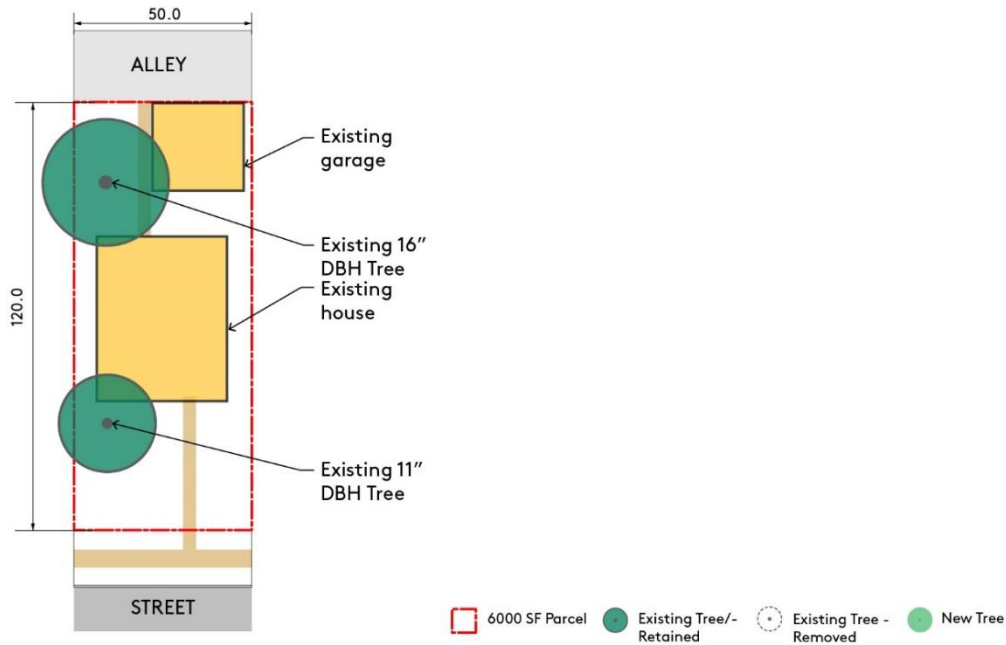
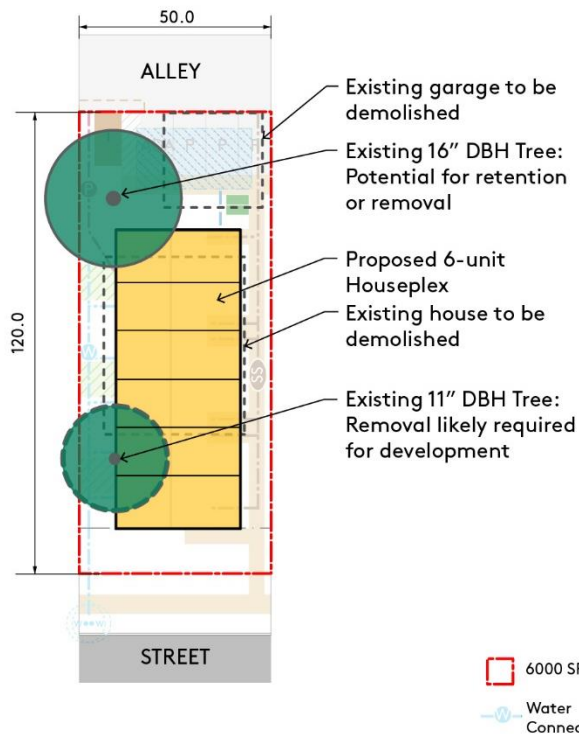


