

Calculation of Tree Mitigation Offset

2/9/2009

Calculation of Project Points	Maximum Pts.	Site No. 1		Site No. 2		Site No. 3	
		% Achieved	Pts. Earned	% Achieved	Pts. Earned	% Achieved	Pts. Earned
Sustainable Design and/or Location (1)	10	0%	0	50%	5	0%	0
Preserves Significant Trees, Quality Forested Areas (2)	10	60%	6	0%	0	25%	2.5
Education & Implementation of Contractors (3)	10	60%	6	100%	10	75%	7.5
Sustainable Landscape (4)	10	80%	8	25%	2.5	75%	7.5
		Points Earned	20	Points Earned	17.5	Points Earned	17.5
Maximum Points	40						

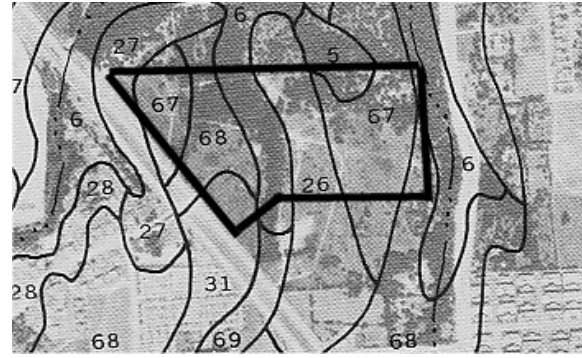
- (1) Maximum points given if design of project exceeds green building standards and/or fulfills city goals for creating pedestrian-friendly environment
- (2) Maximum points given if development plan saves heritage trees and higher quality stands of trees
- (3) Applicant receives maximum points for providing evidence of contractors being educated about and visual inspections confirm implementation of environmentally sensitive processes
- (4) Applicant receives a percentage of the maximum points as determined by the amount they exceed iSWM minimum standards and landscaping requirements

Tree Quality Modifier Chart	
Average Caliper Inches of Protected Trees	Quality Modifier
8 to 12 inches	1
13 - 16 inches	1.25
17 - 20 inches	1.5
over 20 inches	2

Tree Canopy Coverage Chart	
Tree Canopy Coverage	Point Threshold
0-25%	20
26-50%	30
51-75%	40
76-100%	50

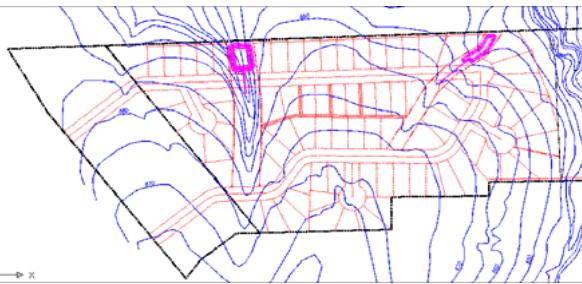
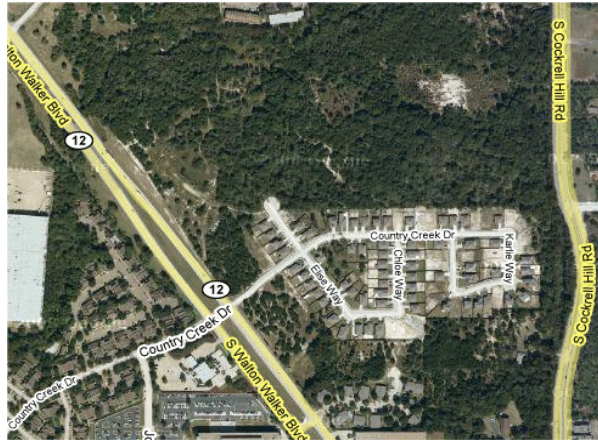
Calculation of Tree Value	Canopy coverage points	Quality Modifier	Total Point Value of Trees
Site 1	20	1.5	30
Site 2	30	1.5	45
Site 3	40	1.25	50

Calculation of Mitigation Offset	Total Point Value of Trees	Project Points Earned	Percentage mitigation offset
Site 1	30	20	67%
Site 2	45	17.5	39%
Site 3	50	17.5	35%



Natural Site

As Developed (2004)

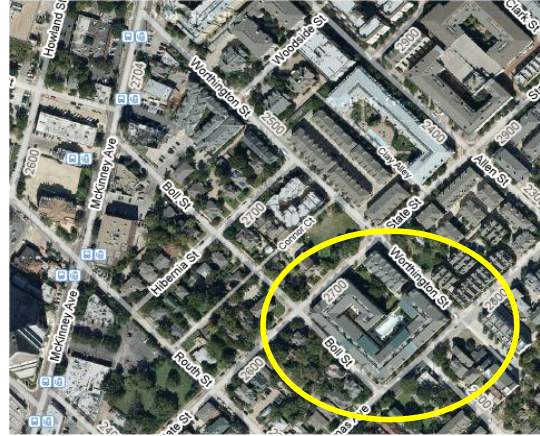


iSWMM Conceptual Plan

iSWMM Points 56/50 = 12% exceedance

Site No. 2 - 3 acres Redevelopment

1995

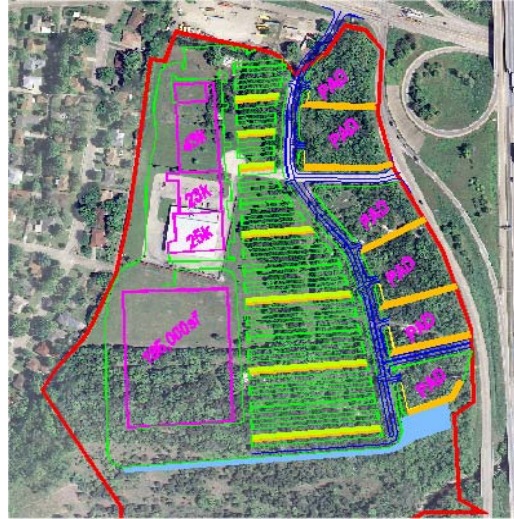


2008

iSWMM Points 13/20 = 0% exceedance

Site No. 3 - 50 acres Commercial

2008



iSWMM

iSWMM Points 64/50 = 28% exceedance