

BUILDING A BETTER URBAN FOREST

TPO Public Meetings | November 2019



Department of
CITY PLANNING

BUILDING A BETTER URBAN FOREST IN ATLANTA

TONIGHT'S AGENDA

Welcome & Introductions (10 minutes)

Presentation (20 minutes)

- TPO Project Process Update

- TPO Goals Alignment

- Recommendations

- Next Steps

Site Example Exercises (40 mins)

Q&A (20 mins)



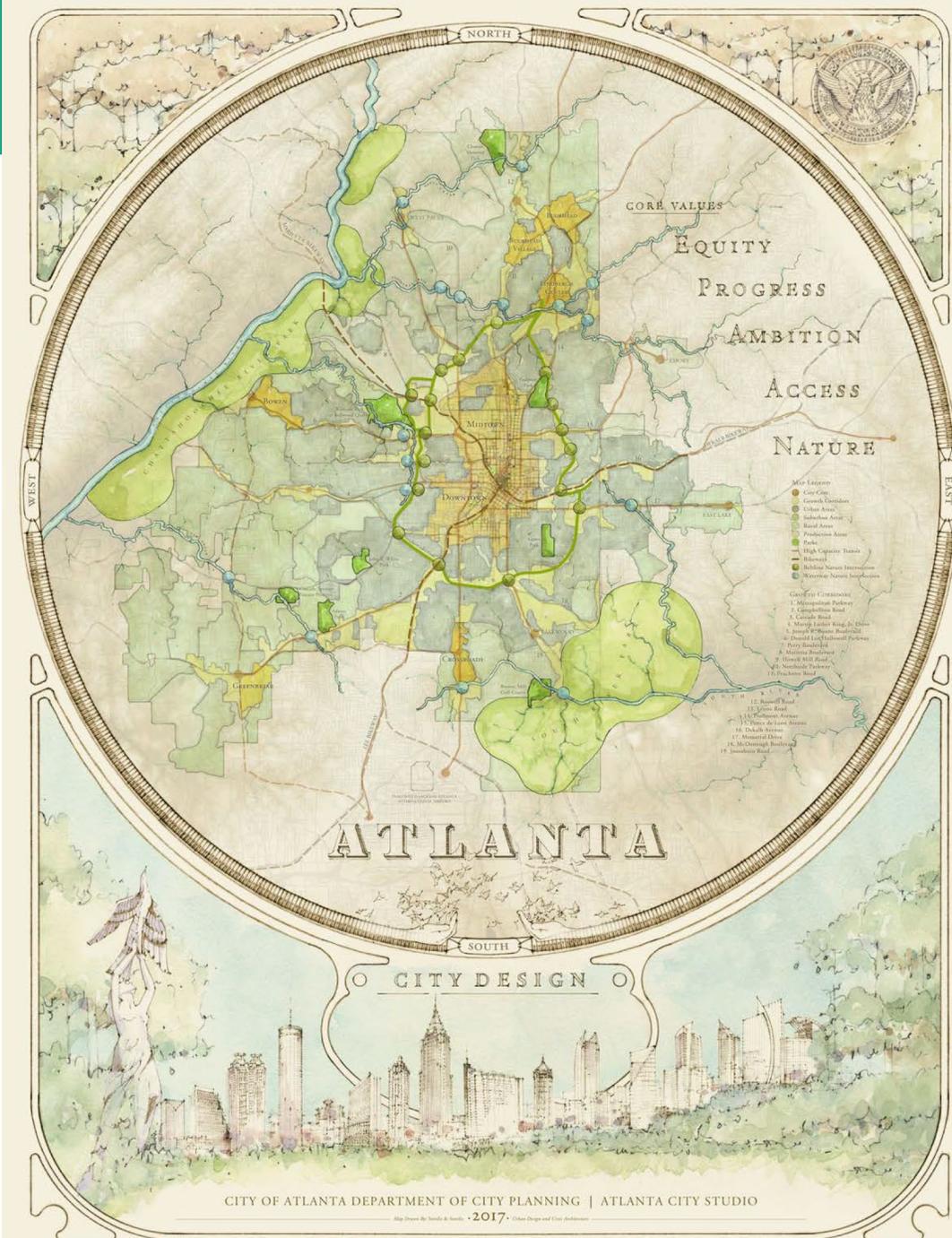
ATLANTA CITY DESIGN

When we're at our best, Atlanta celebrates this juxtaposition of a **vibrant city** and a **verdant forest**. With our core values in mind, therefore, we'll base our approach to the design of the city on this enduring logic.

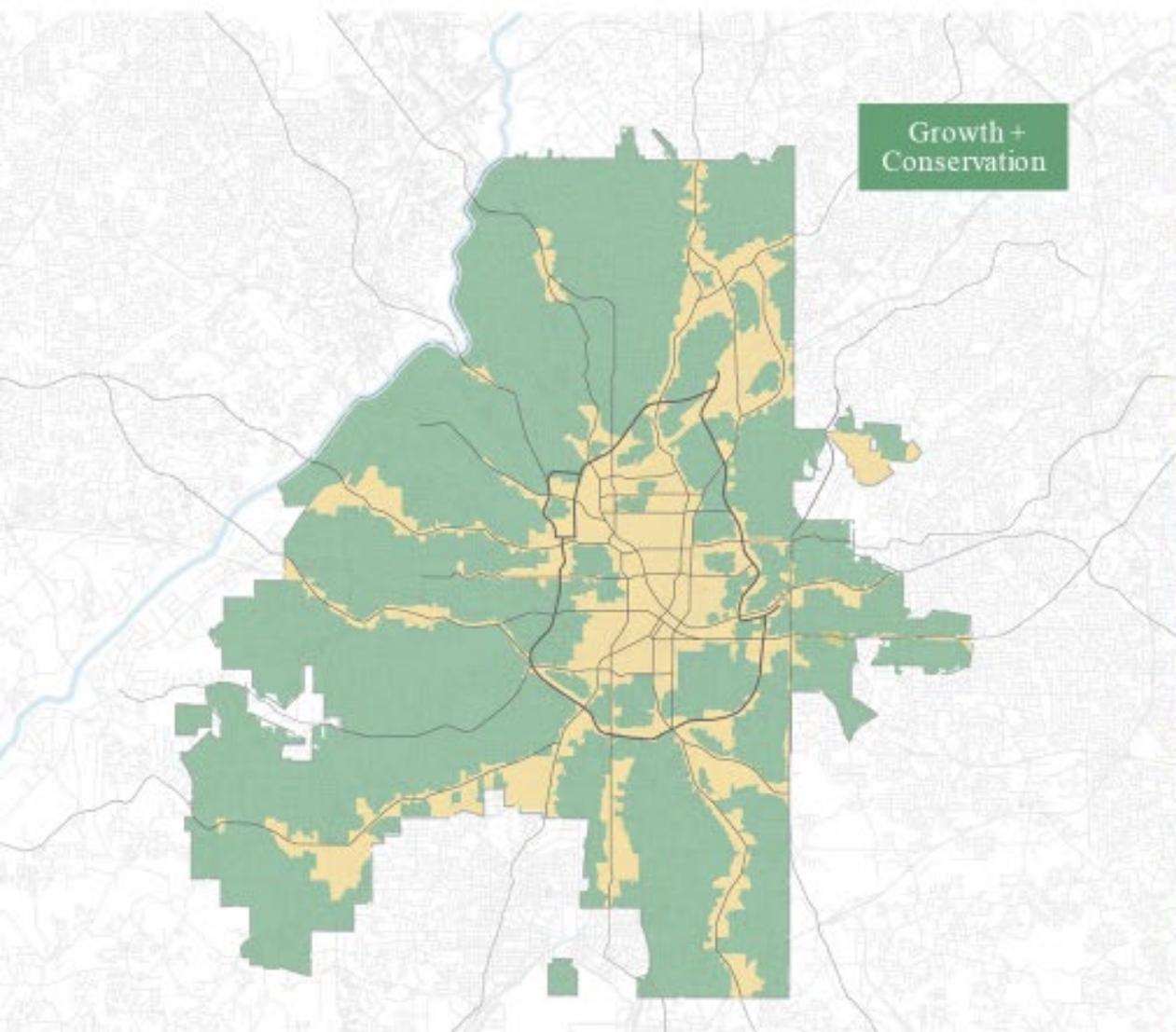
Design for **People**

Design for **Nature**

Design for **People in Nature**

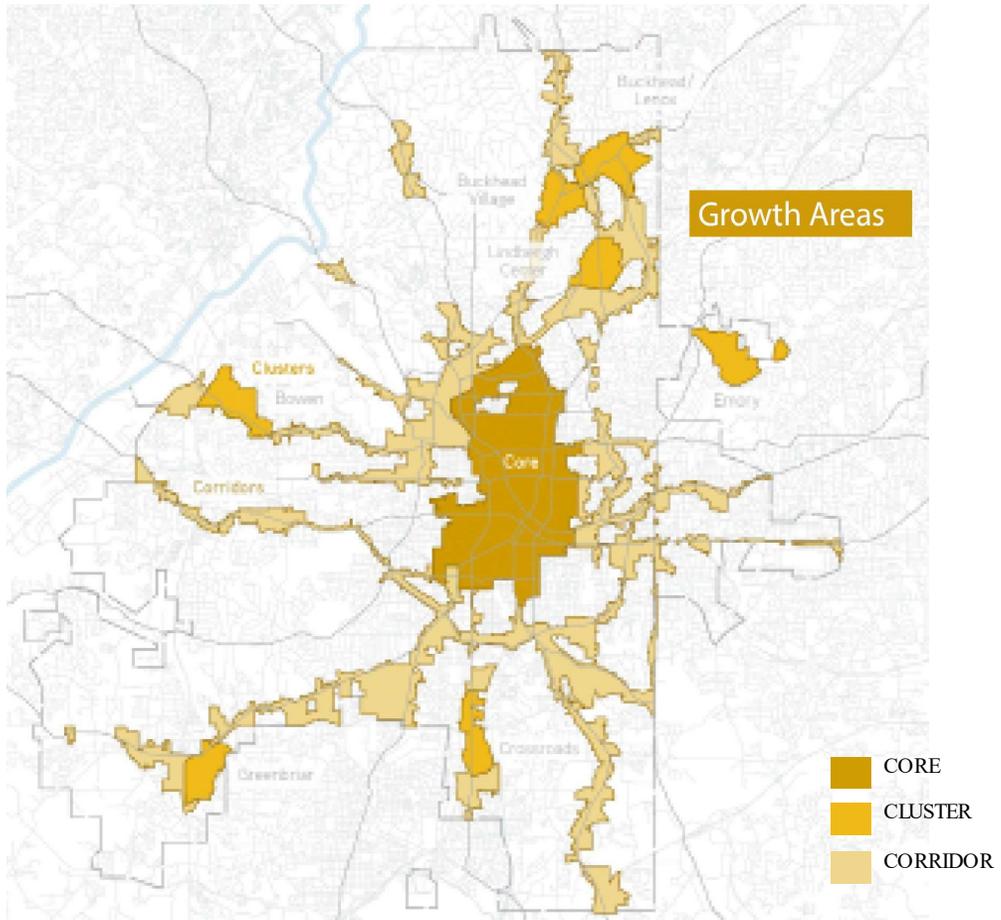


**THIS IS HOW ATLANTA GROWS ANYWAY.
WE'RE JUST GOING TO BE MORE
INTENTIONAL ABOUT IT.**



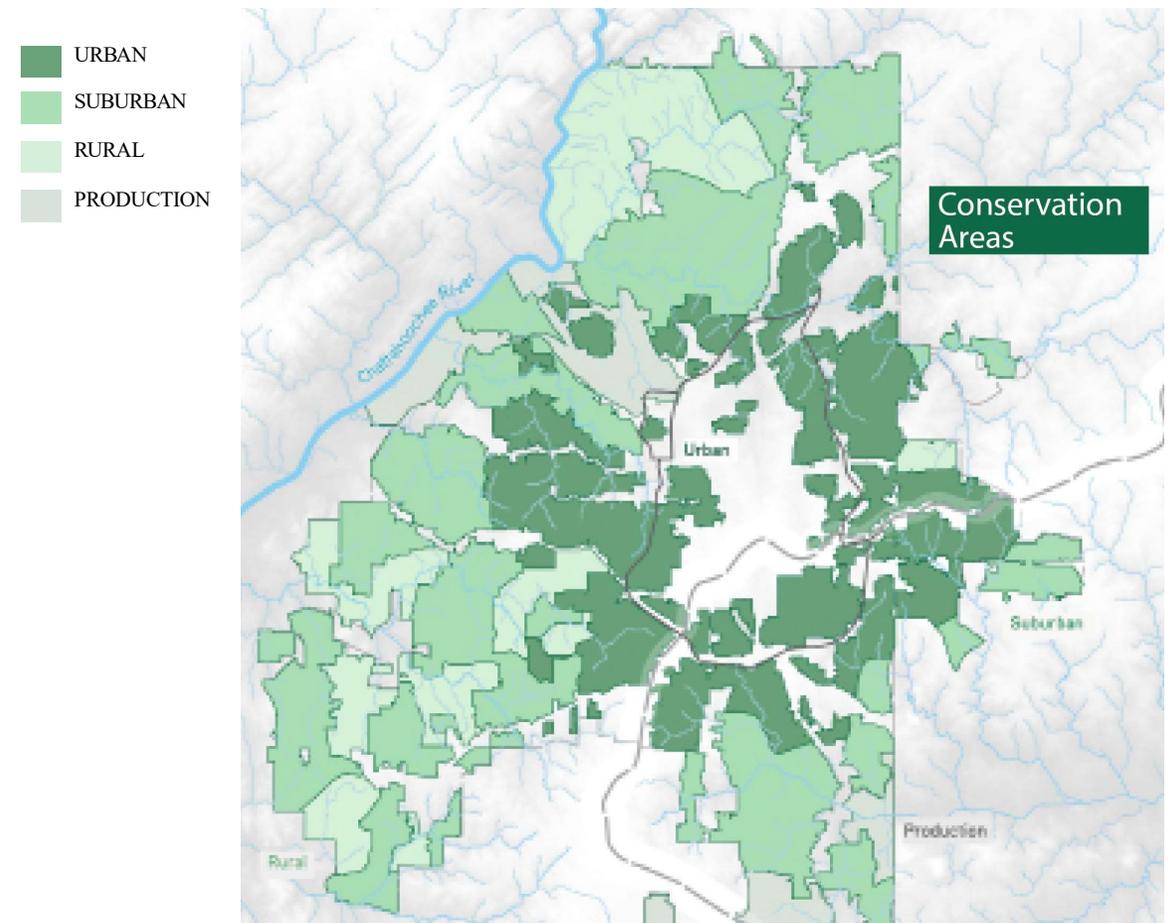
GROWTH AREAS

Growth will be organized into already-developed areas that are suitable to taking on growth. These growth areas represent an enormous capacity that, if properly designed, can easily accommodate Atlanta's expanding population.



CONSERVATION AREAS

The rest of the city will be protected from overwhelming growth. These Conservation Areas represent ecological value, historic character and housing options that, if properly designed, can make living with all those new neighbors a pleasure.



NATURE: URBAN ECOLOGY FRAMEWORK

PROTECT, RESTORE, ACCENTUATE

50% TREE CANOPY

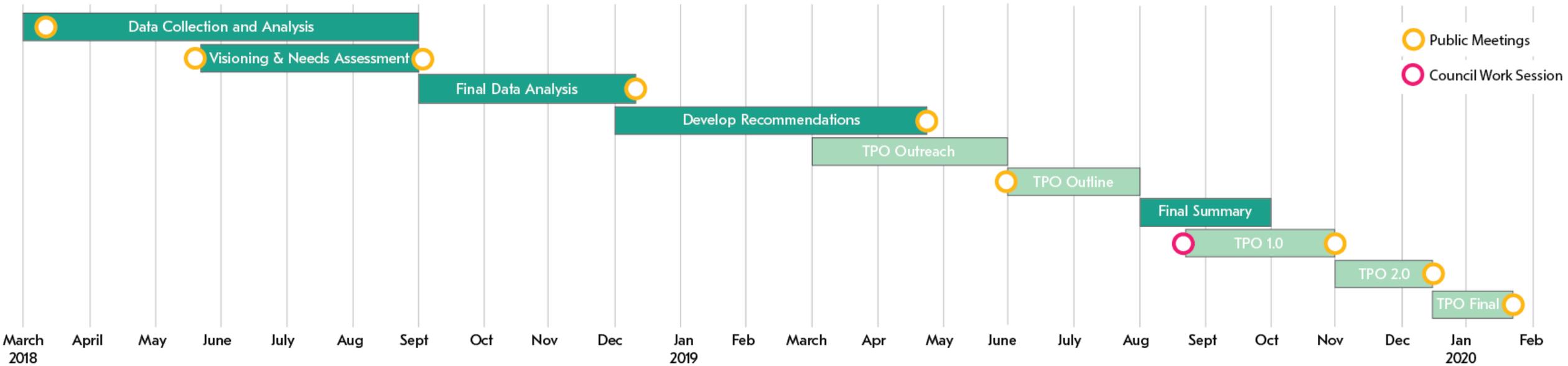
STRATEGIC REPLANTING

INTERNAL COORDINATION & PROGRAM IMPROVEMENT

TREE PROTECTION ORDINANCE REWRITE

PROJECT UPDATE

Background on Project / Update on Progress



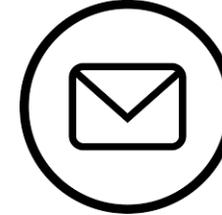
NOTE:
Future public meetings on next iterations

COMMUNITY INPUT SO FAR

DCP received input from a diverse set of audiences ranging from advocacy groups (Tree Next Door, City in the Forest), environmental based non-profits (South River Watershed Alliance, Trees Atlanta), engaged residents, the Development Industry (Council for Quality Growth, Greater Home Builders Association of Atlanta), and more.



240 attendees
4 citywide meetings



Over 150
emails received



Over 250
letters received

Engaged residents

- Atlanta's tree canopy is special and a major source of pride and enjoyment
- Allow for flexibility with homeowners going through non-development processes
- Increase education and support for tree protection and maintenance

Advocacy groups

- Support more protection and preservation of trees early in the process
- Stronger enforcement
- Plant more native trees
- Preserve and conserve land
- Ordinance needs more definition and clarity
- Build smarter, more environmentally sensitive (grading, soils, etc.)

Development industry

- Homebuilders, homeowners, and property owners want to protect our natural environment AND have the homes the citizens of Atlanta need.
- Imperative that property owners must be able to fully utilize the "buildable area" of their lot.
- Improve the process to be more consistent and reliable
- Align standards with other ordinances and agencies
- Affordability concerns with more stringent regulation - will increase cost to build

City agencies

- Replanting standards and processes often hinder public projects funding and schedules. Ideal to have alignment with private development standards.
- Need for better communication and coordination among city agencies, potential centralization

Three important principles help drive the process.

Specificity. Not all trees can be treated the same, because they aren't the same.

Simplicity. Rules must be clear, the process must be open, transparent, and flexible enough to meet the needs of different types of owners.

Equity. The benefits of urban trees flow to the city as a whole, as well as individual neighborhoods.





TPO REVISIONS DRAFT RECOMMENDATIONS

Technical, Administrative and Operational

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

TPO Recommendations For Discussion Tonight

Overall Structure

Components

- Tree Valuation - **Main Topic Tonight**
- Preservation & Protection Standards
- Recompense
- Replacement
- Non-Development Activity
- Standards Alignment

Operations & Administration Recommendations

Zoning Code Updates

Staffing & Resources

Public/Private Partnerships

Continuation of Data / Studies

Tree Trust Fund spending

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

Additional TPO Recommendations For Future Meetings

- Additional Implications of Overall Structure
- Posting and Appeals
- Enforcement
- Invasive and Exotic Management
- Site Density or Contribution Requirements

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

The TPO will use the Council of Tree and Landscape Appraisers (CTLA) Tree Valuation Method to calculate the base value of a tree.

In addition to the CTLA, City Design & UEF Context Factors specific to the City of Atlanta will be added as a component to the TPO Valuation.



CTLA



CONTEXT FACTORS



TREE VALUE

The TPO Valuation will be used to assess both public and private trees.

Based on the TPO Valuation, trees will be placed in one of five categories.

