>Parrotia persica</i>	Persian Parrotia	Hamamelidaceae	Tree	Deciduous	Yes	No	Yes	No	No	50	30	707	530.25		
<i>Paulownia tomentosa</i>	Empress Tree	Paulowniaceae	Tree	Deciduous		No	Yes	No	No	80	30	707	530.25		
<i>Phellodendron amurense</i>	Amur Cork Tree	Rutaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	30	35	962	721.5		
<i>Photinia x fraseri</i>	Fraser Photinia	Rosaceae	Both	Evergreen		No	No	Yes	Yes	20	10	77	57.75	24-36 inches	50-150 years
<i>Photinia x glabra</i>	Japanese Photinia	Rosaceae	Both	Evergreen		No	No	No	No	25	10	77	57.75	24 inches	
<i>Picea abies</i>	Norway Spruce	Pinaceae	Tree	Evergreen									0		
<i>Picea engelmannii</i>	Engelman Spruce	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	130	20	314	235.5	24 inches	>150 years
<i>Picea glauca 'Densata'</i>	Black Hills Spruce	Pinaceae	Tree	Evergreen		No	No	No	No	65	25	491	368.25	24 inches	>150 years
<i>Picea sitchensis</i>	Sitka Spruce	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	160	20	314	235.5	24 inches	>150 years
<i>Pinus albicaulis</i>	Whitebark Pine	Pinaceae	Tree	Evergreen		Yes	Yes	Yes	No	40	20	314	235.5		
<i>Pinus aristata</i>	Bristlecone Pine	Pinaceae	Tree	Evergreen		No	Yes	No	Yes	20	6	28	21		
<i>Pinus banksiana</i>	Jack Pine	Pinaceae	Tree	Evergreen		No	Yes	No	No	50	20	314	235.5		
<i>Pinus bungeana</i>	Lacebark Pine	Pinaceae	Tree	Evergreen	Yes	No	Yes	No	No	50	35	962	721.5		
<i>Pinus contorta</i>	Shore Pine	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	45	30	707	530.25	36 inches	>150 years
<i>Pinus contorta var. latifolia</i>	Lodgepole Pine	Pinaceae	Tree	Evergreen		Yes	No	No	No	80	25	491	368.25	12-24 inches	>150 years
<i>Pinus flexilis 'Vanderwolf's Pyramid'</i>	Vanderwolf's Pine	Pinaceae	Tree	Evergreen		No	No	No	No	40	20	314	235.5	12 inches	
<i>Pinus jeffreyi</i>	Jeffrey Pine	Pinaceae	Tree	Evergreen		Yes	Yes	Yes	No	80	20	314	235.5		
<i>Pinus lambertiana</i>	Sugar Pine	Pinaceae	Tree	Evergreen		Yes	Yes	Yes	No	150	50	1963	1472.25		
<i>Pinus monticola</i>	Western White Pine	Pinaceae	Tree	Evergreen		Yes	No	No	No	100	30	707	530.25	24-36 inches	>150 years
<i>Pinus mugo</i>	Mugo Pine	Pinaceae	Shrub	Evergreen	Yes	No	Yes	Yes	Yes	4	6	28	21		
<i>Pinus nigra</i>	Austrian Black Pine	Pinaceae	Tree	Evergreen		No	No	No	No	120	25	491	368.25	12-24 inches	>150 years
<i>Pinus palustris</i>	Longleaf Pine	Pinaceae	Tree	Evergreen		No	Yes	No	No	60	30	707	530.25		
<i>Pinus ponderosa</i>	Ponderosa Pine	Pinaceae	Tree	Evergreen	Yes	Yes	No	No	No	100	40	1257	942.75	24-36 inches	>150 years
<i>Pinus strobus</i>	Eastern White Pine	Pinaceae	Tree	Evergreen		No	Yes	Yes	No	60	40	1257	942.75		
<i>Pinus sylvestris</i>	Scots Pine	Pinaceae	Tree	Evergreen		No	Yes	No	No	60	20	314	235.5		
<i>Pistacia chinensis</i>	Chinese Pistache	Anacardiaceae	Tree	Deciduous	Yes	No	Yes	Yes	No	35	30	707	530.25		
<i>Platanus acerifolia</i>	London Plane Tree	Platanaceae	Tree	Deciduous		No	No	Yes	No	65	70	3848	2886	36 inches	
<i>Platycladus orientalis</i>	Oriental Thuja/Arborvitae	Cupressaceae	Tree	Evergreen	Yes	No	Yes	Yes	Yes	15	5	20	15		
<i>Platycladus orientalis 'Beverlyensis'</i>	Beverly Hills Arborvitae	Cupressaceae	Both	Evergreen		No	No	Yes	Yes	20	10	77	57.75	24 inches	50-150 years
<i>Podocarpus laurincei</i>	Mountain Plum Pine	Podocarpaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	4	8	50	37.5		
<i>Podocarpus macrophyllus</i>	Big Leaf Podocarp/Yew Pine	Podocarpaceae	Tree	Evergreen	Yes	No	Yes	Yes	No	50	20	314	235.5	24 inches	>150 years
<i>Podocarpus nivalis</i>	Alpine Totara	Podocarpaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	3	6	28	21		
<i>Populus alba</i>	White Poplar	Salicaceae	Tree	Deciduous		No	Yes	Yes	No	50	50	1963	1472.25		
<i>Populus tremuloides</i>	Quaking Aspen	Salicaceae	Tree	Deciduous		Yes	No	Yes	No	50	25	491	368.25	24-36 inches	50-150 years
<i>Populus trichocarpa</i>	Black Cottonwood	Salicaceae	Tree	Deciduous		Yes	No	No	No	80	50	1963	1472.25		50-150 years
<i>Prunus avium</i>	Sweet Cherry	Rosaceae	Tree	Deciduous		No	Yes	No	No	60	25	491	368.25		
<i>Prunus avium 'Bing'</i>	Bing Cherry	Rosaceae	Tree	Deciduous		Yes	No	Yes	No	35	25	491	368.25	12-24 inches	
<i>Prunus cerasifera 'Krauter Vesuvius'</i>	Krauter Vesuvius Plum	Rosaceae	Tree	Deciduous		No	No	Yes	Yes	20	15	177	132.75	24 inches	40-150 years
<i>Prunus cerasifera 'Thundercloud'</i>	Thundercloud Plum	Rosaceae	Tree	Deciduous		No	No	Yes	Yes	25	25	491	368.25	24 inches	40-150 years
<i>Prunus emarginata</i>	Bitter Cherry	Rosaceae	Tree	Deciduous		Yes	No	No	No	45	25	491	368.25		40-50 years
<i>Prunus laurocerasus</i>	English Laurel	Rosaceae	Shrub	Evergreen		No	No	Yes	No	20	10	79	59.25	36 inches	50-150 years
<i>Prunus lusitanica</i>	Portugal Laurel	Rosaceae	Shrub	Evergreen		No	No	No	No	25	15	177	132.75	24 inches	50-150 years
<i>Prunus sargentii</i>	Sargent Cherry	Rosaceae	Tree	Deciduous		No	No	No	No	50	50	1963	1472.25	24 inches	50-150 years
<i>Prunus sargentii 'Columnaris'</i>	Columnar Sargent Cherry	Rosaceae	Tree	Deciduous		No	No	No	No	30	20	314	235.5	12-36 inches	
<i>Prunus serrulata 'Amanogawa'</i>	Amanogawa Cherry	Rosaceae	Tree	Deciduous		No	No	No	Yes	20	6	28	21	24 inches	40-150 years
<i>Prunus serrulata 'Kwanzan'</i>	Kwanzan Cherry	Rosaceae	Tree	Deciduous		No	No	No	No	30	20	314	235.5	24 inches	40-150 years
<i>Prunus serrulata 'Snofozam'</i>	Snow Fountains Weeping Cherry	Rosaceae	Tree	Deciduous		No	No	No	Yes	12	10	79	59.25		
<i>Prunus virginiana</i>	Chokecherry	Rosaceae	Tree	Deciduous		No	No	No	Yes	25	20	314	235.5	24 inches	< 50 years

