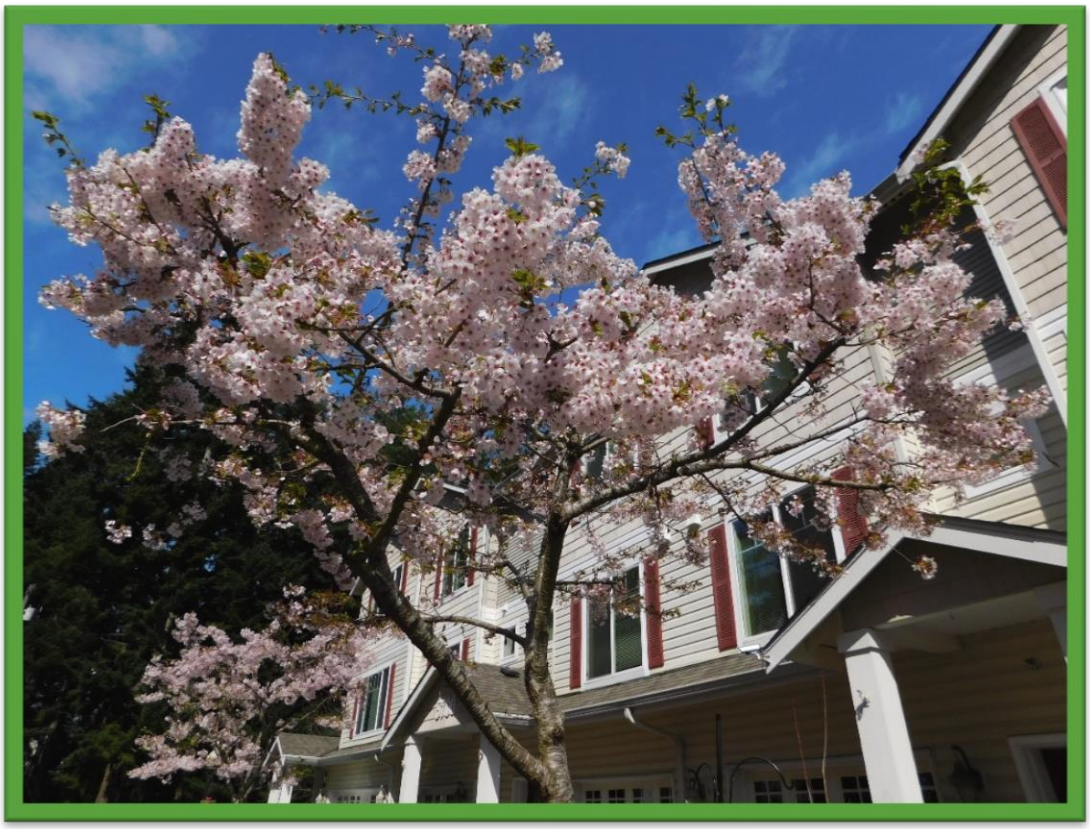


# Snohomish County
# CY 2019 Tree Canopy Monitoring Report

## January 1, 2019 – December 31, 2019

**January 31, 2020**

Snohomish County Planning and Development Services

## EXECUTIVE SUMMARY

This report details the amount of tree canopy preserved and planted under 2019 urban residential permits in unincorporated Snohomish County. The total amount of proposed 20-year tree canopy coverage required under County Code for CY 2019 was 1.45 million sq. ft. Since 2014, Snohomish County has maintained 10,127,259 sq. ft. of tree canopy coverage from new urban residential permits. Over the course of the year, retention of existing canopy was at 510,651 sq. ft. which is 35% of the total canopy coverage requirement. In calendar year 2019, every proposed landscape plan that was approved met or exceeded the minimum 20-year tree canopy coverage required in SCC 30.25.016(3). This is nearly 367,340 sq. ft., or approximately 25% more than required.

## 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 regulate tree canopy requirements rather than individual trees. 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. The purpose of the report is to summarize the outcomes from the updated tree canopy regulations on an annual basis to assess their effectiveness and to determine whether any adjustments or refinements should be considered. The report is required to be submitted to the County Council by January 31 of each year.

Per SCC 30.25.014, PDS is required to provide data on the following five topics for the applications it approved within the reporting period:

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 are made.
    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.

