

# Tree Preservation, Removal and Mitigation

- 12 specific issues relating tree preservation, removal and mitigation
- Issues and solutions identified addressed
  - how existing trees may be measured, counted and used for credit,
  - removal of trees when in conflict with easements and signs,
  - tree inventory option, and
  - clarification on trees exempt from preservation requirements
- Complete list has been included in the summary tables posted at [udc.Georgetown.org](http://udc.Georgetown.org)
- New terms with more significant changes were recommended for 3 specific issues

## TP.07 – Tree Inventory Option

### Issue:

Consider requiring a Tree Inventory for new projects and phased projects whose surveys need to be update after 5 and 10 years.

### Background:

- Only a Tree Survey is required on applications. This only includes information on the location, size, species, and status of each tree.
- Currently, every 5 and 10 years a survey is required to update only tree sizes
- Existing phased projects are beginning to experience tree health decline which affects previously established tree preservation requirements

### UDC Sections Affected:

8.05.010.A.1 and 8.05.020.A.1

### Possible Solutions:

1. Require a Tree Inventory in lieu of a Tree Survey. This would allow for a better understanding of:
  - The health of a tree
  - Canopy cover
  - Site feasibility
  - Disease hotspots in the City
  - The tree's aesthetic and environmental value
  - Requests for removals
2. On long term multi-phase projects require a tree inventory to verify health of all trees originally identified as protected (i.e. Credit, Protected, & Heritage)

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8.05.010.A.1 and 8.05.020.A.1

### Current Terms:

1. Tree Inventory is only encouraged, not required.

### Proposed Terms:

1. Require the Tree Inventory when existing trees are to be credited toward tree mitigation requirements
2. Require the Tree Inventory when a residential project is proposed to be planned and construction in three or more phases.
3. Require the Tree Inventory when a master planned development is to be established under a Planned Unit Development or Development Agreement.
4. Require the tree inventory when alternative tree standards are being requested through a Planned Unit Development, Development Agreement, or Subdivision Variance.
5. Require tree surveys to identify if a tree is infected with oak wilt.

## TP.09 – Project Boundaries for Tree Preservation

### Issue:

Consider establishing boundaries for calculating protected and heritage trees on projects (i.e. floodplain, ROW, Limit of Construction, Phase or Section specific)

### Background:

- Boundaries may be determined by the project or property line.
- Leander prohibits the counting of trees within the floodplain

### UDC Sections Affected:

8.02.030.F and 8.02.040.C.2.a.ii

### Possible Solutions:

1. Exclude trees located within the 100-year floodplain from Credit Tree calculations
2. Evaluate tree removal criteria to consider areas along existing and proposed roadways. Determine whether or not these trees should be considered toward mitigation credits.
3. Limit only trees located within the Limit of Construction (LOC) to be included in tree preservation and mitigation calculations, when the project boundary is larger than the LOC.
4. Phased projects are required to meet tree preservation and mitigation calculations independently per phase.

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### UDC Sections Affected:

8.02.030.F and 8.02.040.C.2.a.ii

### Current Terms:

1. Existing trees within the entire project boundary (including floodplain or ROW dedication) can be credited toward the existing trees remaining.

### Proposed Terms:

1. All trees within a property that has a floodplain may be considered for tree preservation and mitigation credit.
  - Trees within the floodplain may be counted as credit trees at a 1:1 ratio
  - Credit trees preserved within the developable area may be counted at a higher ratio of 2:1
2. No trees shall be considered existing trees if located in an area proposed for right-of-way dedication where no public improvements are required to be constructed as a part of the scope of work.

