



Evaluating Atlanta's Proposed Tree Protection Ordinance (TPO)

This PDF includes the slides shown during the live webinar on 3/18/21. A footnote has been added to the Example scenario slides to reflect a comment made during the webinar regarding replaced inches for replanted trees.

Session 1 of 4
March 18, 2021



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Agenda



- Trees Atlanta's evaluation of the ordinance & next step
- Criteria for evaluation
- Discussion Framework: "Impact Chart"
- 23 standards evaluated
- Specific standards and recommended changes

Logistics



- Timeline
 - March & April: fee assessment notification at NPUs (non-voting item/comment only)
 - April 27: CDHS (Community Development/Human Services) committee makes recommendations to full City Council
 - May 3: City Council vote
- Today's Q&A will be monitored
 - If not answered live today, we will follow up with an answer to all questions
 - Please do not use CHAT
- Contacts
 - Judy Yi (judy@treesatlanta.org)
 - Greg Levine (greg@treesatlanta.org)

Four Session Topics



Session 1

Priority Tree Definition
 Recompense Allowed for
 Public Trees
[Recompense Tree Value](#)
[Site Density](#)

Session 2

Priority Tree Incentives
 (Priority Tree Preservation
 Standard)
[AMDAs Disturbance](#)
 Allowance for Periodic Tree
 Removal by Homeowners

Session 3

Pre-application Meeting

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[Parking Lot Standards](#)

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DDH Standards
[Registered Tree Professionals](#)
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We believe there is a path forward ... with changes



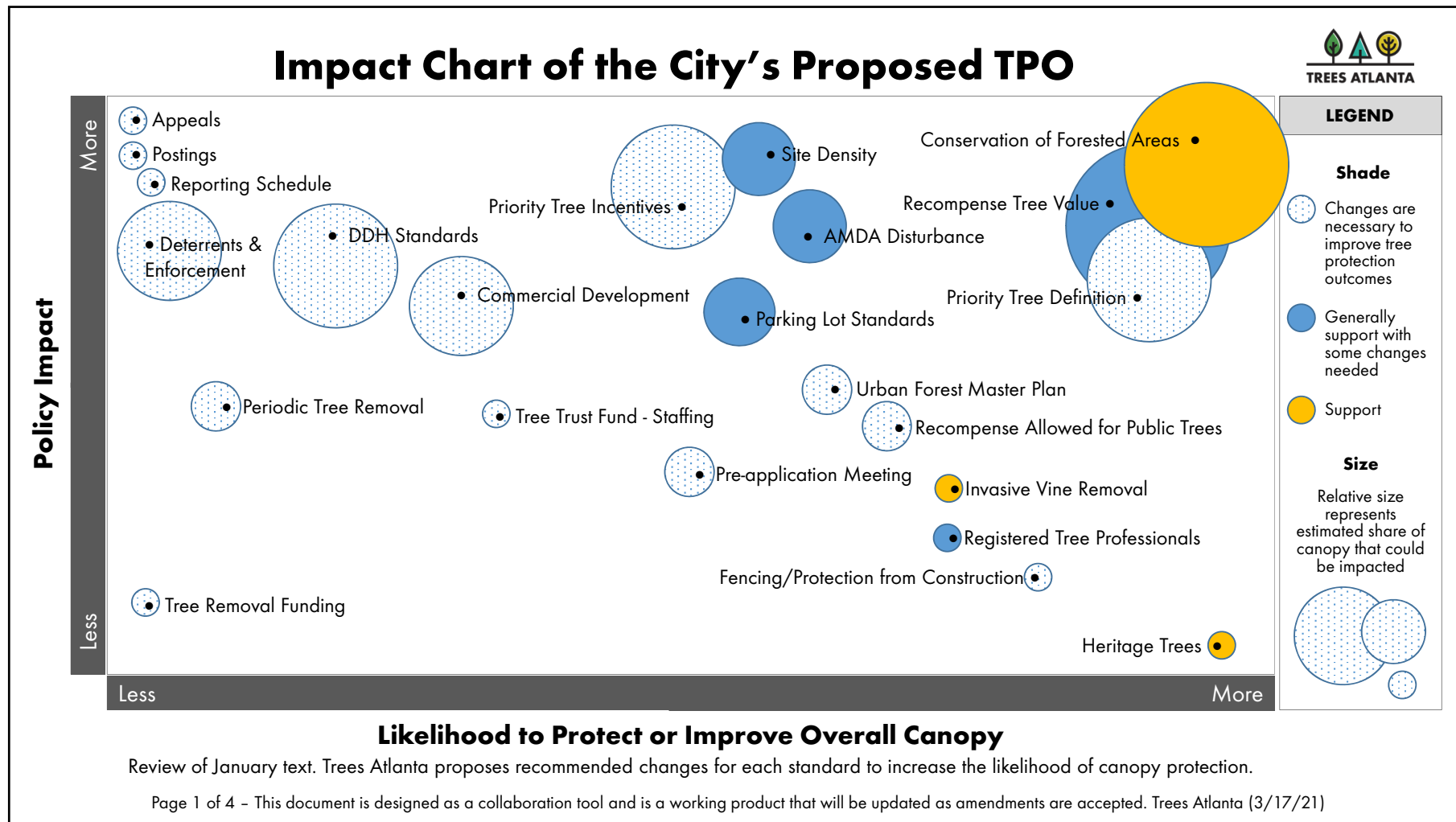
- Approach
 - Balances guidelines with incentives
- Standards
 - Needs more field-testing and supporting data to verify
 - Needs numerous amendments in order for Trees Atlanta support for approval
- Organization
 - Complex and difficult to follow
 - Needs companion user guides with rollout
- **Next steps**
 - **Writing specific amendments for City Council consideration**
 - **23 standards**

