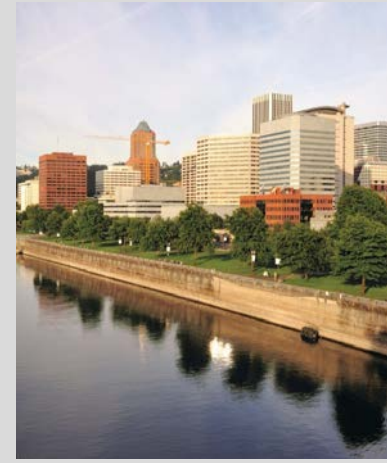


Tree Preservation and Removal in Development Situations

February 7, 2018



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Title 11, Trees Framework for tree preservation and removal

Development Situations (11.50)

Current

- **Trigger**=Ground disturbance associated with a building or other development permit. **Does not matter where ground disturbance is located.**
- Exemptions for small sites, high building coverage sites, high intensity zones, dead dying dangerous trees, and others.
- Must preserve at least 1/3 of non-exempt trees. No replacement required.
- **Result**=As many as 2/3 of non-exempt trees can be removed with the development permit, **regardless of location of ground disturbance.**

Non-Development Situations (11.40)

Current

- **Trigger**= Request for removal of a tree, when not associated with a development permit.
- Removal **may** be permitted depending on health, species, size, number and location of tree. In some cases, factors such as practical alternatives, economic, ecologic and community concerns are considered.
- Replacement is required.

Proposed Amendment-Summary

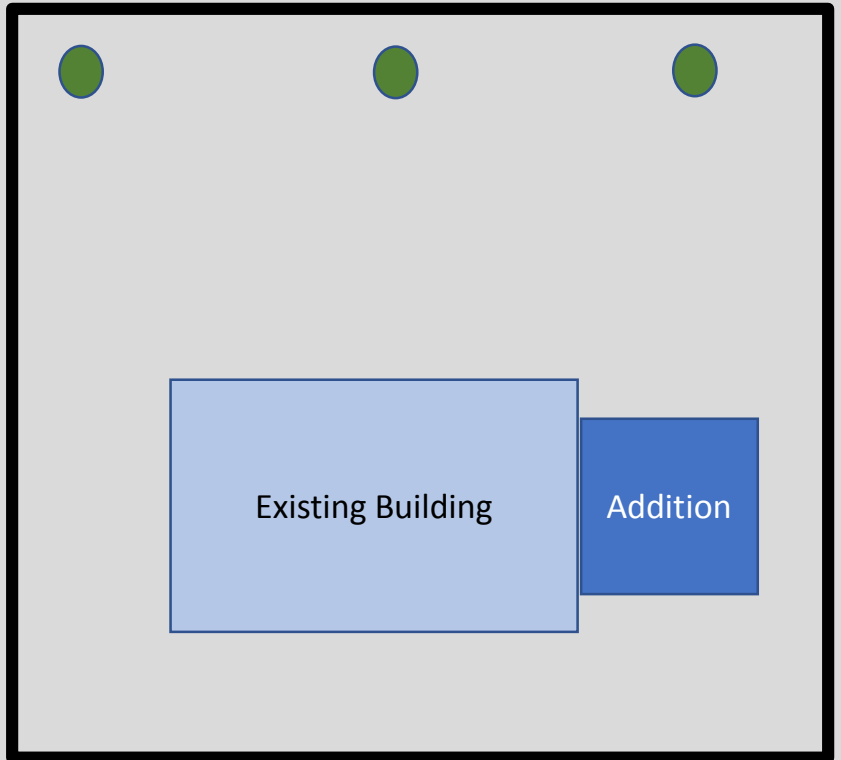
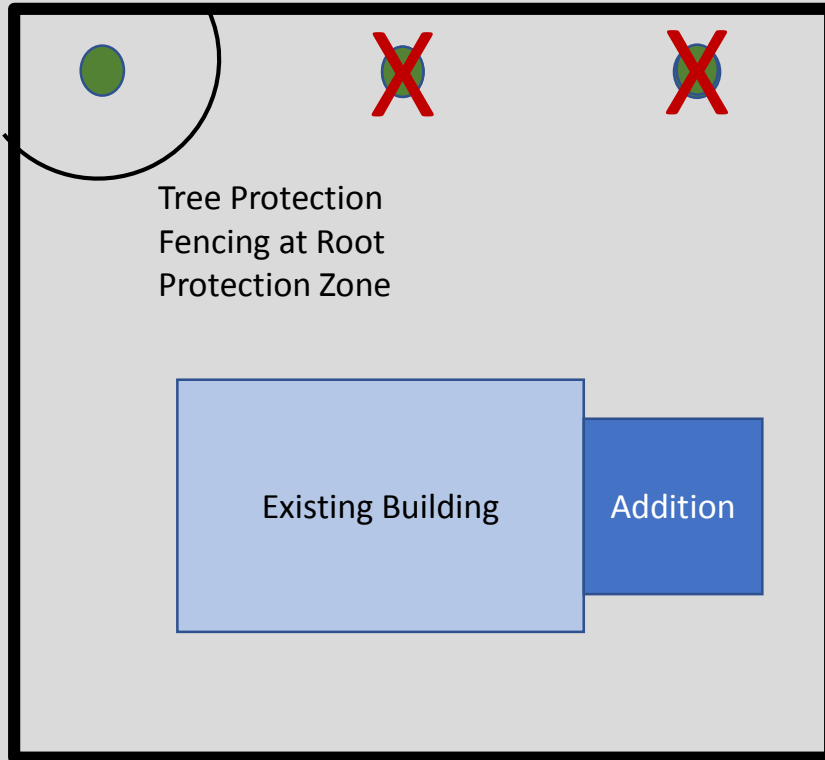
- Trees subject to Development Situation regulations only if ground disturbance impacts at least one tree.
- **Impact**=Disturbance within the Root Protection Zone (defined, 1 foot radius/1 inch of tree diameter).
- **If there is not an impact to at least one tree, removal of any tree is subject to regulations for trees in Non-Development Situations. A permit outside of the development process through Parks Urban Forestry is required. (Chapter 11.40)**

Proposed Amendment-Results

- Removal of trees **cannot occur** with the development **if there is no impact to a tree's root protection zone.**
- Anticipated that **less trees will be removed** through the development process. In addition, trees removed through a non-development permit will be replaced.

Current

Proposed



Other Amendments

- Codifies that tree removal allowed through a development permit cannot occur until that permit is issued.
- Clarifies that tree plans are required for every development permit to verify which trees are or are not approved for removal.
- Codifies administrative review and appeal procedures (Administrative Review by BDS Director or City Forester, as appropriate, with appeal to Code Hearings Officer).