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# Title 11 Trees In Development





## Background and Timeline

- **Fall 2020:** Council adopted updates to Title 11
  - **Council Direction:** Review Title 11 exemption for Heavy Industrial zones from tree preservation and planting requirements in the EOA.
- **2024-2025:** Portland Urban Forest Plan Update
- **2025:** Begin Title 11 Amendment Project



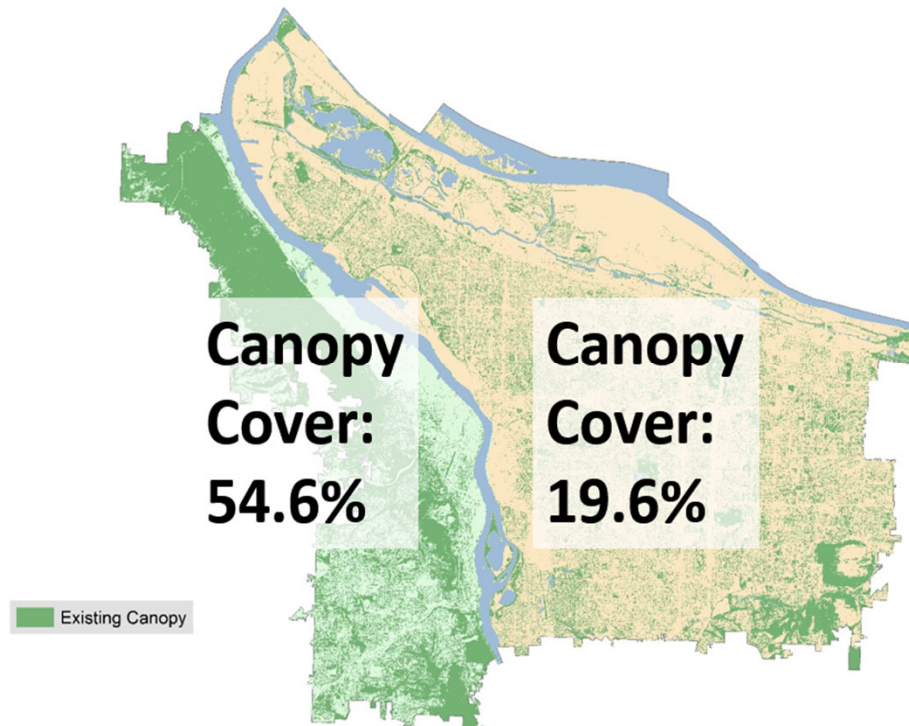
## Role of Urban Trees

- Public Health
- Air Quality
- Cooling
- Noise Reduction
- Water Quality
- Mental Health
- Wildlife Habitat
- Energy Conservation
- Walkability
- Community Building
- Jobs





