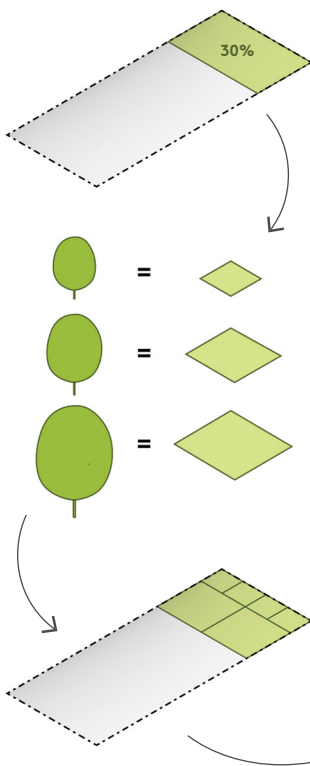




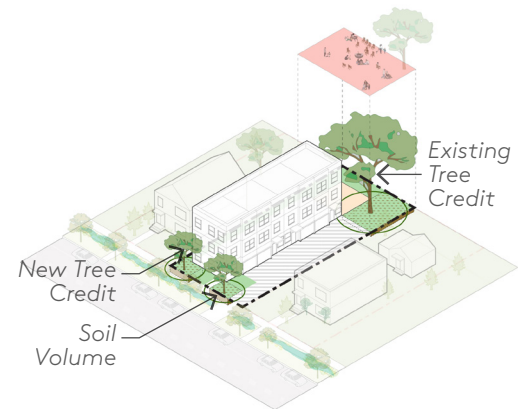
# Amenity Space and Tree Requirements Summary

## Overview

- Planting new trees, retaining existing trees, or some combination, will be required for all development to meet minimum "Tree Credits". A Fee in Lieu of tree planting offers flexibility where meeting required credits is infeasible.
- Retention of existing trees will be required based on tree size, with flexible building standards offered to incentivize retention. A Canopy Loss Fee for tree removal within a specified size range will be offered to provide flexibility.
- Street trees will be required.
- Soil volume requirements will be increased to promote tree longevity and health. Suspended pavement systems will be encouraged to provide soil for trees in the same place as driveways, parking and paths.
- Each dwelling unit will be required to provide amenity / yard space.

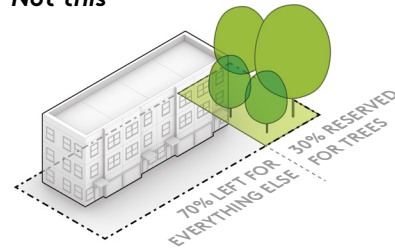


**"Tree Credits"** quantify the value of a tree's canopy for the purposes of defining how many trees are required based on a percent of lot area. Both existing and new trees provide value, thus are allocated credit based on the mature size of their species (for new trees) or trunk diameter (for existing trees). The total credits of retained and new trees on a site must be at least the required minimum.

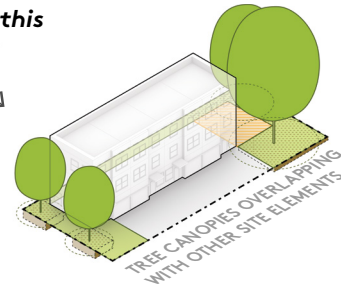


Illustrative diagram showing amenity space, soil volume, and tree credits.

**Not this**



**But this**



Code revisions, like reduced tree clearances, aim to maximize opportunities for overlapping site elements while supporting a Citywide 30% tree canopy goal.

	UR-1	UR-2	UR-3
<b>Amenity Space</b>	<ul style="list-style-type: none"> <li>• Baseline: 300 sf per unit</li> <li>• Bonus 1: 250 sf per unit</li> <li>• Bonus 2: 200 sf per unit</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 200 sf per unit</li> <li>• Bonus 1: 150 sf per unit</li> <li>• Bonus 2: 100 sf per unit</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 100 sf per unit</li> <li>• Bonus 1: 75 sf per unit</li> <li>• Bonus 2: 50 sf per unit</li> </ul>
<b>Tree credits (canopy equivalent)</b>	<ul style="list-style-type: none"> <li>• Baseline: 35%</li> <li>• Bonus 1: 30%</li> <li>• Bonus 2: 25%</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 30%</li> <li>• Bonus 1: 25%</li> <li>• Bonus 2: 20%</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 25%</li> <li>• Bonus 1: 20%</li> <li>• Bonus 2: 15%</li> </ul>