TPO RECOMMENDATIONS

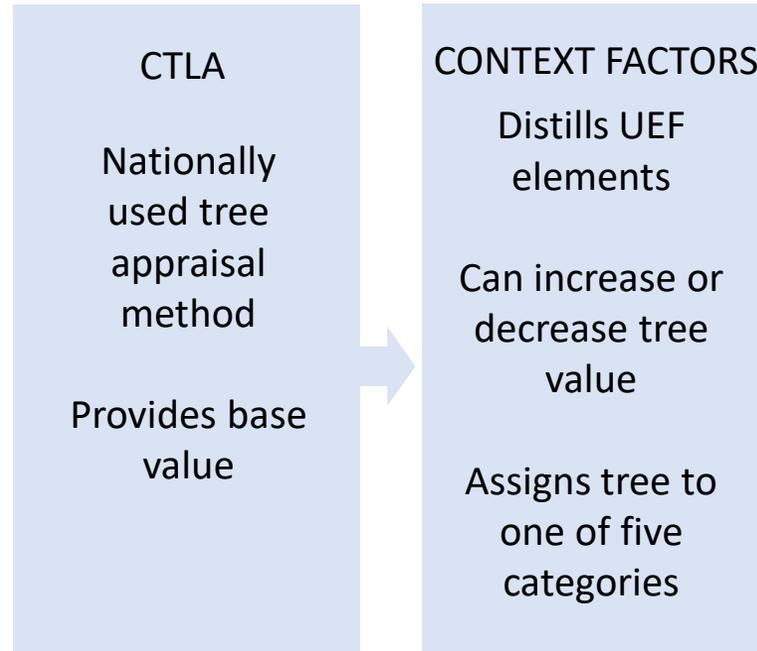
Overall Structure

Components

- Tree Valuation
- Preservation & Protection
- Replacement
- Recompense
- Non-Development Activity
- Standards Alignment

Operations & Admin

VALUATION METHOD



APPLICABLE TO BOTH PUBLIC AND PRIVATE PROJECTS

	PROTECTION	REPLACEMENT	RECOMPENSE
5	No removal except by variance	Cost?/Variance/Other Factors	Cost?/Variance/Other Factors
4	Removal conditioned on max. replacement	3X Adjusted DBH* Removed	3X Base Value
3	Removal OK w/ base replacement	1X Adjusted DBH Removed	1X Base Value
2	Removal OK w/ Less replacement	.75X Adjusted DBH Removed	.75X Base Value
1	Removal permitted	None	None

*DBH is Diameter at Breast Height

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

THE CTLA VALUATION METRICS

Species (native, non-native/naturalized, exotic, exotic/invasive)

Size (diameter)

Condition (Dead/Dying/Hazardous; non DDH; specific attributes)

Placement (positive and negative attributes)



TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

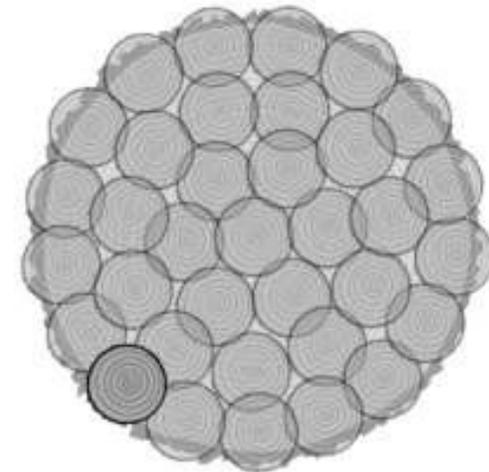
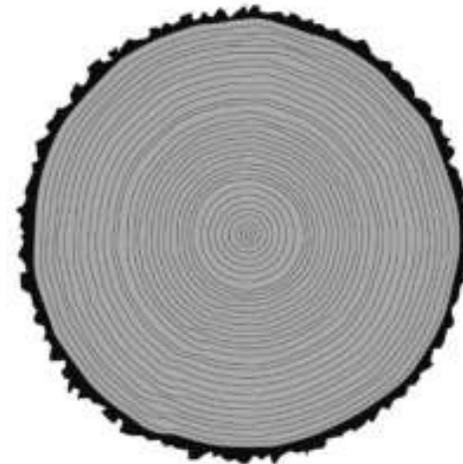
Operations & Admin

The Basis of CTLA

A GUIDE FOR DETERMINING A REALISTIC, DEFENSIBLE TREE VALUE

245
246
247
248
249
250
251
252
253
254

Figure 5-3. Trunk formula technique (TFT)



Tree being appraised

Nursery tree used
for cost basis

Extrapolation of nursery tree
to the tree being appraised

Illustration by Tim Toland.

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

EXAMPLES OF THE CITY DESIGN & UEF CONTEXT FACTORS

UEF & Ecology

Floodplain

Riparian Corridor

Wetland

Steep Slope

Grove

Interior Forest

Old Growth Forest

Unique Habitat

Special Designation

City Design Growth

Designation Area

DBH, Species, Condition

Regulatory/Project Type

Park

Zoning

Utilities

Public Street

Mobility Projects

Affordable Housing

LEED/Sustainable

Environmental Benefits

Shading/Solar Management

Wind Screening

Visual Screening

Infrastructural

Hardscape Damage

Restricted Root Area

Within 5'-10' of

Foundation

Fruit/Litter/Thorns

Insect/Disease

Presence or

Susceptibility

Retaining Wall Tree

TREE VALUATION CALCULATIONS

Existing Tree Recompense Calculation in Atlanta

$\$100 \times (\# \text{ trees removed} - \# \text{ trees replaced}) + \$30 \times (\text{total DBH removed} - \text{total DBH replaced})$

= Tree Value/Recompense Cost

Proposed CTLA Method

$\text{Diameter} \times [\text{Market Value Factor of new tree}] \times \text{Species Value (\%)} \times \text{Condition Value (\%)} \times \text{Placement Value (\%)}$

= Base CTLA Tree Value

TREE VALUATION EXAMPLE

Example of a 30" oak being removed (good condition & placement). Let's look at scenarios with and without replacement.