Criteria for Evaluation



- Preservation
- Replanting
- Recompense

- Comparison of current versus proposed
- Collaboration and discussions with community, professionals, advocacy groups, and city staff
- Field-testing evaluations
 - Single Family Housing
 - Commercial Development



Explanation of the Impact Chart

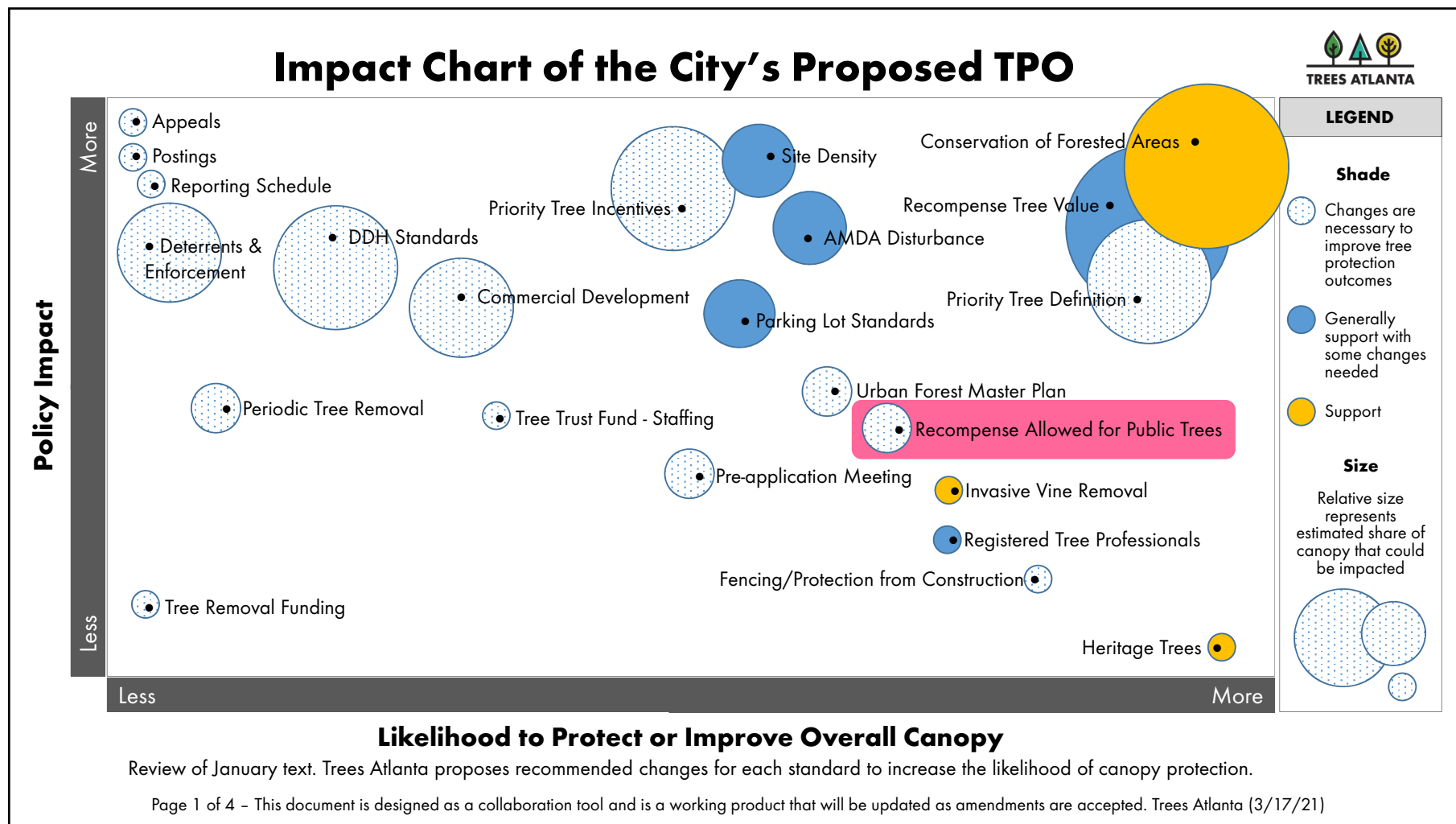


- Likelihood to Protect or Improve Overall Canopy (x-axis)
 - Policy Impact (y-axis)
