



September 9, 2013

Job No. 1426-002-012

Ms. Thara Johnson  
City of Redmond  
Mail Stop 4SPL  
PO Box 97010-9710  
Redmond, WA 98073

**RE: Betrozoff Jones Preliminary Plat, Landmark Tree Exception Request**

Dear Ms. Johnson:

Please accept this letter and accompanying information as our request for an exception to Redmond's Tree Protection requirements, specifically outlined in RZC 21.72.060 A2.

RZC 21.72.060 A2. Landmark Trees. Landmark trees shall not be removed unless an exception has been applied for and granted.

There are numerous Landmark Trees found on the site and in order to develop the property to even the most basic standard exceptions will be required.

Below you will find a specific exception request for each Landmark Tree that is listed "To Be Removed" on the Landmark Tree Removal Exception Exhibit. All Landmark Trees on the site have been given a unique identifying number for reference. Please review this letter in conjunction with the exhibit and associated table. In total there are 31 landmark trees on the property and we are requesting an exception to remove 19 of them while retaining 12.

For each tree you will find a list of the exception criteria along with our responses in **bold**:

**LANDMARK TREE #1 (LT-01)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or **This property includes almost 50' of elevation relief across the entire site, with a pronounced ridge line bisecting it down**

ESM Federal Way  
33400 8th Ave S, Ste 205  
Federal Way, WA 98003  
253.838.6113 tel  
800.345.5694 toll free  
253.838.7104 fax

ESM Everett  
1010 SE Everett Mall Way, Ste 210  
Everett, WA 98208  
425.297.9900 tel  
866.415.4144 toll free  
425.297.9901 fax

Civil Engineering  
Land Surveying  
3D Laser Scanning

Land Planning  
Landscape Architecture  
GIS  
[www.esmcivil.com](http://www.esmcivil.com)

**the middle. The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-01 is in the exact location of the proposed storm drainage line that will convey our stormwater to the existing City system in 154<sup>th</sup> Pl. NE. Based on numerous constraints, this location for the storm line is the only practical and feasible option.**

- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**In order to obtain a reasonable use of the property, a functional stormwater system will be required. Due to the property being split by two basins and based on the topography, this location for the storm line is the only option that will work.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining LT-01 will conflict with the grading and building areas necessary to support a density that is similar to the surrounding plats and uses. Limiting this property any further with Landmark Tree retention would be inconsistent with surrounding development.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**LT-01 will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**

3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**LT-01 is not in a NGPA. This code section does not apply.**
- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #2 (LT-02)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or **This property includes almost 50' of elevation relief across the entire site, with a pronounced ridge line bisecting it down the middle. The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-02 is adjacent to LT-01 and is in the exact location of the proposed storm drainage line that will convey our stormwater to the existing city system in 154<sup>th</sup> Pl. NE. Based on numerous constraints, this location for the storm line is the only practical and feasible option.**

- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to City zoning requirements and City design standards while retaining all 31 of the existing Landmark Trees on the site. In order to obtain a reasonable use of the property, a functional stormwater system will be required. Due to the property being split by two basins and based on the topography, this location for the storm line is the only option that will work.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining LT-02 will conflict with the grading and building areas necessary to support a density that is similar to the surrounding plats and uses. Limiting this property any further with Landmark Tree retention would be inconsistent with surrounding development.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
  3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**

- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #3 (LT-03)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or **The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-03 is situated at the end of the cul-de-sac in the north eastern portion of the site. The cul-de-sac is proposed in order to construct the required turn around for fire protection. The grading necessary to construct the cul-de-sac will require the removal of LT-03.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or **The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-03 is retained. If this tree is retained, the cul-de-sac could not be constructed and the proposed plat**

**would be out of compliance with the road standards and fire access standards.**

- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the road/cul-de-sac necessary for safe roads and access.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
  3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
    - a. To remedy a hazardous tree; **N/A**
    - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
    - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
    - d. To stabilize slopes; **N/A**
    - e. To add or restore native plants; **N/A**
    - f. To control and replace nonnative vegetation; **N/A**

- g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #4 (LT-04)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or **The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-04 is situated within the proposed cul-de-sac in the north eastern portion of the site. The cul-de-sac is proposed in order to construct the required turn around for fire protection. The grading necessary to construct the cul-de-sac will require the removal of LT-04.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or **The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-04 is retained. If this tree is retained the cul-de-sac could not be constructed, and the proposed plat would be out of compliance with the road standards and fire access standards.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or **The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**

- d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this landmark trees will require 3 replacement trees be planted on site.**
- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this landmark tree will conflict with the grading and construction of the road/cul-de-sac necessary for safe roads and access.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree**



replacement to achieve a goal of no net loss of trees throughout the City of Redmond;

- Maintains and protects the public health, safety, and general welfare; and
- Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.