# State of the Canopy and Goals





# Canopy in Heavy Industrial Zones

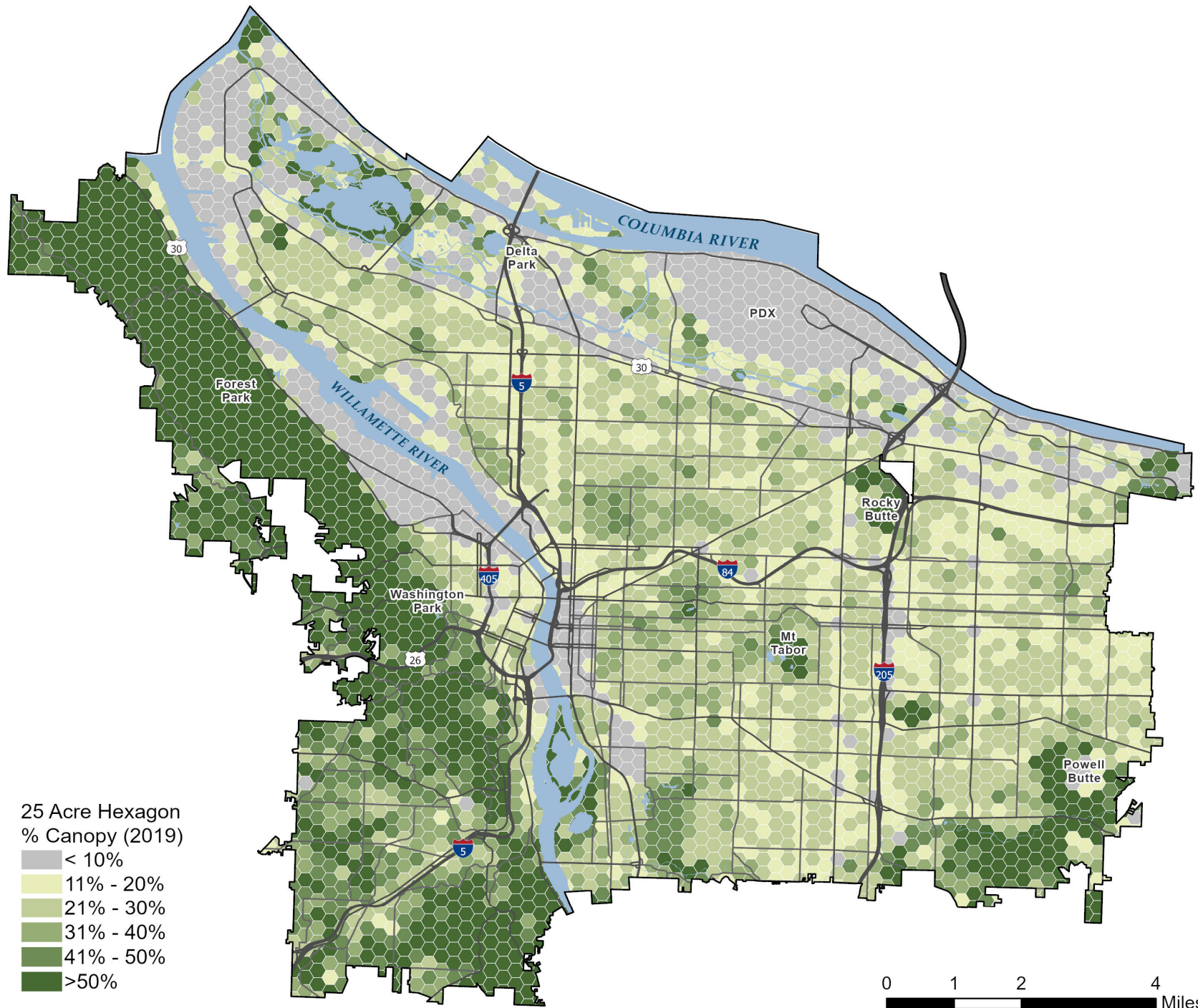


## Current Canopy

- Current = 8.7% (declining)
- Target = 10%

## Benefits and Services

- 440 tons of carbon sequestered annually
- 3.6 million gallons of stormwater intercepted annually
- 4.5 tons of pollution removal
- \$33.6 million replacement value



25 Acre Hexagon  
 % Canopy (2019)

- < 10%
- 11% - 20%
- 21% - 30%
- 31% - 40%
- 41% - 50%
- >50%





# Key Features of Tree Code in Development

- Clear & Objective standards
  - Baseline of removal w/ no mitigation
  - Fee-in-lieu of preservation/planting option
- Flexibility (Prescriptive or performance path)
- Multiple Exemptions





# Title 11 in Development - Tree Preservation

## Tree Preservation is Exempt for:

- Private trees on portions of sites located within an IH zone
- Sites with more than 85% current or proposed building coverage
- Dead, dying, dangerous, or nuisance species trees
- Trees under 12" dbh

## Tree Preservation or Fee-in-Lieu:

- 1/3 of healthy trees 12" DBH or greater
- All healthy trees 20" DBH or greater





# Title 11 in Development – Tree Planting



## Applicability

- New development or significant exterior alterations

## Tree Preservation is Exempt for:

- Private trees on portions of sites located within an IH zone.
- Sites with primary uses such as railroad yards, agriculture, and others

## Tree Planting or Fee-in-Lieu:

- 10% canopy coverage of site or development impact area
- Preserved trees, new trees, and/or fee-in-lieu
- Typically 1% of pervious area required
- Subject to non-conforming upgrades limitation



# Estimated Benefits of Tree Planting Requirements

- 6,800 trees planted
- 2.7 million gallons of stormwater diverted annually
- 3.5 tons of air pollution removed annually
- 11,832 tons of carbon sequestered over lifetime
- \$52.6 million in replacement value