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Scientific Name	Common Name	Family	Growth Type	Species Type	Approved Street Tree/Shrub	Native Tree	Drought Tolerant	Moist Soil	Utility Safe	Mature Height (feet)	Mature Width (feet)	Mature Crown Area (sq ft)	75% Crown Area (Dev Tree Code Planting Standard)	Average Annual Growth Rate	Estimated Longevity
<i>Prunus virginiana</i> 'Canada Red'	Canada Red Improved Chokecherry	Rosaceae	Tree	Deciduous		No	No	Yes	Yes	25	20	314	235.5	24 inches	<50 years
<i>Prunus x hillieri</i>	Spire Cherry	Rosaceae	Tree	Deciduous		No	No	No	No	30	10	79	59.25		
<i>Pseudotsuga menziesii</i>	Douglas Fir	Pinaceae	Tree	Evergreen	Yes	Yes	No	No	No	160	30	707	530.25	24 inches	>150 years
<i>Pterocarya fraxinifolia</i>	Caucasian Wingnut	Juglandaceae	Tree	Deciduous		No	Yes	No	No	50	40	1257	942.75		
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Callery Pear	Rosaceae	Tree	Deciduous		No	No	No	No	40	30	707	530.25	24-36 inches	50-150 years
<i>Pyrus calleryana</i> 'Autumn Blaze'	Autumn Blaze Callery Pear	Rosaceae	Tree	Deciduous		No	No	No	No	30	25	491	368.25	24 inches	50-150 years
<i>Pyrus calleryana</i> 'Capital'	Capital Callery Pear	Rosaceae	Tree	Deciduous		No	No	No	No	35	12	113	84.75	24 inches	50-150 years
<i>Pyrus calleryana</i> 'Chanticleer' or 'Glen's Form'	Chanticleer Callery Pear	Rosaceae	Tree	Deciduous		No	No	No	No	40	15	177	132.75	24 inches	50-150 years
<i>Pyrus calleryana</i> 'Redspire'	Redspire Callery Pear	Rosaceae	Tree	Deciduous		No	No	Yes	No	35	25	491	368.25	24-36 inches	50-150 years
<i>Quercus acerifolia</i>	Maple-Leaf Oak	Fagaceae	Tree	Deciduous		No	Yes	No	No	40	25	491	368.25		
<i>Quercus acutissima</i>	Sawtooth Oak	Fagaceae	Tree	Deciduous		No	No	Yes	No	65	30	707	530.25	24-36 inches	>150 years
<i>Quercus chrysolepis</i>	Canyon Live Oak	Fagaceae	Tree	Evergreen	Yes	Yes	Yes	No	No	60	40	1257	942.75		
<i>Quercus coccinea</i>	Scarlet Oak	Fagaceae	Tree	Deciduous		No	No	Yes	No	65	45	1192.5	1192.5	24-36 inches	>150 years
<i>Quercus dumosa</i>	Scrub Oak	Fagaceae	Both	Evergreen	Yes	No	Yes	No	Yes	10	10	79	59.25		
<i>Quercus durata</i>	Leather Oak	Fagaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	5	5	20	15		
<i>Quercus frainetto</i>	Hungarian Oak	Fagaceae	Tree	Deciduous	Yes	No	Yes	No	No	70	55	2375	1781.25		
<i>Quercus garryana</i>	Oregon White Oak	Fagaceae	Tree	Deciduous	Yes	Yes	No	No	No	65	45	1590	1192.5	12-24 inches	50-150 years
<i>Quercus hypoleucoides</i>	Silverleaf Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	No	35	35	962	721.5		
<i>Quercus ilex</i>	Holly Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	No	65	50	1963	1472.25		
<i>Quercus palustris</i>	Pin Oak	Fagaceae	Tree	Deciduous		No	Yes	No	No	60	30	707	530.25		
<i>Quercus phellos</i>	Willow Oak	Fagaceae	Tree	Deciduous	Yes	No	Yes	Yes	No	55	30	707	530.25		
<i>Quercus robur</i>	English Oak	Fagaceae	Tree	Deciduous		No	Yes	No	No	120	30	707	530.25	36 inches	>150 years
<i>Quercus robur x alba</i>	Columnar Oak	Fagaceae	Tree	Deciduous	Yes	No	Yes	No	No	50	15	177	132.75		
<i>Quercus robur</i> 'Skyrocket'	Skyrocket Oak	Fagaceae	Tree	Deciduous		No	No	No	No	45	15	177	132.75		
<i>Quercus rubra</i>	Red Oak	Fagaceae	Tree	Deciduous		No	No	Yes	No	65	40	1257	942.75	24-36 inches	>150 years
<i>Quercus sadleriana</i>	Sadler's Oak	Fagaceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yes	3	3	7	5.25		
<i>Quercus shumardii</i>	Shumard Oak	Fagaceae	Tree	Deciduous	Yes	No	Yes	No	No	70	40	1257	942.75		
