



## **MONEY GROWS ON TREES**

### **HOW YOUR YARD AND STREET TREES BENEFIT YOUR POCKETBOOK, HEALTH, SAFETY, WHERE YOU SHOP**

Our overall community tree coverage (or canopy) is now down to less than 24%; it should be 40-50%<sup>1</sup>. Clackamas County is recognizing the value of our urban tree canopy, and is working to implement a Tree Conservation Ordinance in 2010 for the unincorporated area within the Urban Growth Boundary. **WE ENCOURAGE YOU TO PRESERVE, MAINTAIN YOUR EXISTING TREES, AND PLANT MORE. HERE IS WHY.**

#### **INCREASE IN YOUR PROPERTY VALUES**

Homes sell from 6-20% higher in price when trees are near buildings, utility lines or other plants. One mature tree can add \$6,000- \$10,000 to your property's value<sup>2,3,4,5</sup>. The appraised value of *unimproved property*, based upon the number and types of trees present, can raise the value by as much as 30%<sup>2</sup>

#### **LOWER HEATING AND AIR CONDITIONING COSTS**

Trees give off water, air moves under shade trees, and this keeps your house cooler. This results in energy savings of up to 58% when compared to a house not shaded by trees. By creating windbreaks, energy for heating can be reduced by 20-50%<sup>5</sup>. For the entire Metro region, this saves \$1.86 million in annual energy savings<sup>6</sup>.

#### **LESS MONEY SPENT ON SEWER COLLECTION AND WATER TREATMENT**

Trees reduce the amount of rainfall that hits the ground; they and their roots control water runoff and erosion and recharge ground water for future needs. This not only decreases chances of flooding on your property but also decreases the amount of money spent to build facilities to control storm water. In Clackamas County this can be \$2.4 billion less of your money is needed to build water management facilities<sup>6</sup>.

#### **HEALTH**

Approximately 178 million pounds of air pollutants annually are removed by area trees, a savings valued at \$419 million per year<sup>6</sup>. Two mature trees supply the oxygen needs of a person each year<sup>5</sup>. Trees reduce outside noise by 50%. There is less domestic violence, crime<sup>2</sup>, less stress, lower blood pressure<sup>5</sup>, and a greater sense of well-being in homes and neighborhoods that have trees versus those in barren conditions<sup>8</sup>.

#### **SHOPPING**

People shop and spend more money in shopping areas with trees, versus comparable shopping areas without trees<sup>8</sup>. Temperatures are cooler in parking lots with trees. Shoppers linger and shop longer along tree-lined streets<sup>9</sup>. Rental rates for apartments and offices in wooded areas have higher occupancy rates and rent more quickly<sup>2,5</sup>; commercial office space is about 7% higher on sites having trees and landscaping<sup>10</sup>.

#### **COMMUNITY**

There is less overall flooding. Cleaner rivers and streams benefit fish and wildlife, your drinking water, & natural swimming areas. There is more nesting habitat for wildlife and more opportunities to enjoy nature. Street trees make a street feel narrower, thereby slowing traffic; they also serve as a buffer between vehicles and pedestrians<sup>9</sup>. Businesses with trees attract new business, thus stimulating economic development<sup>5</sup>.

1. American Forests estimates. Available at [www.americanforests.org](http://www.americanforests.org)
2. Wolf KL: *Public Value of Nature: Economics of Urban Trees, Parks and Open Space*. In Miller, D & Wise (eds). *Design with Spirit: Proceeding of the 35<sup>th</sup> Annual Conference of the Environmental Design Research Association*. Edmond, OK, 2004.
3. *Blending in Residential Landscape Architecture*. Northwest Builder Magazine, May/June 2000.
4. Council of Tree and Landscape Appraisers in *Benefits of Trees*. [www.arborday.org](http://www.arborday.org)
5. USDA Forest Service, in *The Benefits of Trees* at [www.arborday.org](http://www.arborday.org)
6. American Forests. *Regional Ecosystem Analysis for the Willamette/Lower Columbia Region of Northwestern Oregon and Southwestern Washington State*. American Forests, Washington, D.C., 2001.
7. *Benefits of Trees in Urban Areas*. Available at [www.coloradotrees.org/benefits](http://www.coloradotrees.org/benefits)
8. Washington State Department of Natural Resources. *Grow for the Gold---Trees in Business Districts*. Treelink, Washington State Department of Natural Resources, Spring 1999.
9. Prow, T. *The Power of Trees*. Human Environmental Research Laboratory, University of Illinois.
10. Center for Urban Horticulture. *Urban Forest Values: Economic Benefits of Trees in Cities*. University of Washington, College of Forest Resources, Fact sheet #3.

*Information compiled by Clackamas County Urban Green, [www.ccurbangreen.org](http://www.ccurbangreen.org)*