

Legislation Text

File #: 15-22515, Version: 1

Land Acquisition for Tree Canopy Preservation Program

Action:

Approve the purchase of an approximately 1.68-acre parcel (parcel identification number 089-111-06) located at 5217 North Tryon Street for a purchase price of \$1,200,000.

Staff Resource(s):

Alyson Craig, Planning, Design & Development
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Explanation

- The city was approached by the broker representing the owners of 5217 North Tryon Street to determine interest in an acquisition for the Tree Canopy Preservation Program (TCPP).
- Staff assessed the property using the current TCPP conservation scoring model. The property scored high in comparison to previously TCPP-acquired and targeted properties with significant value related to property location, acres of contiguous tree canopy, overall ecosystem value, forest health, and overall conservation value.
- This property contains high-quality mature hardwood forest, consisting of several large white oak trees and other native, beneficial species. Protection of the site will benefit a diversity of resident and migratory wildlife, provide oxygen, and help to protect the water quality of the local watershed.
- The property, located in Council District 1, is in general proximity to numerous development projects that submitted tree save payment-in-lieu fees.
- The city will initiate and record a declaration of conservation to ensure stewardship of the tree canopy and monitoring of the property in perpetuity.
- The purchase price was negotiated based on the appraised value and the list price.
- This transaction is consistent with the City-Owned Real Estate and Facilities Policy, adopted by the City Council in June 2017.

Background

- In 2011, the City Council adopted a goal of 50 percent tree canopy coverage by the year 2050. The Tree Canopy Preservation Program supports the goal through the acquisition and protection of properties that are already forested or provide planting opportunities.
- The city's Unified Development Ordinance allows developers in some cases to pay into the Tree Conservation Fund, housed under the Neighborhood Development Grants Fund and administered by the city, in lieu of preserving trees on site. The city uses these funds for property acquisition to support long-term tree canopy conservation and related expenditures associated with ongoing forest management and property maintenance needs.
- TCPP has acquired and preserved 330 acres of land to date and protected approximately twice as much land than developers would have been required to under the on-site tree save option.
- TCPP supports tree canopy policy objectives outlined in the City Council's 2040 Comprehensive Plan, adopted June 21, 2021, and Urban Forest Master Plan, adopted September 25, 2017.
- All acquisitions through the program are voluntary.

Fiscal Note

Funding: Neighborhood Development Grants Fund
Attachment(s)
Map