



Tree Code Amendments: TPP Worksheets before vs after

Planning Division

September 4, 2026



Introduction

The following slides contain TPP worksheet examples of before (2019 DDC) and after (proposed tree code amendments) for your viewing. The examples below are existing projects that are not utilizing any incentives.

1

30% Preservation: Residential

2

30% Preservation: Residential with ESA

3

30% Preservation: Non-Residential

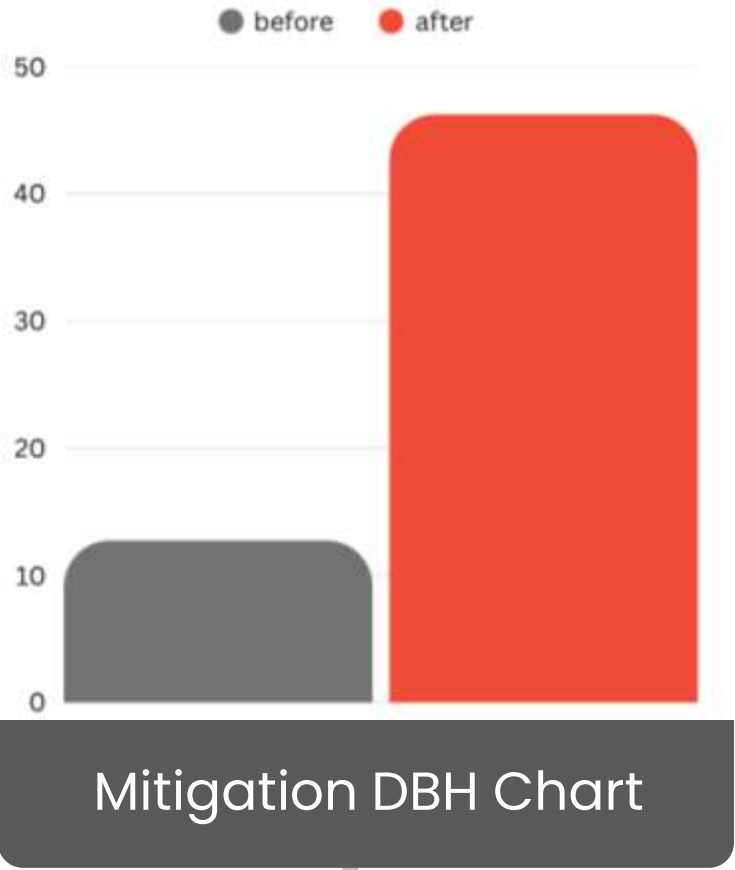
4

20% Preservation: High Mitigation

30% Preservation: Residential

Before			
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	19	2.5:1	47.5
Quality	0	2:1	0
Subtotal			47.5
Trees Preserved			
Type	dbh Preserved	Replacement Ratio	Preservation Credit
Landmark	0	4:1	0
Heritage	0	3:1	0
Quality	14	2:1	28
Secondary*	131	0.5:1*	7
Add'l Cluster Credit	0	1.15:1	0
Total	145		35
Mitigation dbh			12.75

After			
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage Total	0		0
Type A: 6-12"	0	2:1	0
Type B: 13-24"	0	2.5:1	0
Type C: 25+"	0	3:1	0
Quality Total	19		33.25
Type A: 6-12"	0	1.5:1	0
Type B: 13-24"	19	1.75:1	33.25
Type C: 25+"	0	2:1	0
Subtotal			33.25
Trees Preserved			
Type	dbh Preserved	Replacement Ratio	Preservation Credit
Landmark	0	5:1	0
Heritage	0	3.5:1	0
Quality	14	2:1	28
Secondary in DIA	131	0.5:1	7
Add'l Cluster Credit	0	1.15:1	0
Total	145		35
Mitigation dbh			46.25



Mitigation DBH

12.75

46.25

Landscape credits

30

30

Is mitigation owed?

