



ARLINGTON VIRGINIA

TREE APPRAISAL POLICY October 21, 2004

1) TITLE

This document shall be known as the Arlington County Tree Appraisal Policy.

2) FINDINGS

The preservation of Arlington County's trees and tree canopy coverage has been identified as a top priority by the County Board and citizens. Mature trees are frequently threatened by new construction.

3) PURPOSE AND INTENT

These guidelines provide methods for appraising trees to determine the appropriate bond amount to ensure the preservation of specific trees.

4) DEFINITIONS

Terms used herein are defined by Arlington County Trees and Shrubs Ordinance, Arlington County Code 67-1-3, and *The Ninth Edition of Guide for Plant Appraisals*, authored by the Council of Tree and Landscape Appraisers.

5) APPLICABILITY

This policy shall apply to 4.1 Approved Site Plans and Unified Residential Developments where trees are to be preserved.

6) TREE PRESERVATION PLAN

The developer shall prepare a tree preservation plan which shows existing site conditions, including existing structures and grades, and identifies all trees to be preserved, including any tree on adjacent sites whose dripline extends onto the subject site. The tree preservation plan shall be prepared in accordance with Arlington County *Standards for Planting and Preservation of Trees on Site Plan Projects*. For example, tree protection measures, *e.g.*, fencing location(s), must be identified on the plan and the appropriate details, *e.g.*, Determination of Critical Root Zone Detail R-7.7 and Typical Signage for Tree Preservation Area, must be included in the drawing set.

The tree preservation plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites, in accordance with Arlington County Tree Replacement Guidelines.

7) TREE APPRAISAL APPROACHES

The Cost Approach Method as described in *The Ninth Edition of Guide for Plant Appraisals*, authored by the Council of Tree and Landscape Appraisers (CTLA) shall be utilized for appraising trees.

The bond posted for a tree shall be (1) equal to the appraised value of the tree as determined by either (a) Replacement Cost Method or (b) Trunk Formula Method, PLUS (2) compounded expected annual maintenance costs.

(a) Replacement Cost Method

This method shall be applied to trees up to and including 8" DBH.

Appraised Value = [installed plant cost x species value x condition value x location value] + removal and cleanup cost]

(b) Trunk Formula Method

This method shall be applied to trees greater than 8" DBH.

Appraised Value = basic tree cost x species value x condition value x location value

(c) Compounded Annual Maintenance Cost for Replacement Plants

When a replacement plant will require several years before it regains precasualty size and condition (parity), compounded annual maintenance costs shall be added to the value derived from either Replacement Cost or Trunk Formula Cost.

Compounded Annual Maintenance Cost =
sum of [maintenance cost x annual compound interest factor]
for each of the years that the maintenance cost will be the same until parity is reached

Interest rate shall be based upon the Prime Rate as set by the Federal Reserve Board plus four (4) percent. See *Guide*, Appendix 1, Table I.1, "Annual Interest Rates Compounded."

(d) Market Approach

For large wooded areas on a property, use of the Cost Approach for each tree at risk from construction may not be appropriate since individual trees are not providing amenity value alone but rather the stand of trees as a whole are providing value. In these cases, the Market Approach (or Sales Comparison Approach) may be more appropriate.

In circumstances where the total dollar value of the trees (in the entire stand of trees) is determined using the Cost Approach Method to be inequitable in terms of the relative value of the trees to the value of the site, the County Urban Forester may delineate a "critical development impact area," and/or significant trees that would be at risk during construction. In such cases, the County Manager may recommend a bond amount that would adequately reflect the value of trees identified by the Urban Forester to be at risk.

The developer shall submit the above information in tabular format for each tree appraised.

8) PERFORMANCE

Upon approval of the tree preservation plan, the developer shall submit a performance bond estimate for the appraised value of all trees to be preserved to the Department of Community Planning, Housing and Development for review and approval. Upon approval of the performance bond estimate by the Department of Community Planning, Housing and Development, the developer shall submit a performance bond in the approved amount of the estimate and agreement for the appraised value of all trees to be preserved to the Department of Public Works. This bond shall be executed by the developer in favor of the County before the issuance of the Clearing, Grading and Demolition Permit. This policy shall be incorporated by reference in to the performance bond.

9) PENALTY FOR VIOLATION

Failure of any party to follow the procedures as required by this section shall constitute grounds for withholding or revoking demolition and/or construction permits, occupancy permits or any other appropriate approvals necessary to continue development.

The developer shall forfeit the proportionate amount of the bond for any tree or trees to be preserved that fail within two years of issuance of the final certificate of occupancy. Assessment of tree failure shall be the sole determination of the County Urban Forester.

10) ENFORCEMENT

The Zoning Administrator shall be charged with the responsibility for the enforcement of this policy and may serve legal notice to any person in violation thereof or institute legal proceedings as may be required, and the County Attorney is hereby authorized to institute appropriate proceedings to that end.

11) REFERENCES

All references are available for review at Arlington County Government Reference Library, 2100 Courthouse Road, Suite 406.

The Ninth Edition of Guide for Plant Appraisals, Council of Tree & Landscape Appraisers (published by International Society of Arboriculture, Champaign, IL)

Workbook, Guide for Plant Appraisal, Council of Tree & Landscape Appraisers (published by International Society of Arboriculture, Champaign, IL)

Mid-Atlantic Tree Species Rating Guide, Mid-Atlantic Chapter, ISA (published by Mid-Atlantic Chapter, ISA, Rockville, MD)

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