<i>Quercus suber</i>	Cork Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	No	70	40	1257	942.75		
<i>Quercus turbinella</i>	Turbinella Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	Yes	25	8	50	37.5		
<i>Quercus vaccinifolia</i>	Huckleberry Oak	Fagaceae	Shrub	Evergreen	Yes	Yes	Yes	No	Yes	2	4	13	9.75		
<i>Quercus wislizeni</i>	Interior Live Oak	Fagaceae	Tree	Evergreen	Yes	No	Yes	No	No	75	30	707	530.25		100-200 years
<i>Rhamnus purshiana</i>	Cascara	Rhamnaceae	Tree	Deciduous		Yes	Yes	Yes	Yes	25	20	314	235.5		
<i>Rhododendron macrophyllum</i>	Pacific Rhododendron	Ericaceae	Shrub	Evergreen		Yes	No	No	Yes	10	15	177	132.75	12 inches	50-150 years
<i>Rhododendron occidentale</i>	Western Azalea	Ericaceae	Shrub	Deciduous		No	No	No	No	10	8	50	37.5		
<i>Robinia pseudoacacia</i>	Black Locust	Fabaceae	Tree	Deciduous		Yes	Yes	No	No	40	25	491	368.25		
<i>Robinia x ambigua</i>	Pink Idaho Locust	Fabaceae	Tree	Deciduous		No	Yes	No	No	50	20	314	235.5	36 inches	50-150 years
<i>Rosmarinus officinalis</i>	Rosemary	Lamiaceae	Shrub	Evergreen	Yes	No	Yes	No	Yes	6	6	28	21		
<i>Sassafras albidum</i>	Sassafras	Lauraceae	Tree	Deciduous		No	Yes	Yes	Yes	30	30	707	530.25		
<i>Sarcococca hookerana humilis</i>	Dwarf Sweet Box	Buxaceae	Shrub	Evergreen	Yes	No	No	Yes	Yes	2	4	13	9.75		
<i>Sarcococca ruscifolia</i>	Sweet Box	Buxaceae	Shrub	Evergreen	Yes	No	No	Yes	Yes	4	3	7	5.25		
<i>Sciadopitys verticillata</i>	Japanese Umbrella Pine	Sciadopityaceae	Tree	Evergreen	Yes	No	No	Yes	No	70	20	314	235.5		
<i>Sequoia sempervirens</i>	Coast Redwood	Cupressaceae	Tree	Evergreen		Yes	No	Yes	No	250	20	314	235.5	36 inches	>150 years
<i>Sequoiadendron giganteum</i>	Giant Sequoia	Cupressaceae	Tree	Evergreen		No	Yes	Yes	No	150	60	2827	2120.25		
<i>Sorbus alniifolia</i>	Korean Mountain Ash	Rosaceae	Tree	Deciduous		No	No	No	No	40	15	177	132.75	24 inches	50-150 years
<i>Sorbus aria</i> 'Majestica'	Whitebeam Mountain Ash	Rosaceae	Tree	Deciduous		No	No	No	No	40	20	314	235.5	24 inches	50-150 years
<i>Sorbus aucuparia</i>	European Mountain Ash	Rosaceae	Tree	Deciduous		No	Yes	No	No	40	25	491	368.25		
<i>Sorbus aucuparia</i> 'Michred' or 'Cardinal Royal'	Cardinal Royal Mountain Ash	Rosaceae	Tree	Deciduous		No	No	Yes	No	35	20	314	235.5	24-36 inches	50-150 years
<i>Sorbus hianshanica</i>	Red Cascade Mountain Ash	Rosaceae	Tree	Deciduous		No	No	Yes	Yes	20	10	77	57.75	12-24 inches	40-150 years
<i>Sorbus x hybrida</i>	Oak-leaf Mountain Ash	Rosaceae	Tree	Deciduous		No	No	No	No	30	20	314	235.5		
<i>Stewartia pseudocamellia</i>	Japanese Stewartia	Theaceae	Tree	Deciduous		No	No	Yes	No	40	20	314	235.5		
<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	Fabaceae	Tree	Deciduous		No	Yes	No	No	40	40	1257	942.75		
<i>Styrax japonicus</i>	Japanese Snowbell	Styracaceae	Tree	Deciduous	Yes	No	No	Yes	Yes	25	30	707	530.25	12-24 inches	40-150 years
<i>Styrax obassua</i>	Fragrant Snowbell	Styracaceae	Tree	Deciduous	Yes	No	No	Yes	Yes	25	25	491	368.25		
<i>Symphoricarpos albus</i>	Common Snowberry	Caprifoliaceae	Shrub	Deciduous		Yes	Yes	Yes	Yes	5	5	20	15		
<i>Syringa reticulata</i>	Japanese Tree Lilac	Oleaceae	Tree	Deciduous	Yes	No	Yes	Yes	Yes	25	20	314	235.5		
<i>Taxus baccata</i>	English Yew	Taxaceae	Tree	Evergreen		No	Yes	No	Yes	25	15	177	132.75	12 inches	>150 years
<i>Taxus baccata</i> 'Stricta'	Irish Yew	Taxaceae	Tree	Evergreen	Yes	No	Yes	No	Yes	10	5	20	15	12 inches	>150 years