no

yes

\$3,250

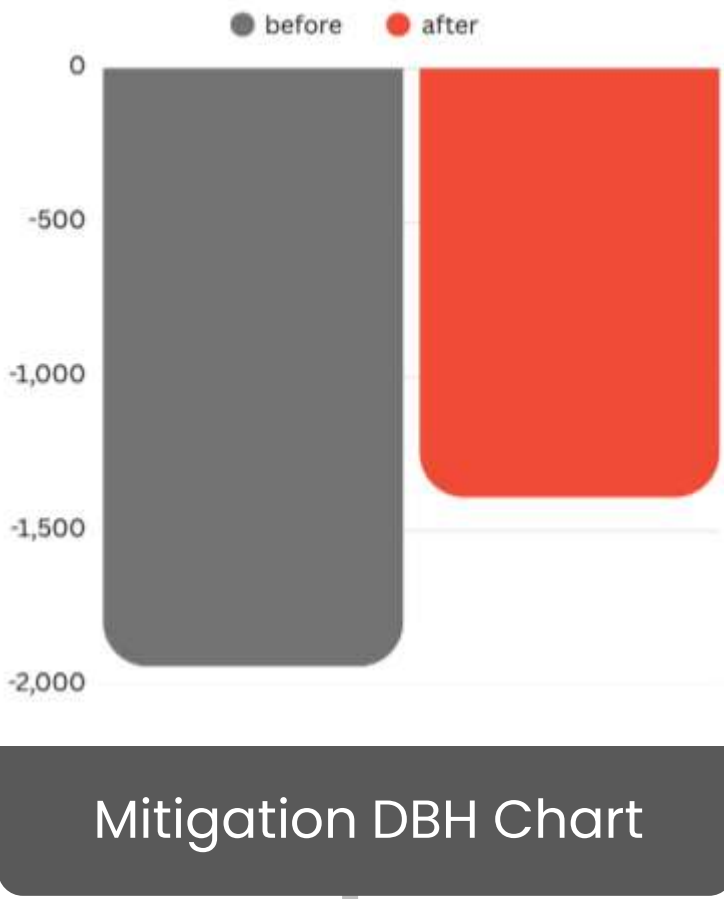
Payment into tree fund

If no incentives taken

30% Preservation: Residential with ESA

Before			
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	706	2.5:1	1765
Quality	18	2:1	36
Subtotal			1801
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0
Total			1801
Preliminary Mitigation dbh		50% Reduction	900.5
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	941	3:1	2823
Quality	9	2:1	18
Secondary*	0	0.5:1*	0
Addt'l Cluster Credit	0	1.15:1	0
Total	950		2841
Mitigation dbh			-1940.5

After			
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage Total	679		1806.5
Type A: 6-12"	33	2:1	66
Type B: 13-24"	395	2.5:1	987.5
Type C: 25+"	251	3:1	753
Quality Total	45		85.5
Type A: 6-12"	0	1.5:1	0
Type B: 13-24"	18	1.75:1	31.5
Type C: 25+"	27	2:1	54
Subtotal			1892
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	0	4":1 tree	0
Total			1892
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	5:1	0
Heritage	922.5	3.5:1	3228.75
Quality	27.5	2:1	55
Secondary in DIA	0	0.5:1	0
Addt'l Cluster Credit	0	1.15:1	0
Total	950		3283.75
Mitigation dbh			-1391.75



Mitigation DBH

-1940.5

-1391.75

Is mitigation owed?

no

no

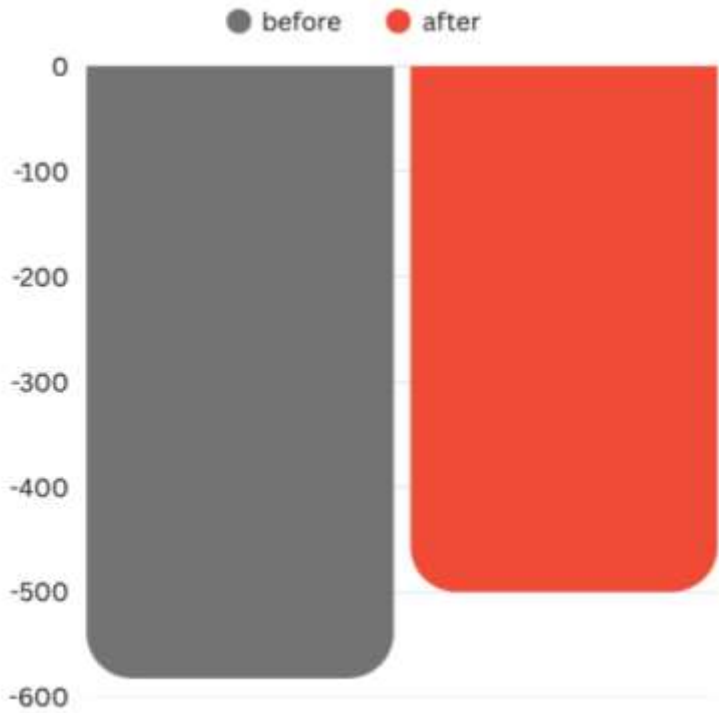
30% Preservation: Non-Residential

Before

Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	72.5	2.5:1	181.25
Quality	41.5	2:1	83
Subtotal			264.25
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	8	4":1 tree	32
Total			296.25
Preliminary Mitigation dbh		40% Reduction	177.75
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark in DIA	0	4:1	0
Heritage in DIA	179	3:1	537
Quality in DIA	89	2:1	178
Secondary in DIA	205	0.5:1	44.5
Add'l Cluster Credit	0	1.15:1	0
Total	473		759.5
Mitigation dbh			-581.75