CURRENT TPO

$\$100 \times (\# \text{ trees removed} - \# \text{ trees replaced}) + \$30 \times (\text{total DBH inches removed} - \text{total DBH replaced})$

$$\$100(1) + \$30(30) = \$1,000 \text{ value}$$

PROPOSED TPO CTLA VALUE

$(\text{Diameter} \times [\text{Market Value Factor of New Tree}] \times \text{Condition \%} \times \text{Placement \%})$

$$\$8,580 \times 60\% \text{ condition} \times 70\% \text{ placement} = \$3,600 \text{ value}$$

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

**BASE
VALUE**

**CTLA
FORMULA**

Value in dollars
based on size,
condition, placement

**CONTEXT
FACTORS**

**FACTORS
INCREASING
TREE VALUE**

**FACTORS
DECREASING
TREE VALUE**

5

Highest Value/Most Restrictive

4

3

2

1

Lowest Value/Least Restrictive

PRESERVATION AND PROTECTION

What can apply to different categories?

HIGHEST SCORING TREES

Require a variance to be removed

Trigger a higher fee to be removed (cost-driven)

OTHER VALUATION

Must protect/preserve/restore

a prescribed minimum of tree value on site

Some combination of the above



TPO

RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

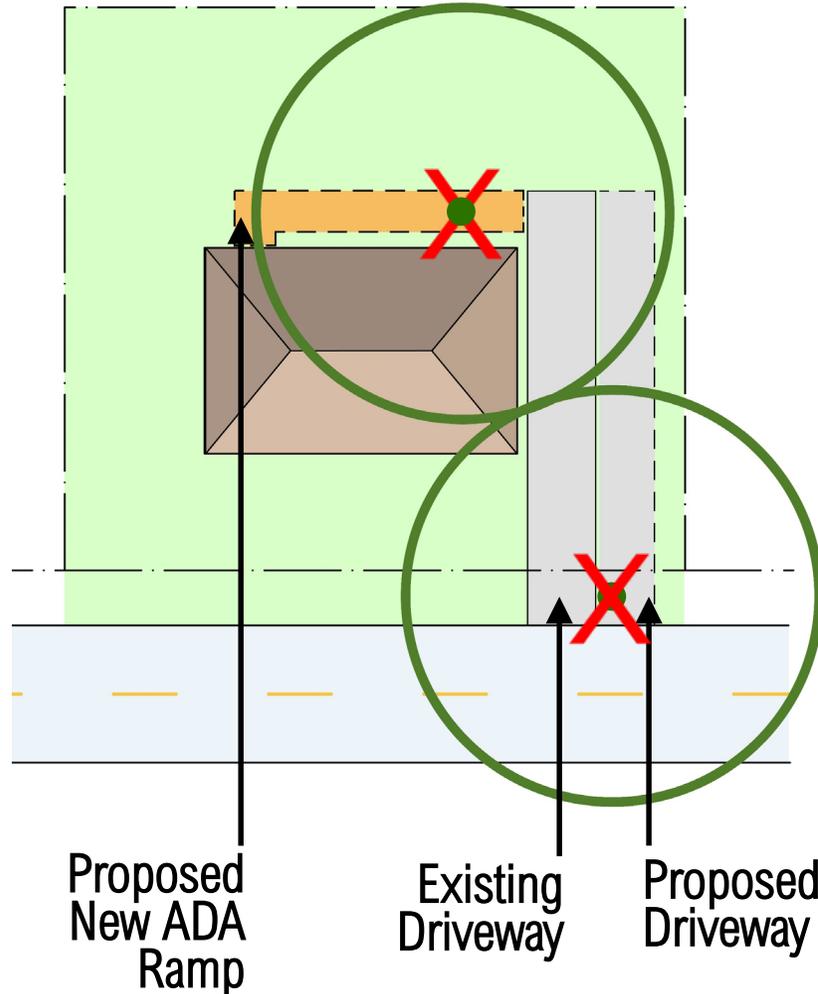
Non-Development Activity

Standards Alignment

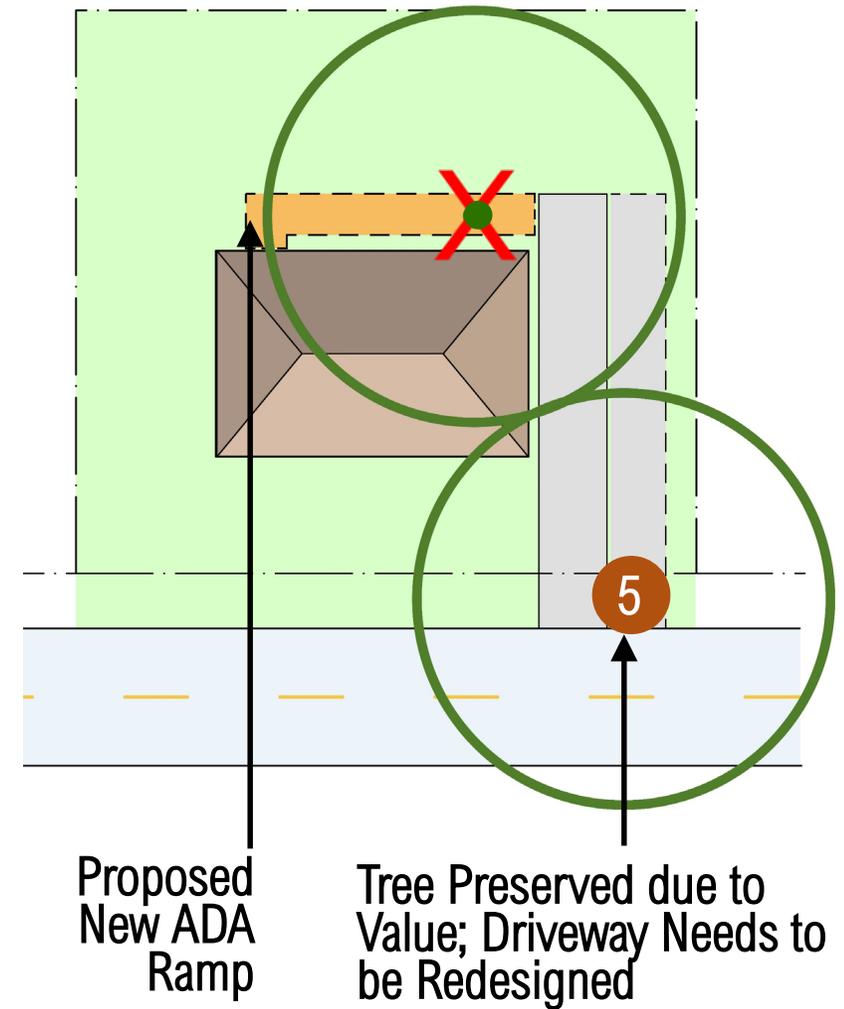
Operations & Admin

PRESERVATION & PROTECTION STANDARDS

Ex. of Tree Removal Allowed Under Current TPO



Ex. of TPO Preservation Enhancements Being Explored



TPO

RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

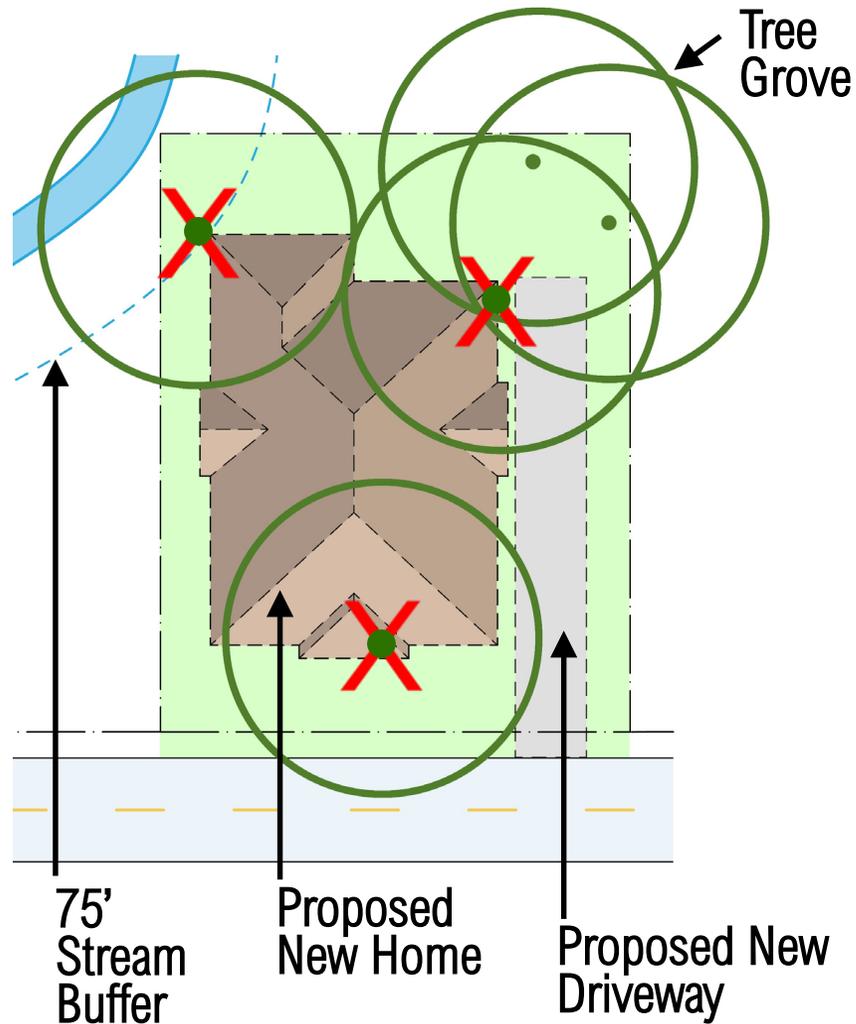
Non-Development Activity

Standards Alignment

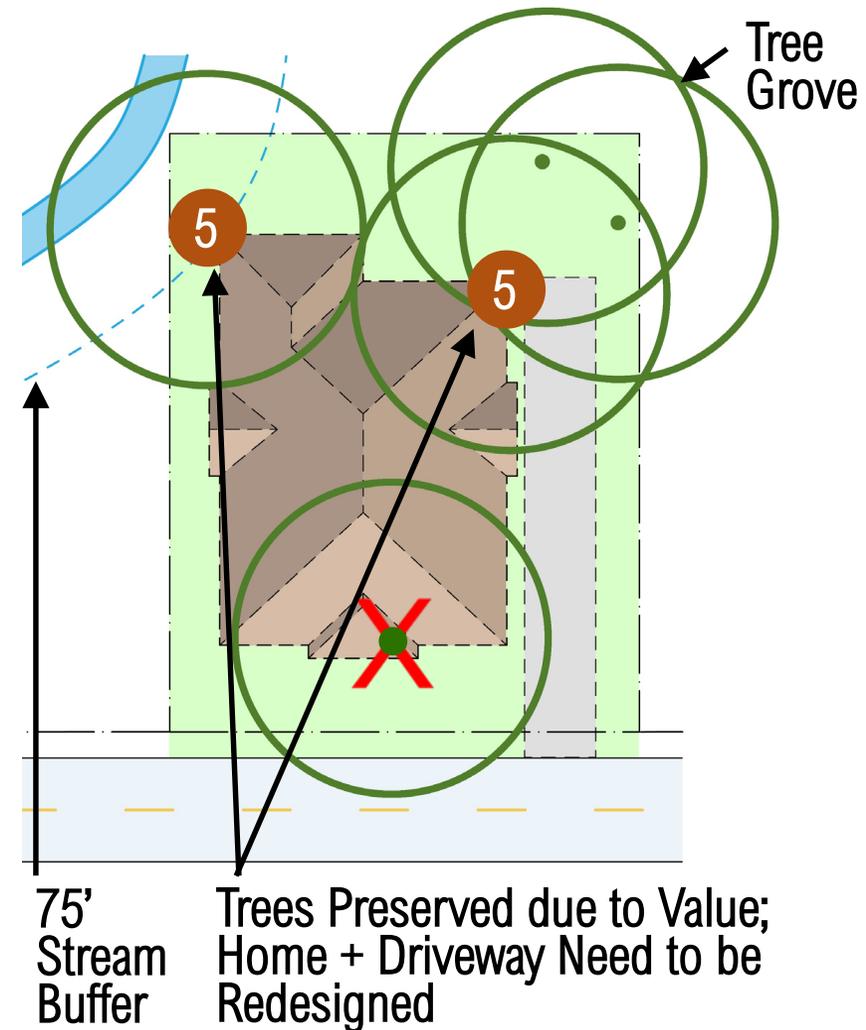
Operations & Admin

PRESERVATION & PROTECTION STANDARDS

Ex. of Tree Removal Allowed Under Current TPO