## METHODOLOGY

Because of the nature of monitoring and reporting, the methodology for data included in the report has evolved over the past six years. The next section contains a summary of how report methodologies have changed since the first tree canopy monitoring report was prepared six years ago.

| Report Title | Data Collection Method |
|---|---|
| **2015 & 2016** | Included data for proposed landscaping plans for *all* residential land use applications within the urban growth area that were either submitted or approved in the prior year. |
| **2017 & 2018** | Included only data from landscape plans for approved development activities that were subject to tree canopy regulations in SCC 30.25.016. Data collection time frames varied and generally included the previous year's approved landscape plans (but also included more than a 12 month timeframe) |
| **CY 2018 & CY 2019** | This report follows the same methodology as the 2017 and 2018 reports. The timeframe for data collection is now a calendar-year (CY), and the report title reflects this change. |

Due to limited data availability, the first two reports (2015 & 2016) included all submitted landscape plans for all residential land use development applications within the urban growth areas which were either submitted or approved in the prior year. The methodology was substantially revised for the 2017 report, which transitioned to only include approved landscaping plans. In order to capture the effects since the new tree canopy ordinance, the 2017 report included all landscaping plans that were approved from the effective date of Amended Ordinance No. 14-073 (November 1, 2014) through November 30, 2016. In total, the 2017 report included 61 landscaping plans. The 2018 report followed the same methodology and included a total of 58 landscaping plans, which were approved between December 1, 2016 through December 31, 2017.

In the 2018 report, PDS staff recommended transitioning to a calendar year (CY) reporting timeframe. This change created a standardized 12-month reporting period going forward so that the information in each year's report can be more consistently compared over time. The CY 2018 report was the first report to adopt the recommendation, and the CY 2019 report follows suit.

This CY 2019 report uses the same methodology as the past three reports and includes information from 49 landscape plans that were components of development activity applications that were approved between January 1, 2019, through December 31, 2019. In order to understand the cumulative effects of the regulations, this report also includes information from the CY 2018 and 2018 tree canopy reports. Due to the revised methodology, information from reports produced prior to the 2018 report is not included, since these reports summarized data from landscaping plans that were merely submitted and would potentially double-count landscape plans that have since been approved.

## BACKGROUND

The genesis for the updated 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 on-site area for replacement trees); and
- Developers avoiding heavily forested sites due to the cost of complying with the 2009 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 included incentives for retaining significant trees. Following Planning Commission review, extensive stakeholder outreach and participation, and several public hearings, the County Council adopted the code amendments in October 2014.

The code amendments were passed under Ordinance 14-073, which amended Title 30 SCC and updated the county's landscaping standards. The goal was to maintain canopy coverage through retention and replacement of existing tree canopy, while providing flexible options for developers to obtain urban densities as prescribed in the Snohomish County Comprehensive Plan.

In order to establish base line percentages for tree canopy coverage on individual sites, the county relied on a high-level GIS analysis of the Best Available Land Cover Data provided by the US Geologic Service (USGS). The analysis determined the unincorporated urban growth areas of Snohomish County contained an estimated 30% canopy coverage between public and private lands. The ordinance sought to maintain 30% tree canopy coverage in unincorporated urban areas of Snohomish County. Although the code does not require further analysis of future USGS Best Available Land Cover Data, canopy coverage is measured individually by permits.

## 2014 TREE CANOPY REGULATIONS

Tree canopy regulations are contained in SCC 30.25.016. The regulations establish 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 (Table 1). 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.

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

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

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. This provision is an important change from the 2009 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 updated regulations now also address species mix, in particular encouraging more native trees to be planted 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 assessment of the five reporting requirements outlined in the Introduction section of this report is based on review of approved residential development activities that are subject to the tree canopy regulations in SCC 30.25.016. Each of the five specific reporting requirements is discussed in the following sections.

## Report Requirement #1:
## Number of Applications Exempt from Requirements

The following activities, which are listed in SCC 30.25.016(1), are exempt from the tree canopy requirements in SCC 30.25.016:

1. 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;
2. 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;
3. Construction or maintenance of public or private road network elements, and public or private utilities including utility easements not related to development subject to chapter 30.23A, 30.34A, 30.41G or 30.42E SCC;
4. Construction or maintenance of public parks and trails when located within an urban residential zone; and
5. Pruning and maintenance of trees.

Since PDS does not issue a permit for pruning or for the removal of hazardous trees, there is currently no method to accurately track and report these two activities. Collecting data for the three remaining exempted activities is also very challenging because available permit data does not provide a means to track or report on these activities. As a result, no data has been collected for this or for any past reports. Development of a system to collect, monitor, and assess this information would be a major program effort.

