

Criteria for Tree Preservation and Replacement Policy Deviations

If a project deviates from NCPC's tree preservation and replacement policies, the applicant should provide a narrative that explains how the request meets one or more of the criteria outlined below, including data and analysis as applicable.

<p>Criterion 1</p>	<p>The project cannot provide the total quantity of replacement trees required and the balance of replacement tree(s) is offset with sustainable, low impact development (LID) practices on the project site or property. The LID practices proposed are in addition to those necessary for compliance with other regulations (e.g. stormwater regulations). These practices must provide equal environmental benefits to those of canopy trees such as stormwater capture and treatment, reduced urban heat island effect, air pollution mitigation, and/or carbon sequestration. One or more of the following LID practices are proposed:</p> <ul style="list-style-type: none"> • Bioretention • New plantings • Tree preservation • Vegetated walls • Vegetated roofs • Permeable paving • Renewable energy • Harvested stormwater irrigation • Other practices not listed above must be approved by NCPC <p>Provide documentation with metrics that demonstrate how the LID practice(s) selected will equate to at least one of the benefit(s) that the remaining quantity of replacement trees would have provided annually. For purposes of calculating the environmental benefit(s) of the remaining trees, mature, large canopy tree species, in good condition must be used. Location and sun exposure factors should be consistent with project site conditions.</p>
<p>Criterion 2</p>	<p>The project is an ecological restoration or management project (e.g.; stream restoration, forest management) where tree removal is necessary to implement the restoration or management of a natural resource. A comprehensive re-vegetation plan, which may include natural regeneration, is included in the restoration project and the impacted or disturbed area is restored to an equal or improved ecological structure and function. A narrative that describes the ecological benefit provided and demonstrates that the functions are equal to, or greater than, the prior conditions is provided.</p>
<p>Criterion 3</p>	<p>The project is a restoration of a cultural landscape that requires removal of existing tree(s) and vegetation to return it to its original historic character, and the addition of new trees or LID practices on the site is not appropriate. The restoration plan includes trees and other vegetation in the appropriate places and quantities to serve the environmental and cultural landscape function of that site, such as forest canopy, floodplain, historic landscape, etc.</p>

Criterion 4	<p>The project is located in the Monumental Core and there is limited space available for planting or additional LID practices on the project site or on nearby sites within the agency's jurisdiction. The proposed plan maximizes tree preservation and planting and other vegetation to the extent practical, and installs larger caliper trees, in lieu of a higher quantity of small trees, where appropriate.</p>