Ex. of TPO Preservation Enhancements Being Explored



TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

**BASE
VALUE**

**CTLA
FORMULA**

Value in dollars
based on size,
condition, placement

**CONTEXT
FACTORS**

**FACTORS
INCREASING
TREE VALUE**

**FACTORS
DECREASING
TREE VALUE**

REPLACEMENT

5

Cost?/Variance?/Other Factors?

4

3X Adjusted DBH Removed

3

Base Value

2

.75X Adjusted DBH Removed

1

None

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

IN PROCESS OF DEVELOPMENT STANDARDS FOR REPLACEMENT

Options under consideration may include:

- Minimum tree value per land use type.
- Different standards for UEF Conservation Areas and Growth Areas
- Incentives for planting in areas that need trees.
- Harmonizing TPO with zoning minimum requirements.
- Different Zoning categories would require preserving a minimum value of preservation standard

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

**BASE
VALUE**

**CTLA
FORMULA**

Value in dollars
based on size,
condition, placement

**CONTEXT
FACTORS**

**FACTORS
INCREASING
TREE VALUE**

**FACTORS
DECREASING
TREE VALUE**

RECOMPENSE

5

Cost?/Variance?/Other Factors?

4

3X Base Value Removed

3

1X Base Value

2

.75 X Base Value

1

None

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

TREE REMOVAL REQUESTS – NON DEVELOPMENT

Non-development Tree Removal Options Being Considered

Allowances or Exemptions

- Trees that are public safety threats
- Existing infrastructure threats- e.g. retaining walls, driveways, etc.
- Dead, dying and hazardous/invasive/undesirable similar to current TPO

Standard Practice

- Remove one low to medium value tree per year – with thresholds
- With measures to prevent misuse related to future development
