



CITY OF BEND

TRUAC Meeting #7

Renee Brooke, Planning Manager

Pauline Hardie, Senior Planner

October 18, 2023

Agenda

1. Roll Call
2. Declaration of Actual or Potential Conflicts
3. Mitigation Options (On-Site Tree Replacement and Fee In-Lieu of Preservation)
4. Minimum/Maximum Lot Sizes to Consider for Mitigation Options
5. Next Steps



City Council Check-in Update & Scope

1. Provide consistency between BMC Chapter 16.10, Clearing, Grading, and Erosion Control on Construction Sites, BDC Chapter 3.2, Landscaping, Street Trees, Fences and Walls and City of Bend Standards and Specifications Chapter 12, Landscape Architecture and Irrigation Systems
2. Provide clear and objective tree preservation standards for the development of housing, including needed housing, and include an optional discretionary process for applicants for development;
3. Consider preservation standards for larger trees similar to the Southeast Area Plan; and
4. **Consider alternatives to preserving trees, including tree replacement and a fee-in-lieu of preservation for the purpose of developing and protecting the City's urban tree canopy.**
5. Identify tree inventory programs to support preserving and expanding Bend's urban tree canopy.

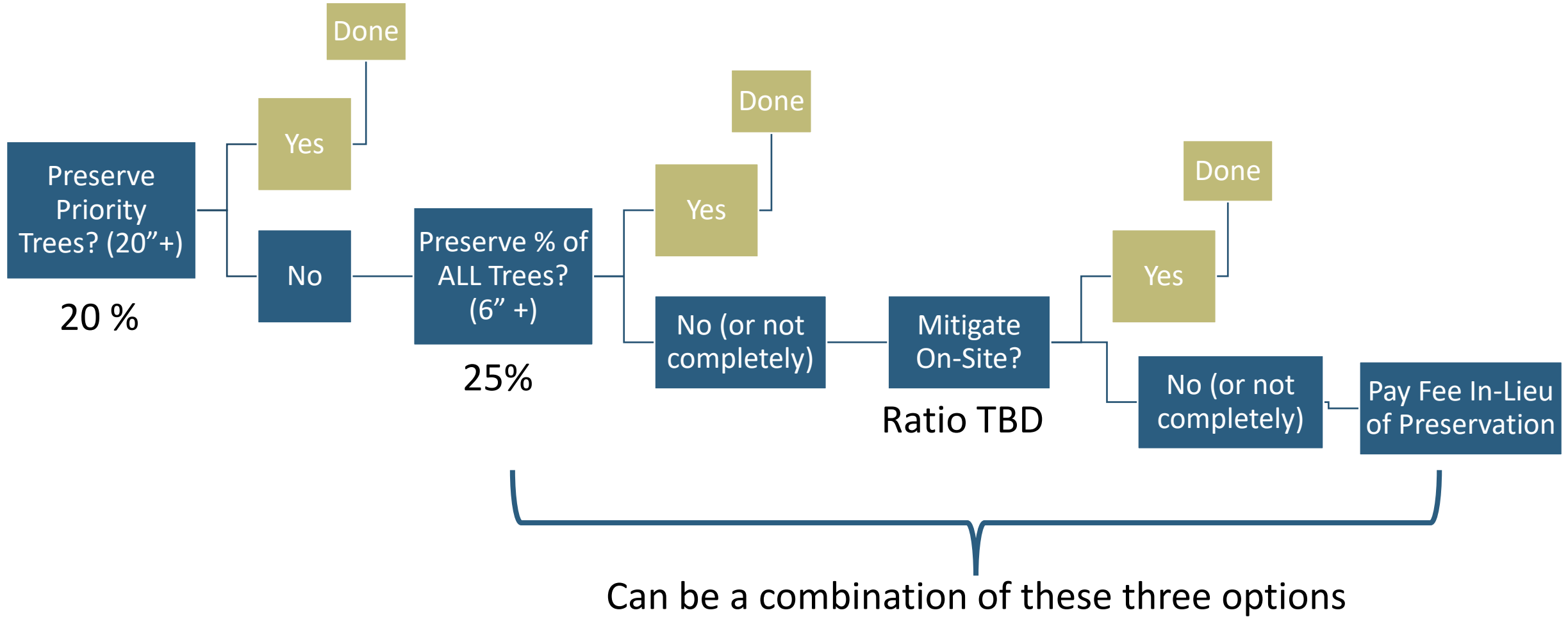


Recommendations to Date



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Tree Preservation Flow Chart



of Trees 20" or Larger (Priority Trees)

	Sky Vista Single-Unit 9.13 Acres	Poplar Cottages 0.54 Acres	Century Mixed- Use 1.50 Acres	Veridian Multi- Unit 2.81 Acres	Caraway Master Plan (Phase 1) 16.81 Acres	Parkside Place Master Plan 37.10 Acres	Bri Multi- Unit 2.23 Acres	Bulletin Multi- Unit 1.57 Acres	Round up	Round down
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Trees 20" or Larger

Actual Trees 20"+	30	12	14	14	15	39	5	6	135	135
Actual Preservation	2	1	0	3	6	11	5	5	33	33
20%	6	2.4	2.8	2.8	3	7.8	1	1.2	29	24
25%	7.5	3	3.5	3.5*	3.75	9.75	1.25	1.5	37	30
30%	9	3.6	4.2	4.2	4.5	11.7*	1.5	1.8	44	37

* save one more 20" tree or round down



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DBH (Regulated and Priority)

