

DEVELOPMENT STANDARDS

Protection standards could be:

- Protect all high value trees possible
- Protect percentage of trees/tree value
- Must meet minimum tree density by preservation or replanting regardless of existing conditions (trees on site)

Consider this:

Encourage better site design and lower impact construction

Alternative design and construction methods such as:

- Minimized site grading
- Foundation walls & piers
- Boring vs open cut for utilities
- Retaining walls
- Smaller building footprint
- Vegetated Roofs

What else?

Regulations could reference or include:

Technical guides:

Best practices sponsored by the City.

Credits:

- Stormwater
- Replanting
- Tree Protection/Preservation
- Conservation easement

Exemptions:

- Affording a buildable lot
- Environmental restoration or remediation
- Dam maintenance

Incentives:

- Flex Zoning
- Tax
- Fee credit
- Streamlined process with no appeal/posting required

Process:

- Pre-submittal meetings
- Variances (through Tree Conservation Commission)
- Assessment required for submittal

City assistance, where needed

- City staff conducting assessments
- City contracted arborists on retainer

Comments/Other: