

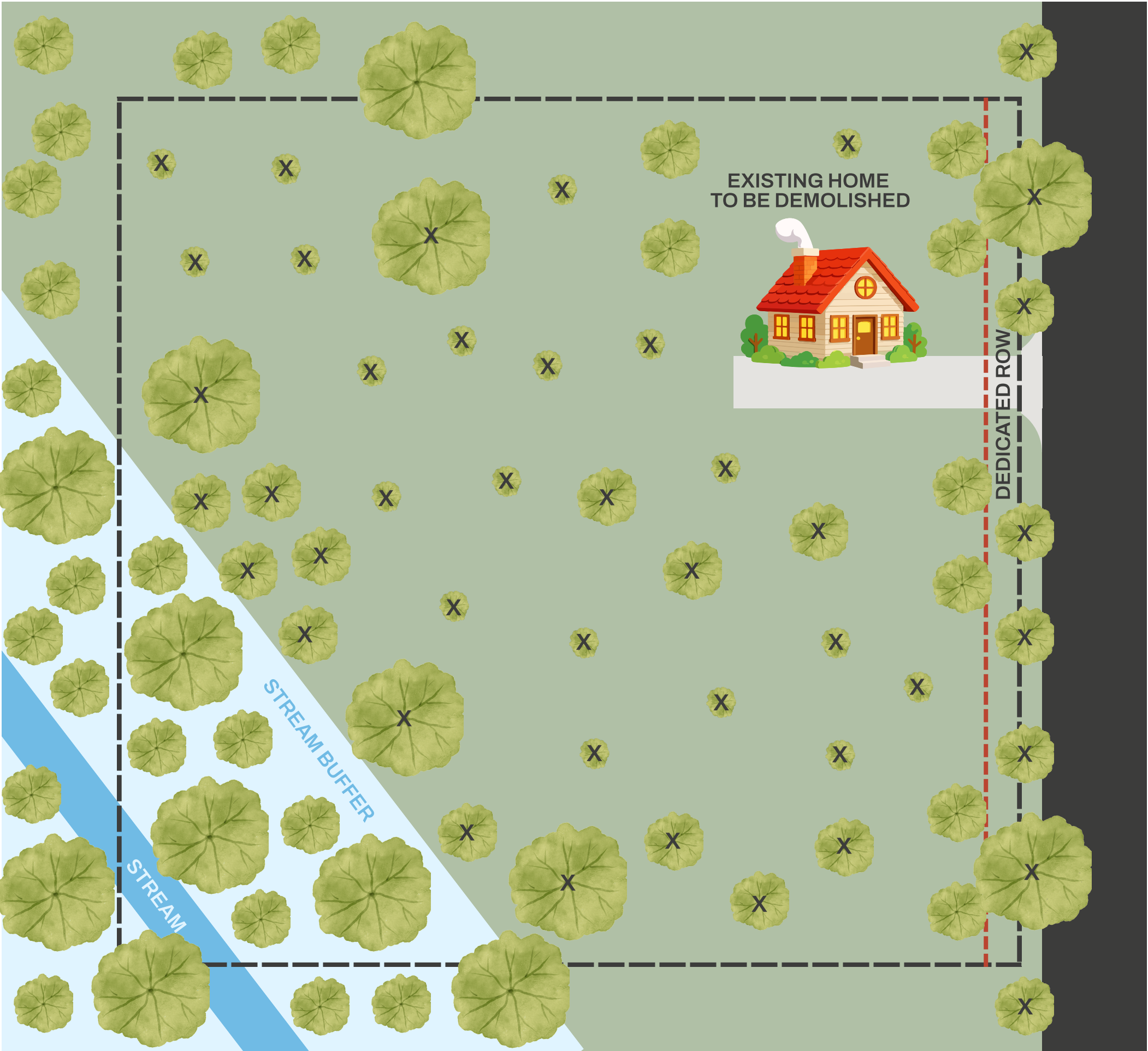
TREE RETENTION PLAN

SITE DATA

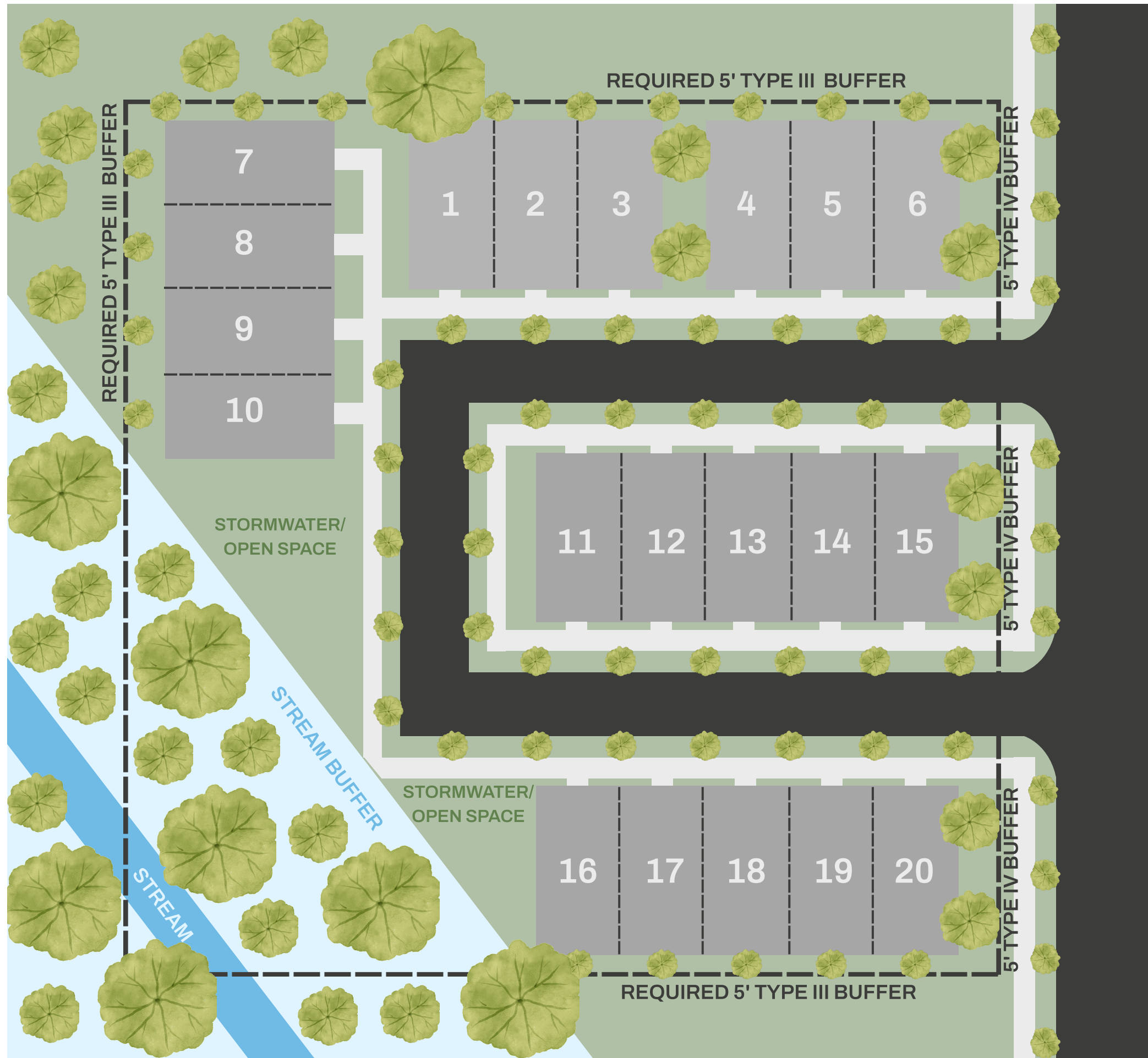
- LOT SIZE: 1.17 AC
- ZONING: R-M1
- EXISTING USE: SINGLE FAMILY
- PROPOSED USE: TOWNHOMES
- SETBACKS: 10' FRONT, 10' REAR, 5' SIDE
- MAX IMPERVIOUS: 70%
- HEIGHT LIMIT: 35'
- MAX DENSITY: 25 UNITS/AC

TREE RETENTION REQUIREMENTS

- SIGNIFICANT TREES ≥ 8" DBH
- APPLICANT MUST RETAIN 20% OF TOTAL DBH OF SIGNIFICANT TREES
- UP TO 5% MAY BE SATISFIED BY INSTALLING NEW CONIFEROUS TREES ATLEAST 6' IN HEIGHT OR NEW DECIDUOUS TREES ATLEAST 1.5" DBH



|                |  32" |  8" | TOTAL SIGNIFICANT |  6" |
|----------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------|
| # OF TREES     | 4                                                                                         | 20                                                                                       | 24                | 20                                                                                       |
| TOTAL DBH      | 128"                                                                                      | 160"                                                                                     | 288"              | 120"                                                                                     |
| TREES RETAINED | 0                                                                                         | 8                                                                                        | 8                 | 0                                                                                        |
| RETAINED DBH   | 0"                                                                                        | 64"                                                                                      | 64"               | 0"                                                                                       |
| RETENTION RATE | 0%                                                                                        | 40%                                                                                      | 22%               | 0%                                                                                       |



