

# DCRC25-0095j Tree Code Definitions

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# Infill Development

## 7.7.4.G Minimum Preservation Requirements

iii. Properties without a preserved habitat or conservation easement may reduce the 30 percent minimum to 10 percent provided:

a. Trees proposed for removal shall be mitigated in accordance with 7.7.4.G.1.b.ii, above:

b. Subject lot meets the definition of Infill Development;

c. Fewer than 10 protected trees exist on site; and

d. Multifamily and non-residential uses outside of the MD zoning district as identified on the Official Zoning Map of City, as amended, shall provide an additional 10 landscape points from Table 7.E: Landscape Area Points System

## 7.7.4.M Incentives

7. Height Increase. An additional 10 feet of maximum building height allowed in the applicable zoning district in Section 3.2– 3.5 may be granted to accommodate for the preservation of one or more protected trees located on the subject property or an adjacent developed property with Driplines within 30 feet but no closer than 10 feet of a proposed building.

a. The amount of floor area on the additional story is limited to:

i. 25% of the first floor gross floor area for the preservation of each Quality Tree;

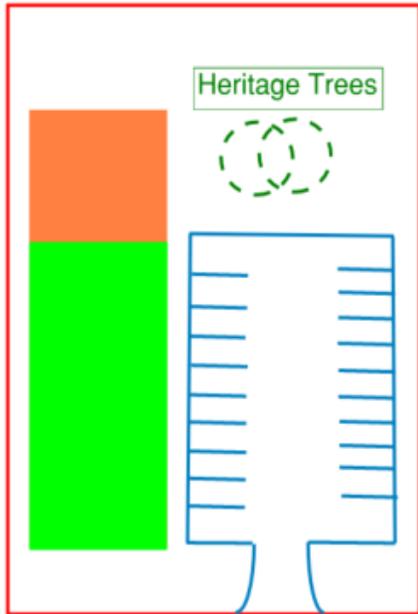
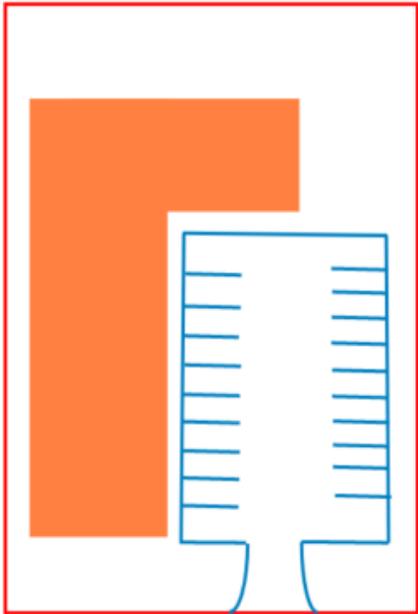
and

ii. 35% of the first floor gross floor area for the preservation of each Heritage Tree.

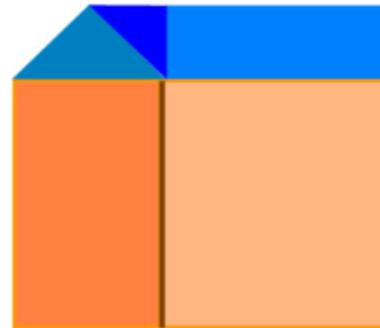
b. In no instance shall the total gross floor area added on an additional story exceed 10,000 square feet, or 100% of the first floor gross floor area, unless otherwise permitted elsewhere in this DDC.

c. If this incentive is taken in combination with Section 2.12 : Affordability Incentives Procedures, the additional building height granted herein shall be counted towards any height increase permitted as an Affordability Incentive.

d. Height increases must comply with Section 7.10.6: Building Height in Transition Areas.