# Heavy Industrial Zones and Tree Canopy

|  | All IH Lots   | BLI IH Lots  |
|--|---------------|--------------|
| <b>Total Lot Acreage</b>                               | 3,926.1       | 399.9        |
| <b>Acres of Canopy</b>                                 | 292.4         | 50.0         |
| <b>Acres of Canopy in Existing E-Zones or Greenway</b> | 145.96        | 27.34        |
| 1. Acres of Canopy in Existing E-Zones                 | 89.57         | 27.29        |
| 2. Acres of Canopy in Greenway Zone                    | 56.39         | 0.05         |
| <b>Net Acres of Canopy Currently Exempt</b>            | <b>146.45</b> | <b>22.62</b> |

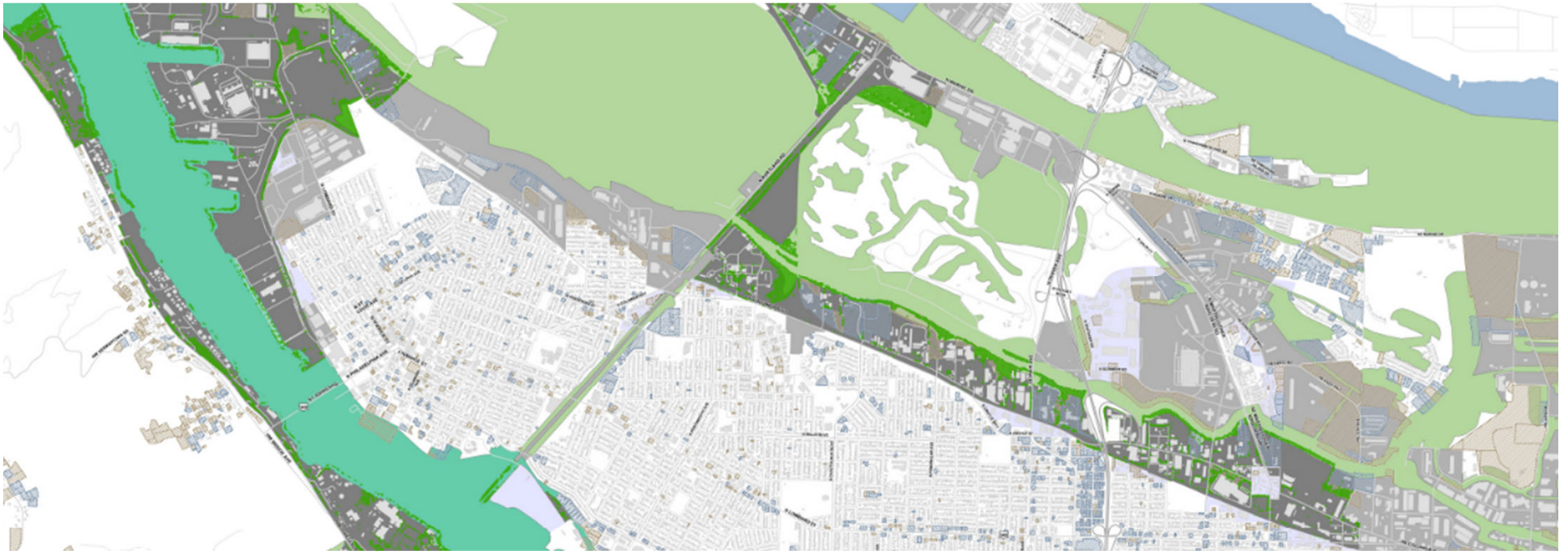
Table excludes City-owned lots which are currently subject to Title 11 requirements



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# Industrial Development Examples





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# Meadows West



## Slide 13

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**CJO**

This feels like it should be the first slide in this Meadows West series of slides.