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

During this reporting period (January 1, 2019 through December 31, 2019), a total of 49 development applications subject to the tree canopy regulations were approved. This CY 2019 report compares the 49 approved plans with data from previous reports. The results from CY 2019 show an overall decline in the number of permit applications that required landscape review for tree canopy.

Chart 1 shows the overall trends of permit applications that have been subject to tree canopy regulations. CY 2019 displays the lowest decline in total applications from the past 3 years. Table 2 summarizes the number and type of applications that are subject to the tree canopy requirements in SCC 30.25.016. It should be noted that some of the townhouse applications also involved land subdivision pursuant to SCC 30.41A.205.

**Chart 1. Total Permit Applications Subject to Tree Canopy Regulation**

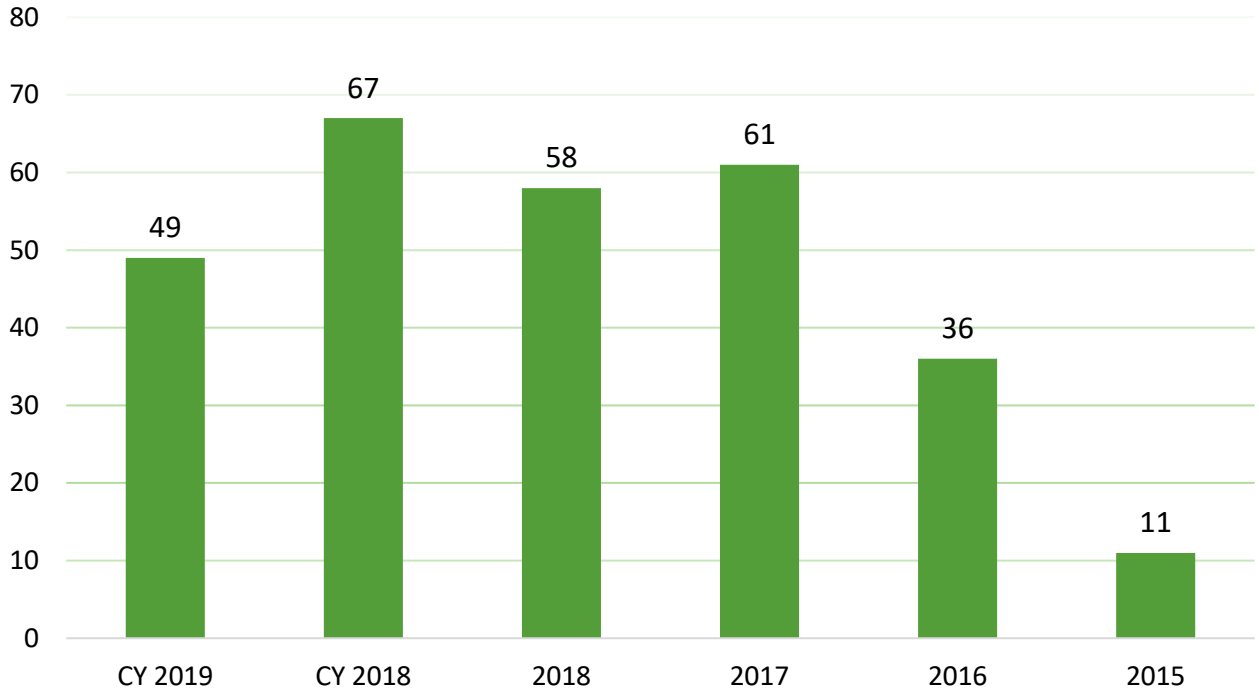



**Table 2. Number and Type of Applications**

| Application Type | CY 2019 Report (1/19 – 12/19) | CY 2018 Report (1/18-12/18) | 2018 Report (1/17 – 12/17) |
|---|---|---|---|
| Subdivision (10+ lots) | **9** | 18 | 10 |
| Short Subdivision (4 – 9 lots) | **9** | 14 | 7 |
| Short Subdivision (< 4 lots) | **3** | 8 | 2 |
| Single Family Detached Units (10+ units) | **10** | 7 | 11 |
| Single Family Detached Units (<10 units) | **6** | 6 | 8 |
| Cottage Housing (10+ units) | **0** | 0 | 0 |
| Cottage Housing (< 10 units) | **0** | 0 | 0 |
| Townhouse (10+ units) | **3** | 5 | 12 |
| Townhouse (<10 units) | **2** | 3 | 1 |
| Multiple Family (10+ units) | **4** | 3 | 2 |
| Multiple Family (<10 units) | **0** | 0 | 0 |
| Urban Center (residential and mixed use only) | **3** | 3 | 5 |
| **Total** | **49** | **67** | **58** |

## Report Requirement #3:
Number of Applications Calculating the Retained Existing Tree Canopy

Applicants that propose retaining a portion or all of their existing tree canopy to meet the canopy requirement have two options for calculating canopy coverage: tree survey method or the aerial estimation method. Under the tree survey method, the average 20-year 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 3 shows the number of applications that used which specific method. Applicants that decide not to utilize either of these methods to preserve trees and rely only on planting a new canopy, calculate their 20-year canopy coverage for each new tree planted.

