

**SNOHOMISH  
COUNTY**

**2017 ANNUAL  
REPORT ON TREE  
CANOPY**



**February 2017**

**Snohomish County Planning and Development Services**

### **INTRODUCTION**

On October 8, 2014, the Snohomish County Council adopted Amended Ordinance No. 14-073, effective October 27, 2014, modifying development standards for urban residential landscaping to include tree canopy requirements. Included in Amended Ordinance No. 14-073 was a requirement for the Department of Planning and Development Services (PDS) to prepare an annual report on tree canopy (codified at SCC 30.25.014). The report is required to be submitted to County Council by January 31 of each year. The purpose of this reporting is to monitor the outcomes from these regulations to assess their effectiveness and whether any adjustments or refinements should be considered.

This 2017 annual report is the third such report prepared by PDS. Unlike the two previous reports, this report focuses exclusively on approved landscape plans submitted under the tree canopy requirements of Snohomish County Code (SCC) 30.25.016. Because of the relatively small sample sizes available when they were prepared, this approach was not practical for the 2015 and 2016 reports. It was, however, recommended in the 2016 report as the desired approach for future reports. The 61 projects summarized in this report have all been approved during the 2-year period from November 2014 through December 2016.

### **BACKGROUND**

The genesis for the 2014 tree canopy regulations was feedback from developers who, in designing projects under the 2009 tree retention regulations, identified a number of issues, including:

- concerns about survivability of newly planted trees when planted in inappropriate locations or densities to meet the requirements;
- costs to complete a survey of significant trees on forested parcels;
- unavailability of off-site replanting areas within the immediate vicinity of many projects (allowed by code when there was insufficient area on-site for replacement trees);
- developers avoiding heavily forested sites due to the cost of complying with the tree retention regulations.

In addition, PDS staff hypothesized that, under the tree retention/replacement regulations, full build-out density of urban residential sites as prescribed by the Growth Management Act (GMA) Comprehensive Plan might not be feasible on some heavily forested parcels. This was noted as a potential conflict with the GMA goals and Puget Sound Regional Council's Vision 2040 which encourage development within UGAs to preserve rural and resource lands.

In 2014, PDS proposed amending the code to focus on the concept of preserving and expanding tree canopy rather than just on retaining and replacing individual trees. The staff proposal did include incentives for retaining significant trees, as well as some retention requirements in selected site areas. Following Planning Commission review,

extensive stakeholder outreach and participation, and several public hearings, the County Council adopted the code amendments in October 2014.

**2014 ADOPTED TREE CANOPY REGULATIONS**

The adopted tree canopy regulations are contained in SCC 30.25.016. They set a minimum amount of tree canopy to be provided for each urban residential development on a sliding scale, depending on the type of residential construction (detached versus attached) and the number of lots or units (see Table 1 below). Under this approach, a higher canopy percentage is required for single family than multiple family developments to account for a desire to increase density along transit corridors and to accommodate future population growth in an efficient manner. These tree canopy requirements apply equally to sites which have existing canopy and those that do not, and they can be met through either tree retention or new planting, or a combination of both.

**Table 1. Tree Canopy Coverage Requirements (SCC 30.25.016(3))**

Type of Development	Required Tree Canopy Coverage (gross site area)
Subdivisions for Single Family Residential (10+ lots)	30 percent
Short Subdivisions for Single Family Residential (4 to 9 lots)	25 percent
Short Subdivisions for Single Family Residential (< 4 lots)	20 percent
Single Family Detached Units, Cottage Housing, Townhouse, Multi-family (10+ units)	20 percent
Single Family Detached Units, Cottage Housing, Townhouse, Multi-family (< 10 units)	15 percent
Urban Center (residential and mixed use projects only)	15 percent

This provision is an important change from the former tree replacement regulations which only applied to sites with significant trees. This approach provides an opportunity to expand the urban tree canopy on redevelopment sites or sites that had been cleared in the past, particularly since urban residential sites already have a requirement to landscape 10 percent of the total gross site area, which could be utilized as space to plant trees.

