

# 2025 ULUC AMENDMENTS GREENSCAPE

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# AGENDA

Purpose Behind Amendments

Current Structure of Greenscape Provisions

Amended Structure

Timeline

Questions/Discussion

# PURPOSE BEHIND AMENDMENTS

- In 2023, City hired consultant to review Title 8, Chapter 4 “Trees” for improvement areas to strengthen the effectiveness of our Code.
  - Recommendations included:
    - Updating terminology and definitions;
    - Clarifying permitting procedures and fines;
    - Reviewing, revising, and providing comprehensive guidance within the City’s Tree Manual
  - Revisions would promote best practices and align the City’s goals for canopy preservation

# PURPOSE BEHIND AMENDMENTS

- Upon further review...
  - Provisions within the Tree Manual conflicted with and/or overlapped with the Greenscape provisions in the ULUC (Title 10, Chapter 1, Article 10-1-3.6 *Greenscape Design Standards*)
  - Further, review of ULUC Greenscape provisions currently fall under the Planning Department, when Public Works (Forestry) has purview and the necessary experience to review and make recommendations.

# PURPOSE BEHIND AMENDMENTS

- Objectives met with Proposed Amendments:
  1. Remove redundant greenscape provisions from the ULUC and shift the requirements into the proposed Littleton Tree Manual;
  2. Clarify greenscape provisions within the Tree Manual (including addition of relevant terminology);
  3. Provide better guidance, including an outline of best practices, to contractors and residents regarding protection of our urban forestry;
  4. Consolidate arborist licensing requirements in Title 3, Chapter 16, *Licensing and Registration*;

**\*\* Streamline process for review and consolidate all urban forestry requirements in one location \*\***

# CURRENT STRUCTURE

## Sec. 10-1-3.6 Greenscape

- 10-1-3.6A Purpose, Applicability, and Design
- 10-1-3.6.B Planting Requirements
- 10-1-3.6.C Protection and Preservation
- 10-1-3.6.D Landscape Requirements
- 10-1-3.6.E Tree Canopy Coverage Requirements
- 10-1-3.6.F Bufferyard Requirements
- 10-1-3.6.G Landscape Plan

## Sec. 8-4, *Trees*

- 8-4-1 Definitions
- 8-4-2 Authority
- 8-4-3 Licensing
- 8-4-4 Owner's Responsibilities and General Prohibitions
- 8-4-5 Removal of Trees; Permit
- 8-4-6 Certain Trees Prohibited
- 8-4-7 Preservation or Removal
- 8-4-8 Interference with Duties

## Proposed Tree Manual

- Tree Planting Requirements
- Tree Maintenance
- Tree Warranty
- Irrigation Standards
- Tree Preservation and Protection
- Mitigation, Tree Removal and Damages (Includes Canopy Loss Formula)

# PROPOSED AMENDED STRUCTURE

## Sec. 10-1-3.6 Greenscape

### REVISE AND REMOVE SUBSTANCE FROM THE FOLLOWING FROM THE ULUC (RED OUTLINE)

- 10-1-3.6A Purpose, Applicability, and Design
- 10-1-3.6.B Planting Requirements
- 10-1-3.6.C Protection and Preservation
- 10-1-3.6.D Landscape Requirements
- 10-1-3.6.E Tree Canopy Coverage Requirements
- 10-1-3.6.F Bufferyard Requirements
- 10-1-3.6.G Landscape Plan

## Sec. 8-4, *Trees*

### COMPLETE REPEAL AND REENACT

- 8-4-1 Definitions
- 8-4-2 Legislative Declaration
- 8-4-3 Adoption of Tree Manual
- 8-4-4 Authority
- 8-4-5 Nuisance
- 8-4-6 Owner's Obligations
- 8-4-7 Licensing
- 8-4-8 Permit Required
- 8-4-9 Procedure upon Order to Remove/Preserve
- 8-4-10 Interference with Duties
- 8-4-11 Violations/Penalties

