



STREET TREES & RESIDENTIAL REDEVELOPMENT

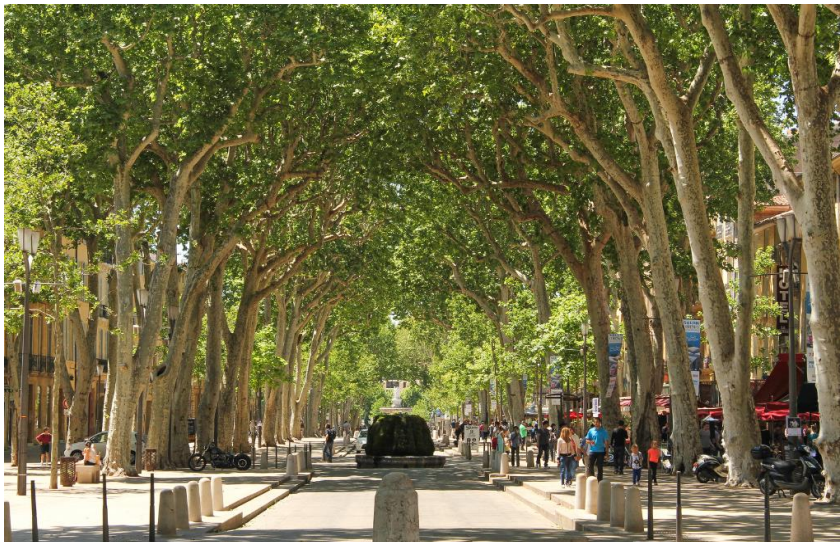
AGENDA

- WHAT
- WHY & WHY NOT
- HOW
- WHAT ELSE





WHAT?



EXISTING CONDITIONS



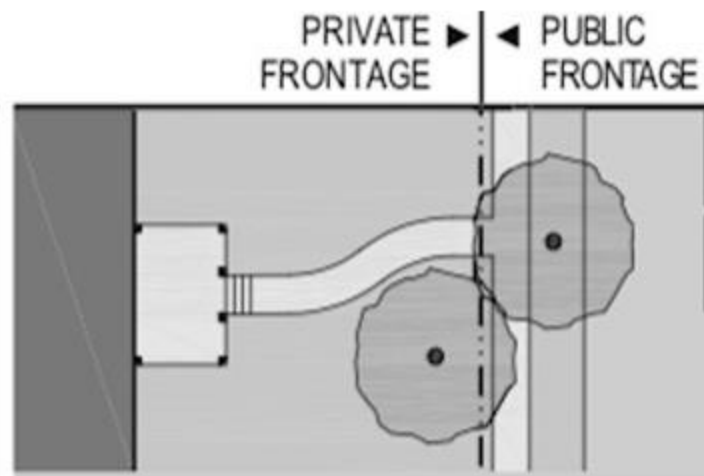
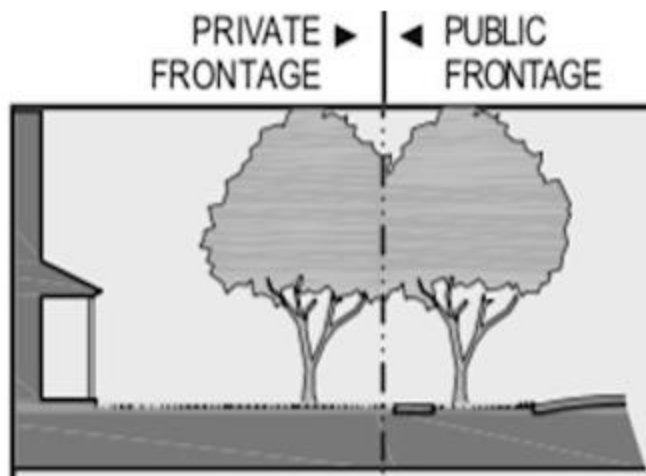


FRAMING QUESTION

Should requirements for street/frontage trees be updated for new infill houses (and major additions)?