Retaining significant trees remains an objective of the new regulations. Under the revised regulations, incentives exist to encourage developers to retain both individual significant trees and stands of significant trees. The revised regulations also maintain the previous requirements that significant trees in critical areas and perimeter landscaping be retained. The revised regulations also now address species mix, in particular encouraging more native trees to be replanted, to minimize disease and improve survivability. Finally, the

regulations encourage planting the right tree in the right place to ensure long term survivability.

### **ANNUAL REPORT ON TREE CANOPY: FIVE REQUIREMENTS**

The tree canopy report is due to the County Council by January 31 of each year, and per SCC 30.25.014, PDS is required to provide data on the following five topics for the applications it received within the reporting year:

1. The number of applications exempted from tree canopy requirements by each of the exemptions in SCC 30.25.016(1).
2. The number of applications to which the tree canopy requirements are applied, subtotaled by type of application.
3. The number of applications using the Tree Survey method and the number using the Aerial Estimation method for estimating existing tree canopy (applicable when the retention of existing canopy is to be used – in whole or in part – to meet the requirements).
4. For each application to which the tree canopy requirements are applied:
  - a. The tree canopy required by Table 30.25.016(3) prior to any adjustments.
  - b. Any adjustments to the required tree canopy, the specific type of incentive or other adjustment, and the specific code authority for the adjustment.
  - c. The required tree canopy after all adjustments.
  - d. The use and effect of applying any other incentives for tree retention.
  - e. The result of the calculation of existing canopy.
  - f. The canopy of trees retained.
  - g. The number of new trees planted.
  - h. The result of the calculation of 20-year canopy.
5. For every allowable type of adjustment, the total number of applications that used it and the total reduction in required tree canopy resulting from it.

Each of these five specific reporting requirements is discussed in the following sections.

#### **Report Requirement #1:**

##### **Number of Applications Exempt from Requirements**

The code provides for five different activities to be exempt from the tree canopy requirements. These exempt activities are listed in SCC 30.25.016(1) and in Table 2 below. Since PDS does not issue a permit for pruning or for the removal of hazardous trees, there is no method to accurately track these two activities.

For the remaining three exempted activities, the readily available permit data does not provide a means to easily track these activities, and hence no data was collected for them.

PDS will explore potential revisions to the permit application and/or the fields in PDS' permit tracking software (AMANDA) in order to furnish this data for future reports.

**Table 2. Number of Applications Exempted from Tree Canopy Requirements**

Exempt Activities per SCC 30.25.016(1)	Number of Applications
a. Removal of any hazardous, dead or diseased trees, and as necessary to remedy an immediate threat to person or property as determined by a letter from a qualified arborist	Data Not Available
b. Construction of a single-family dwelling, duplex, accessory or non-accessory storage structure on an individual lot created prior to April 21, 2009, or created by a subdivision or short subdivision for which a complete application was submitted prior to April 21, 2009	Data Not Yet Available, (but may become available in the future)
c. Construction or maintenance of public or private road network elements, and public or private utilities including utility easements not related to development subject to chapters 30.23A, 30.34A, 30.41G or 30.42E SCC	Data Not Yet Available, (but may become available in the future)
d. Construction or maintenance of public parks and trails when located within an urban residential zone	Data Not Yet Available, (but may become available in the future)
e. Pruning and maintenance of trees	Data Not Available