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<i>Taxus brevifolia</i>	Western Yew	Taxaceae	Tree	Evergreen	Yes	Yes	Yes	No	No	50	10	79	59.25	12 inches	>150 years
<i>Taxus chinensis</i>	Chinese Yew	Taxaceae	Tree	Evergreen	Yes	No	Yes	No	Yes	10	15	177	132.75		
<i>Taxus cuspidata</i> 'Capitata'	Japanese Yew	Taxaceae	Tree	Evergreen	Yes	No	Yes	No	Yes	25	10	79	59.25	12 inches	50-150 years
<i>Thuja occidentalis</i> 'Fastigiata'	Columnar American Arborvitae	Cupressaceae	Tree	Evergreen		No	No	Yes	Yes	25	10	79	59.25	24 inches	50-150 years
<i>Thuja plicata</i>	Western Red Cedar	Cupressaceae	Tree	Evergreen		Yes	No	Yes	No	120	30	707	530.25	24-36 inches	>150 years
<i>Thuja plicata</i> 'Excelsa'	Excelsa Western Red Cedar	Cupressaceae	Tree	Evergreen		No	No	No	No	35	20	314	235.5		
<i>Thuja plicata x standishii</i>	Green Giant Arborvitae	Cupressaceae	Tree	Evergreen	Yes	No	No	No	No	60	20	314	235.5		
<i>Tilia cordata</i> 'Chancole'	Chancellor Linden	Tiliaceae	Tree	Deciduous		No	No	Yes	No	50	30	707	530.25	12-24 inches	50-150 years
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	Tiliaceae	Tree	Deciduous		No	No	Yes	No	35	35	962	721.5	12-24 inches	50-150 years
<i>Torreya californica</i>	California Nutmeg	Taxodiaceae	Tree	Evergreen	Yes	No	Yes	No	No	115	50	1963	1472.25		
<i>Tsuga canadensis</i>	Canada Hemlock	Pinaceae	Tree	Evergreen		No	No	Yes	No	70	30	707	530.25	24-36 inches	>150 years
<i>Tsuga heterophylla</i>	Western hemlock	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	130	30	707	530.25		
<i>Tsuga mertensiana</i>	Mountain Hemlock	Pinaceae	Tree	Evergreen		Yes	No	Yes	No	65	15	177	132.75	12 inches	>150 years
<i>Ulmus x 'Homestead'</i>	Homestead Elm	Ulmaceae	Tree	Deciduous		No	No	No	No	50	35	962	721.5	24-36 inches	
<i>Ulmus x 'Pioneer'</i>	Pioneer Elm	Ulmaceae	Tree	Deciduous		No	No	No	No	50	50	1963	1472.25	24-36 inches	
<i>Ulmus Pumila</i>	Siberian Elm	Ulmaceae	Tree	Deciduous		No	Yes	No	No	50	40	1257	942.75		
<i>Umbellularia californica</i>	California Laurel	Lauraceae	Tree	Evergreen	Yes	Yes	Yes	No	No	65	25	491	368.25	12-24 inches	>150 years
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	Ericaceae	Shrub	Evergreen	Yes	Yes	Yes	Yes	Yes	6	6	28	21		
<i>Viburnum x bodantense</i> 'Dawn'	Dawn Viburnum	Adoxaceae	Shrub	Deciduous		No	Yes	Yes	Yes	10	10	79	59.25		
<i>Viburnum davidii</i>	David Viburnum	Adoxaceae	Shrub	Evergreen		No	Yes	Yes	Yes	5	5	20	15		
<i>Viburnum tinus</i>	Laurestina Viburnum	Adoxaceae	Shrub	Evergreen		No	No	No	Yes	8	6	28	21	24 inches	50-150 years
<i>Vitex agnus-castus</i>	Chaste Tree	Lamiaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	20	10	79	59.25		
<i>Zelkova serrata</i> 'City Sprite' / 'Wireless'	City Sprite/Wireless Zelkova	Ulmaceae	Tree	Deciduous	Yes	No	Yes	No	Yes	20	18	254	190.5		50-70 years
<i>Zelkova serrata</i> 'Village Green'	Zelkova 'Village Green'	Ulmaceae	Tree	Deciduous	Yes	No	No	Yes	No	65	50	1963	1472.25	24+ inches	50-150 years
<i>Zelkova serrata</i> 'Green Vase'	Zelkova 'Green Vase'	Ulmaceae	Tree	Deciduous	Yes	No	No	Yes	No	65	50	1963	1472.25	12-36 inches	50-150 years
<i>Zelkova serrata</i> 'Musashino'	Columnar Zelkova	Ulmaceae	Tree	Deciduous	Yes	No	Yes	No	No	40	15	177	132.75		