 - Scale of Canopy affected (size)
 - Status (color)
-
- Priority is to comment on the standards with highest Policy Impact and Scale of Canopy affected
 - With amendments, the standard can be re-evaluated to the right and status

Session 1.



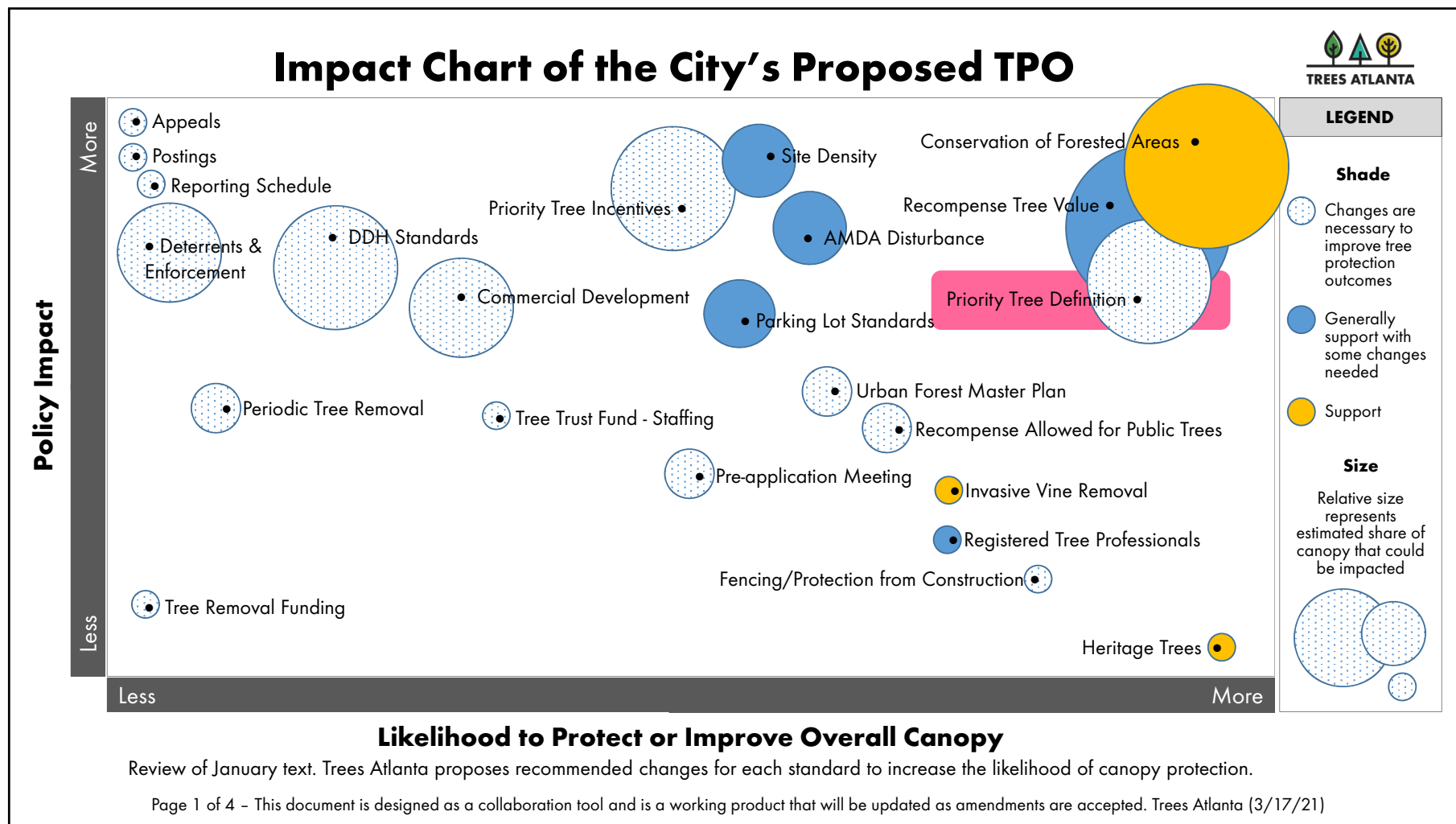
- Recompense Allowed for Public Trees
- Priority Tree Definition
- Recompense Tree Value
- Site Density - Single Family Development Projects