**Report Requirement #2:**  
Number and Type of Applications

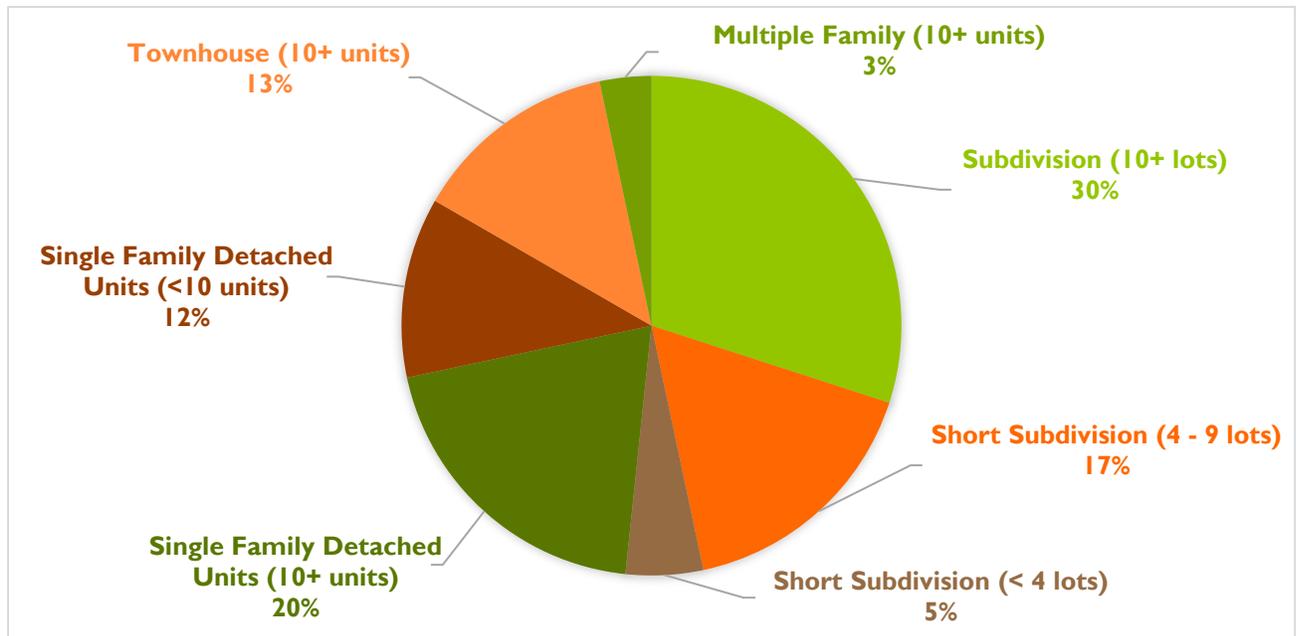
For this report, which covers the 2-year period from November 2014 through December 2016, a total of 61 development applications subject to the tree canopy regulations were approved. This compares with the 11 applications (mostly preliminary) covered in the 2015 report and the 36 (a mix of preliminary and approved applications) covered in the 2016 report. The majority (52%) of these approved applications were for subdivisions, with 30% comprising subdivisions with 10 or more lots.

Table 3 and Figure 1 on the next page describe the number and type of applications for this report. Table 3 also includes the numbers from the 2015 and 2016 reports for comparison. It should be noted that some of the townhouse applications also involved land subdivision pursuant to SCC 30.41A.205. Table 4 (on page 6) is a new addition for this report, not specifically required by code. It shows the number of lots or units created by these 61 applications for each category of development, providing further insight into the intensity of residential development represented by these applications.

Table 3. Number and Type of Applications

Application Type	# Applications		
	2017 Report (11/14 – 11/16)	2016 Report (2/15 – 12/15)	2015 Report (11/14 – 1/15)
Subdivision (10+ lots)	18	9	5
Short Subdivision (4 - 9 lots)	10	5	2
Short Subdivision (< 4 lots)	3	2	1
Single Family Detached Units (10+ units)	12	5	2
Single Family Detached Units (<10 units)	7	6	0
Cottage Housing (10+ units)	0	1	0
Cottage Housing (< 10 units)	0	0	0
Townhouse (10+ units)	8	6	1
Townhouse (<10 units)	0	0	0
Multiple Family (10+ units)	2	0	0
Multiple Family (<10 units)	0	0	0
Urban Center (residential and mixed use only)	1	2	0
<b>Total</b>	<b>61</b>	<b>36</b>	<b>11</b>