Caudill, Jeff, 2024-02-21T23:19:22.674

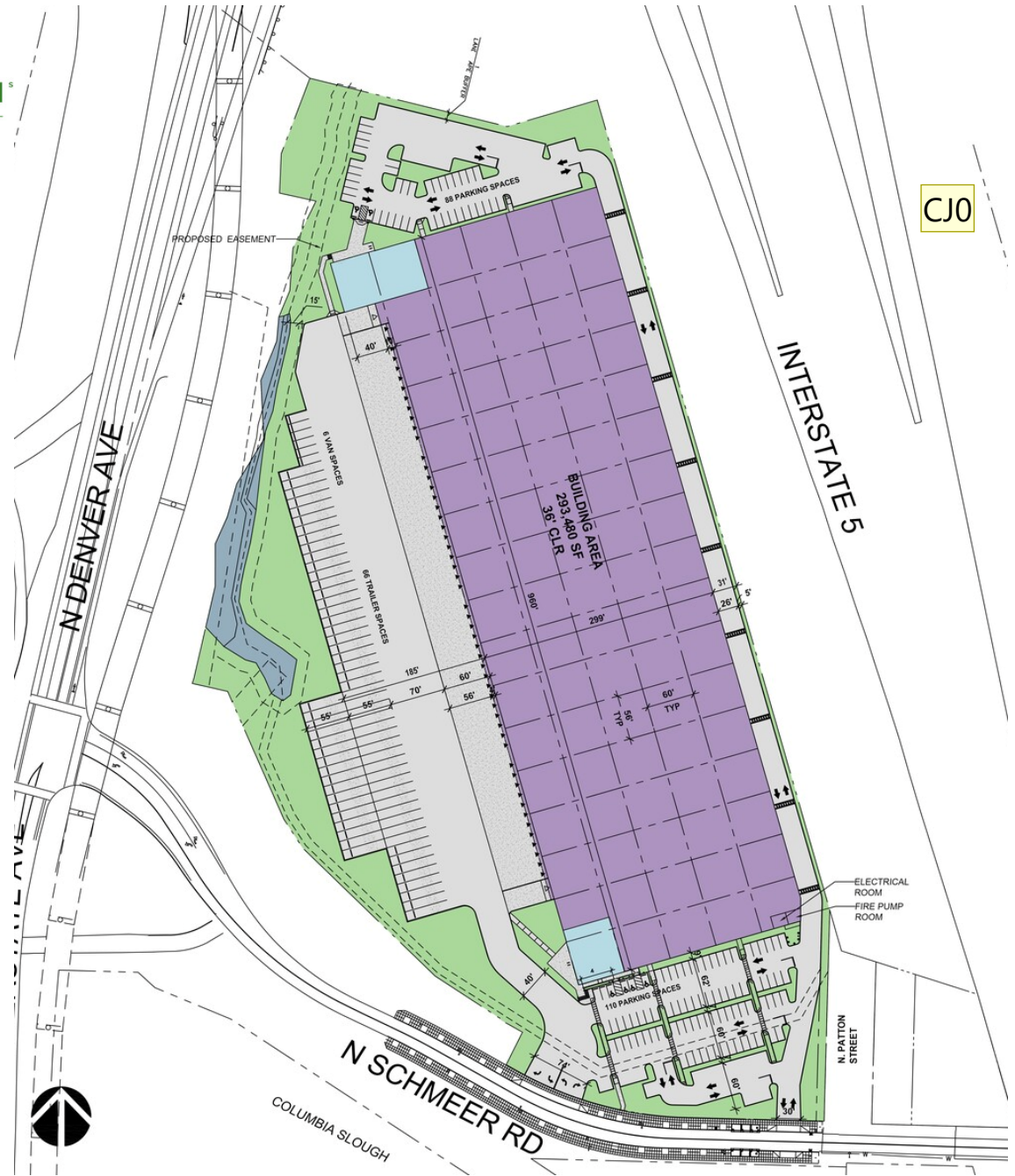


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# Meadows West Development Overview

- Under Construction
- 16.02 acres land
- IG2 Zoning
- 293,000 sf bldg.
- 0.42 FAR
- Preleased to North Coast Electric



## Slide 14

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**CJO**

This slide feels like it should go before the site development cost summary slide (currently slide 17).