#### LANDMARK TREE #5 (LT-05)

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-05 is situated in the proposed cul-de-sac in the north eastern portion of the site. The cul-de-sac is proposed in order to construct the required turn around for fire protection. The grading necessary to construct the cul-de-sac will require the removal of LT-05.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-05 is retained. If this tree is retained the cul-de-sac could not be constructed, and the proposed plat would be out of compliance with the road standards and fire access standards.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-**

**covered areas. At a ratio of 3:1, the removal of the Landmark Trees will require 3 replacement trees be planted on site.**

- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the road/cul-de-sac necessary for safe roads and access.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

**LANDMARK TREE #6 (LT-06) - RETAINED**

**LANDMARK TREE #7 (LT-07) - RETAINED**

**LANDMARK TREE #8 (LT-08) - RETAINED**

**LANDMARK TREE #9 (LT-09)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-09 is situated adjacent to the road and on the lot line between Lots 7 and 8. LT-09 would prevent the lots from being graded as necessary for suitable building sites with proper access. LT-09 would also conflict with the grading required for the road. Due to the topographic relief in this area accompanied by the grading and construction for the road, LT-09 cannot be retained.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-09 is retained. If this tree is retained, Lots 7 & 8 would be impossible to construct. LT-09 would also limit the ability to construct the road.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**

- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the road necessary for safe roads and access. It will also limit the ability to construct a building pad and access to Lots 7 & 8.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
  - a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
  - **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

**LANDMARK TREE #10 (LT-10) RETAINED**

**LANDMARK TREE #11 (LT-11) RETAINED**

**LANDMARK TREE #12 (LT-12) RETAINED**

### LANDMARK TREE #13 (LT-13)

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-13 is situated in the middle of Lot 5. LT-09 would prevent the lot from being graded as necessary for a suitable building pad with proper access.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-13 is retained. If this tree is retained, Lot 5 and possibly part of Lots 3 & 4 would be impossible to construct, and the plat would be unable to meet a density that is consistent with the surrounding plats and uses.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.

**Retaining this Landmark Tree will conflict with the grading and construction of the plat. It will also limit the ability to construct a building pad and access on Lot 5.**

2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
  - a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
  - **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

**LANDMARK TREE #14 (LT-14) RETAINED**

**LANDMARK TREE #15 (LT-15)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-15 is situated on the boundary between the proposed Lots 4 & 5. LT-15 would prevent the lots from being graded as necessary for suitable building pads with proper access.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement and meeting all other City design standards for safe transportation if LT-15 is retained. If this tree is retained, Lots 4 & 5 would be impossible to construct and the plat would be inconsistent with the surrounding plats density and uses.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the plat. It will also limit the ability to construct a building pad and access on Lots 4 & 5.**

2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
  - a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
  - **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #16 (LT-16)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-16 is situated on the pipe stem access for Lot 1 of the plat and the critical root zone extends onto Lot 2. LT-16 would prevent**



**access to Lot 1 and would make the building pad for Lot 2 too small to construct a home.**

- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement and meet all other City design standards for safe transportation if LT-16 is retained. If this tree is retained, Lots 1 & 2 would be impossible to construct and the plat would be of a density that is inconsistent with the surrounding neighborhoods.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the plat. It will also limit the ability to construct a building pad and access on Lots 1 & 2.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
  3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**

- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #17 (LT-17) RETAINED**

#### **LANDMARK TREE #18 (LT-18)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or **The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-18 is situated in the proposed right of way and access for the proposed development. Due to off-site intersections, intersection spacing requirements and sight distance, the access point for the proposed road is set and cannot be moved north or south along Woodinville Redmond Road.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or **The property cannot meet City design standards for safe transportation if LT-18 is retained. If this tree is retained, the access road would have to be located in another less safe**

**location. Or if the road were no able to be built, then the tree clearly jeopardizes the reasonable use of the property.**

- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the access road for the plat. Any changes to the access road would result in an unsafe intersection spacing, and would be detrimental to the safety of the community. It would limit this property to a very low density that is inconsistent with the surrounding neighborhood density.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
  3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
    - a. To remedy a hazardous tree; **N/A**
    - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**