Figure 1. Type of Applications



**Table 4. Number of Lots/Units Created by Application Type**

Application Type	# Applications	# of Units/Lots
Subdivision (10+ lots)	18	807
Short Subdivision (4 - 9 lots)	10	56
Short Subdivision (< 4 lots)	3	7
Single Family Detached Units (10+ units)	12	419
Single Family Detached Units (<10 units)	7	28
Cottage Housing (10+ units)	0	0
Cottage Housing (< 10 units)	0	0
Townhouse (10+ units)	8	283
Townhouse (<10 units)	0	0
Multiple Family (10+ units)	2	357
Multiple Family (<10 units)	0	0
Urban Center (residential and mixed use only)	1	78
<b>Total</b>	<b>61</b>	<b>2,035</b>

**Report Requirement #3:**

Number of Applications Using Specific Method to Calculate Existing Tree Canopy

For applications proposing to retain some portion of their existing tree canopy to meet the canopy requirement, applicants have two options for calculating canopy coverage: tree survey method or the aerial estimation method. Under the tree survey method, the average canopy is calculated for each tree retained, whereas, under the aerial estimation method, an applicant can calculate the extent of the canopy by using a recent air photo.

**Table 5. Number of Applications Using Specific Method**

Tree Canopy Estimation Method	# of Applications		
	2017 Report (11/14 – 11/16)	2016 Report (2/15 – 12/15)	2015 Report (11/14 – 1/15)
Tree Survey	11	7	5
Aerial Estimation	22	14	3
New Canopy Only – no tree retention	28	15	3
<b>Total</b>	<b>61</b>	<b>36</b>	<b>11</b>

Of the applications that retained some existing canopy to meet their canopy requirement, 11 applied the tree survey method while 22 applied the aerial estimation method. The remaining 28 applications, or nearly half of those reviewed, used exclusively new tree canopy to meet the tree canopy requirements. In several of those cases, the landscape plans indicated that some existing canopy and some significant trees were retained – often to meet other landscaping and retention requirements – but were not included in the canopy calculations.

These results from the last two years’ reports suggest that the cost of conducting a tree survey are often not considered to be adequately compensated by the canopy bonuses available for retaining significant trees, since the much faster and cheaper aerial estimation method is used twice as often as the tree survey method.

**Report Requirements #4 & 5:**

Data for Each Application-Number and Results of Adjustments Used

These two reporting requirements ask for more detailed information about each of the 61 applications approved during this reporting period. The specific data required for each application is enumerated below (a - h), and is provided in Table 7 (pages 12 - 14).

- a. The tree canopy required by Table 30.25.016(3) prior to any adjustments.
- b. Any adjustments to the required tree canopy, the specific type of incentive or other adjustment, and the specific code authority for the adjustment.
- c. The required tree canopy after all adjustments.
- d. The use and effect of applying any other incentives for tree retention.
- e. The result of the calculation of existing canopy.
- f. The canopy of trees retained.
- g. The number of new trees planted.
- h. The result of the calculation of 20-year canopy.

**Table 6. Aggregate Data for Applications Reported in 2017, 2016 and 2015**

Reporting Requirement		2017 Report (11/14 – 12/16) Aggregate of Applications	2016 Report (2/15 – 12/15) Aggregate of Applications	2015 Report (11/14 – 1/15) Aggregate of Applications
Number of Applications		61	36	11
Tree Canopy Required by Code		3,559,525 sq. ft.	1,200,205 sq. ft.	837,731 sq. ft.
Adjustments to Canopy Requirements		-9,562 sq. ft.	0	0
Existing Canopy Retained	Tree Survey	50,005 sq. ft.	N/A	N/A
	Aerial Estimation	2,555,698 sq. ft.	N/A	N/A
Total Number of Trees Planted		6,219	3,042	1,164
Final 20-Year Tree Canopy Calculation		4,370,369 sq. ft.	1,606,219 sq. ft.	1,036,381 sq. ft.

For a more comprehensive perspective, Table 6 provides the aggregates for this reporting year on many of these data requirements. Totals for some of these data points were not available in the previous reports, in part because there were no canopy adjustments made in those reporting years. For this report, a total of 7 applications took advantage of the canopy bonuses available for significant tree retention in SCC 30.25.016(5). The application of those bonuses had the effect of reducing the canopy requirements for those projects by an aggregate 9,562 sq. ft.

