



DEVELOPMENT GUIDE

Street Trees & Right-Of-Way Landscape And Irrigation.

For more information:

Street Trees: City of Bend Planning Department

ROW Landscape and Irrigation: Water Conservation Department

Email: Conservation@bendoregon.gov

Phone: 541- 317-3000 ext. 2

What are the City of Bend's street tree and landscaping requirements?

On June 20th, 2024 the City of Bend adopted updated standards and code for requirements for the appropriate use of street trees and water efficient landscape and irrigation system in the public right of way. The result was Ord. NS-2503.

STREET TREES

- Chp.12 Landscape Architecture and Irrigation systems Part 2 -Outlines tree spacing, setbacks etc...
- Appendix D- City of Bend Approved Street Tree list.

LANDSCAPE AND IRRIGATION

- BDC 3.2.400 New Landscaping- Street Trees and Planter Strip landscaping.
- Chp.12 Landscape Architecture and Irrigation Systems.
- Appendix E – City of Bend Approved plant list.
- Appendix F- City of Bend Pre-Approved ROW landscape plans.



When does the code apply?

All new developments requiring Site Plan Review in compliance with BDC 4.2, Minimum Development standards Review, Site plan Review and Design review

- ✓ New buildings with development of the right-of-way.
- ✓ Existing buildings with construction in the ROW or sidewalk required.
- ✓ A sidewalk extension required (within 600 ft).
- ✓ Anytime a street tree is required per development.

ARE THERE ANY EXEMPT DEVELOPMENTS?

- Certain types of middle housing development under Minimum Development Standards (MDS) where a street tree is not required, are not subject to the code sections listed in this document.
- A land division application submitted prior to November 1, 2024.
- Subdivisions with land use approval between the dates of June 20, 2021 and October 31, 2024 are exempt from the new landscaping standards for three years from the date the decision became final.

Reference language BDC 1.1.500 - "Construction within an approved subdivision shall be subject to the land use laws that were in effect on the date of the subdivision application and shall not be subject to subsequently adopted land use laws. This exemption from subsequently adopted local land use laws shall terminate three years from the date of the local land use decision becomes final."

Do I need to submit a landscape and irrigation plan?

- As per BDC. 4.2.300 (A)(7) a landscape plan must be submitted for development requiring Minimum Development Standards Review, Site plan Review and Design Review.
- Pre-approved right of way landscape templates are available for use.

How do I meet the requirements for a successful project?

To meet the general requirements for street tree and new landscaping:

1. Review and meet requirements of BDC 3.2.4 and Chp.12 Landscape architecture and Irrigation systems.
2. Upload photos of street trees, irrigation and plant material in the ROW when calling for final inspection. Photos must be clean images of required components/features. If adherence cannot be determined by photos, an onsite inspection will be triggered. Examples of appropriate photos are included on the back of this document.



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc., please contact Dan Denning at ddenning@bendoregon.gov or 541-693-2194 Relay Users Dial 7-1-1.