- c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #19 (LT-19)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or **The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-19 is situated in the proposed right of way and access for the proposed development. Due to off-site intersections, intersection spacing requirements and sight distance, the access point for the proposed road is set and cannot be moved north or south along Woodinville Redmond Road.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or **The property cannot meet City design standards for safe transportation if LT-19 is retained. If this tree is retained, the access road would have to be located in another less safe location. Or if the road were not able to be built, then the tree clearly jeopardizes the reasonable use of the property.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or

**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**

- d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the access road for the plat. Any changes to the access road would result in an unsafe intersection spacing, and would be detrimental to the safety of the community. It would limit this property to a very low density that is inconsistent with the surrounding neighborhood density.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or

- h. To implement a City of Redmond long-term restoration or management plan. **N/A**
4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
  - **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #20 (LT-20)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or **The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-20 is situated in the proposed right of way and access for the proposed development. Due to off-site intersections, intersection spacing requirements and sight distance, the access point for the proposed road is set and cannot be moved north or south along Woodinville Redmond Road.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or **The property cannot meet City design standards for safe transportation if LT-20 is retained. If this tree is retained, the access road would have to be located in another less safe location. Or if the road were no able to be built, then the tree clearly jeopardizes the reasonable use of the property.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or **The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**

- d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the access road for the plat. Any changes to the access road would result in an unsafe intersection spacing and would be detrimental to the safety of the community. It would limit this property to a very low density that is inconsistent with the surrounding neighborhood density.**
2. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
  3. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
    - a. To remedy a hazardous tree; **N/A**
    - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
    - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
    - d. To stabilize slopes; **N/A**
    - e. To add or restore native plants; **N/A**
    - f. To control and replace nonnative vegetation; **N/A**
    - g. To restore degraded watercourses or wetlands; **N/A** or
    - h. To implement a City of Redmond long-term restoration or management plan. **N/A**

4. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
  - **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #21 (LT-21)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

5. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-21 is situated adjacent to the road and on the lot line between Lots 30 and 31. LT-21 would prevent the lots from being graded as necessary for suitable building sites with proper access. LT-21 would also conflict with the grading required for the road. Due to the topographic relief in this area accompanied by the grading and construction for the road, LT-21 cannot be retained.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-21 is retained. If this tree is retained, Lots 30 & 31 would be impossible to construct and the plat would be out of compliance with minimum density. LT-21 would also limit the ability to construct the road.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**



- d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the road necessary for safe roads and access. It will also limit the ability to construct a building pad and access to Lots 30 & 31.**
6. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
7. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
8. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree**

replacement to achieve a goal of no net loss of trees throughout the City of Redmond;

- Maintains and protects the public health, safety, and general welfare; and
- Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.

**LANDMARK TREE #22 (LT-22) RETAINED**

**LANDMARK TREE #23 (LT-23) RETAINED**

**LANDMARK TREE #24 (LT-24) RETAINED**

**LANDMARK TREE #25 (LT-25) RETAINED**

**LANDMARK TREE #26 (LT-26)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

9. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-26 is situated adjacent to the road and on the lot line between Lots 20 and 21. LT-26 would prevent the lots from being graded as necessary for suitable building sites with proper access. LT-26 would also conflict with the grading required for the road. Due to the topographic relief in this area accompanied by the grading and construction for the road, LT-26 cannot be retained.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-26 is retained. If this tree is retained, Lots 20 & 21 would be impossible to construct and the plat would be out of compliance with minimum density. LT-26 would also limit the ability to construct the road.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or



**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**

- d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the road necessary for safe roads and access. It will also limit the ability to construct a building pad and access to Lots 20 & 21.**
10. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
11. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**

12. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
  - **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #27 (LT-27)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

13. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or **The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-27 is situated adjacent to the road and on the lot line between Lots 19 and 20. LT-27 would prevent the lots from being graded as necessary for suitable building sites with proper access. LT-27 would also conflict with the grading and construction required for the road. Due to the topographic relief in this area accompanied by the grading and construction for the road, LT-27 cannot be retained.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or **The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-27 is retained. If this tree is retained, Lots 19 & 20 would be impossible to construct and the plat would be out of compliance with minimum density. LT-27 would also limit the ability to construct the road.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or **The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**

- d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the road necessary for safe roads and access. It will also limit the ability to construct a building pad and access to Lots 19 & 22.**
14. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
15. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
16. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree**

replacement to achieve a goal of no net loss of trees throughout the City of Redmond;

- Maintains and protects the public health, safety, and general welfare; and
- Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.