After

Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage Total	65		155.5
Type A: 6-12"	14	2:1	28
Type B: 13-24"	51	2.5:1	127.5
Type C: 25+"	0	3:1	0
Quality Total	49		85.75
Type A: 6-12"	0	1.5:1	0
Type B: 13-24"	49	1.75:1	85.75
Type C: 25+"	0	2:1	0
Subtotal			241.25
	Trees Removed	Replacement Ratio	Calculated DBH
Secondary	8	4":1 tree	32
Total			273.25
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0	5:1	0
Heritage	103	3.5:1	360.5
Quality	165	2:1	330
Secondary in DIA	205	0.5:1	82.5
Add'l Cluster Credit	0	1.15:1	0
Total	473		773
Mitigation dbh			-499.75



Mitigation DBH

-581.75

-499.75

Is mitigation owed?

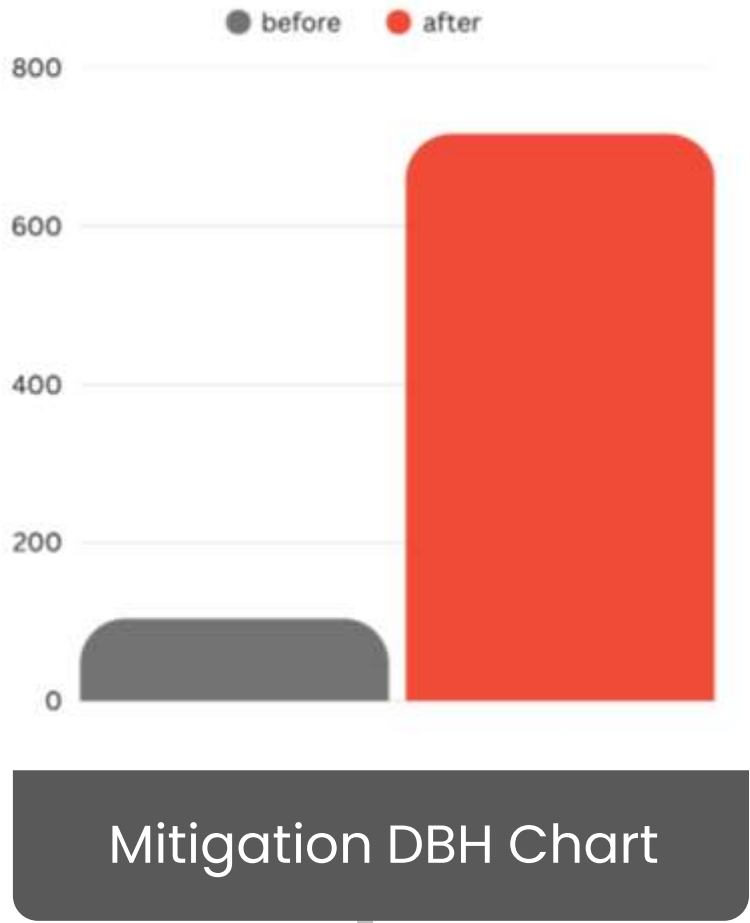
no

no

20% Preservation: High Mitigation

Before			
Required Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	4.12	2.75:1	11.34
Quality	0.60	2.25:1	1.36
Subtotal	4.725		12.69
Higher Mitigation Total dbh achieved?			Yes
Protected Trees Removed			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	153.13	2.5:1	382.82
Quality	22.40	2:1	44.79
Subtotal			427.61
Trees Preserved			
Type	dbh Preserved	Replacement Ratio	Calculated DBH
Secondary	48	4":1 tree	192.00
Total			632.31
Preliminary Mitigation dbh			50% Reduction
			316.15
Trees Preserved (DIA)			
Type	dbh Preserved		Preservation Credit
Landmark	0	4:1	0
Heritage	70.5	3:1	211.5
Quality	0	2:1	0
Add'l Cluster Credit	0	1.15:1	0
Total	70.5		211.5
Required Mitigation dbh			104.653125

After			
Higher Mitigation			
Type	dbh Removed	Replacement Ratio	Calculated DBH
Heritage	116.25	4:1	465.00
Quality	64.00	3:1	192.00
Subtotal	180.25		657.00
Protected Trees Removed			
Secondary	50	4":1 tree	200.00
Total			857.00
Trees Preserved			
Type	dbh Preserved		Preservation Credit
Landmark	0.00	5:1	0.00
Heritage	0.00	3.5:1	0.00
Quality	70.50	2:1	141.00
Add'l Cluster Credit	0.00	1.15:1	0.00
Total	70.5		141.00
Required Mitigation dbh			716.00



Mitigation DBH

104.65

716

Landscape credits

208

208

Is mitigation owed?

no

yes

\$101,600

Payment into tree fund

If no incentives taken



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