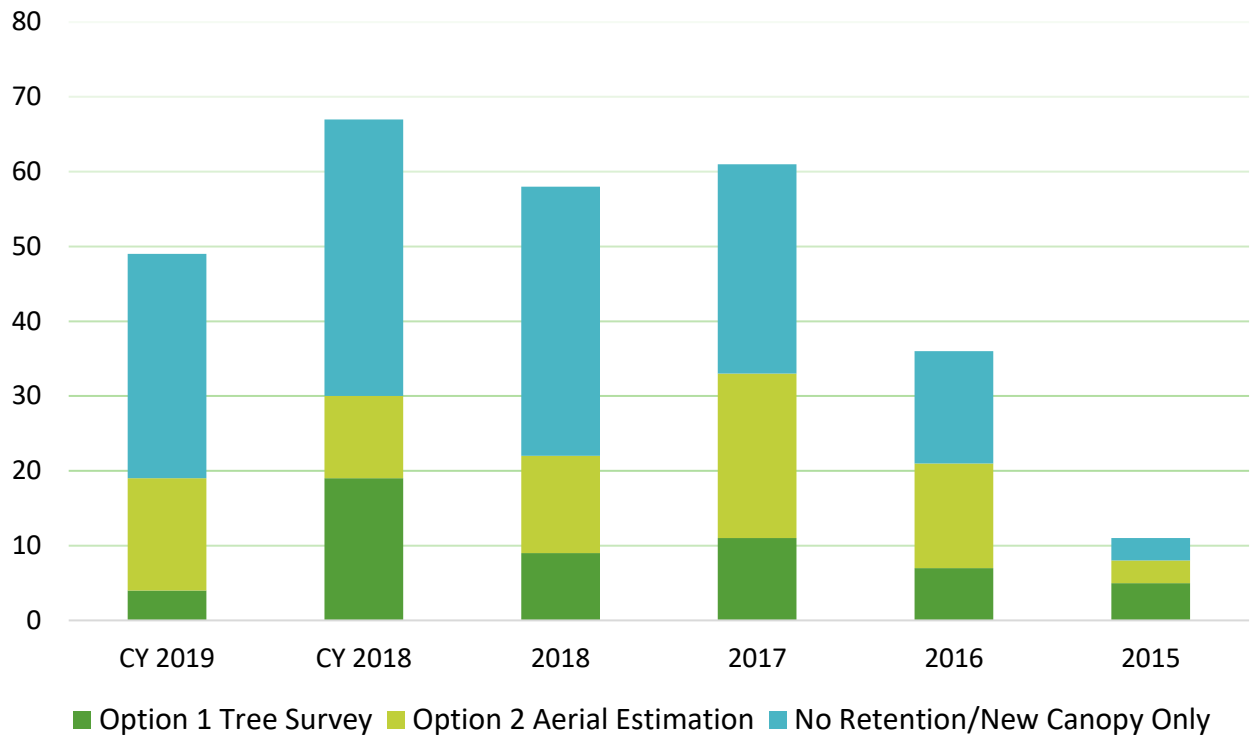
**Table 3. Number of Applications by Method**

| Tree Canopy Estimation Method | CY 2019 Report (1/19 – 12/19) | CY 2018 Report (1/18 – 12/18) | 2018 Report (1/17-12/17) |
|---|---|---|---|
| Tree Survey | **4** | 19 | 9 |
| Aerial Estimation | **15** | 11 | 13 |
| **Total** | **19** | **30** | **22** |

For this reporting period, 4 applications utilized the tree survey method while 15 applied the aerial estimation method. Only two applications, which both opted to using the aerial estimation method, used the existing canopy exclusively to meet their canopy coverage requirements. The remaining 30 applications, over 60% of the approved permits, proposed exclusively new tree canopy to meet the canopy requirements and therefore did not utilize a tree canopy estimation method for canopy retention. 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. However, this information is not included in the canopy calculations relied upon for this report.