PUBLIC TREE PERMIT OVERVIEW:

Property owners requesting to significantly prune (removal of 20% or more crown area) or requesting to remove any tree greater than two inches in diameter at breast height (2" DBH) in the public right-of-way or on public lands must complete the below application and receive an approved permit before removal. Public tree permits for removal will not be approved unless applicants can meet the approval criteria listed in MMC 16.32.026.

FEES:

Permit applications will incur a \$50.00 processing fee unless related to invasive species removal. Additional public tree removal fees may apply for removal of healthy trees, even if meeting the approval criteria. To review the current fee schedule, please visit: milwaukieoregon.gov/trees.

APPLICATION PROCESS:

To apply for a public tree removal or pruning permit, complete the form below and provide the requested information in the submitted application packet. Initial permit review for completeness may take up to 10 business days.

- Public tree pruning permit applications will be reviewed for completeness and a determination granted within 10 business days.
- Public tree removal applications require a 10 business day completeness review followed by a 14-day notice period for community comment. Signage will be placed on the tree(s) by the city and staff will notify the appropriate neighborhood district associations and the community tree board. Applicants should expect a 30-day permit processing period to account for these requirements.
- **IMPORTANT: Submittal of a permit application is not considered an approved permit. Removal of regulated trees without an approved permit will result in enforcement and significant fines.**

REQUIRED MATERIALS AT TIME OF APPLICATION:

- **Site map or drawing** that clearly shows where the public tree(s) are located. Applicants may use the space provided in the application to draw the site map for application inclusion if preferred.
- **Supportive documentation for the indicated approval criteria**, which may include photographs, documentation from ISA Certified arborists or relevant professionals, fire marshals, or tree risk assessment reports from Tree Risk Assessment Qualified (TRAQ) arborists (see below)
- **The applicant's preferred replacement tree species** to meet the tree code replanting requirement. Milwaukie's approved street tree list is available online at milwaukieoregon.gov/trees
- **\$50.00 application fee** required at time of application (unless applying for invasive species removal). Fees must be paid in person at the Milwaukie Johnson Creek Campus at 6101 SE Johnson Creek Blvd. Milwaukie, OR 97206





REQUIRED SUPPORTIVE DOCUMENTATION FOR TREE REMOVAL:

Public tree removal permits are only approved if the applicant can show that removal meets one or more of the following approval criteria. Applicants are required to submit supportive documentation for approval criteria for each tree being requested for removal.

Hardship and low-income assistance are available for those who qualify. To learn more, please contact the Urban Forest team at urbanforest@milwaukieoregon.gov or call 503-786-7655.

Please note, maintenance issues common to tree ownership such as debris, sidewalk and driveway maintenance, roof and gutter impacts etc. are not considered appropriate reasons for removal.

