



Planning and Development Services

PB-10-7

Landscaping and Tree Preservation Text Amendment

(Legistar No. 090878)

5/2/13

Public hearing for CPB	2/25/10
Public hearing for CC	5/6/10
First draft of ordinance	2/21/11
Perkins & Will workshops	11/8/11, 12/6/11, 1/17/12
P&W final recommendations	3/19/12
Workshop with BANCf et al	4/19/12
Tree Advisory Board meeting	6/4/12, 7/16/12, 8/20/12
1st reading of ordinance	5/2/13

Definitions (Section 30-23)

Subdivisions (Sections 30-180 thru 30-188)

Development standards (Sections 30-251 thru 30-253.2)

- **General standards, exemptions, design principles**
- **Landscaping for vehicular areas**
- **Compatibility buffers**
- **Street landscaping**
- **Stormwater landscaping**

Tree removal and mitigation (Section 30-254)

- **Criteria for removal**
- **Mitigation with developments**
- **Mitigation on individual properties**
- **Commercial tree removal permits**

Tree preservation (Section 30-255)

Installation standards (Section 30-256)

Enforcement (Sections 30-310 and 30-311)

Comprehensive Plan

- **Compatibility buffers – FLUE 4.2**
- **Shading parking lots – COSE 3.1.2.b**
- **Tree lined streets – UDE 1.1.1, COSE 3.1.4**
- **Species diversity – COSE 3.1.2.c**
- **Removal of invasives – COSE 3.1.2.d**
- **Preservation of tree canopy – COSE 3.1**
- **Protection of heritage trees – COSE 3.1.7**

Underlying Goals

- 1) Ensure viability of landscape trees:**
 - Separation requirements from utilities
 - Minimum root room volume
 - Distance from buildings, balconies, light poles, etc.
- 2) Design landscaping for urban development:**
 - Compatibility buffer requirements (base on FLUE)
 - Street buffers, street trees, and tree wells
- 3) Protect existing tree canopy:**
 - Focus on high quality heritage trees
 - Update tree removal and mitigation requirements
- 4) Account for current issues (solar projects)**
- 5) Update to reflect best practices**
- 6) Develop citywide landscaping provisions**

Tree Mitigation During Development

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- High quality heritage trees mitigation payment based on tree appraised value.
- Limited to three trees per acre average.
- Payment made to City tree mitigation fund, used for new tree planting projects or purchase of conservation land.

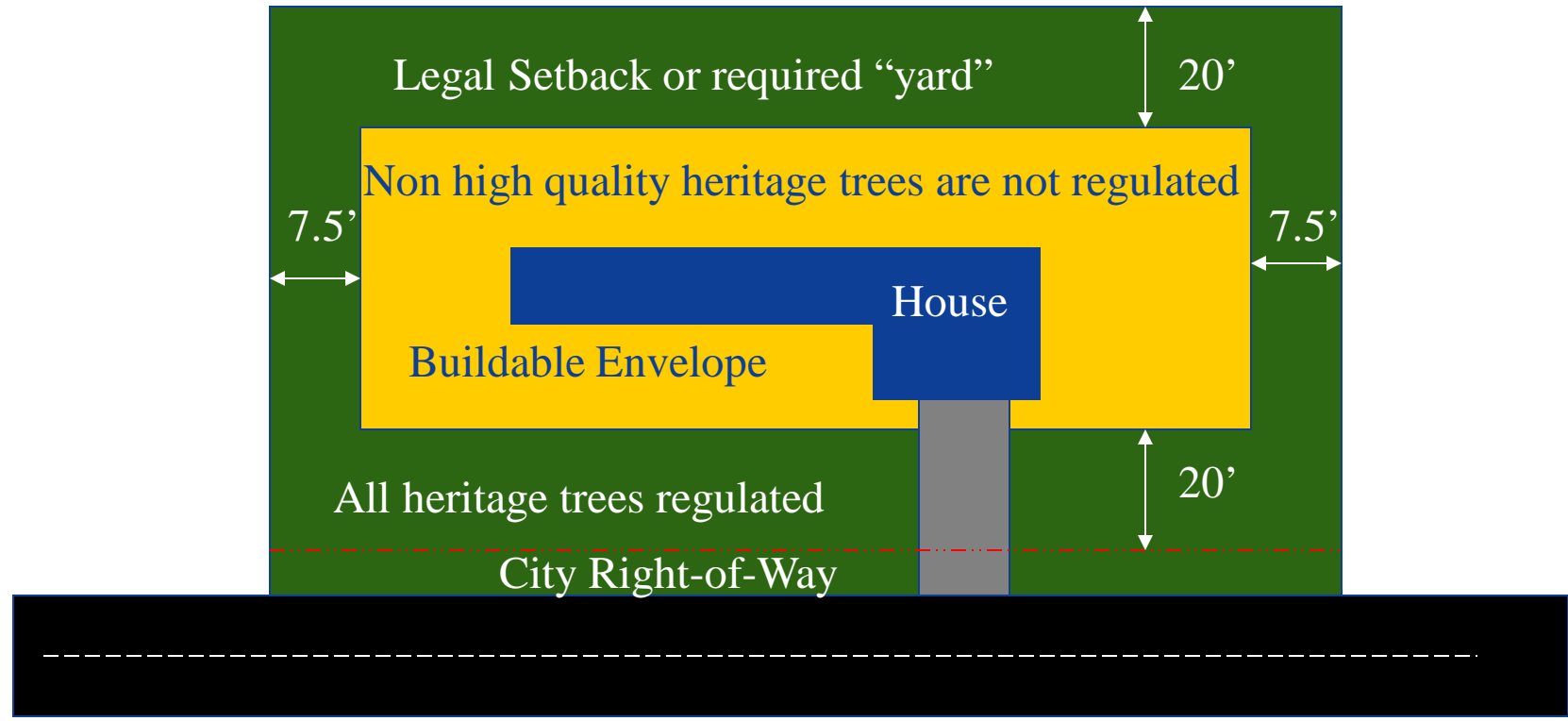
Tree Mitigation During Development

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Single Family Residential

High quality heritage trees are regulated across entire property:



Single Family Residential



P&W recommendations

RECOMMENDATION	GENERAL ORDINANCE	URBAN	INNOVATION SQUARE
flexibility in tree opening size- focus on volume rather than area	●	●	●
clarify that minimum architectural feature setback is 15 feet	●	●	●
simplify mitigation calculation formula	●	●	●
measure building setback from building face	●	●	●
allow "green street" stormwater management	●	●	●
reduce architectural feature setback to 10 feet	●	●	●
remove size limit for mitigation trees	●	●	●
allow trees planted for site development to count towards mitigation	Except for high quality trees		
require a minimum 4 foot width for shade tree planting opening areas	●	●	●
stormwater basin shape is not regulated	For basins under 5000 sq ft		
incentive for saving heritage trees within innovation square district (custom incentive can be developed for other urban districts)	Requires Comp Plan Amendment		
higher standard for soil volume (700 cf for single tree or 550 cf for trees with shared soil volume)	●	●	●
direct tree mitigation funds to trees in parks and streetscapes within innovation square district	Establishes mechanism		

Staff Recommendation:

Approval of ordinance for
*Landscaping and Tree Preservation
Text Amendment (PB-10-7)*