Chart 2 and Table 3 show that there was a decline in the number of tree surveys (option 1) utilized as a method for calculating canopy coverage. The results from CY 2019 show an overall decline in the number of permit applications that required landscape review for tree canopy. There was a slight uptick of the aerial estimation method (option 2). Past reports have suggested that option 2 has been used more by developers overall because it costs less to identify individual trees. To further assess this trend, it may be useful to survey developers to better understand their reasoning for utilizing or not utilizing an incentive.

**Chart 2. Number of Applications Calculating the Retained Existing Tree Canopy**




## Report Requirements #4 & #5:
## Data for Each Application & Number and Results of Adjustments Used

These two reporting requirements require additional detailed information about each of the 49 applications approved during this reporting period. The specific data required for each application is enumerated below, and is provided in Table 4 (attached). Table 5 provides an aggregate overview for the data requirements listed below.

1. The tree canopy required by Table 30.25.016(3) prior to any adjustments;
2. Any adjustments to the required tree canopy, the specific type of incentive or other adjustment, and the specific code authority for the adjustment;
3. The required tree canopy after all adjustments;
4. The use and effect of applying any other incentives for tree retention;
5. The result of the calculation of existing canopy;
6. The canopy of trees retained;
7. The number of new trees planted; and
8. The result of the calculation of 20-year canopy.

**Table 5. Aggregate Data for Approved Applications**

| *Reporting Requirement* | | *CY 2018 Report* ***(1/19 – 12/19)*** | *CY 2018 Report* ***(1/18– 12/18)*** | *2018 Report* ***(12/16 – 12/17)*** | *Total* ***(12/16 – 12/19)*** |
|---|---|---|---|---|---|
| ***Number of applications*** | | 49 | 67 | 58 | **174** |
| ***Tree canopy required by code (sq. ft.)*** | | 1,455,244 | 1,464,513 | 1,721,248 | **4,641,005** |
| ***Adjustments to canopy requirements (sq. ft.)*** | | -9,563 | -15,560 | -9,770 | **-34,893** |
| ***Existing Canopy Retained*** | *Tree Survey (sq. ft.) – Option 1* | 35,420 | 58,519 | 32,706 | **126,645** |
| | *Aerial Estimation (sq. ft.) – Option 2* | 475,231 | 259,713 | 654,672 | **1,389,616** |
| ***Total number of trees planted*** | | 3,989 | 4,297 | 5,417 | **13,703** |
| ***Final 20-year tree canopy calculation (sq. ft.)*** | | 1,822,584 | 1,686,790 | 2,247,516 | **5,756,890** |

For this reporting period, a total of three applications utilized canopy bonuses available for significant tree retention in SCC 30.25.016(5), compared from the fifteen bonuses used in the past year's report. The application of those bonuses had the effect of reducing the canopy requirements for those projects by an aggregate 9,563 sq. ft.

Every proposed landscape plan that was approved in CY 2019 met or exceeded the minimum 20-year tree canopy coverage required in SCC 30.25.016(3). The total amount of proposed 20-year tree canopy coverage for CY 2019 is 1.82 million sq. ft. This is 367,330 sq. ft., or approximately 25% more, than required this past year. Of the 49 landscape plans approved, 32 had at least five percentage points more canopy than necessary to meet their requirement. This is in comparison to CY 2018 which had 12 out of 67 applications that had at least five percentage points more than required.

A total of 3,989 new trees are proposed to be planted, including trees planted to meet other landscaping requirements, such as parking lot landscaping and street trees. This total number is less than in previous years' reports, continuing a downward trend of total number of new trees planted. The number of canopy coverage required and total applications submitted has also gone down.

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 under-reported 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 under-reported and is often greater than is indicated 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.

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). This could suggest that the tree canopy requirements are not overly burdensome to applicants. In the future, the county may consider reviewing why the reductions have not been utilized as frequently, and whether or not they should be revised.

Overall, only one project met their canopy requirements exclusively through retention of existing canopy, compared to five from CY 2018. Thirty projects met their requirements entirely through planting new trees. The remaining eighteen projects used a combination of canopy retention and new trees to meet the canopy requirements. This diversity of approaches suggests that the regulations are flexible enough to accommodate different site conditions within the urban growth areas. It also indicates that the regulations are producing both canopy retention and 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. There is currently no required monitoring of the survival rate of new trees planted. Even if such canopy measurements were made, other factors, such as changes to landscaping after development approval despite requirements in code to retain proposed landscaping, would hamper efforts to accurately monitor changes in the overall canopy.