Reason for Removal:	Required supportive documentation:
<input type="checkbox"/> Dead	Photograph showing condition of tree and/or documentation from ISA certified arborist on company letterhead
<input type="checkbox"/> Dying and cannot be saved	Annotated photograph of tree <u>and</u> documentation from ISA certified arborist stating that the tree cannot be saved
<input type="checkbox"/> Hazardous	Tree risk assessment report from an ISA Certified arborist that is also Tree Risk Assessment Qualified (TRAQ). Reports must contain at minimum all information requested in the ISA Basic Tree Risk Assessment form and annotated photos to support the information in the report.
<input type="checkbox"/> Diseased/Infested	Documentation from ISA Certified arborist or appropriate professional (e.g., <i>entomologist, mycologist, etc.</i>) clearly indicating the condition of the tree, the disease/infection/pest prevalent, and a professional opinion stating mitigation or treatment would be unfeasible or unreasonable.
<input type="checkbox"/> Invasive Species	Photograph of tree showing identifiable features, such as leaves, branch structure and bark. Only trees on the Oregon Noxious Weed List are considered invasive species.
<input type="checkbox"/> Unmitigable infrastructure impact	Documentation and photographs from a field professional (such as a civil engineer or foundation specialist) showing that the tree is directly impacting and damaging the infrastructure and documentation from an ISA certified arborist showing that the tree-related impacts cannot be mitigated by pruning, reasonable alternative construction techniques, or accepted arboricultural practices
<input type="checkbox"/> Right of Way and/or public lands improvements	Documentation from ISA Certified arborist showing that major pruning or removal of the tree, shrub, or other woody vegetation is necessary to accommodate publicly funded or city required improvements in the right-of-way or on land owned or maintained by the City.
<input type="checkbox"/> Stormwater system management	Photographs of the tree, shrub, or other woody vegetation which clearly show identifiable features, such as leaves, branch structure, bark and size.

PLEASE READ: Failure to include supportive documentation which clearly shows the tree removal request meets the criteria above (MMC 16.32.026) will result in a permit denial due to insufficient information. As trees are important community infrastructure and public assets, supportive documentation justifying removal due to the above criteria is necessary for staff to explain city-approved removals with inquiring community members.





MILWAUKIE PUBLIC TREE PERMIT APPLICATION:

Please complete the below information to apply for a Milwaukie public tree permit for pruning or removal of public trees.

Once complete, please submit the permit application by either:

- Emailing the completed permit PDF form and supportive documentation to urbanforest@milwaukieoregon.gov.
 - Fillable PDF and/or hand-written and scanned permit applications are accepted.
 - Application fees cannot be processed online at this time and must be mailed or delivered. Permits will not be processed until application processing fees are received.
- **Submitting the completed permit applications with supportive documentation and paying application fees in person at:**

Milwaukie Urban Forest
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206
- **Mailing the completed permit application form, supportive documentation and application fee to the address above.**
- **Address check payments to 'City of Milwaukie – Urban Forest'**

APPLICANT CONTACT INFORMATION:

Site address or adjacent property address:	
Adjacent property owner name (First Last):	
Property owner phone & email:	
Is the applicant the property owner? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<i>Please note: Only property owners directly adjacent to public trees may submit applications their removal. Representatives of adjacent property owners may submit permits by providing the following information:</i>	
Relation to property owner:	
Business/Organization Name (if applicable):	
Applicant name:	
Phone:	Email:
Arborist name (if applicable):	ISA Cert. #:





TREE INFORMATION FOR PRUNING OR REMOVAL

Please complete the fields below for each tree for which you are applying for significant pruning or for removal. Complete the fields to the best of your abilities. Follow up from the urban forest team on application information may be required before the application is deemed complete and ready for review. By providing accurate and detailed information, the permit application review process may be expedited.

TREE 1: <input type="checkbox"/> Significant Pruning <input type="checkbox"/> Removal	
Tree Species:	
Diameter at Breast Height:	
If requesting to remove, reason for removal:	
<input type="checkbox"/> Dead	<input type="checkbox"/> Invasive Species
<input type="checkbox"/> Dying and cannot be saved	<input type="checkbox"/> Unmitigable infrastructure impact
<input type="checkbox"/> Hazardous	<input type="checkbox"/> Right of Way Improvements
<input type="checkbox"/> Diseased/Infested	<input type="checkbox"/> Stormwater system management
<input type="checkbox"/> Other (please include explanation below)	
Explanation for above removal (required for all approval standards):	

TREE 2: <input type="checkbox"/> Significant Pruning <input type="checkbox"/> Removal	
Tree Species:	
Diameter at Breast Height:	
If requesting to remove, reason for removal:	
<input type="checkbox"/> Dead	<input type="checkbox"/> Invasive Species
<input type="checkbox"/> Dying and cannot be saved	<input type="checkbox"/> Unmitigable infrastructure impact
<input type="checkbox"/> Hazardous	<input type="checkbox"/> Right of Way Improvements
<input type="checkbox"/> Diseased/Infested	<input type="checkbox"/> Stormwater system management
<input type="checkbox"/> Other (please include explanation below)	
Explanation for above removal (required for all approval standards):	





TREE 3: <input type="checkbox"/> Significant Pruning <input type="checkbox"/> Removal	
Tree Species:	
Diameter at Breast Height:	
If requesting to remove, reason for removal:	
<input type="checkbox"/> Dead	<input type="checkbox"/> Invasive Species
<input type="checkbox"/> Dying and cannot be saved	<input type="checkbox"/> Unmitigable infrastructure impact
<input type="checkbox"/> Hazardous	<input type="checkbox"/> Right of Way Improvements
<input type="checkbox"/> Diseased/Infested	<input type="checkbox"/> Stormwater system management
<input type="checkbox"/> Other (please include explanation below)	
Explanation for above removal (required for all approval standards):	

If applying for more than three tree removals, please duplicate application pages until all trees are accounted for in the application. A single application fee will be required.