Caudill, Jeff, 2024-02-21T23:16:39.354

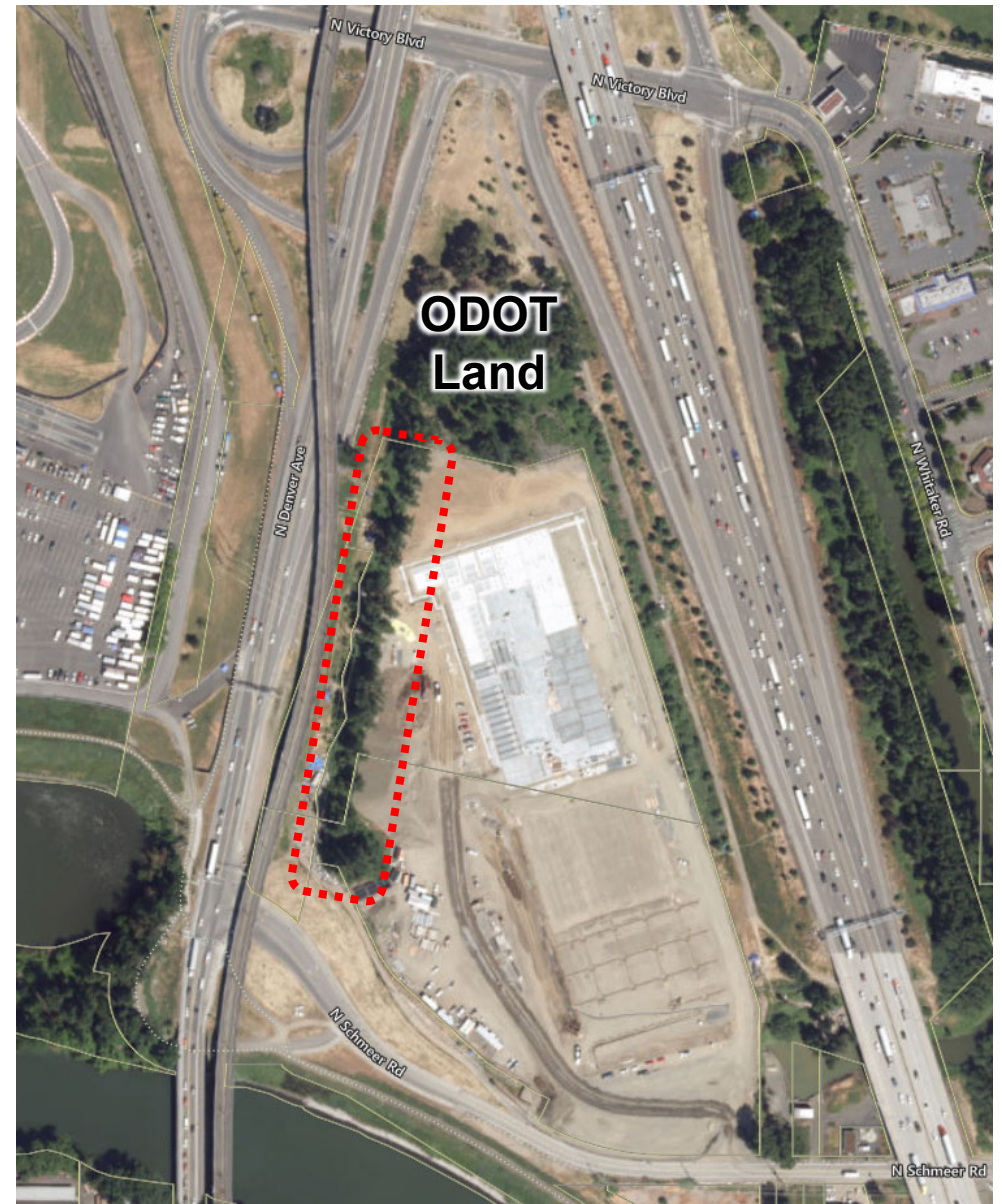




# Meadows West

## Tree Code Compliance

- 16.02 acres land
- ~1.43 acres of existing canopy (9%)
- Tree plan:
  - 26 trees preserved
  - 7 trees removed (6x 20"+)
  - \$65,700 mitigation fee paid
  - 242 trees to be planted\*
  - 147,200 sf tree density proposed; 69,784 sf tree density was required





# Meadows West

## Site Development Cost Summary

- Estimated costs
  - Land = \$7-10m (2024 dollars)
  - Development cost = \$30-35m
  - Total incl. land = \$37-45m
- \$65,700 mitigation fee paid for tree removal (6x 20"+ trees)
- Tree planting (~\$200 x242) = \$48,400
- Cost of tree compliance = \$114,100
  - 0.4% of development cost (low end), excl. land



## Slide 16

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**LB0**

Really helpful breakdown, thanks for pulling this together.

Landoe, Brian, 2024-02-15T23:09:17.434

**LB1**

Unless this cost came from the permit info, it seems low. I'd guess about \$125 for the tree stock then, assuming they're using landscapers, maybe another \$75 for the planting. \$200 is probably safer.

Landoe, Brian, 2024-02-15T23:16:18.127

**BS1 0**

Thanks Brian -- \$100 was a total guess. I figured there would be some economies of scale, but \$200 per tree sounds good.

Brookham, Sam, 2024-02-16T23:33:04.583



# 10200 N Lombard St

- 2.3-acre site
- IG2 zoning
- Available acres for expansion with impacts to 5.5+ acres of existing canopy.
- Development scenario
  - Mitigation for removal would be paid
  - No need to replant if preserved trees equal 10% canopy (min. requirement).