#### LANDMARK TREE #28 (LT-28)

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

17. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-28 like LT-27 is situated adjacent to the road and on the lot line between Lots 19 and 20. LT-28 would prevent the lots from being graded as necessary for suitable building sites with proper access. LT-28 would also conflict with the grading and construction required for the road. Due to the topographic relief in this area accompanied by the grading and construction for the road, LT-28 cannot be retained.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-28 is retained. If this tree is retained, Lots 19 & 20 would be impossible to construct and the plat would be out of compliance with minimum density. LT-28 would also limit the ability to construct the road.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers,**



**which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**

- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the road necessary for safe roads and access. It will also limit the ability to construct a building pad and access to Lots 19 & 22.**
18. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
19. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
20. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

### LANDMARK TREE #29 (LT-29)

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

5. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**This property includes almost 50' of elevation relief across the entire site, with a pronounced ridge line bisecting it down the middle. The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-29 is in the exact location of the proposed storm drainage line that will convey our stormwater to the existing City system in 154<sup>th</sup> Pl. NE. Based on numerous constraints, this location for the storm line is the only practical and feasible option.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement meeting all other City design standards, and retain LT-29 on the site. If LT-29 is retained, the storm line would have to be located in a new configuration that would require the loss of lots and make the project out of compliance with the minimum density.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**



- e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining LT-29 will conflict with the grading and building areas necessary to support the minimum density required for this project. It will also prevent the release of the stormwater to the original basin and discharge point.**
6. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**LT-29 will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
7. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**LT-29 is not in a NGPA. This code section does not apply.**
  - a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
8. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
  - **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #30 (LT-30)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

5. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-30 is situated in the middle of Lot 18. This lot slopes heavily to the west and will require grading to make a suitable building pad. The location of LT-30 would prevent any grading on the lot and prevent the reasonable use of the site.**
  - b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-30 is retained. If this tree is retained, Lot 18 would not be a buildable lot.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the plat, and would result in a loss of this lot which would further reduce the lot count and put the project out of compliance with minimum density.**

6. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
7. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**
  - a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
8. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
  - **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

#### **LANDMARK TREE #31 (LT-31)**

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

9. The exception is necessary because:
  - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites. LT-31 is situated on the back of Lot 18. This lot slopes heavily to the west and will require grading to make a suitable building pad.**

- The location of LT-31 would prevent any grading on the lot and prevent the reasonable use of the site.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The property cannot be developed to its minimum density requirement, meeting all other City design standards for safe transportation if LT-31 is retained. If this tree is retained, Lot 18 would be encumbered and possibly rendered unusable.**
  - c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060. See sheets 8 and 9 of the Preliminary Plan set for detailed calculations.**
  - d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or  
**The granting of this exception will not be detrimental or injurious to others, as replacement trees will be provided along the perimeter of the site and within landscape buffers, which will grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. At a ratio of 3:1, the removal of this Landmark Trees will require 3 replacement trees be planted on site.**
  - e. The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers and result in development that would be inconsistent with the adopted vision for the neighborhood.  
**Retaining this Landmark Tree will conflict with the grading and construction of the plat and would result in a loss of Lot 18 which would further reduce the lot count and put the project out of compliance with minimum density.**
10. If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed.  
**This tree will be replaced at a rate of 3:1, and the proposed replacement trees can be found on the proposed landscape plans.**
11. Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:  
**This tree is not in a NGPA. This code section does not apply.**

- a. To remedy a hazardous tree; **N/A**
  - b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
  - c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
  - d. To stabilize slopes; **N/A**
  - e. To add or restore native plants; **N/A**
  - f. To control and replace nonnative vegetation; **N/A**
  - g. To restore degraded watercourses or wetlands; **N/A** or
  - h. To implement a City of Redmond long-term restoration or management plan. **N/A**
12. Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.
- **Mitigates the environmental and aesthetic consequences of Landmark Tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;**
  - **Maintains and protects the public health, safety, and general welfare; and**
  - **Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.**

Thank you for your attention to this request, and we are happy to meet with you to discuss this matter in further detail if necessary.

Very truly yours,

ESM CONSULTING ENGINEERS, LLC.



ERIC G. LaBRIE, A.I.C.P.  
Vice President/Director of Planning

cc: Todd Sherman, S.G. Land Group, LLC

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