## Proposed Tree Manual

### CONSOLIDATION INTO MANUAL:

- Tree Planting Requirements
- Tree Maintenance
- Tree Warranty
- Irrigation Standards
- Tree Preservation and Protection
- Mitigation, Tree Removal and Damages

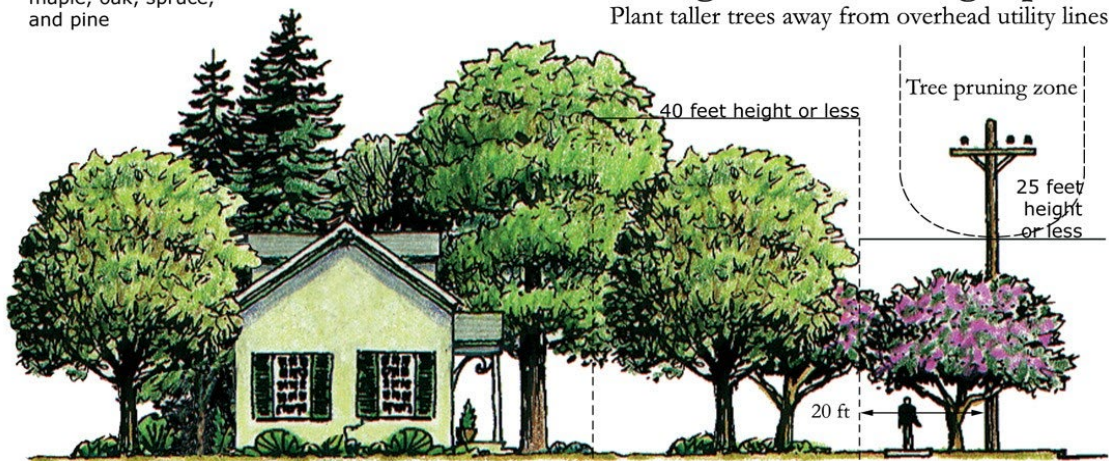
# SHIFTING OF ULUC PROVISIONS TO TREE MANUAL

Subsec. 10-1-3.6.A through G. of the ULUC		Proposed Tree Manual
(B) Planting Requirements	»»»	<p><u>Section 1: Tree Planting Req's;</u></p> <ul style="list-style-type: none"> <li>Plant Material Standards               <ul style="list-style-type: none"> <li>Differentiate between Plant Material requirements (remain in ULUC) vs. Tree plantings (Moved into Tree Manual); Clarified substitutions</li> <li>Removal of Table A-1 from Appendices from ULUC</li> </ul> </li> <li>Shift of Location Standards (sight triangle, spacing, ROW) into Tree Manual</li> <li>Addition of graphic figures to assist contractors/residents</li> </ul>
(B) Planting Requirements > Financial Performance Guarantee	»»»	<p><u>Section 3: Tree Warranty</u></p> <ul style="list-style-type: none"> <li>Establishment period specified within Tree Manual</li> <li>Outlined process for establishment, maintenance, and inspection and need for financial guarantee of 125% of estimated cost</li> </ul>