Recompense Allowed for Public Trees



- Proposed Ordinance
 - Consolidates permitting role under City Planning (Parks still plants and maintains trees). Treated like “Private Trees” (mostly).
 - Removes “inch-per-inch” replacement requirement for Public Trees.
 - Eliminates duplicated permit management by 2 departments.
 - Trees impacted by linear infrastructure projects are discounted for recompense.
- Recommended Amendment
 - Trees in linear infrastructure projects are all considered Non-Priority trees (e.g., sewer lines, parks, public projects, etc.), and evaluate city trees in same manner in all formulas as private trees.
 - Trees in Right-of-Way (ROW) trees should be considered more like Priority trees (38% discount) to reflect limited alternatives for removal.



Priority Tree Definition

- Species & minimum DBH (Size)

Group 1: 18 inches DBH and greater	
Common Name	Botanica Name
American Holly	<i>Ilex opaca</i>
Basswood	<i>Tilia spp.</i>
Beech	<i>Fagus grandifolia</i>
Black Gum	<i>Nyssa sylvatica</i>
Cypress, Bald and Pond	<i>Taxodium distichum and ascendens</i>
Elms, American, Slippery, and Winged	<i>Ulmus americana, rubra, and alata</i>
Hickories (Carya) other than pecan	<i>Carya spp.</i>
Maples - Box Elder (Acer saccharinum and negundo)	<i>Acer negundo</i>
Oaks (all native oaks other than Q. nigra, Q. phellos, and non-native oaks such as Chinese Evergreen)	<i>Quercus spp.</i>
Red Mulberry	<i>Morus rubra</i>
Virginia Red Cedar	<i>Juniperus virginiana</i>
Walnut	<i>Juglans nigra</i>
All midstory native species not listed elsewhere	
All street trees (other than undesirable and invasive species)	

