

Tree Preservation and Mitigation

Environmental Task Force

March 16, 2020





Summary

Presentation during City Council work session on February 25, 2020 compared Arlington's TP&M ordinance to the cities of Fort Worth, Garland, Grand Prairie, Irving, Mansfield and Plano

	Arlington vs. Surveyed Cities
Applicability	Comparable
Exceptions	Comparable
Standards	<p>A: <u>Residential</u>: preserve 35% ci Inventory: Oaks >3ci + Other >6ci (i.e., Oaks more "valuable") P: Oaks 3ci-5ci = x2 (i.e., extra credit for preserving young Oaks) <u>Nonresidential</u>: 1:1 (Ci preserved + replaced ≥ removed) Inventory: Building pad >30ci; elsewhere >6ci P&R: >3ci + 1.5 for Bonus trees (Oaks) and Significant Stand Survey cities: ratios from 1.0 to 2.0 based on size or specimen</p>
Enforcement	<p>A: Tree Preservation Plan (TPP) Non-developmental: No ordinance but fee for tree removal Survey cities: TPP + Tree Removal Permit (TRP) or blanket TRP Best practices: * inventory survey * phantom-lined plans * inspections</p>

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In Lieu Fee
Arlington

Replacement Fee (1994): \$100/ci

Charged when short of residential preservation standard or non-residential P&R

Fee per caliper inch

Average: \$162 / ci (w/A)
\$175 / ci

\$200

\$150

\$100

Arlington

Fort Worth

Garland

Grand Prairie

Irving

Mansfield

Plano

\$100

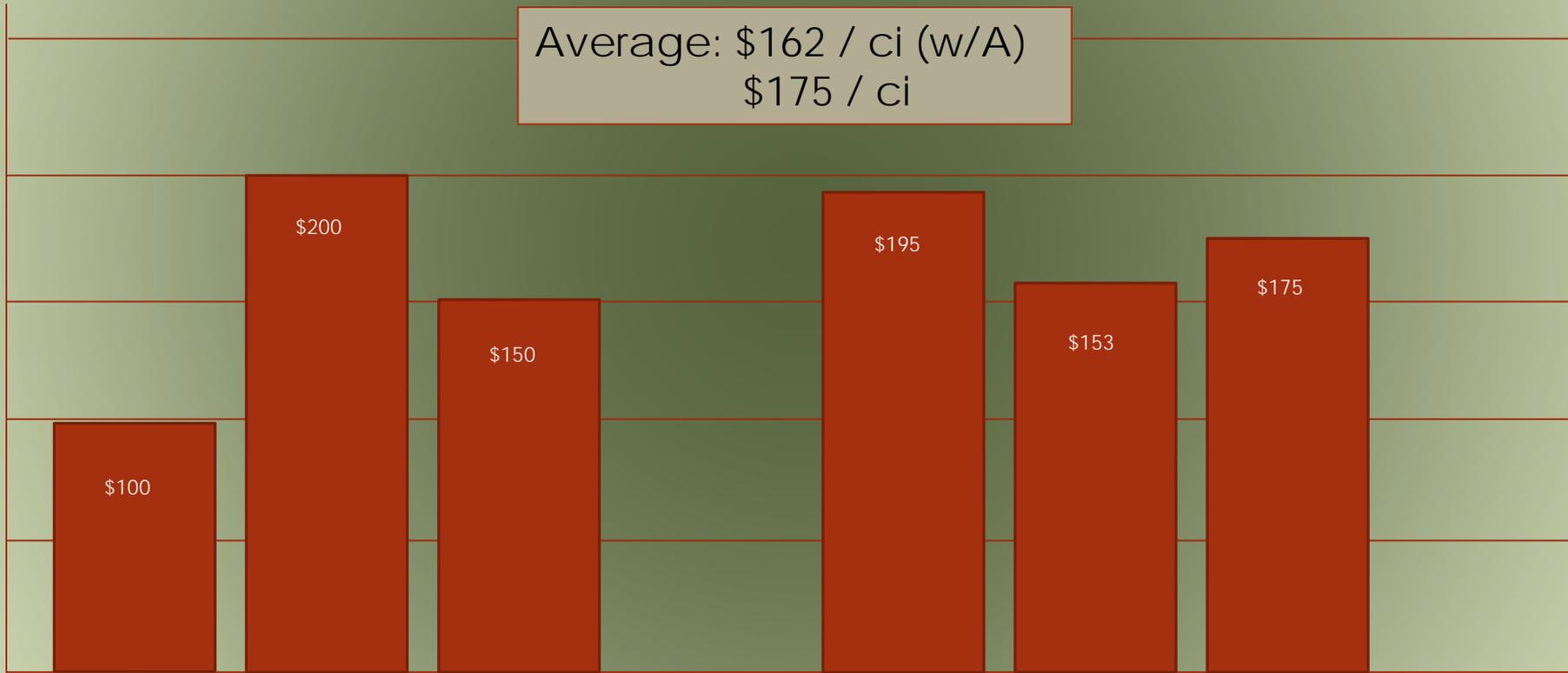
\$200

\$150

\$195

\$153

\$175





Standards Arlington

Residential: 35% protected caliper inch (ci)
 Nonresidential: Ci preserved + replaced \geq ci removed (1:1)
 Extra points: Bonus trees and "Significant Stand"

Residential

- 35% ci preservation appears appropriate
- How to "incentivize" Oaks for both inventory and preservation?
- Inventory:
 - By size – over/under 18ci, 24ci, 30ci
 - By specimen – Oaks count as x1.5, x1.75, x2.0, etc.
- Preservation:
 - By size – (same as above)
 - By specimen – More credit for Oaks ≥ 6 ci ?

Non-Residential

- How to "incentivize" Oaks for both inventory and preservation?
- Modify the 1:1 ratio rule (by any of the following)
- Inventory:
 - By size – over/under 18ci, 24ci, 30ci
 - By specimen – Oaks count as x1.5, x1.75, x2.0, etc.
- Preservation:
 - By size – (same as above)
 - By specimen – Bonus trees credited at greater than 1.5?



Enforcement
Arlington

Tree Preservation Plan required at site plan submittal
Replacement fee (1994): \$100/ci into tree replacement fund

Tree Removal Permit	<ul style="list-style-type: none"> • A non-developmental permit; not connected to site plans • Currently no express ordinance – affects enforceability • Mitigation still required • Permit fee of \$10/tree w/minimum \$30 and max \$150
Phantom – Lined Plans	<ul style="list-style-type: none"> • To be submitted with Development Plan or Site Plan • Allows Council, P&Z and staff to quickly see impact of development on tree stands
Inventory Surveys	<ul style="list-style-type: none"> • Establish circumstances for use of inventory survey • Acceptable professional reports
Replacement Fee	<ul style="list-style-type: none"> • Update fee to \$_____ to reflect survey cities