Tall trees, such as:  
maple, oak, spruce,  
and pine

Plant the right tree in the right place

Plant taller trees away from overhead utility lines



Medium trees, such as:  
washington hawthorn  
and goldenraintree

Small trees, such as:  
redbud, dogwood,  
and crabapple

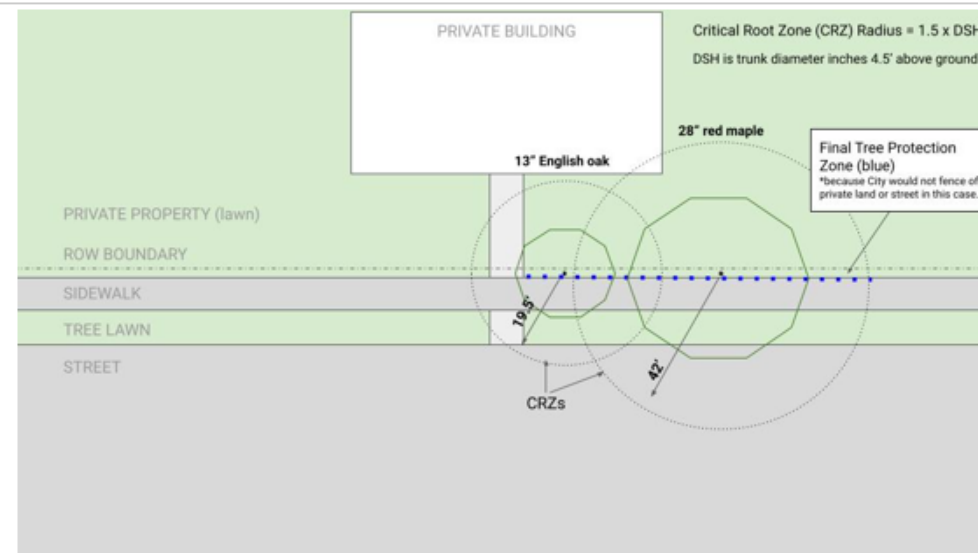


# SHIFTING OF ULUC PROVISIONS TO TREE MANUAL

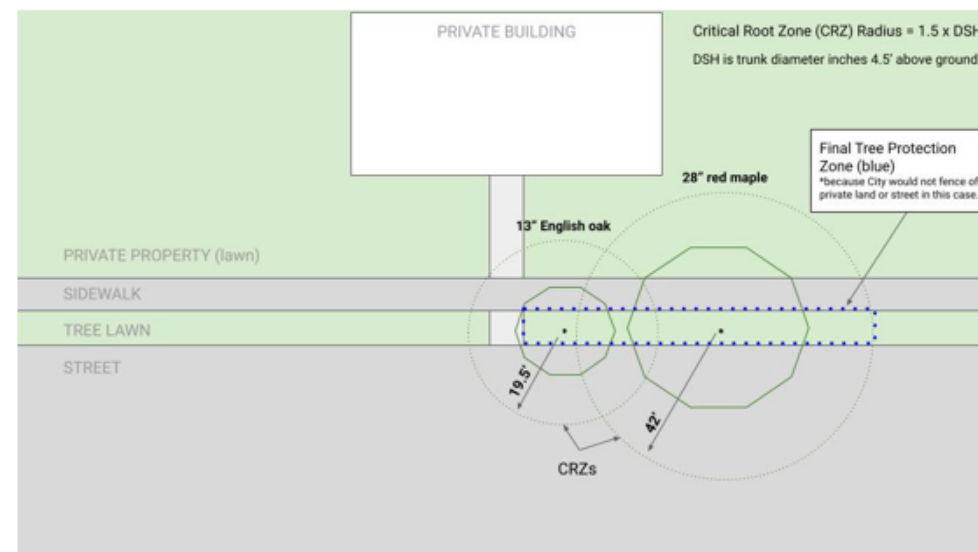
Subsec. 10-1-3.6.A through G. of the ULUC		Proposed Tree Manual
(C) Protection and Preservation	»»»	<p><u>Section 4: Tree Preservation &amp; Protection</u></p> <ul style="list-style-type: none"> <li>• Applicability to all construction activities</li> <li>• Emphasizes preservation of existing landscape</li> <li>• Provides minimum requirements of canopy coverage (proposed increase, coincides with ULUC), retention of existing tree canopy, exemptions, coverage credit(s)</li> <li>• Provides requirements for tree survey, inventory, and protection plans</li> <li>• Provides for the establishment of a “Tree Protection Zone”               <ul style="list-style-type: none"> <li>• Addition of graphic figures to assist in establishment</li> <li>• Lists prohibited activities within TPZ</li> <li>• Includes requirements for approved protection fencing</li> <li>• Provides specific requirements for both historic and credited trees</li> </ul> </li> </ul>



**Figure 3.** A proportionally accurate depiction of a root span of a tree, which extends well beyond the dripline of its canopy. Image source: Wroclaw University of Environmental and Life Sciences.