Table TPO-1

Division 6 - Tree Valuation and Plan Submittals

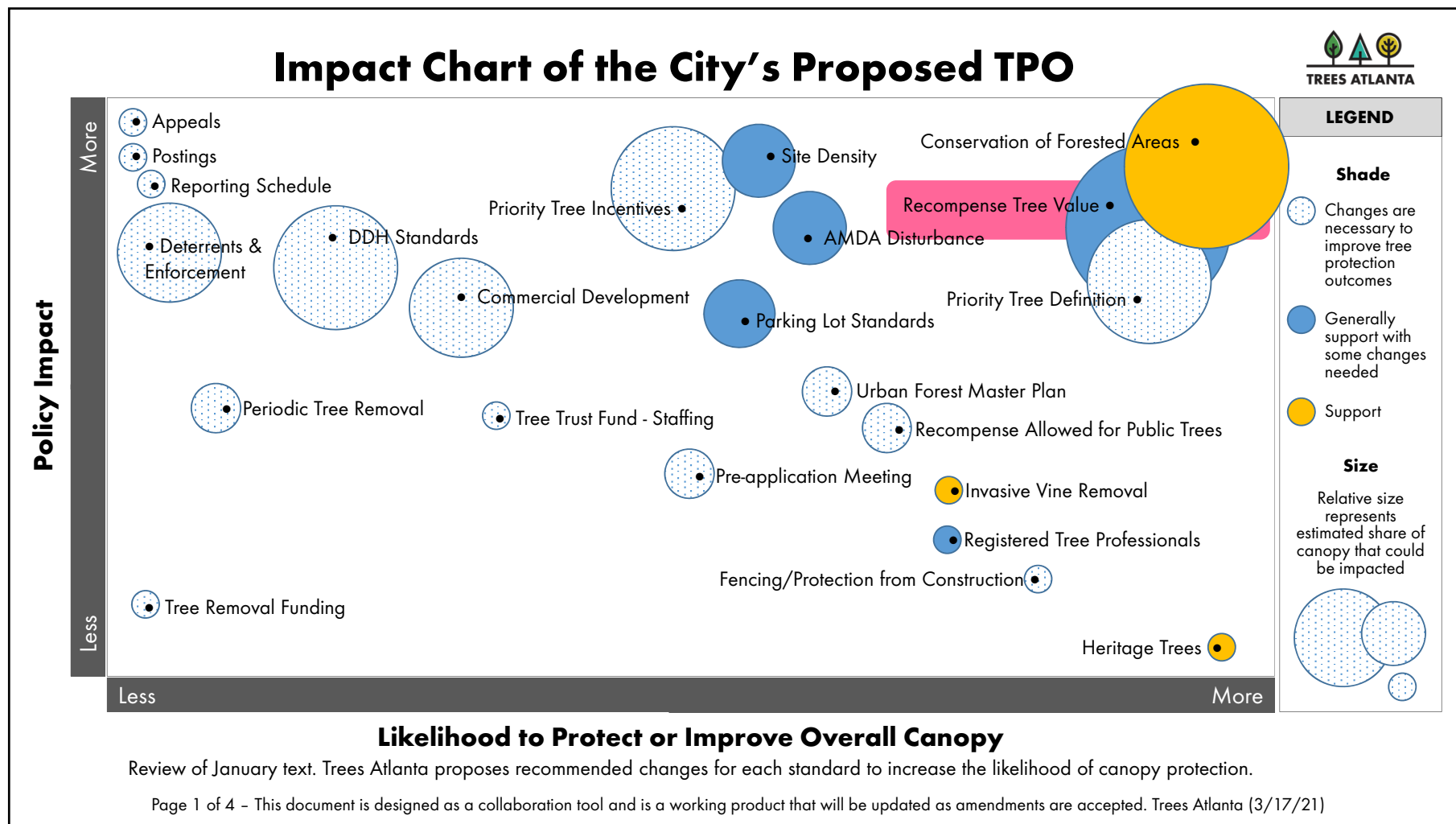
Group 2: 24 inches DBH and greater	
Common Name	Botanica Name
Ash	<i>Fraxinus spp.</i>
Black Cherry	<i>Prunus serotina</i>
Catalpa	<i>Catalpa bignonioides</i>
Hackberry/Sugarberry	<i>Celtis spp.</i>
Maples, Silver, and Box Elder	<i>Acer saccharinum and negundo</i>
Oaks, Water, Willow, and *English	<i>Quercus nigra, phellos, *robur</i>
Pecan	<i>Carya illinoensis</i>
Pines	<i>Pinus spp.</i>
River Birch	<i>Betulus nigra</i>
Sweetgum	<i>Liquidamber</i>
Sycamore	<i>Platanus occidentalis</i>
Tulip Poplar	<i>Liriodendron tulipifera</i>
*Cypress, Bald	<i>*Taxodium distichum</i>
*Cypress, Pond	<i>*Taxodium ascendens</i>
*Dawn Redwood	<i>*Metasequoia glyptostroboides</i>
*Magnolia, Sweetbay	<i>*Magnolia virginiana</i>
*Osage Orange	<i>*Maclura pomifera</i>
All overstory native species not listed elsewhere	<i>*species not Native to Georgia piedmont</i>
Group 3: (only when no other Priority trees present): 10" inches DBH and greater	
Dogwood	<i>Cornus florida</i>
Hophornbeam	<i>Osrya virginiana</i>
Magnolia, native, deciduous	<i>M. acuminata, macrophylla, tripetala</i>
Musclewood	<i>Carpinus caroliniana</i>
Persimmon	<i>Diospyros virginiana</i>
Redbud	<i>Cercis canadensis</i>
Seviceberry	<i>Amelanchier spp.</i>
Sourwood	<i>Oxydendrum arboreum</i>
All understory native species not listed elsewhere	
Group 4: 32 inches DBH and greater	
Common Name	Botanica Name
*Deodor Cedar	<i>*Cedrus deodora</i>
*Ginkgo	<i>*Ginkgo biloba</i>
*Magnolia, Southern	<i>*Magnolia grandiflora</i>
<i>*species not Native to Georgia piedmont</i>	



Priority Trees Definition



- Proposed Ordinance
 - Regulated Trees are same: 12" pines and 6" hardwoods
 - Priority Trees are grouped by species and by size (DBH)
 - Non-Priority Trees are regulated but do not meet the species / size requirement
 - All regulated trees are subject to recompense and/or replanting inches
- Recommended Amendment
 - Reduce size threshold to 14" for Group 1 species
 - Correct and continue to review size requirements for some species to be included as Priority Tree; e.g., bald cypress, maples, etc.