## TP.09 – Project Boundaries for Tree Preservation

### Issue:

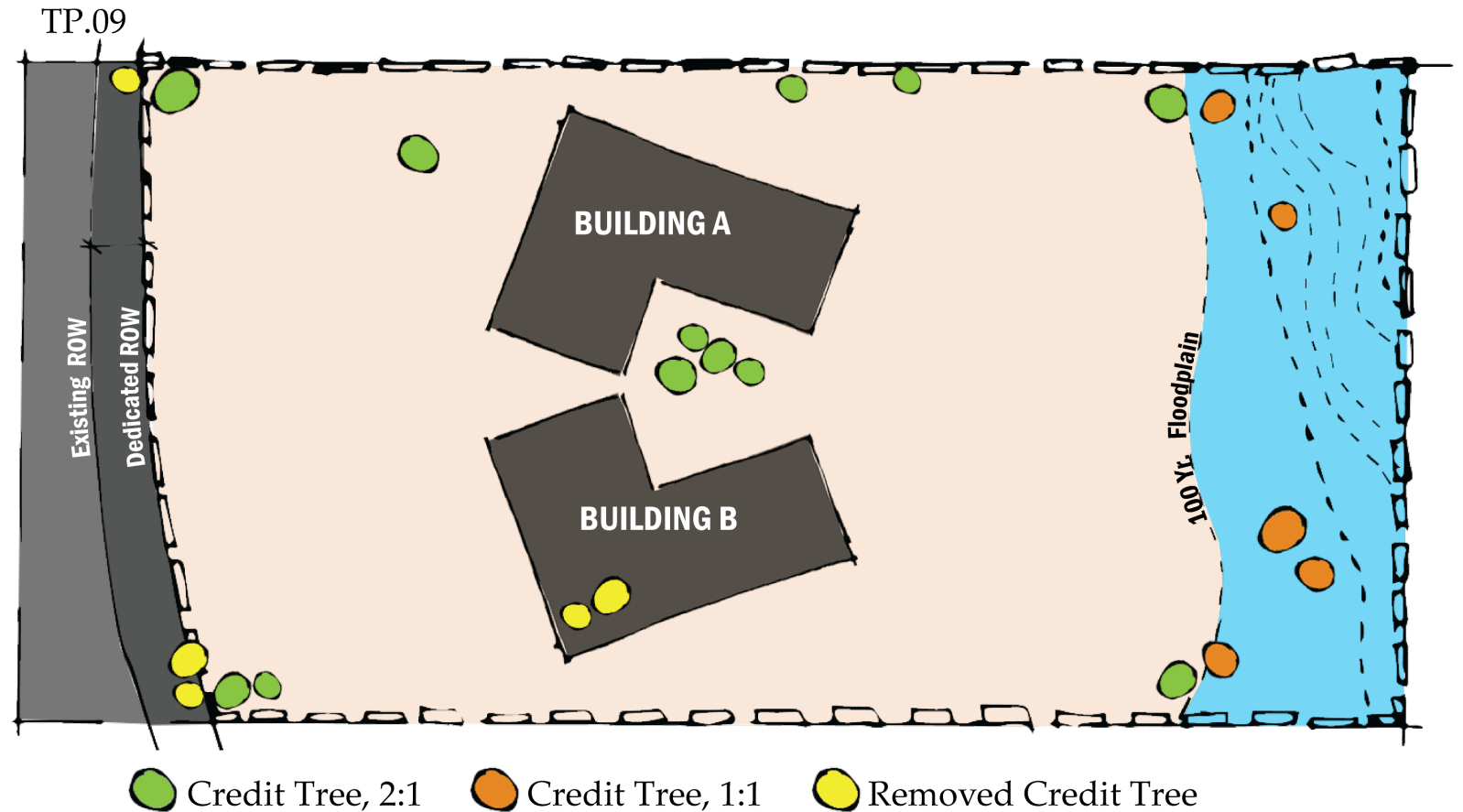
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### UDC Sections Affected:

8.02.030.F and 8.02.040.C.2.a.ii



# TP.11 – Tree Mitigation Options

**Issue:**

Consider additional options for tree mitigation.