**Figure 5.** Scenario 1- CRZ and modified TPZ of a tree located in a Right-of-Way site abutting private property.



**Figure 6.** Scenario 2 - CRZ and modified TPZ of a tree located in a tree lawn within the Right-of-Way site.

# SHIFTING OF ULUC PROVISIONS TO TREE MANUAL

Subsec. 10-1-3.6.A through G. of the ULUC		Proposed Tree Manual
(C) Protection and Preservation	»»»	<p><u>Section 5: Mitigation, Tree Removal, and Damages</u></p> <ul style="list-style-type: none"> <li>• Outlines tree removal process</li> <li>• Restates mitigation standards and when required (damage or removal)</li> <li>• Provides for replacement requirements</li> <li>• Shifts “Fee-in-Lieu” provisions when it is impractical to comply with replacement standards               <ul style="list-style-type: none"> <li>• Canopy Loss Rate Fee                   <ul style="list-style-type: none"> <li>• The canopy loss fee rate = \$250/inch for shade trees  <i>(Canopy loss fee (\$) = (DSH removed - DSH replanted) x (canopy loss fee rate))</i></li> </ul> </li> <li>• Reduction for affordable housing developments</li> <li>• Carve-out for property owners receiving verified, established forms of financial assistance</li> </ul> </li> <li>• Shifts ‘Tree Preservation Credit’ provisions and provides table for Rate of Credit</li> </ul>

2.2 Fee-In-Lieu Alternative

Where existing conditions make it impractical to comply with the replacement standards, a fee-in-lieu of meeting the requirements herein may be made. The fee-in-lieu shall be calculated using the Canopy Loss Formula outlined below.