Recompense Tree Value: \$240 per inch DBH



Current Formula

- **20-inch Beech or Tulip Poplar**
 - \$100 per stem + (\$30 x inches DBH)
 - $\$100 + (\$30 \times 20) = \$700$
- **15-inch Beech**
 - \$100 per stem + (\$30 x inches DBH)
 - $\$100 + (\$30 \times 15) = \$550$

Proposed Formula*

- **20-inch Beech (Priority Tree = 0.75)**
 - $\$240 \times \text{inches DBH} \times 0.75$ for Priority Trees
 - $\$240 \times 20 \times .75 = \$3,600$
- **20-inch Tulip Poplar (Non-Priority = 0.50)**
 - $\$240 \times \text{inches DBH} \times 0.50$
 - $\$240 \times 20 \times .50 = \$2,400$
- **15-inch Beech (Non-Priority Tree)**
 - $\$240 \times \text{inches DBH} \times 0.50$
 - $\$240 \times 15 \times .50 = \$1,800$

* Additional discount incentives are available if you meet Priority Tree Preservation Standard

Recompense with Priority Tree Preservation Standard Incentive (50% reduction)



Current Formula

- **20-inch Beech or Tulip Poplar**
 - \$100 per stem + (\$30 x inches DBH)
 - $\$100 + (\$30 \times 20) = \$700$

Priority Tree Preservation Standard Incentives will be discussed more fully in Week 2

Proposed Formula without Preservation Incentive

- **20-inch Beech (Priority Tree = 0.75)**
 - \$240 x inches DBH x 0.75 for Priority Trees
 - $\$240 \times 20 \times .75 = \$3,600$
- **20-inch Tulip Poplar (Non-Priority = 0.50)**
 - \$240 x inches DBH x 0.50
 - $\$240 \times 20 \times .50 = \$2,400$

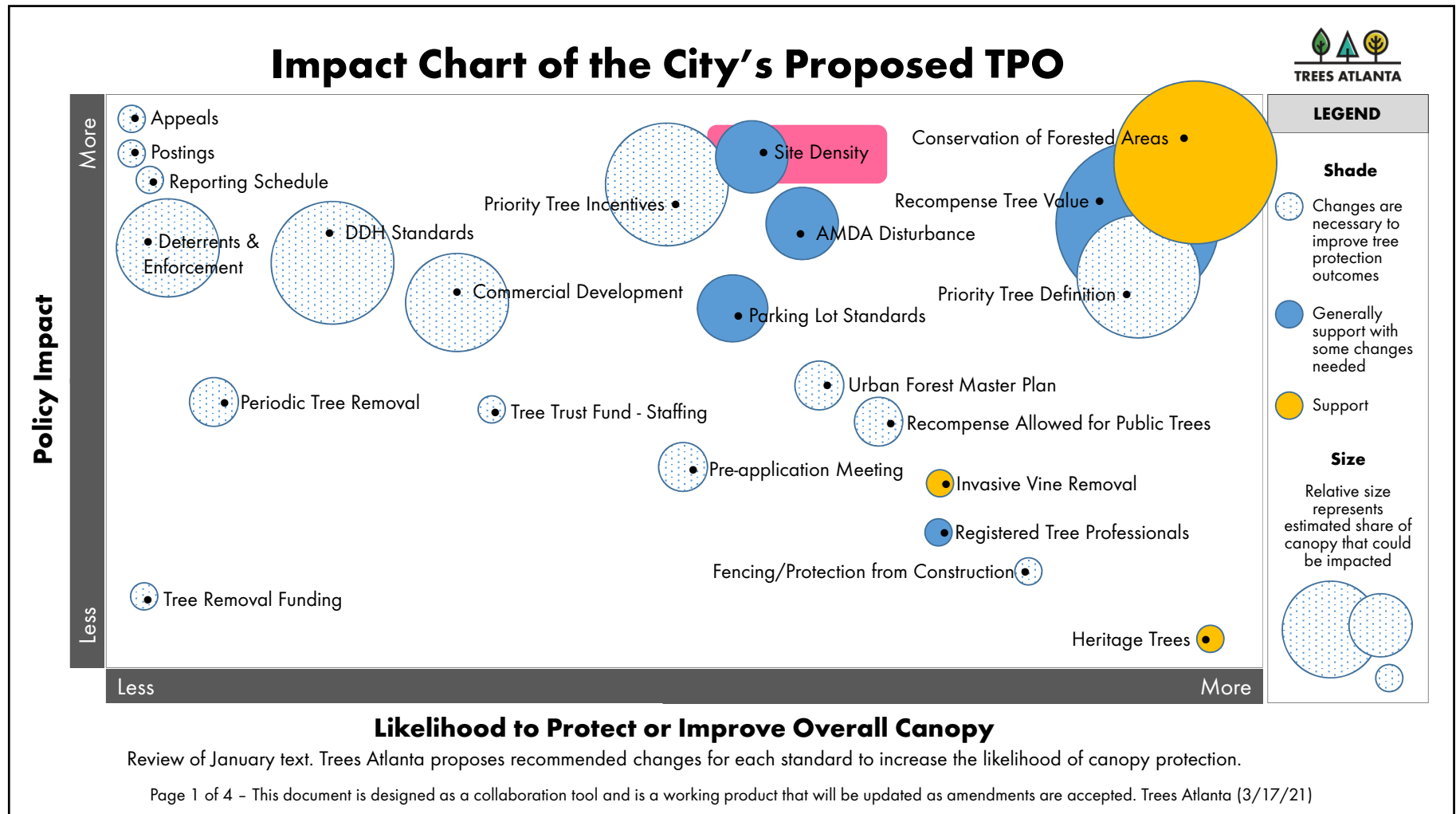
Proposed Formula with Preservation Incentive