As mentioned above, even at the project level the canopy calculations do not 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 approximately every five years. New imagery has become available this past year, but in order to process this data from USGS, additional analysis provided by the PDS GIS team would be necessary.

## RECOMMENDATIONS FOR CALENDAR YEAR 2020 AND BEYOND

PDS staff intends to continue to refine administrative processes in an effort to make the documentation and review steps associated with the canopy regulations streamlined for both the customer and PDS staff. Staff has also explored ways to better utilize its permit tracking system (AMANDA) to complete the data collection and compilation processes required to complete this annual report. There is an opportunity for PDS staff to continue improvements to promote efficiency in the collection of tree canopy calculations and the preparation of the annual report.

The following recommendations represent efforts to streamline the administrative process, improve the quality of the data collected, and further expand flexibility for applicants.

**Administrative Changes**

1. Track Tree Type Diversity. Using the already provided planting information from the Tree Canopy Calculation Sheet, the data can be used to evaluate the species and frequency of new tree plantings. Incorporating this data in the report would provide an improved picture of the new canopy diversity.

2. Generate a monthly permit report for issued permits that require tree canopy calculations. There are already several monthly permit reports for select types of permits. Providing a monthly report would provide better tracking throughout the year.

3. Clarify individual interpretations for the Tree Canopy Coverage Requirements in SCC Table 30.25.016(3), and Table 1 in this report. There are some instances when a type of development can be interpreted as having different coverage requirements.

   As an example from this year's report, there was an occurrence where two applications, both 5 Townhouses on a single lot, were interpreted as requiring different coverage percentages. One application selected that the required percentage was 15%, under the "Single Family Detached Units, Cottage Housing, Townhouse, Multi-Family – Less than 10 units." The other application identified that the 5 Townhouse development was required to have 25% coverage under "Short Subdivisions for Single Family Residential – 4 to 9 Lots."

   Further defining this table would improve the consistency of tree canopy coverage percentages that are required by different development types, which impacts the integrity of the reported data as well as furthering the intent of the requirements.

4. Continue the transition to a calendar year reporting timeframe, which will create a standardized 12-month reporting period. This will improve the consistency of the report being used as a comparative tool over time.

**Data Quality**

1. Update USGS data for canopy coverage. The Amended Ordinance No. 14-073 identified that urban unincorporated Snohomish County had 30% tree canopy coverage, and that the intent of the Tree Canopy requirements was to maintain this percentage. Currently, SCC does not require further GIS analysis of the most recent USGS Best Available Land Cover Data. Through updating this data, the county would benefit from better understanding how effective the current policies are at complying with policy, and provide better data for future reports to use for analysis.

**Flexibility for Applicants**

1. Update the Native Tree Species List. Planning and Development Services (PDS) is currently in the process of updating the Native Tree Species List for the county. Officially updating this list that is provided to developers would help to broaden the available tree species to include in the landscape plan, and more accurately represent the predicted 20-year canopy coverage.

2. Create form for tree species submittal. There is currently no way for applicants to include tree species that are not listed in the native and non-native lists. PDS is currently developing a form in which basic data on the tree could generate the 20-year canopy coverage estimate. This additional form would provide applicants with greater flexibility in landscape design of their development.