REPLANTING REQUIREMENTS FOR REMOVAL APPLICATIONS

Approval of a public tree removal is conditioned on the replanting of another appropriate street tree on site or payment of fee-in-lieu of replanting (\$675.00). Removal of invasive species do not require a replacement tree for removal.

Applicants have 60 days following permit approval to replant a replacement tree, schedule a replanting inspection and pass inspection unless otherwise noted by the urban forester. If applicants do not replant within the approved timeline following best planting practices AND receive an approved planting inspection from the city urban forest team, applicants will need to pay a fee-in-lieu of replanting or face enforcement.

Complete both:

- I am choosing to replant ____ of the ____ trees requested for removal in the application
- I am choosing to pay a fee-in-lieu of replanting for _____ of the ____ trees requested for removal in the application

Required:

- I acknowledge that a replacement tree or fee-in-lieu of replacement tree is required for every tree approved for removal (except for invasives), and if a replacement tree isn't appropriately replanted within the permitting time window the city will charge a fee-in-lieu of replacement instead.





REPLANTING REQUIREMENTS FOR REMOVAL APPLICATIONS CONT.

Applicants must choose from the [Milwaukie Street Tree list](#) based on the replanting site conditions.

Replacement trees must meet the following size criteria:

- 1.5" caliper or greater for deciduous trees
- 5' or taller for coniferous trees.

The city Urban Forester will need to approve the replacement tree(s) selected and the locations of planting based on the site map provided in the application.

Replacement Tree 1 Species:

Replacement Tree 2 Species:

Replacement Tree 3 Species:

If removing more trees, please note the replacement species:

How to properly plant a tree: For resources on proper planting standards and techniques, visit milwaukieoregon.gov/trees

Estimated replanting date for inspection scheduling (MM/DD/YY):

Choose one:

- I would like to schedule a replanting inspection with the urban forest team to meet in person on site. I acknowledge that I must give the urban forest team at least 10 business days to schedule an inspection. Inspections can be scheduled by emailing urbanforest@milwaukieoregon.gov or calling 503-786-7655.
- I would like the urban forest team to inspect the replanted tree and inform me of approval or required changes by phone or email using the contact information provided in the application.

Required:

- I acknowledge that if a replanting inspection indicates that tree replacement or replanting is required, I must complete that work to bring the replanted tree up to compliance within 10 business days or face enforcement.





SITE MAP

A site map is required for both pruning and removal permit applications. Site maps can be easily created by taking a screenshot of a google maps aerial view of the site and using an online software to draw on the map or using a pen/marker on a printed map. All trees addressed in this application should be included. Alternatively, applicants may use the space provided below to draw a site map in their application.

Site maps must include:

- Trees the applicant is requesting to be removed/pruned
 - Trees must be labeled with a clear identifier. Species and DBH and/or 'Tree 1/Tree 2' identifiers matching the application fields above may be used.
- Location of replanting with species name
- Adjacent streets
- Any reference landscape features that help orient the map, such as addresses and/or structures and buildings

- I have attached a site map with my application**
- I have drawn a site map on the application below**

Site Map Drawing Space:





APPLICANT AGREEMENTS

Right of Way Approval

Applicants performing work within the right-of-way may require a right-of-way permit in addition to a tree removal permit. Right-of-way permits are available online at www.milwaukieoregon.gov/engineering/right-way-permit-application. Traffic control plans may also be required. Please contact Milwaukie Engineering at engineering@milwaukieoregon.gov or by phone at 503.786.7606 for more information.

Arborist Requirements

Any work being performed on public trees must be performed by an ISA Certified arborist. Staff will request the arborist contact information and ISA certification number from the applicant for the work being performed. A list of ISA certified arborists can be found online at: www.treesaregood.org/findanarborist.

We hereby agree to the requirements listed in the permit application, and to hold the City of Milwaukie harmless from any and all damages or expense caused by, or in any way connected with, the work permitted in the application. City specifications shall be met unless otherwise authorized by the Urban Forester or their authorized representative. If work cannot be completed by expiration date, applicant must reapply for a removal/pruning permit. If work is performed without a permit or beyond the permit scope approved by the city, the applicant and/or property owner may face enforcement and significant fines.