65 feet

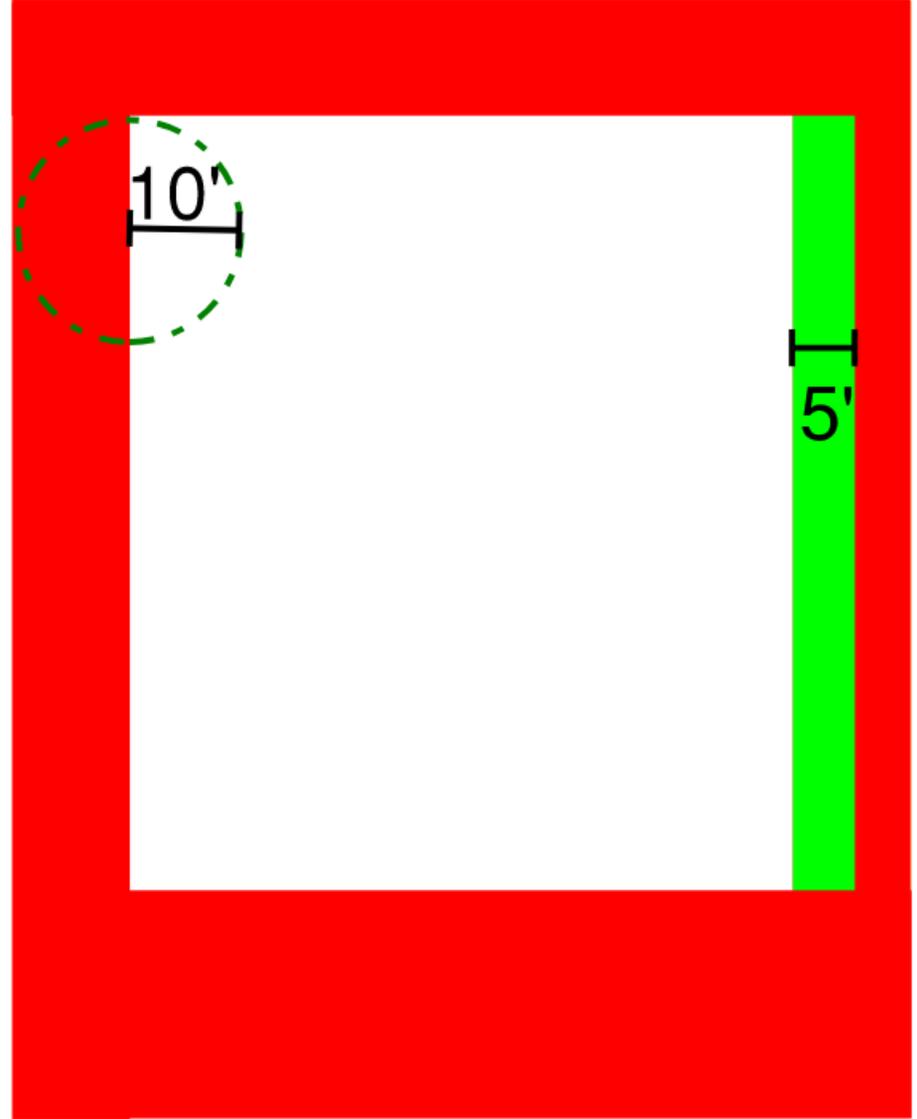
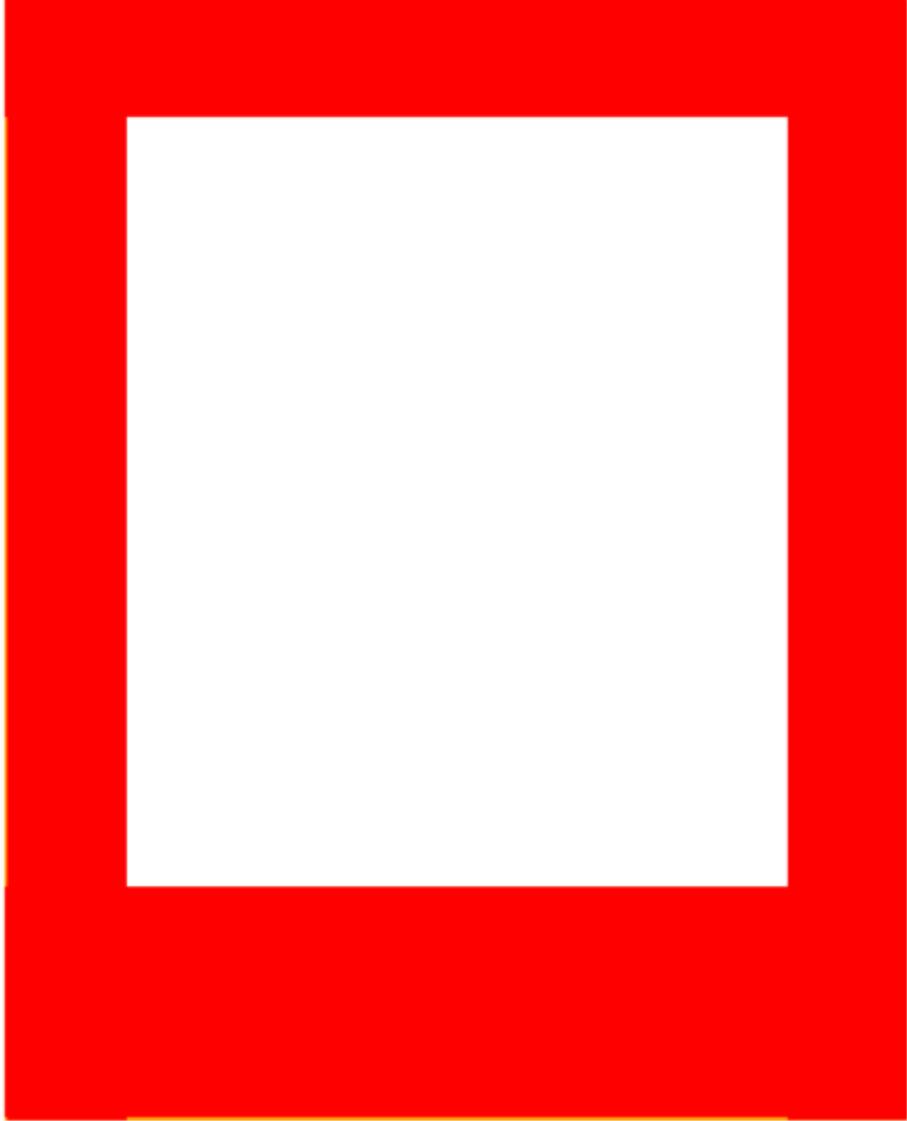


75 feet



## 7.7.4.M Incentives

8. Reduced Setbacks. Where the Dripline of a protected tree whose trunk lies within a required side yard setback, front yard setback, or an adjacent developed property encroaches into the buildable area, the opposite side yard setback may be reduced by the amount that the Dripline of the protected tree encroaches into the buildable area, provided the setback is reduced no more than 10 feet and that a required setback is no less than 5 feet.