## Table 4: Detailed Information by Application for Approvals from January 1, 2019 through December 31, 2019

| Application | Tree Canopy Required | Reductions to the Required Canopy (per 30.25.016(8) or (9)) | Code Authority for Reduction and Type | Required Tree Canopy After Adjustment | Total Required Tree Canopy Area (sq. ft.) | Significant Tree Retention Bonus (sq. ft. of bonus canopy) | Calculation of Existing Canopy to be Retained (% of site area) | Calculation of Existing Canopy to be Retained (including bonuses) (sq. ft.) | Number of New Trees Planted | 20 Year Canopy Area Proposed (sq. ft.) | Total Tree Canopy Proposed (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **18th Ave SFDU** | 20% | 0 | N/A | 20% | 14,149 | 0 | 0% | 0 | 35 | 14,760 | 20.9% |
| **29th Avenue Shortplat** | 25% | 0 | N/A | 25% | 27,713 | 0 | 23% | 25,378 | 55 | 46,105 | 41.6% |
| **40th Avenue West Residences** | 15% | 0 | N/A | 15% | 1,715 | 0 | 0% | - | 10 | 2,489 | 21.8% |
| **Akyel Short Plat** | 20% | 0 | N/A | 20% | 3,760 | 0 | 0% | - | 20 | 4,805 | 25.6% |
| **Arrow Crest** | 20% | 0 | N/A | 20% | 4,945 | 0 | 0% | - | 27 | 4,995 | 20.2% |
| **Arrow Crest SFDU Div 2** | 15% | 0 | N/A | 15% | 1,710 | 0 | 0% | - | 12 | 1,885 | 16.5% |
| **Ash Way** | 20% | 0 | N/A | 20% | 29,451 | 0 | 0% | - | 95 | 29,642 | 20.1% |
| **Ashway at Pleasant Creek** | 15% | 0 | N/A | 15% | 34,454 | 2524 | 1% | 3,006 | 166 | 55,157 | 24.0% |
| **Aspen Heights PRD** | 30% | 0 | N/A | 30% | 47,327 | 0 | 22% | 35,333 | 61 | 53,597 | 34.0% |
| **Barton at Edmonds SFDU** | 20% | 0 | N/A | 20% | 12,063 | 0 | 6% | 3,870 | 40 | 13,844 | 23.0% |
| **Bellflower Woods I** | 30% | 0 | N/A | 30% | 47,587 | 0 | 3% | 4,476 | 112 | 50,826 | 32.0% |

| Application | Tree Canopy Required | Reductions to the Required Canopy (per 30.25.016(8) or (9)) | Code Authority for Reduction and Type | Required Tree Canopy After Adjustment | Total Required Tree Canopy Area (sq. ft.) | Significant Tree Retention Bonus (sq. ft. of bonus canopy) | Calculation of Existing Canopy to be Retained (% of site area) | Calculation of Existing Canopy to be Retained (including bonuses) (sq. ft.) | Number of New Trees Planted | 20 Year Canopy Area Proposed (sq. ft.) | Total Tree Canopy Proposed (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Bellflower Woods Short Plat** | 25% | 0 | N/A | 25% | 7,212 | 0 | 0% | - | 18 | 7,288 | 25.3% |
| **Carlisle Crossing SFDU** | 20% | 0 | N/A | 20% | 61,651 | 0 | 51% | 156,873 | 0 | 156,873 | 50.9% |
| **Center Road Apartments** | 15% | 0 | N/A | 15% | 17,843 | 0 | 43% | 50,725 | 44 | 63,995 | 53.8% |
| **Clover Road Short Plat** | 20% | 0 | N/A | 20% | 5,069 | 0 | 0% | - | 14 | 5,376 | 21.2% |
| **Creekside Grove** | 20% | 0 | N/A | 20% | 63,445 | 0 | 0% | - | 168 | 64,176 | 20.2% |
| **Damson Road** | 20% | 0 | N/A | 20% | 4,360 | 0 | 0% | - | 10 | 4,544 | 20.8% |
| **Dawson Place** | 20% | 0 | N/A | 20% | 23,181 | 0 | 0% | - | 72 | 23,424 | 20.2% |
| **Edington Short Plat** | 25% | 0 | N/A | 25% | 14,668 | 0 | 25% | 14,668 | 0 | 14,668 | 25.0% |
| **Emma's Meadows** | 15% | 0 | N/A | 15% | 6,270 | 0 | 0% | - | 26 | 6,852 | 16.4% |
| **Enclave 2** | 15% | 0 | N/A | 15% | 3,159 | 0 | 0% | - | 9 | 3,195 | 15.2% |
| **Energy Star Townhomes** | 25% | 0 | N/A | 25% | 2,813 | 0 | 0% | - | 10 | 2,945 | 26.2% |
| **Ermakova Short Plat** | 20% | 0 | N/A | 20% | 4,003 | 0 | 0% | - | 11 | 4,240 | 21.2% |
| **Evergreen View Estates** | 30% | 0 | N/A | 30% | 44,624 | 5109 | 12% | 12-626 | 101 | 56,183 | 37.8% |