Printed First/Last Name	Signature	Date
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OFFICE USE ONLY

Application Received:		Application Complete:				
Received by (Staff Initials):		Processed by (Staff Initials):				
FEE SUMMARY:	Application fee	\$	Removal fee:	\$	Fees in-lieu of replanting:	\$
Total fees paid at time of application: \$			Fees due at approval: \$			
Application Fee Receipt Number:			Approval fee Receipt Number:			
APPLICATION DETERMINATION:			<input type="checkbox"/> Approved as described <input type="checkbox"/> Approved with conditions <input type="checkbox"/> Denied (insufficient justification) <input type="checkbox"/> Denied (incomplete application)			
Determination Date:						
Notes:						





Permit Record: 22-004PA

SDCs

Street Address: 3736 SE Harvey St

Prepared By: JMB

Date: 6/23/2022

SDC	Reimbursement	Improvement	Administration	Total
Parks	\$ 46,527.00	\$ -	\$ -	\$ 46,527.00
Transportation	\$ 905.04	\$ 18,017.00	\$ -	\$ 18,922.04
Storm Drainage	\$ -	\$ -	\$ -	See Note 1
Water	\$ 4,620.00	\$ 3,843.00	\$ 650.00	\$ 9,113.00
Sewer	\$ -	\$ -	\$ -	See Note 2
Water Meter Set Fee	\$ 740.00	\$ -	\$ -	\$ 740.00
Review Fee	\$ -	\$ -	\$ 150.00	\$ 150.00
Wastewater Treatment	\$ 82,824.00	\$ -	\$ -	\$ 82,824.00
			Total	\$ 158,276.04

Fees subject to change until final plans and permit issuance. Fees valid until June 30, 2022

1 - Storm SDCs based on total impervious surface

2 - City Wastewater SDC based on unit size, see attached Table



Permit Record: 22-004PA

SDCs

Street Address: 10263 SE 36th Ave

Prepared By: JMB

Date: 6/23/2022

SDC	Reimbursement	Improvement	Administration	Total
Parks	\$ 10,447.00	\$ -	\$ -	\$ 10,447.00
Transportation	\$ 181.44	\$ 3,612.00	\$ -	\$ 3,793.44
Storm Drainage	\$ -	\$ -	\$ -	See Note 1
Water	\$ 2,490.00	\$ 2,067.00	\$ 349.00	\$ 4,906.00
Sewer	\$ -	\$ -	\$ -	See Note 2
Water Meter Set Fee	\$ 610.00	\$ -	\$ -	\$ 610.00
Review Fee	\$ -	\$ -	\$ 150.00	\$ 150.00
Wastewater Treatment	\$ 17,864.00	\$ -	\$ -	\$ 17,864.00
			Total	\$ 37,770.44

Fees subject to change until final plans and permit issuance. Fees valid until June 30, 2022

1 - Storm SDCs based on total impervious surface

2 - City Wastewater SDC based on unit size, see attached Table



Permit Record: 22-004PA

SDCs

Street Address: 10325 SE 36th Ave

Prepared By: JMB

Date: 6/23/2022

SDC	Reimbursement	Improvement	Administration	Total
Parks	\$ 36,080.00	\$ -	\$ -	\$ 36,080.00
Transportation	\$ 723.60	\$ 14,405.00	\$ -	\$ 15,128.60
Storm Drainage	\$ -	\$ -	\$ -	See Note 1
Water	\$ 3,556.00	\$ 2,952.00	\$ 498.00	\$ 7,006.00
Sewer	\$ -	\$ -	\$ -	See Note 2
Water Meter Set Fee	\$ 610.00	\$ -	\$ -	\$ 610.00
Review Fee	\$ -	\$ -	\$ 150.00	\$ 150.00
Wastewater Treatment	\$ 64,960.00	\$ -	\$ -	\$ 64,960.00
			Total	\$ 123,934.60

Fees subject to change until final plans and permit issuance. Fees valid until June 30, 2022

1 - Storm SDCs based on total impervious surface

2 - City Wastewater SDC based on unit size, see attached Table



Permit Record: 22-004PA

SDCs

Street Address: Lot 2 - 36th Ave

Prepared By: JMB

Date: 6/23/2022

SDC	Reimbursement	Improvement	Administration	Total
Parks	\$ 21,648.00	\$ -	\$ -	\$ 21,648.00
Transportation	\$ 434.16	\$ 8,643.00	\$ -	\$ 9,077.16
Storm Drainage	\$ -	\$ -	\$ -	See Note 1
Water	\$ -	\$ -	\$ -	\$ -
Sewer	\$ -	\$ -	\$ -	See Note 2
Water Meter Set Fee	\$ -	\$ -	\$ -	\$ -
Review Fee	\$ -	\$ -	\$ 150.00	\$ 150.00
Wastewater Treatment	\$ 38,976.00	\$ -	\$ -	\$ 38,976.00
			Total	\$ 69,851.16

Fees subject to change until final plans and permit issuance. Fees valid until June 30, 2022

1 - Storm SDCs based on total impervious surface

2 - City Wastewater SDC based on unit size, see attached Table

Table 7: Schedule for Residential Units based on Total Living Area

	EDUs	Calculated SDC
< 500 sqft (use ADU rate)	0.60 \$	639
500-800 sqft	0.70 \$	745
800-1,799 sqft	0.90 \$	958
1,800-2,999 sqft	1.00 \$	1,065
3,000-3,799 sqft	1.10 \$	1,171
≥ 3,800 sqft	1.20 \$	1,278
Accessory dwelling unit (ADU)	0.60 \$	639