How to Submit Photos to Pass Inspection

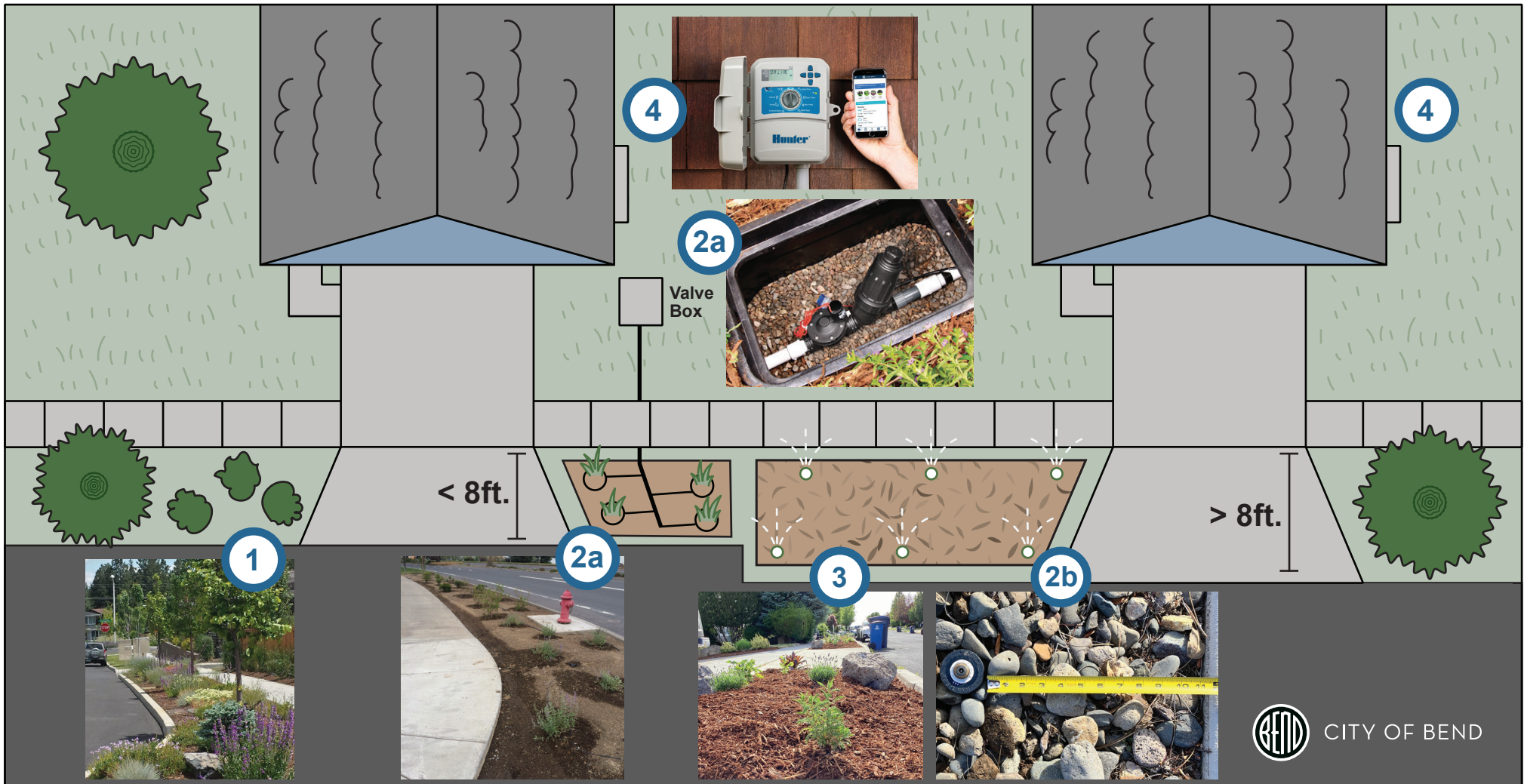
- 1** Photo of landscape and street trees must:
- Identify tree species
 - Show plant species and planting density

- 2a** Photo of dripline
- Photo of inside valve box showing (valve, filter and reg)
 - Photo of dripline prior to covering with groundcover

- 2b** Photo of overhead irrigation:
- Sprinkler body with PRS print
 - Identifiable H.E. nozzle
 - Show 12 inch inset from curb or sidewalk edge

- 3** Photo of ground cover mulch/rock at appropriate depth of 3 inches

- 4** Photo of water sense approved irrigation controller with smart settings applied or sensor installed



Street Trees And Planter Strip Landscaping - Development Checklist



CITY OF BEND
WATER SERVICES

If YES to any of the following statements, checklist should be referenced	Standards/ Code section	Supporting Documents
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Sidewalk is within 600 ft of development
 Construction/creation of sidewalk is required
 If a tier 1, 2, or 3 Right of Way permit requires installation of a street tree
 Land use application submitted after Nov 1, 2024

Landscape Plans

Use a pre-approved ROW template OR Develop a landscape plan that includes all required fields.	2.3.7	Landscape templates
Landscape plan adheres to current stormwater quality source control principles for low impact development	12.2.1.1	
Landscape plan adheres to current water conservation principles for water efficient landscape design	12.2.1.2	
Irrigation zones are matched by hydrozone. Acceptable zones include very low, low, and moderate water use plants.	12.2.1.3	
A root protection zone is identified for all regulated trees 6 inches or larger DBH	12.2.2.1	Standard Drawing E-3
Tree protection fencing is installed where applicable	12.2.2.1	Standard Drawing E-3
Trees are not removed or relocated within the public ROW without approval from the City Engineer or designee	12.2.2.2	