- Requires a permit and data tracking by Arborist.
- Policy has a re-evaluation date



TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

STANDARDS ALIGNMENT

Currently there are different public/private tree removal standards

Identified need to align standards-requirements should be similar, and process should be clear

In the future, trees on public property will be evaluated, categorized, protected and compensated similar to those on private property

**OVER TIME, ZONING, DEVELOPMENT
REGULATIONS, POLICIES, AND PROGRAMS
WILL BE REVISED TO ALIGN AND REINFORCE
THE TPO**

TPO RECOMMENDATIONS

Overall Structure

Components

Tree Valuation

Preservation & Protection

Replacement

Recompense

Non-Development Activity

Standards Alignment

Operations & Admin

OPERATIONS & ADMINISTRATIVE EFFORTS

- Zoning Code Updates
- Staffing & Resources
- Create *Urban Forest Master Plan*
- Utilize Public/Private Partnerships
 - Education campaign and programming
 - Prioritized planting and management plan
 - Tree Trust Fund Spending
- Continuation of Data / Studies
 - Regularly updated tree canopy assessments
 - Future evaluations of TPO effectiveness

NEXT STEPS



Group Exercises

Review one development site in groups.

Can't Stay?

Please feel free to reach us at
urbanecology@peqatl.com

and see

<https://www.atlantaga.gov/government/departments/city-planning/urban-ecology-framework>



Department of
CITY PLANNING

NEXT STEPS



Q&A Session

To Allow the Most Participation, Limit Questions/Comments to 2 minutes

Additional Questions or Comments?

Please feel free to reach us at
urbanecology@peqatl.com

and see

<https://www.atlantaga.gov/government/departments/city-planning/urban-ecology-framework>



Department of
CITY PLANNING