In sum, for this reporting period (61 projects), the aggregate 20-year canopy calculation is 4,370,369 sq. ft.; this exceeds the total required tree canopy coverage by almost 23% or 810,844 sq. ft. However, if the top 5 “excess canopy-producing” projects are excluded, the excess canopy for the remaining 56 projects is only about 14%. This suggests that many applicants – particularly those relying primarily on new tree planting – are looking only to meet the minimum canopy requirement.

A total of 6,219 new trees are to be planted, including trees planted to meet other landscaping requirements, such as parking lot landscaping and street trees. In many applications, those trees are not included in the canopy calculations (although they would be eligible) because of the species mix requirements applicable to canopy trees. For this reason, the actual tree canopy provided by urban residential development is often understated by the canopy calculations provided by the applicants and compiled into this report. Similarly, the actual retention of tree canopy and existing significant trees is often greater than is indicated just by the canopy calculations. Since such retention is still required within perimeter landscaping and critical areas, there is often no tree survey performed in those areas where no land disturbance is planned.

A few other observations about the data in Table 5 are noteworthy. As in last year’s report, none of the projects sought a reduction in their canopy requirements as allowed for certain situations by subsections 30.25.016(8) and (9). Of the 61 project plans, 18 are providing at least five percentage points more canopy than necessary to meet their requirement. Of those 18, half are satisfying their canopy requirement entirely through retention of existing canopy (usually found predominantly within critical areas, where removal of trees is not permitted).

Overall, 12 projects are meeting their canopy requirements exclusively through retention of existing canopy, while 28 projects meet their requirements entirely through planting of new trees. The remaining 21 projects use a combination of canopy retention and new trees to meet the canopy requirements. This diversity of approach suggests that the regulations are flexible enough to accommodate different site conditions within the urban growth areas. It also indicates that they are producing both significant tree and canopy retention as well as new canopy creation within urban residential areas to help mitigate the inevitable loss of tree canopy from development on previously undeveloped urban sites.

Because pre-development tree canopy calculations are not required, except for projects and site areas where retention is used to meet the canopy requirements, it is not possible to measure the overall net change in the urban tree canopy using only the data available

for these monitoring reports. Even if such canopy measurements were made, other factors, such as post-development tree removal and tree planting would hamper efforts to accurately monitor changes in the overall canopy utilizing only the canopy calculations. As mentioned above, even at the project level the canopy calculations do not always accurately reflect new canopy because they frequently exclude trees used to meet other landscaping requirements where species mix is not also required. The best tool for overall canopy monitoring remains the satellite imagery available from the federal government about every 5 years.

**PROGRESS ON RECOMMENDATIONS IN THE 2016 REPORT**

The 2016 report contained several recommendations regarding the administration of the canopy regulations and the annual reporting requirement. These recommendations are repeated below, and each one is followed by a short description of progress made during the past year.

5-Year Tree Canopy Assessment

RECOMMENDATION: “Because this is only the second tree monitoring report, there is not enough data and actual tree maturation to determine whether or not the tree canopy regulations are meeting the intended outcomes, such as maintaining or enhancing the 30% tree canopy coverage in the county’s unincorporated UGAs. In 2014, and as a lead up to work on the tree canopy code amendments, PDS staff analyzed satellite imagery to determine the amount of existing tree canopy in unincorporated urban growth areas (UGAs). In general, this analysis determined there was approximately 30 percent tree canopy in unincorporated UGAs. The data used to arrive at this figure is provided by the federal government approximately every five years. This exercise could be conducted every five years, using the same methodology, in order to determine if there is any loss or gain to the 30% tree canopy baseline.”

STATUS: This third report covers exclusively approved landscape plans, and contains a larger sample and better cross-section of urban residential development than the first two reports. Consequently, it does provide a more accurate indication of the impact of the new regulations on the urban tree canopy. Accordingly, some further recommendations for possible refinements to the administration of the program are included in the next section.

Nevertheless, we are still fairly early into a program which utilizes a 20-year canopy projection for new tree plantings. Consequently, the recommended 5-year canopy assessment should be conducted by PDS when the next round of aerial imagery becomes available from the federal government

(perhaps around 2019-20) before any major changes to the regulations are considered.