Planting Requirements

No turf (cool season turf, warm season turf, or artificial turf) is installed in the ROW planter strip.	12.2.3.2	
Plants chosen are on the City of Bend Approved Plant List OR in "Water-wise Gardening in Central Oregon" guide.	12.2.3.1	Appendix E
Trees chosen are on the City of Bend Approved Tree List OR in "Water-wise Gardening in Central Oregon" guide.	12.2.3.1	Appendix D
No plants with a mature height above two feet are planted in Clear Vision Areas.	12.2.3.3	Standard Drawing R-2
Trees are of the correct size class for the width of the existing or proposed planter strip or sidewalk tree well		Appendix D
Trees are planted and spaced correctly according to their size class	12.2.3.5	Appendix D
Shrubs and ornamental grasses are planted from a minimum of 1-gallon containers	12.2.3.4	
Perennials and groundcover plants are planted from a minimum of 4-inch pots	12.2.3.4	
Deciduous trees are at least 2 inches diameter measured at 6 inches above the soil when planted	12.2.3.4	
Conifer trees are a minimum of 6 feet in height above the soil when planted	12.2.3.4	
Planter strips contain a minimum of 10 plants per 100 square feet	BDC 3.2.400	
Vegetation provides 50% coverage at 5 years maturity	BDC 3.2.400	
Ornamental grasses do not make up more than 25% of total plants	BDC 3.2.400	
Street trees are located within planting strips, in City-approved tree wells, or within five feet from the back of the sidewalk where allowed	12.2.3.5	
Number of trees planted meets the minimum requirements	12.2.3.5	

Soils

Planting area is cleared of construction debris and base rock to a depth of 12 inches for shrubs/groundcover, and 24 inches for trees	12.2.4.2	
Organic soil amendment is tilled to a depth of 6 inches for seeding	12.2.4.2	
Planting holes are amended at a ratio of 1/3 amendment to 2/3 native soil.	12.2.4.2	
Mulch (Organic/rock) is applied to a depth of 3 inches	12.2.4.3	
Mulch (Organic/rock) is pulled back at a 4"-6" radius from any tree or shrub root flare.	12.2.4.3	
Plastic weed barriers are NOT used	12.2.4.3	
Any additional fertilization requirements are identified in the landscape plan.	12.2.4.4	

Irrigation Design

Supplied water pressure has been field verified and incorporated in the irrigation design to ensure proper system function	12.3.1	
Irrigation systems do not mix sprinkler types on the same zone	12.3.1	
Trees are on separate irrigation zones	12.3.1	
RWS (root watering system) is installed for trees	12.3.1	Standard drawing L-18
Areas less than 8 feet wide are using drip irrigation	12.3.2	Standard Drawing L-1
Areas more than 8 feet wide may use overhead irrigation with high efficiency nozzles (precip rate <1"/hour) or pressure compensating bubblers on a pop up.	12.3.3.3	
Where permitted (>8ft), overhead irrigation is inset at least 12 inches from any abutting hardscape, curb, or sidewalk	12.3.1	
Drip distribution lines are buried 2 inches below final soil grade and stapled.	12.3.2	Standard Drawing L-16
Drip systems include all necessary maintenance devices for winterization. (Air Relief valve, flush cap/valve)	12.3.2, 12.3.3.5	Standard Drawings L-1, L-7, L-13, L-17
Irrigation controller is an EPA WaterSense approved smart controller w/ necessary sensor or modules.	12.3.3.1	WaterSense Labeled Controllers
Station list and pre and post grow-in schedules are provided.	12.3.3.1	
Irrigation systems are designed to prevent runoff and overspray onto impervious surfaces	12.3.1.1	
Calculations for each irrigation zone are provided to ensure the irrigation does not exceed the meter's maximum capacity	12.3.1.3	
Automatic electric solenoid remote control valves are installed to control each irrigation zone	12.3.3.2	Standard Drawing L-6
Entire irrigation system is furnished with one pipe class or schedule type	12.3.3.4	