# Appendix 9: Urban Residential Tree Case Study

## 1. Existing Condition: 6,000 SF LOT IN UR-3

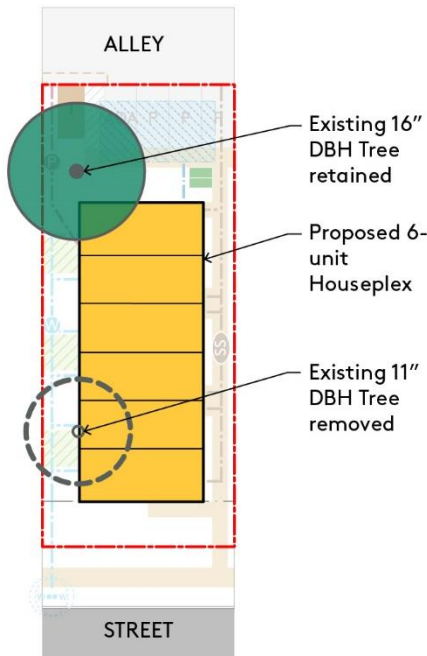


## 2. Proposed Development



**NOTE:**  
Blue, brown and red lines indicate water, storm, sewer and power utilities. Amenity space, sidewalks, parking, bike parking, and solid waste storage are also represented. See HIT Site Planning Study dated September 2024.

### 3A. Scenario A - Retaining Trees



#### Tree Credits

##### Required Tree Credits: 1,200

A 6,000 sf lot in UR-3 requires tree credits corresponding to 20% of its lot area, or 1,200 credits.

##### Provided Tree Credits: 1,600

Retaining the 16" DBH tree meets the requirement for this lot (100 credits per inch = 1,600 credits).

**Tree Credit Fee: None**

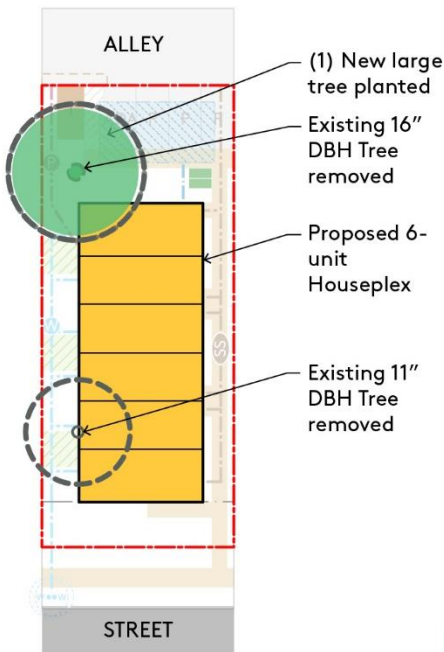
#### Tree Removal

##### Canopy Loss Fee: None

One 11" DBH tree is removed to build the 6-unit houseplex. However, because tree credits are met through the retained 16" DBH tree and the removed tree is less than 18" DBH, the canopy loss fee is waived.



### 3B. Scenario B - Removing and Planting one large tree



#### Tree Credits

##### Required Tree Credits: 1,200

A 6,000 sf lot in UR-3 requires tree credits corresponding to 20% of its lot area, or 1,200 credits.

##### Provided Tree Credits: 1000

1 large tree = 1000 credits. Fee required.

**Tree Credit Fee: \$3,000**

(\$15 per tree credit x 200 credits)

**Tree Credit Floor: 10% = 600 credits**

#### Tree Removal

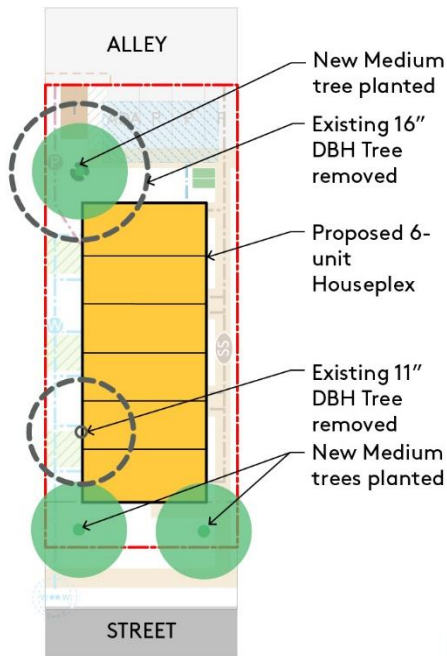
##### Canopy Loss Fee: \$3,120

One 11" DBH tree and one 16" tree are removed, for a total of 27" removed. (1) 3" caliper tree planted. At \$130 per inch, the fee for removal would be \$3,120.