	Sky Vista Single- Unit 9.13 Acres	Poplar Cottages 0.54 Acres	Century Mixed- Use 1.50 Acres	Veridian Multi- Unit 2.81 Acres	Caraway Master Plan (Phase 1) 16.81 Acres	Parkside Place Master Plan 37.10 Acres	Bri Multi- Unit 2.23 Acres	Bulletin Multi- Unit 1.57 Acres	Round up	Round down
DBH										
Actual On-Site DBH	1739	715	897	968	3484	2564	324	362	11053	11053
Actual Preservation	44	207	0	144	1352	392	233	206	2578	2578
% Preserved	2.53%	28.95%	0.00%	14.88%	38.81%	15.29%	71.91%	56.91%	23.32%	23.32%
20%	347.8	143	179.4	193.6	696.8	512.8	64.8	72.4	2213	2206
25%	434.75	178.75	224.25	242	871	641	81	90.5	2766	2761
30%	521.7	214.5*	269.1	290.4	1045.2	769.2	97.2	108.6	3321	3313
* save one more 8" tree										



Tree Replacement Mitigation



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Tree Replacement On-Site

(assumes 1 tree replaced per 10" DBH removed)

	Sky Vista Single-Unit 9.13 Acres	Poplar Cottages 0.54 Acres	Century Mixed-Use 1.50 Acres	Veridian Multi-Unit 2.81 Acres	Caraway Master Plan (Phase 1) 16.81 Acres	Parkside Place Master Plan 37.10 Acres	Bri Multi- Unit 2.23 Acres	Bulletin Multi-Unit 1.57 Acres
25% DBH Preservation Requirement	434.75	178.75	224.25	242	871	641	81	90.5
Actual DBH Preserved	44	207	0	144	1352	392	233	206
DBH to be Mitigated	390.75	-28.25	224.25	98	-481	249	-152	-115.5
# of Replacement Trees Required	39.075	-2.825	22.425	9.8	-48.1	24.9	-15.2	-11.55



Fee in Lieu Mitigation

Fee In-Lieu of Tree Preservation Fund Options

- The amount of the fee will be multiplied by the number of trees necessary to satisfy the tree replacement requirements
- Potential uses for the collected fees:
 - Purchasing, planting and maintaining trees, including irrigation, throughout the city.
 - Plant trees along streets with limited tree canopy.
 - Plant trees in tree-deficient neighborhoods.
 - Plant trees in City-owned parks, opens spaces and rights-of-ways.
 - Tree inventory technology
 - Offset costs to meet tree planting requirements in affordable housing projects
- Other ideas?



Minimum/Maximum Lot Sizes to Consider for Mitigation Options



Min/Max Lot Sizes to Consider for Mitigation

1. Is there a development site size that should not be subject to preservation standards?
 - If yes, what size (e.g., ½ acre or 1 acre maximum)?
 - If yes, should they still be required to mitigate?
2. For development sites subject to the tree preservation standards, is there an absolute minimum % of DBH that must be preserved before mitigation is allowed?

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Actual % Preserved	2.53%	28.95%	0.00%	14.88%	38.81%	15.29%	71.91%	56.91%
25% Requirement	434.75	178.75	224.25	242	871	641	81	90.5
5% (Floor)	86.95	35.75	44.85	48.4	174.2	128.2	16.2	18.1



Incentives

BDC Incentives

BDC 3.2.200 Landscape Conservation

Individual trees 24” or greater:

- Reductions of setbacks up to 25%
- Increased lot coverage up to 15%
- Reduced landscape coverage up to 5%

Southeast Area Plan

***Site Plan Review Incentives* when more than 50% trees with a DBH of 24” are preserved:**

- a. Reduction of setbacks up to 30%
- b. Increased lot coverage up to 20%
- c. Reduced landscape coverage up to 10%
- d. 10’ increase in building height & in addition to the height bonus for affordable housing

***Land Division Incentive* when more than 50% of individual trees with a DBH of 24” are preserved:**

- a. Reduction to lot dimensions, including lot size, by up to 10%



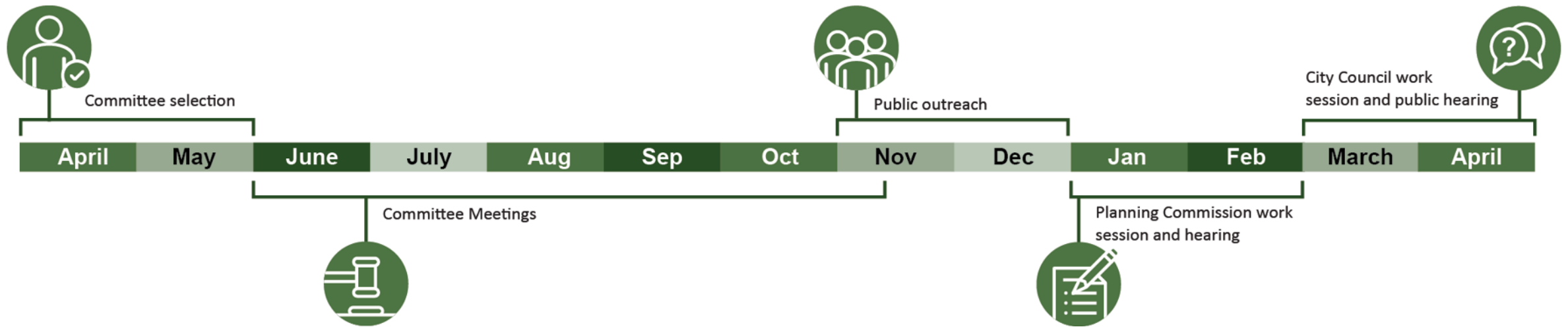
Next Steps



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Next Steps

- **Next Meeting** – TBD
- **Public Outreach** – November through December
- **Planning Commission work session and hearing** – January/February
- **City Council work session and public hearing** – 1st Quarter 2024



Accommodation Information for People with Disabilities



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