4.4 New Infill Houses and Major Additions — Special Considerations

D. All infill construction properties shall: 1. Contain at least one front yard tree; 2. If no front yard trees exist on the property at the time of construction: a. A tree of at least 2 inches in caliper should be planted in the front yard of the property; b. The new tree shall be planted outside of the right-of-way, once construction is complete.



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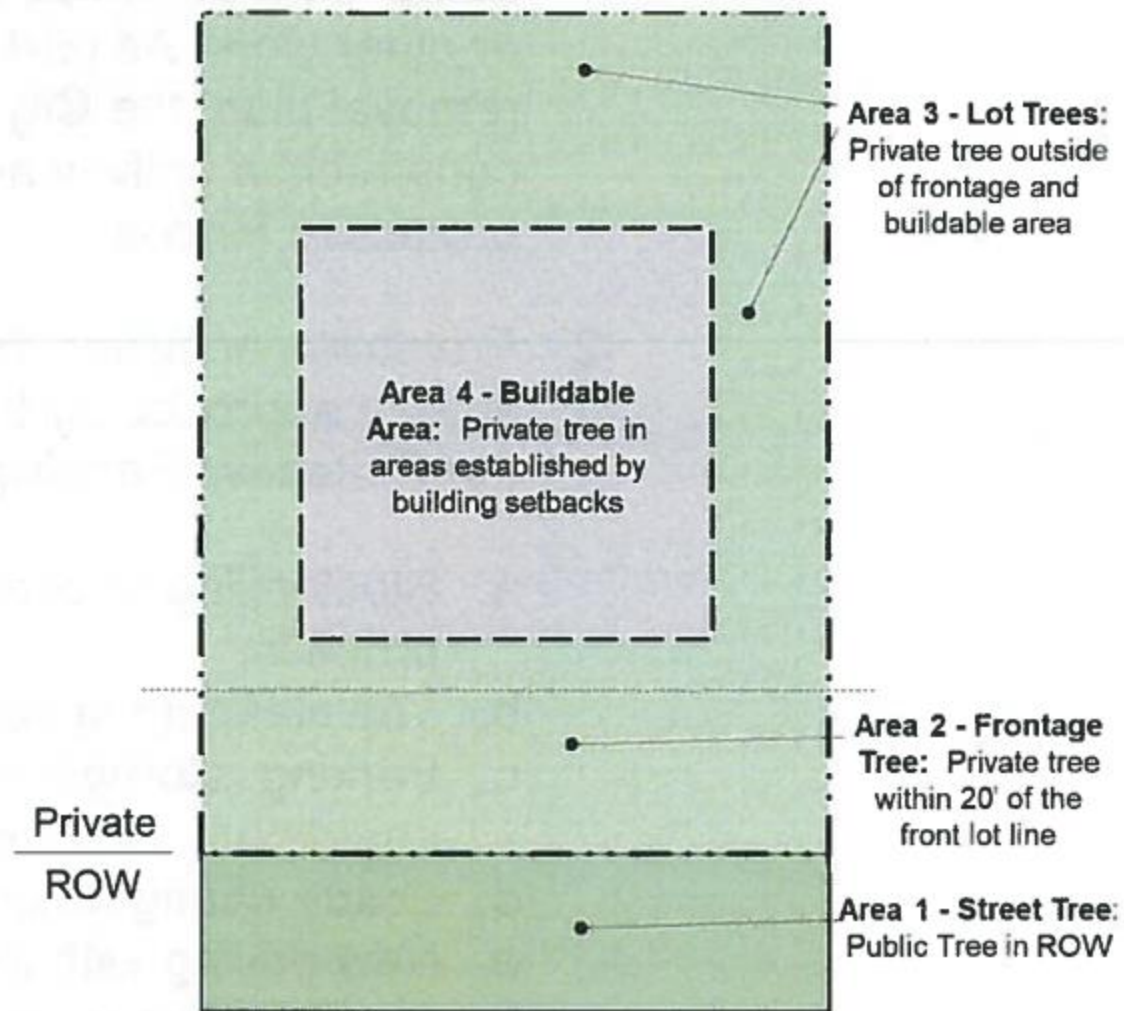
Street Trees

Frontage Trees

Yard Trees

Lot Trees

...