## 7.7.4.M Incentives

11. Off-Site Trees. Where a canopy of a protected tree on an adjacent developed lot or parcel overlaps with the subject property and no development is proposed under within the Dripline, the adjacent tree may receive 0.5 times the amount of the preservation credit prescribed in Subsection 7.7.4I. The off-site tree must be included on the Tree Survey and Tree Preservation Plan and protected in accordance with Subsection 7.7.4D in order to receive credit. Off-site trees shall not account towards the minimum preservation required in Subsection 7.7.4G.

## 7.7.4.M Incentives

12. **Adjacent Residential Property.** Where protected trees lie within 10 feet of an adjacent property with an occupied residential use, preservation of said trees may receive 1.15 times the amount of preservation credit prescribed in Subsection 7.7.4I so long as no development activity occurs within the Dripline of said trees or 1.25 times the amount of preservation credit prescribed in Subsection 7.7.4I if a common area lot or conservation easement are designated on the plat encompassing the entire Dripline of the trees and providing for permanent preservation.

# Replacement Rates and Preservation Credits

# Replacement Rates and Preservation credits

- With this round of updates 50/40% reduction has been removed
- Staff is seeking **confirmation** on the following item:
  - Replacement rates for 20% preservation

# 20% Preservation

- Sub-categories are not used within classification
- “Fair” health classification is not permitted
- Percent increase is compared to Standard Preservation scenario

Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	0.00	4:1	0.00
Quality	0.00	3:1	0.00
<i>Subtotal</i>	0		0.00
Protected Trees Removed			
Secondary	0	4":1 tree	0.00
<i>Total</i>			0.00

Tree Mitigation Worksheet (20% Preservation)	
Reduction due to Higher Mitigation	
	dbh
Total (Healthy) dbh	0
Dead Tree dbh	0
Total (Healthy) Heritage/Quality dbh	0
Required Preservation (20%)	0
Provided Heritage/Quality Preservation dbh:	0
Preservation dbh Above Required	0
Requires Higher Mitigation (Max 10%)	0
Required Preservation dbh Achieved?	Yes

# Replacement Rates- 20% Preservation

Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	0.00	2.75:1	0.00
Quality	0.00	2.25:1	0.00
<i>Subtotal</i>	0		0.00
Higher Mitigation Total dbh achieved?			Yes
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	0.00	2.5:1	0.00
Quality	0.00	2:1	0.00
<i>Subtotal</i>			0.00
Type	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0.00
<i>Total</i>			0.00
Preliminary Mitigation dbh	40% Reduction		0.00

Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	0.00	4:1	0.00
Quality	0.00	3:1	0.00
<i>Subtotal</i>	0		0.00
Protected Trees Removed			
Secondary	0	4":1 tree	0.00
<i>Total</i>			0.00

Type	dbh Preserved		Preservation Credit
Landmark	0.00	4:1	0.00
Heritage	0.00	3:1	0.00
Quality	0.00	2:1	0.00
Add'l Cluster Credit	0.00	1.15:1	0.00
<i>Total</i>	0		0.00
Required Mitigation dbh			0

# DCRC Preferred Scenario Analysis

## Sample Sites

- 8 sites
  - All 2025 higher mitigation projects + 4 from past years
- Percentage difference compared to standard mitigation scenario
  - Previously approved amendment

## Findings

- Average % increase in mitigation: ~59%
  - Median: ~64%
  - Range: ~34% to ~72%
- Generally: sites with more heritage removal saw the largest change

# Discussion

# Replacement Rates

- With this round of updates 50/40% reduction has been removed
- Staff is seeking **confirmation** on the following items:
  - Preservation credits for all Tree Preservation Plans

# Preservation Credits

- Credits which are applied against required mitigation
- Apply to all TPP's regardless of preservation percentage
- DCRC Direction: Scenario 3
  - Covers ~55% of owed mitigation with 30% tree preservation
  - No mitigation owed at ~44% preservation

Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	5:1	0
Heritage	90	3.5:1	315
Quality	90	2:1	180
Secondary*	0	0.5:1*	0
Add'l Cluster Cred	0	1.15:1	0
Total	180		495
Mitigation dbh			397.5

# DCRC Preferred Scenario Analysis

## Sample Sites

- 18 sites
  - All 2025 projects + several from past years
- Percentage difference compared to current preservation credit rates

## Findings\*

- Average % increase in mitigation: ~8%
  - Median: ~6%
  - Range: ~0% to ~29%
- Sites with more heritage preservation saw the largest change

\* One outlier removed: 169%

# Questions?