| Application | Tree Canopy Required | Reductions to the Required Canopy (per 30.25.016(8) or (9)) | Code Authority for Reduction and Type | Required Tree Canopy After Adjustment | Total Required Tree Canopy Area (sq. ft.) | Significant Tree Retention Bonus (sq. ft. of bonus canopy) | Calculation of Existing Canopy to be Retained (% of site area) | Calculation of Existing Canopy to be Retained (including bonuses) (sq. ft.) | Number of New Trees Planted | 20 Year Canopy Area Proposed (sq. ft.) | Total Tree Canopy Proposed (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Fahim SFDU** | 15% | 0 | N/A | 15% | 5,651 | 0 | 10% | 3-647 | 10 | 6,953 | 18.5% |
| **Glacier View Estates** | 30% | 0 | N/A | 30% | 260,845 | 0 | 0% | - | 665 | 261,314 | 30.1% |
| **Holly Ridge Apartments** | 20% | 0 | N/A | 20% | 40,358 | 0 | 2% | 4,160 | 152 | 48,767 | 24.2% |
| **Jamison Estates** | 30% | 0 | N/A | 30% | 77,772 | 0 | 0% | - | 259 | 77,806 | 30.0% |
| **JW Residential LLC unit** | 20% | 0 | N/A | 20% | 7,760 | 0 | 0% | - | 110 | 37,595 | 96.9% |
| **Kenley Place SP** | 25% | 0 | N/A | 25% | 9,202 | 0 | 0% | - | 25 | 9,380 | 25.5% |
| **Kennedy Falls** | 30% | 0 | N/A | 30% | 39,807 | 0 | 27% | 35,839 | 32 | 42,401 | 32.0% |
| **Logan Road** | 25% | 0 | N/A | 25% | 10,261 | 0 | 0% | - | 44 | 11,465 | 27.9% |
| **Manor Way Apts South** | 20% | 0 | N/A | 20% | 65,082 | 0 | 34% | 110,303 | 116 | 142,323 | 43.7% |
| **Manor Way Townhomes** | 20% | 0 | N/A | 20% | 4,726 | 0 | 0% | - | 29 | 8,289 | 35.1% |
| **Marabella** | 20% | 0 | N/A | 20% | 28,637 | 0 | 0% | - | 81 | 29,693 | 20.7% |
| **Milagro** | 30% | 0 | N/A | 30% | 24,581 | 1930 | 9% | 5,749 | 62 | 32,703 | 39.9% |
| **Natalie's Place** | 15% | 0 | N/A | 15% | 2,232 | 0 | 0% | 0 | 6 | 2,576 | 17.3% |

| Application | Tree Canopy Required | Reductions to the Required Canopy (per 30.25.016(8) or (9)) | Code Authority for Reduction and Type | Required Tree Canopy After Adjustment | Total Required Tree Canopy Area (sq. ft.) | Significant Tree Retention Bonus (sq. ft. of bonus canopy) | Calculation of Existing Canopy to be Retained (% of site area) | Calculation of Existing Canopy to be Retained (including bonuses) (sq. ft.) | Number of New Trees Planted | 20 Year Canopy Area Proposed (sq. ft.) | Total Tree Canopy Proposed (%) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **North Haven** | 30% | 0 | N/A | 30% | 44,840 | 0 | 3% | 4,615 | 120 | 44,989 | 30.1% |
| **Puget Park Townhomes** | 20% | 0 | N/A | 20% | 9,328 | 0 | 3% | 1,268 | 46 | 15,493 | 33.2% |
| **Puget Park Townhomes ULS** | 20% | 0 | N/A | 20% | 9,328 | 0 | 3% | 1,268 | 39 | 15,318 | 32.8% |
| **Quilceda Plat** | 20% | 0 | N/A | 20% | 23,847 | 0 | 3% | 3,059 | 60 | 24,425 | 20.5% |
| **Ravenswood Urban Center** | 15% | 0 | N/A | 15% | 40,530 | 0 | 0% | - | 169 | 41,133 | 15.2% |
| **Rockdale** | 25% | 0 | N/A | 25% | 19,084 | 0 | 0% | - | 78 | 19,191 | 25.1% |
| **Rockdale North SP** | 25% | 0 | N/A | 25% | 14,440 | 0 | 0% | - | 46 | 14,465 | 25.0% |
| **Snow Ridge** | 20% | 0 | N/A | 20% | 34,303 | 0 | 11% | 77,876 | 64 | 39,721 | 23.2% |
| **Trailside at Meadowdale Beach** | 30% | 0 | N/A | 30% | 69,275 | 0 | 0% | - | 223 | 69,360 | 30.0% |
| **Vantage II** | 20% | 0 | N/A | 20% | 105,424 | 0 | 0% | - | 383 | 105,437 | 20.0% |
| **Vine Maple Properties** | 25% | 0 | N/A | 25% | 15,054 | 0 | 16% | 9,814 | 30 | 18,300 | 30.4% |
| **Winesap Short Plat** | 25% | 0 | N/A | 25% | 9,705 | 0 | 0% | - | 24 | 11,623 | 29.9% |