- **20-inch Beech**
 - \$240 x inches DBH x 0.75 x 0.50
 - $\$240 \times 20 \times .75 \times .50 = \$1,800$
- **20-inch Tulip Poplar**
 - \$240 x inches DBH x 0.50 x 0.50
 - $\$240 \times 20 \times .50 \times .50 = \$1,200$

Recompense Tree Value



- Proposed Ordinance
 - Increases fee to \$240 per inch (from \$30 per inch + \$100) DBH
 - Replacement and recompense inches calculated at 75% or 50% of removed tree DBH
 - Includes several opportunities to discount recompense and replanting requirements
- Recommended Amendment
 - Adjust replacement and recompense reduction ratios to only apply when standards are exceeded
 - Suggestions for impervious surface incentives for smaller lot cover and land disturbance (more economically accessible housing)



Site Density - Single Family

- Proposed Ordinance
 - Depends on lot size
 - Required number of trees on lot AFTER construction
 - Count only trees 6/12" +
 - Preserved and/or Replanted
 - Stems (not DBH)

Table TPO-2

Division 7- Tree Preservation and Planting Standards for Single Family Residential Development

- *Discount incentives apply once Priority Tree Preservation Standard is achieved.*
- *AMDA enforced if standard is not achieved.*

Single Family Residential Tree Preservation standards, Alternate Maximum Disturbance Areas, and Site Density	
Very Small Lots (<5000 sf)	
Priority Tree Preservation standard	50% of Priority trees
Alternate Maximum Disturbance Area	80% of site area
Site Density	2 trees per lot
Small Lots (5001-8500sf)	
Priority Tree Preservation standard	60% of Priority trees
Alternate Maximum Disturbance Area	55% of of site area
Site Density	20 trees/acre
Med Lots (8501- 15000 sf)	
Priority Tree Preservation standard	60% of Priority trees
Alternate Maximum Disturbance Area	50% of of site area
Site Density	21 trees/acre
Large Lots (15001- 30,000 sf)	
Priority Tree Preservation standard	75% of Priority trees
Alternate Maximum Disturbance Area	40% of of site area
Site Density	22 trees/acre
Large Lots (30,001- 50,000 sf)	
Priority Tree Preservation standard	75% of Priority trees
Alternate Maximum Disturbance Area	35% of of site area
Site Density	25 trees/acre
Very Large Lots (>50,000 sf)	
Priority Tree Preservation standard	75% of Priority trees
Alternate Maximum Disturbance Area	25% of of site area
Site Density	28 trees/acre



~ R-4

Site Density – Single Family



- Proposed Ordinance (continued)
 - Replacement trees to meet Site Density must be mid- or over-story trees (see: *Species of Replacement Trees*) with minimum soil volumes and areas
 - Invasive vines must be removed to count
 - Does not apply to small renovation that do not remove Priority Trees
 - Land disturbance less than 1000 square feet
- Recommended Amendment
 - Slightly increase minimum number of trees required