$(27'' \text{ removed}) - (3'' \text{ planted}) = 24'' \text{ Canopy Loss}$   
 $(24'') \times (\$130 \text{ per inch}) = \$3,120 \text{ Canopy Loss Fee}$



### 3C. Scenario C - Removing and Planting 3 medium trees



#### Tree Credits

**Required Tree Credits: 1,200**

A 6,000 sf lot in UR-3 requires tree credits corresponding to 20% of its lot area, or 1,200 credits.

**Provided Tree Credits: 1,500**

(3) Medium trees planted = 3 x 500 credits per tree = 1,500 credits.

**Tree Credit Fee: None**

#### Tree Removal

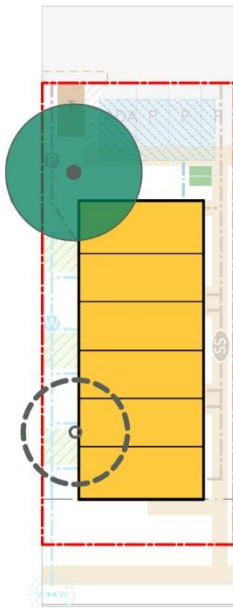
**Canopy Loss Fee: None**

Because tree credits are met through new tree planting, canopy loss fee is waived.



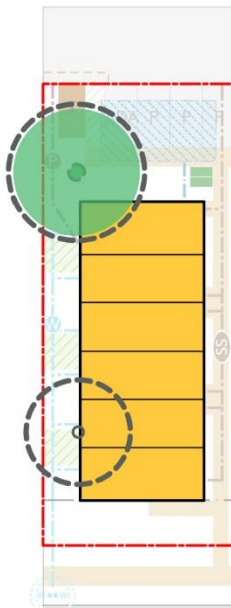
### 4. Site Proposal - Possible Outcomes

#### A. Retaining Trees



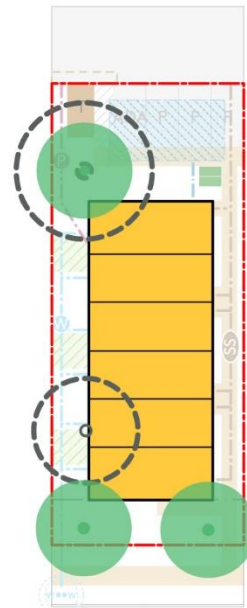
Required Tree Credits: 1200  
 Provided Tree Credits: 1600  
 Tree Credit Fee: None  
 Canopy Loss Fee: None

#### B. Removing & Planting one large tree



Required Tree Credits: 1200  
 Provided Tree Credits: 1000  
 Tree Credit Fee: \$3,000  
 Canopy Loss Fee: \$3,120

#### C. Removing & Planting 3 medium trees



Required Tree Credits: 1200  
 Provided Tree Credits: 1500  
 Tree Credit Fee: None  
 Canopy Loss Fee: None

## Appendix 10: Plan Submittal Checklist

1. Site Survey
  - a. Provide a site survey clearly identifying existing site conditions, including all trees, tree sizes, tree protection zones, etc. (this may be included as a part of arborist report)
  - b. Ensure soil volume requirements are met on-site
2. Arborist Report
  - a. Include Arborist Report when applicable (e.g. when there are existing trees on site that are greater than 6” DBH)
3. Landscape Plan
  - a. Ensure the Landscape Plan relates to the civil plan
  - b. Ensure the Landscape Plan relates to the plant schedule
  - c. Landscape Plan must show existing trees and tree protection zones
4. Plant Schedule
  - a. Provide a Plant Schedule that includes species, quantities, and size designation (for trees).
  - b. Note compliance with any requirements (e.g. identifies “native” plants, when required)
5. Completed Tables
  - a. Submit complete tables with landscaping calculations that match site plans