Improvements to PDS' Workflow Process

RECOMMENDATION: "For greater reporting accuracy, PDS will modify its workflow process so that future reports will only contain applications with approved landscaping plans."

STATUS: This report utilizes only approved landscape plans and canopy calculations for its data, as will all future annual reports.

Revisions to Tree Canopy Worksheet or Permit Application

RECOMMENDATION: "As mentioned on page 3 of this (2016) report, in order to provide data on specific exempt activities, PDS would need to modify the permit applications or the Tree Canopy Calculation Worksheet in order to obtain this information from the applicant."

STATUS: No changes have been made to the canopy calculation worksheet to address this issue, and none may be necessary as exempt activities do not usually complete the worksheet. PDS is exploring the data contained within its permit tracking system (AMANDA) to determine if any adjustments are necessary to utilize that system for data collection on exempt activities for which county permits are issued.

Research on Street Trees

RECOMMENDATION: "The previous report identified an emerging issue related to SCC 30.25.015(8), which requires the planting of street trees. Based on initial findings, street trees prove an effective means to increase the urban tree canopy. However, this research is still on-going and may be presented in a future annual report."

STATUS: Staff is unaware of any new research on safety issues related to street trees.

**ADDITIONAL RECOMMENDATIONS FOR 2017 AND BEYOND**

PDS staff will continue to fine-tune the administrative processes in an effort to make the documentation and review steps associated with the canopy regulations easier and quicker for both the customer and the permitting staff.

Staff is also exploring ways to better utilize its permit tracking system AMANDA to complete the data collection and compilation processes required to complete this annual report. At the present time, simply obtaining accurate and complete canopy calculation

sheets from all applicants whose projects fall under these regulations is the best way to facilitate the preparation of this report. As project design evolves as it goes through the review process, adjustments to the calculation sheet may be necessary. Creating clearly identifiable linkages between those calculation sheets and the associated landscape plans would also greatly expedite the data collection for this report.

Public testimony was received at the December Planning Commission hearing on proposed amendments to 30.25.014 SCC. The testimony addressed issues beyond the scope of the proposed amendments. There was a suggestion that the county attempt to monitor tree removal through some kind of simplified permitting and/or requirements for homeowner association CC & R's. As a practical matter, it would be difficult to monitor the removal – or the planting - of individual trees by homeowners, even if a formalized permit system could be established. It would also likely create as many enforcement issues as benefits for canopy monitoring. As mentioned above, even the canopy and tree planting data we can and do collect on new development through the canopy calculation sheets are an imperfect indicator of the actual, total canopy changes created by urban development.

County Parks Department recommended additional fine-tuning of the overall regulations, including the addition of a requirement that small parcels inventory their significant trees through a tree survey, reserving the aerial estimation method for larger parcels with stands of trees. Parks also suggests that PDS explore ways to include existing canopy from neighboring trees to be included in the tree calculations. PDS will explore the feasibility of these suggestions during the upcoming year.

Staff will continue to explore means to better monitor aggregate changes to the urban tree canopy, but aerial imagery examined over time is probably the most effective and efficient means currently available. Consequently, PDS should continue to track the availability of new satellite imagery and budget accordingly in 2018 or beyond to insure access to it. This tool will likely remain the best way to enable the accurate monitoring of the overall urban tree canopy goals and analysis of the impact of the 2014 regulations.

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**Table 5**  
Report Requirements 4 and 5