## LANDSCAPING PLAN

### DENSITY CALCULATIONS

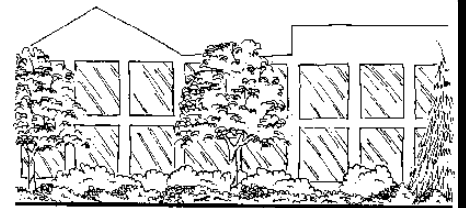
- GROSS AREA: 1.17 AC
- CRITICAL AREA: 5,645 SF
- DEDICATED ROW: 1,716 SF
- NET BUILDABLE AREA: 1.0 AC

### LANDSCAPING REQUIREMENTS

- MULTIFAMILY REQUIRES:
  - FRONT: 5' TYPE IV BUFFER
  - REAR: 5' TYPE III BUFFER
  - SIDE: 5' TYPE III BUFFER

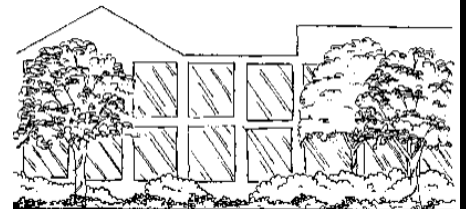
#### TYPE III BUFFER

Planting strip planted with coniferous or a maximum of 75% deciduous trees at an average spacing of 25 ft on-center.



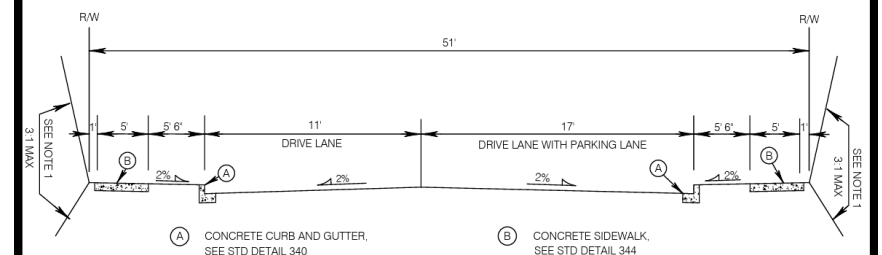
#### TYPE IV BUFFER

At least one deciduous tree for each 150 sf of landscaped area at an average spacing of 30 ft on-center.



#### LOCAL ACCESS STREET

- 11' drive lanes
- 5' sidewalks
- 5' planting strips with one deciduous tree, at an average spacing of 30' on-center



## **TREE RETENTION PRIORITIES**

In addition to meeting the required number and size of trees preserved, the *location and role* of those trees also matters. When selecting which significant trees to retain, applicants are required to prioritize the following:

- ☐ Trees that contribute to a continuous overstory canopy, rather than scattered individual trees
- ☐ Trees located next to streams and other critical areas and their protective buffers
- ☐ Trees that maintain or enhance the “feathered edge” along ridges or hilltops (if applicable)
- ☐ Trees that have the highest likelihood of survival after development, as determined by a certified arborist
- ☐ Trees that are incorporated in any low-impact development (LID) stormwater strategies (if applicable)
- ☐ Trees located within designated open space areas (if applicable)

### **HOW TO USE THIS LIST**

As you look at the tree retention plan, consider whether the trees that were kept align with these priorities - not just how many trees were retained, but *where* and *why* they were retained.

## **OTHER SCENARIOS TO CONSIDER**

Consider the following situations and how they might change or impact project outcomes.

### **SMALL OR EXEMPT SITES**

Currently, the City’s Tree Retention & Landscaping requirements do not apply to existing single-family lots that are less than 20,000 square feet, or duplexes, multifamily residential, or nonresidential developments with less than 2,000 square feet of required landscaping. What outcomes would change if this project was under that threshold?

### **CONSTRUCTION DAMAGE**

What if a tree that was intended to be preserved is damaged during construction and begins to decline? What should happen?

### **NEIGHBORING TREES IMPACTED**

What if one of the large trees on the north or south adjacent properties is damaged during construction? Who is responsible?

### **POST-DEVELOPMENT REMOVAL**

What if a homeowner wants to remove a healthy tree that was originally retained, more than 3 years after construction? Should this be allowed?

## WHAT'S WORKING WELL?

## WHAT'S NOT WORKING?

## WHAT SHOULD CHANGE?

