



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8782, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.


Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8782

An exception to remove landmark tree #8782 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.



Josh Beard, RLA



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Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8790, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

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development that would be inconsistent with the adopted vision for the neighborhood.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

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Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8790

An exception to remove landmark tree #8790 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
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Josh Beard, RLA



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Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8791, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

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development that would be inconsistent with the adopted vision for the neighborhood.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

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Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

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Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8791

An exception to remove landmark tree #8791 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
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Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8833, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

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development that would be inconsistent with the adopted vision for the neighborhood.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

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Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

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(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8833

An exception to remove landmark tree #8833 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

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Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8874, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

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development that would be inconsistent with the adopted vision for the neighborhood.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

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Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8874

An exception to remove landmark tree #8874 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.



Josh Beard, RLA



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Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8910, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

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All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8910

An exception to remove landmark tree #8910 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

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Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8762, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8762

An exception to remove landmark tree #8762 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.



Josh Beard, RLA



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8751, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8751

An exception to remove landmark tree #8751 is requested to allow for roadway and sidewalk, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.



Josh Beard, RLA



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8749, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8749

An exception to remove landmark tree #8749 is requested to allow for roadway and sidewalk, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.


Josh Beard, RLA



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8748, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8748

An exception to remove landmark tree #8748 is requested to allow for roadway and sidewalk, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.


Josh Beard, RLA



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8732, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

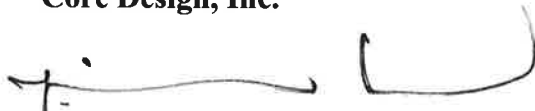
Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8732

An exception to remove landmark tree #8732 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.



Josh Beard, RLA



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8731, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.


Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8731

An exception to remove landmark tree #8731 is requested to allow for roadway, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.



Josh Beard, RLA



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8364, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8364

An exception to remove landmark tree #8364 is requested due to grading (raising the elevation of the pad) to allow for the proposed house, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.



Josh Beard, RLA



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8729, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.


Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8729

An exception to remove landmark tree #8729 is requested to allow for roadway and sidewalk, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.



Josh Beard, RLA



December 5, 2013
Core Job No. 12034

Thara Johnson
City of Redmond
Dept. Planning & Community Development
15670 NE 85th Street
Redmond, WA 98052

Subject: Beuca Site – Revised Landmark Tree Removal Exception Request

Dear Thara:

We thank you for this opportunity to submit this revised letter requesting an exception to the removal of landmark trees located within the proposed Beuca Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8460, in order to develop the site to its reasonable development, while still meeting the purpose and intent of the section of code found in RZC 21.72.090.

Tree retention regulations state that all landmark trees shall not be removed unless an exception has been applied for and granted. Therefore, it is requested that certain landmark trees be removed from the site in order to develop the property as proposed. It is our goal to show that the exception requested meets the applicable criteria of RZC 21.72.090.B.1(a-e) This section states:

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

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or***
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or***
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or***
- (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***
- (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.

Response: Paragraph B.1 allows for the flexibility of choosing the most applicable circumstance. For the purpose of this exception request, options B.1(b), (c), & (d) are applicable to the site.

The site has a number of significant and landmark trees distributed consistently throughout the moderately sloped site. Due to the fact that the site is encumbered with these trees, we feel that strict compliance with the provisions of the tree retention code, including saving all landmark trees, would jeopardize reasonable use of the site. Therefore all of the fifteen (15) total landmark trees are requested for removal to allow for the location of houses, roads, utilities and necessary grading (See sheet P4 attached).

Additionally, the removal of the landmark tree will not create any environmental degradation that would threaten the public welfare, additionally the request is consistent to other developments within the North Redmond area.

(B2) 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. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

Response: A minimum of 35 percent of significant trees to remain, therefore this request is not applicable to this exception.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

Response: The large cluster of trees proposed to remain within the proposed open space tract meets this intent.

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Response: The proposed removal of vegetation is consistent with applicable guidelines found in RZC 21.72.060.A, including the retention of a minimum of 35% of all significant trees and to retain trees in stands rather than as individual, isolated trees scattered throughout the site, and thus, maintain more of a forested look.

All proposed trees to remain will be protected per the regulations found in RZC 21.72.070. Tree replacement for removed trees (3:1 ratio for landmark, and 1:1 for significant) will be implemented, consistent with the regulations.

All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity to roads and utilities.

Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

Landmark Tree #8460

An exception to remove landmark tree #8460 is requested to allow for roadway, following the criteria of RZC 21.72.090.B.1-4 as stated previously.

Once again we thank you for reviewing this revised request for the landmark tree removal exception with the previously described factors in mind. Please feel free to contact me at (425) 885-7877 with any questions and/or comments you may have regarding this exception request.

Sincerely,
Core Design, Inc.


Josh Beard, RLA