The 2024 canopy loss fee rate = \$250/inch for shade trees

**Canopy loss fee (\$) = (DSH removed - DSH replanted) x (canopy loss fee rate)**

**Example:**

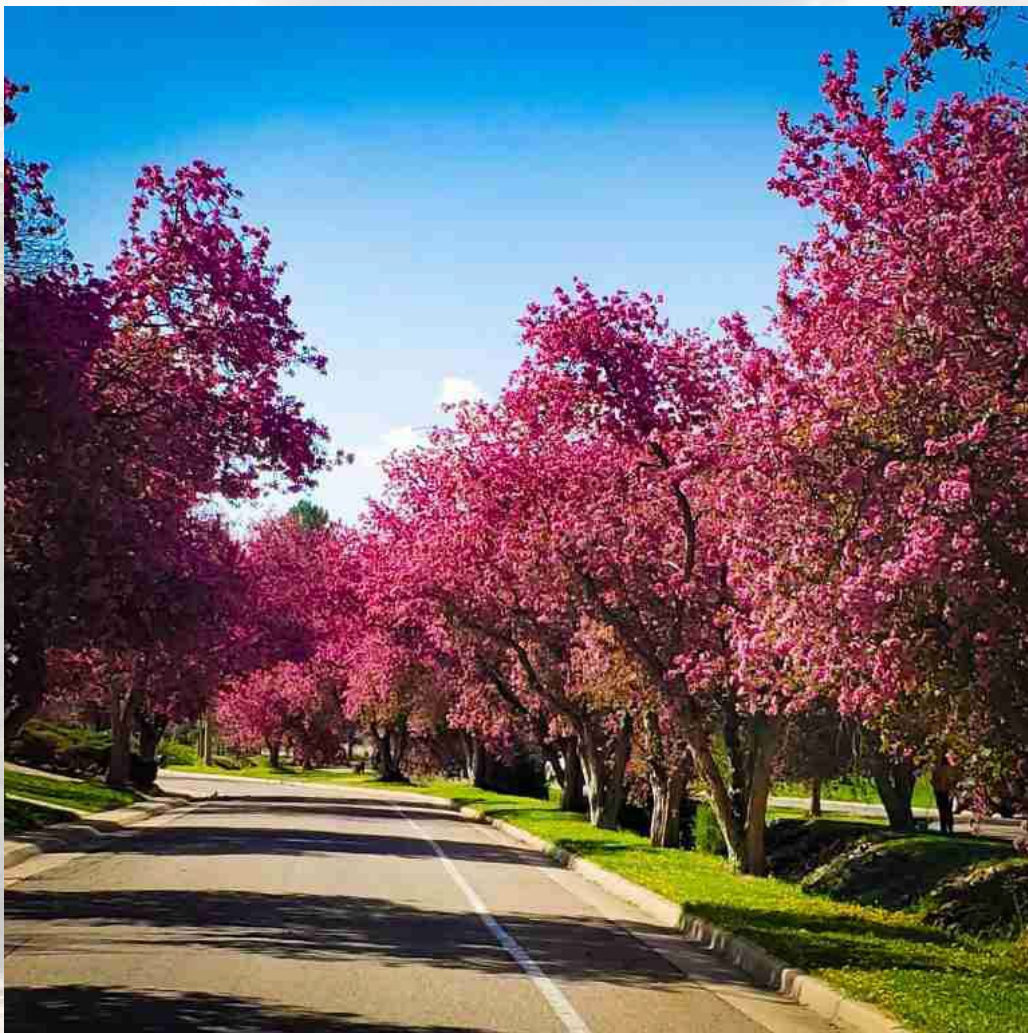
Trees to be removed: 10" oak, 6" maple, and 5" ginkgo  
Total DSH inches of trees removed = 21"  
Replacement trees: Three, 2" caliper trees  
Total Caliper inches of replacement trees = 6"  
Canopy Loss Fee Calculation: (21" - 6") x \$250/inch = \$3,750

In-lieu fees shall be deposited in a Tree Equity Fund to be used towards increasing tree canopy within Littleton. Tree Equity refers to the fair distribution of trees and their associated benefits, aiming to provide access to these benefits regardless of socioeconomic status or other demographic factors. Although tree planting is the most common tool used to address inequities in the urban forest, providing other urban forestry services on both public and private properties is essential to maintaining an equitable urban forest. For instance, a homeowner may be burdened with costs of pruning a mature tree - if they aren't able to prune, the tree may die or cause damage to property or the public, both creating more costs and eliminating the benefits the tree once provided to the homeowner. Resources from the Public Tree Fund are to be allocated at the discretion of the Forestry division.

Affordable housing developments qualify for a reduction to an amount of \$75.00 total. Further, no mitigation payment shall be applied to property owners that may receive verified, established forms of financial assistance.

# SHIFTING OF ULUC PROVISIONS TO TREE MANUAL

Subsec. 10-1-3.6.A through G. of the ULUC		Proposed Tree Manual
(E) Tree Canopy Coverage Requirements	»»»	<u>Section 4: Tree Preservation and Protection</u> <ul style="list-style-type: none"> <li>• Shifts “Tree Canopy Coverage Requirements” and associated table</li> </ul>
(F) Bufferyard Requirement		NO CHANGES
(G) Landscape Plan		NO CHANGES
10-6-2.3.F Common Open Space 10-3-4.1 CMU Landscaping 10-5-4.1 BI Landscaping		Update Section References to either remove or reference Tree Manual for Requirements



## TIMELINE (TENTATIVE)

- July 14<sup>th</sup> – PC Study Session
- July 28<sup>th</sup> – PC Recommendation to CC  
(could be bumped to Aug. 11<sup>th</sup> ?)
- August 19<sup>th</sup> – CC Agenda
  - Littleton Engineering Development Standards (which references Tree Manual)
  - Amendments to ULUC, 10-1-3.6
  - R&R of 8-4 (Adoption of Tree Manual)
  - Amendment to 3-16