## Slide 17

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**CJO**

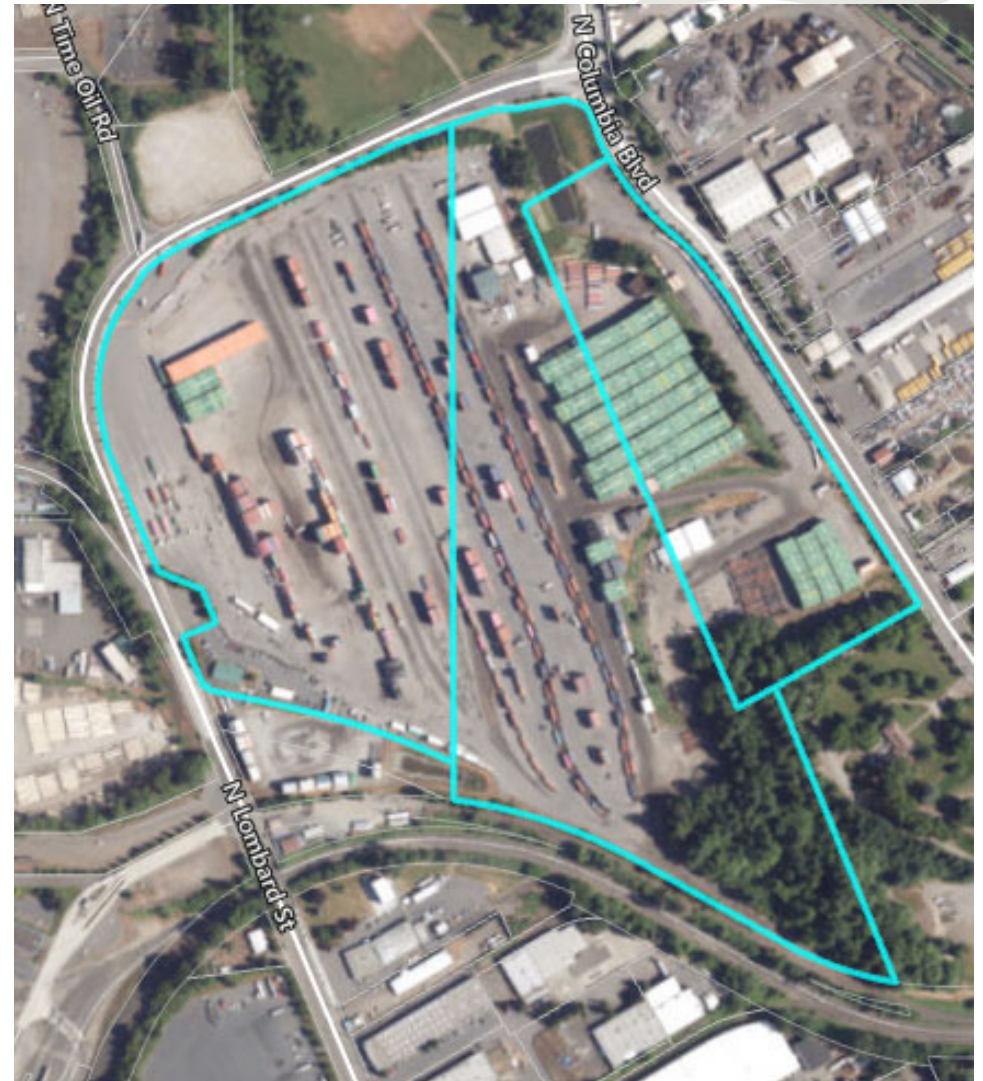
Heavy text on this slide. Going to be difficult for attendees to read.

Caudill, Jeff, 2024-02-21T23:15:26.357



# 11920 N. Lombard

- IH Zoned developed site.
- 73.34 acres (3 taxlots).
- 7.3 acres of canopy in grove (ezone), +1.2 acres elsewhere.
- Development scenario:
  - Available area for expansion with impacts to canopy.
  - Mitigation for removal would be paid.
  - No need to replant if preserved trees equal 10% canopy requirement.
  - May qualify for exemption as rail yard per 11.50.050.B.2.





## 8940 N. Bradford

- Two vacant IH lots: 6 acres.
- Example of common vacant site in IH with few existing trees.
- Development scenario
  - Vacant site development would require planting canopy density, equivalent to 10% of site area (0.6 acres).
  - Space required to plant = 3,900 sf of site (1.5%)
  - Alternatively, site could serve as ‘mitigation bank’ for future development of T4.





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# Questions and Discussion