Application	Tree Canopy Required	Reductions to the Required Tree Canopy per 30.25.016(8) or (9)	Code Authority for Reduction and Type	Required Tree Canopy After Adjustment (%)	Required Tree Canopy Area After Adjustment (sf)	Use and Effect of Applying Incentives for Tree Retention	Calculation of Existing Canopy to be Retained (% of site area)	Calculated Canopy of Trees Retained (including bonuses) sf	The Number of New Trees Planted	20 Year Canopy Area Calculation sf	Total Tree Canopy Proposed
1501-WLD Sierra Townhomes	20%	0	N/A	20%	48,785	N/A	27.0%	65,974	110	65,974	27.0%
1st Ave. W. SP	25%	0	N/A	25%	8,372	N/A	0%	0	31	8,400	25.1%
220th St. Edmonds SFDU	15%	0	N/A	15%	1,920	N/A	0%	0	9	1,920	15.0%
230th St. Townhomes	20%	0	N/A	20%	7,826	N/A	0%	0	32	8,178	20.8%
51st Ave. SP	25%	0	N/A	25%	22,375	N/A	5.5%	4,900	41	22,600	25.3%
Alder Crest PRD	30%	0	N/A	30%	69,339	N/A	8.3%	19,293	116	69,685	30.3%
Arcadia SFDU	20%	0	N/A	20%	112,408	N/A	21.6%	121,379	263	121,379	21.6%
Archerfield Townhomes	20%	0	N/A	20%	36,874	237 sf of canopy bonus	0.1%	1,186	120	41,798	22.7%
Belcher/Nealy SP	25%	0	N/A	25%	25,612	N/A	3.5%	3,551	67	26,521	25.9%
Beverly Court SFDU	20%	0	N/A	20%	12,000	N/A	0%	0	58	13,185	22.0%
Birch PP	30%	0	N/A	30%	68,304	N/A	28.5%	64,805	20	68,304	30.0%
Canton Highlands PRD	30%	0	N/A	30%	67,582	N/A	0%	0	239	67,814	30.1%
Cari Crest SP	25%	0	N/A	25%	10,941	N/A	.2.9%	1,290	31	11,155	25.4%
Carrera	30%	0	N/A	30%	76,959	N/A	0.5%	1,446	186	79,566	30.5%
Christopher Lloyd SP	20%	0	N/A	20%	4,451	N/A	28.7%	6,400	0	6,400	28.7%
Chynoweth SP	25%	0	N/A	25%	7,610	N/A	0%	0	42	16,832	55.3%
Cowen Court	20%	0	N/A	20%	34,970	N/A	0%	0	121	34,970	20.0%
Creekside Urban Center	15%	0	N/A	15%	73,994	N/A	26.3%	64,991	122	98,976	40.1%

**2017 ANNUAL REPORT ON TREE CANOPY**

Application	Tree Canopy Required	Reductions to the Required Tree Canopy per 30.25.016(8) or (9)	Code Authority for Reduction and Type	Required Tree Canopy After Adjustment (%)	Required Tree Canopy Area After Adjustment (sf)	Use and Effect of Applying Incentives for Tree Retention	Calculation of Existing Canopy to be Retained (% of site area)	Calculated Canopy of Trees Retained (including bonuses) sf	The Number of New Trees Planted	20 Year Canopy Area Calculation sf	Total Tree Canopy Proposed
Crestmont Place PRD	30%	0	N/A	30%	56,827	N/A	23.7%	44,821	55	58,324	30.8%
Featherwood North	20%	0	N/A	20%	18,950	1,643 sf of canopy bonus	5.2%	4,929	44	20,213	21.0%
Gateway Multi-family	20%	0	N/A	20%	70,697	N/A	26.3%	93,120	212	93,120	26.0%
Gessell SFDU	20%	0	N/A	20%	24,841	N/A	0%	0	73	24,990	20.1%
Gillis Short Plat Revision	25%	0	N/A	25%	7,939	2,380 sf of canopy bonus	15.8%	5,018	11	7,988	25.3%
Glenwick Grove Ph. 1 & 2 Revision	30%	0	N/A	30%	244,832	N/A	49.6%	405,108	211	405,108	49.6%
Groset SFDU	20%	0	N/A	20%	4724	N/A	3.6%	846	11	5301	22.4%
Gursli SP	20%	0	N/A	20%	19,521	N/A	38.0%	36,989	0	36,989	38.0%
Gutsalo SFDU	15%	0	N/A	15%	3,765	N/A	0%	0	10	3,915	15.6%
Harmony at Mill Creek	20%	0	N/A	20%	40,330	N/A	52.6%	106,101	80	106,101	52.6%
Hawk Ridge SFDU	20%	0	N/A	20%	34,342	N/A	0%	0	172	43,474	25.4%
Hawksbeard PRD	30%	0	N/A	30%	75,812	N/A	0%	0	138	79,366	32.0%
Hawthorne Meadows SP	20%	0	N/A	20%	4,686	N/A	1.4%	296	11	4,982	22.8%
Hayward Homes SFDU	15%	0	N/A	15%	2,308	N/A	0%	0	6	2,480	16.0%
Honsberger SFDU	20%	0	N/A	20%	8,563	N/A	0%	0	34	8,585	20.1%
Hopkins SP	25%	0	N/A	25%	21,207	N/A	12.9%	10,980	28	21,660	25.5%
Kingstone SFDU	20%	0	N/A	20%	42,609		0%	0	263	42,760	20.1%
Lancaster Estates SFDU	20%	0	N/A	20%	23,041	N/A	0%	0	92	23,041	20.0%
Lundin Townhomes	20%	0	N/A	30%	15,862	N/A	0%	0	49	20,174	25.4%
Madison Way Apartments	20%	0	N/A	20%	94,571	N/A	45.5%	215,330	?	215,330	46.0%
Manor Cottages	20%	0	N/A	20%	12,061	N/A	0%	0	91	14,605	24.0%
Marisol PRD	20%	0	N/A	20%	93,856	N/A	4.2%	13,018	214	142,412	46.0%