**Background:**

Current options include:

- On-site replacement
- Fee-in-lieu
- Aeration & Fertilization
- Off-site replacements (not commonly used)

**UDC Sections Affected:**

8.02.030.E.2.b, 8.02.040.C ,  
 8.02.040.C.4.b and c, 8.05.010.A.3, and  
 8.05.020.A.4

**Possible Solutions:**

1. Divide Protected Trees into two classes for the mitigation & reevaluate fees and mitigation ratios. Reevaluate Heritage Tree mitigation fees.

City	No. of Classes	Ranges (inches)
Round Rock	3	8-20; 20-Monarch; Monarch
Leander	3	8-18; 18-26; 26+
Pflugerville	4	8-18; 18-25; 25+ (Not HT); 25+ (HT)
Cedar Park	3	8-19; 19-26; 26+

2. Revise language and administrative process to allow removals over min. percentages of trees to remain. Consider additional fees or mitigation ratios for these removals.

Avg. Tree Density	Min. % of Protected Trees to be Saved
1-10 Trees per Acre	30%
11+ Trees per Acre	20%

3. Encourage more on-site mitigation in residential subdivisions. Planting in common spaces maintained by an HOA or other community organization or in residential street yards.
4. Allow developers to pay mitigation fees in advance, issue reimbursement for fees after on-site plants are installed/inspected.

# Example A – 14.9 acre multi-family site, W. SH 29

## Current Terms

	Total Inches	Inches Removed
Heritage	875	194
Protected	2137	1,638

	Inches Removed	Ratio	Fee	Total
Heritage	194.5	3:1	\$200	\$116,700
Protected	1638	0.4:1	\$150	\$98,280
Total:				\$214,980

*\*\*This example assumes that all mitigation is by fee in-lieu. This example does not account for any on-site plantings that may occur.\*\**

## Proposed Terms

	Total Inches	Inches Removed
Heritage	875	194
Protected Lg.	322.5	289
Protected Sm.	1804.5	1,349

	Inches Removed	Ratio	Fee	Total
Heritage	194.5	3:1	\$225	\$131,287
Protected Lg.	289	0.4:1	\$175	\$20,230
Protected Sm.	1349	0.4:1	\$125	\$67,450
Subtotal:				\$218,967

Net Change
+\$3,987 or 1.85%



# Example B – 18.5 acre office park, Williams Drive

## Current Terms

	Total Inches	Inches Removed
Heritage	284	0
Protected	845	128

	Inches Removed	Ratio	Fee	Total
Heritage	0	3:1	\$200	\$0
Protected	128	0.4:1	\$150	\$7,680
Total:				\$7,680

*\*\*This example assumes that all mitigation is by fee in-lieu. This example does not account for any on-site plantings that may occur.\*\**

## Proposed Terms

	Total Inches	Inches Removed
Heritage	284	0
Protected Lg.	415	41
Protected Sm.	430	87

	Inches Removed	Ratio	Fee	Total
Heritage	0	3:1	\$225	\$0
Protected Lg.	41	0.4:1	\$175	\$2,870
Protected Sm.	87	0.4:1	\$125	\$4,350
Subtotal:				\$7,220

Net Change
-\$460 or 5.99%

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- Aeration & Fertilization
- Off-site replacements (not commonly used)

**UDC Sections Affected:**  
 8.02.030.E.2.b, 8.02.040.C ,  
 8.02.040.C.4.b and c, 8.05.010.A.3, and  
 8.05.020.A.4

**Proposed Terms:**  
 1. Divide Protected Trees into two classes.

Current Tree Classifications			Proposed Classifications		
Protected	12"+	\$150	Protected	12"-18"	\$125
			Protected	18"+	\$175
Heritage	26"+	\$200	Heritage	26"+	\$225

2. Removals in excess of allowable removals trees now allowed by right with 1.x5 mitigation for trees above recommended removals.
3. "On-Site Replacement Trees" shall first be considered foremost, within site feasibility limitations, other mitigation options.
4. Developer shall provide a letter of intent which identifies the project trigger for mitigation plantings are to be installed.
  - City will draft standard language to be included with letter of intent to address review of plantings and return of mitigation paid.