Area 3 - Lot Trees:
Private tree outside of frontage and buildable area

Area 4 - Buildable Area: Private tree in areas established by building setbacks

Area 2 - Frontage Tree: Private tree within 20' of the front lot line

Area 1 - Street Tree: Public Tree in ROW

Private
ROW



WHY / WHY NOT?

Reduced Heat Island Effect Shade
Storm Water Benefits Sense of Place
Traffic Calming Pedx Experience
Pollutant Absorption Noise Barrier
Visual Screening Bldg Energy Reduction
Increased Property Values Habitat

SPREAD SHEET | October 10, 2013, 6:33 p.m. ET

How Trees Can Boost a Home's Sale Price

In a study, homes with "street trees," those planted between the sidewalk and street, sold for \$7,130 more, on average, than homes without street trees.

By SANETTE TANAKA



LEAFY LISTINGS

Researchers analyzed of 2,608 single-family home sales in Portland, Ore., to find out how street trees, those planted between the sidewalk and the road, affected final price and time on the market.

The sale premium of having street trees was the same as adding 129 square feet of finished space

Homes with street trees sold for \$7,130 more, on average, and 1.7 days more quickly

Neighboring houses within 100 feet of street trees sold for \$1,688 more each, on average

Street trees resulted in an extra \$19,958 in neighborhood house sales

Illustration by Mike Lemanski; Source: Landscape and Urban Planning, February 2010



— **WHY NOT?**

Current Code, Utility/Public Works Conflicts

Rooftop Solar Conflicts

Too Proscriptive/Restrictive?

Storm Damage

?



HOW?

– **IMPLEMENTATION FACTORS**

- **Distance from front property line/curb/sidewalk (min/max)**
- **In WW ROW extends past curbing of a street 5-15'**

– **IMPLEMENTATION FACTORS**

- **Exceptions: Utility conflicts**
- **Exceptions: Shallow lots**
- **Setbacks from foundations (20')**
- **Corners setbacks, side yards with street frontage?**

– IMPLEMENTATION FACTORS

- **Maintenance (12-307, 8-408...)**
- **Preferred/Required Species (12-304)**
- ***Spacing: 1 per lot or per X'; Min?***

EXAMPLES

PV 19.47.020

Streetscape and Frontage: The area between the front building line and the street including any plantings required in the ROW, used to create a relationship between the site and the public realm.

1 large tree per 40' of lot frontage; 2 large trees per 40' if buildings setback more than 30'. Corner lots shall meet this requirement on side lot lines at a rate of 50% of the streetscape and frontage rate.

EXAMPLES

PV 19.47.030. - LANDSCAPE SPECIFICATIONS.

Location. Required plantings shall be planted in the following specific locations and open spaces on the lot.

Frontage Trees. Frontage trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted the following locations, where applicable and in order of priority:

Street trees 4-8' from the back of curb where no sidewalk exists; or

Private frontage trees within the first five feet of the front lot line where any constraints in the right-of-way or on the lot would prevent other preferred locations.

Ornamental trees may be substituted for large frontage trees only in situations where no other alternative is available due to constraints of the site and right-of-way conditions.

Planting of any frontage trees in the right-of-way or any work in the right-of-way shall be coordinated with public works for permits, location, and planting specifications.

Any work within the sight line triangle should be reviewed for compliance with the city's Sight Line Obstruction Ordinance

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WHAT ELSE?

– **ADDITIONAL CONSIDERATIONS**

- **Demo Loophole**
- **Additional Existing Tree Protections**
- **Resources for New Re/Plantings for
Non-new Builds**

EXISTING CONDITIONS