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Mayfield II	30%	0	N/A	30%	46,912	N/A	0%	0	103	47,092	30.1%
McCarty SFDU	15%	0	N/A	15%	2,268	N/A	0%	0	8	3,180	17.0%
Millbrook Ridge	30%	0	N/A	30%	45,457	969 sf of canopy bonus	3.2%	4,846	124	54,666	36.1%
Monroe Woodlands	30%	0	N/A	30%	1,036,641	N/A	33.6%	1,162,386	0	1,162,386	34.0%
Moravec SP	20%	0	N/A	20%	4,743	N/A	0%	0	11	4,800	20.1%
Normandie Crest PRD	30%	0	N/A	30%	70,075	723 sf of canopy bonus	1.7%	3,855	207	70,135	31.0%
North Creek Ridge PRD (Revision)	30%	0	N/A	30%	189,352	N/A	0%	0	733	191,110	30.3%
North Lane	30%	0	N/A	30%	13,829	N/A	2.7%	3,695	132	58,081	42.0%
Parkview Ridge PRD	30%	0	N/A	30%	123,900	N/A	0.1%	2,500	382	126,880	30.7%
Petersen SFDU	15%	0	N/A	15%	2,006	N/A	0%	0	6	2,550	19.1%
Pinedale PRD	30%	0	N/A	30%	58,793	2,202 sf of canopy bonus	5.0%	9,722	175	69,286	35.3%
Pioneer Lane SFDU	20%	0	N/A	20%	18,933	N/A	0%	0	64	19,135	20.2%
Rosedale Townhomes	20%	0	N/A	20%	10,803	N/A	0%	0	58	10,875	20.1%
Serene Point SFDU	20%	0	N/A	20%	15,211	N/A	0%	0	86	15,355	20.2%
Shadow Creek	20%	0	N/A	20%	36,826	N/A	0%	0	165	77,520	42.5%
Shay SP	25%	0	N/A	25%	54,520	N/A	35.8%	78,162	10	78,380	36.0%
Shelby Road SFDU	20%	0	N/A	20%	13,037	N/A	0%	0	69	14,120	21.7%
Southend Townhomes PRD	20%	0	N/A	20%	14,672	N/A	40.5%	29,726	52	29,726	40.0%
Sylte SP	25%	0	N/A	25%	10,969	1,408 sf of canopy bonus	16.0%	7,041	9	11,361	26.0%
Talavera Ridge	30%	0	N/A	30%	57,692	N/A	0%	0	146	57,800	30.1%
The Grove at Canyon Park PRD	30%	0	N/A	30%	121,220	N/A	3.0%	12,000	266	121,356	30.0%