SFH Example: 3 Scenarios



Med Lots (8501- 15000 sf)	
Priority Tree Preservation standard	60% of Priority trees
Alternate Maximum Disturbance Area	50% of of site area
Site Density	21 trees/acre

- Sample lot size: 10,300 sq ft (~1/4 acre)
- Site Density: 21 per acre x 23.7% = 4.9 (**5 trees**)
- Trees: 5 exists then 2 removed = 3 stems
- Need to replant 2 trees to meet minimum Site Density

Current Formula for Recompense \$100 per stem + (\$30 x inches DBH)

• **34" pecan & 12" hackberry**

- Pecan: $\$100 + (\$30 \times 34) = \$1,120$
- Hackberry: $\$100 + (\$30 \times 12) = \$460$

Current Recompense: \$1,580

Med Lots (8501- 15000 sf)

Priority Tree Preservation standard	60% of Priority trees
Alternate Maximum Disturbance Area	50% of of site area
Site Density	21 trees/acre

(3 x 60% = 1.8)

2 trees**Scenario A**

	EXISTING TREES	REMOVED	PRESERVED
• Priority	3	1	2
• Non-Priority	2	1	1

**Achieved Priority Tree
Preservation Standard**

Current Recompense: \$1,580
Scenario A Recompense: \$3,780

Proposed Formula with Preservation Incentive

- **34-inch Pecan (Priority)**
 - \$240 x inches DBH x 0.75 x 0.50
 - \$240 x 34 x .75 x .50 = **\$3,060**
- **12-inch Hackberry (Non-Priority)**
 - \$240 x inches DBH x 0.50 x 0.50
 - \$240 x 12 x .50 x .50 = **\$720**

This example demonstrates recompense calculation of trees removed. Please note, it does NOT reflect any inches offset for trees replanted.

Med Lots (8501- 15000 sf)

Priority Tree Preservation standard	60% of Priority trees
Alternate Maximum Disturbance Area	50% of of site area
Site Density	21 trees/acre

(3 x 60% = 1.8)

2 trees**Scenario B**

	EXISTING TREES	REMOVED	PRESERVED
• Priority	3	2	1
• Non-Priority	2	1	1

Proposed Formula without Preservation Incentive

- **34-inch Pecan x 2 (Priority)**
 - \$240 x inches DBH x 0.75
 - \$240 x 34 x .75 = **\$6,120 x 2 = \$12,240**
- **12-inch Hackberry (Non-Priority)**
 - \$240 x inches DBH x 0.50
 - \$240 x 12 x .50 = **\$1,440**

**DOES NOT Achieve Priority
Tree Preservation Standard**

Current Recompense: \$2,700

Scenario B Recompense: \$13,680

This example demonstrates recompense calculation of trees removed. Please note, it does NOT reflect any inches offset for trees replanted.

Med Lots (8501- 15000 sf)

Priority Tree Preservation standard	60% of Priority trees
Alternate Maximum Disturbance Area	50% of of site area
Site Density	21 trees/acre

(3 x 60% = 1.8)

2 trees**Scenario C**

	EXISTING TREES	REMOVED	PRESERVED
• Priority	3	1	2
• Non-Priority	2	2	0

**Achieved Priority Tree
Preservation Standard**

Current Recompense: \$2,040

Scenario C Recompense: \$4,500

Proposed Formula with Preservation Incentive

- **34-inch Pecan**

- \$240 x inches DBH x 0.75 x 0.50
- \$240 x 34 x .75 x .50 = **\$3,060**

- **12-inch Hackberry x 2**

- \$240 x inches DBH x 0.50 x 0.50
- \$240 x 12 x .50 x .50 = **\$720 x 2 = \$1,440**

This example demonstrates recompense calculation of trees removed. Please note, it does NOT reflect any inches offset for trees replanted.

Four Session Topics



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Register to join us on the remaining 3 Sessions



- Visit our calendar to register: treesatlanta.org/calendar
- Once registered for one session, you are automatically registered for all.

Session 2

Thursday, 3/25
noon – 1 pm

Session 3

Thursday, 4/1
noon – 1 pm

Session 4

Thursday, 4/8
noon – 1 pm

- View recorded sessions and presentation slides on our website News article [“Is the New Draft Tree Protection Ordinance Good?”](#)

Thank You

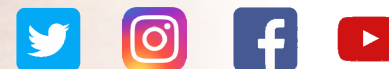
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