



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #4, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #4

An exception to remove landmark tree #4 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

This landmark tree is located on the south side of lot 11, with its dripline extending into lot 12. Retaining this landmark tree could pose a public safety threat, because this tree would be located very close to two homes with the proposed site plan. In the event of a storm event, the tree could potentially fall and cause significant harm to the houses nearby. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



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Dept. Planning & Community Development
15670 NE 85th Street
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Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #5, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #5

An exception to remove landmark tree #5 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

This landmark tree is located on the east side of lot 11 in the central area intended for home construction. Retaining this tree, along with other landmark trees that are located on proposed lots, create undue hardship in developing this property to its full potential. If all the landmark trees had to remain, it would violate the minimum density requirements for development outlined in the City of Redmond zoning code. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



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15670 NE 85th Street

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Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #6, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #6

An exception to remove landmark tree #6 is requested to allow for the proposed 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

This landmark tree is located within the proposed right-of-way dedication to the City of Redmond for 159th Ave NE. If the tree is not allowed to be removed, it will impede access to the Strom site as well as the previously approved Greystone development located east of the site. The health of the tree would also be compromised from construction activities that would take place surrounding it. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



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Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #8, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #8

An exception to remove landmark tree #8 is requested to allow for proposed 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

This landmark tree is located within the proposed right-of-way dedication to the City of Redmond for 159th Ave NE, which gives access to the Strom site and previously approved Greystone development to the east of the site. It is located in the proposed sidewalk and planter strip. This tree cannot be kept without significant damage to the structure of the tree. The health of the tree would be compromised from construction activities that would take place surrounding it. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



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Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #9, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #9

An exception to remove landmark tree #9 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

This landmark tree is located between proposed lots 7 and 8. If forced to remain, this tree would be dangerously close to the homes that are planned for construction on these lots. In the event of a storm, having a tree in such close proximity to homes would pose a public safety hazard if the tree were to fall. A tree of this size falling would be extremely dangerous and could cause injury to residents as well as significant damage to the homes nearby. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



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Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #10, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #10

An exception to remove landmark tree #10 is requested due to grading to allow for the proposed 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

This landmark tree is located within the proposed right-of-way dedication to the City of Redmond for 159th Ave NE. This essential street connects the Strom site with the previously approved Greystone development, allowing access to both properties. The tree would incur significant damage if forced to remain in its current location, posing a public safety risk if it were to fall as result of a decline in its health. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



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Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #11, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #11

An exception to remove landmark tree #11 is requested to allow proposed 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

This landmark tree is located within the are for street improvements in the proposed public right-of-way dedication to the City of Redmond for 159th Ave NE. Half the tree's dripline is located within the proposed sidewalk. Construction of a continuous stretch of sidewalk for public access would not be possible if this tree must remain, and its health will be compromised by other construction activities taking place near it. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

City of Redmond

Dept. Planning & Community Development

15670 NE 85th Street

Redmond, WA 98052

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #13, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #13

An exception to remove landmark tree #13 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

This landmark tree is located in the center of proposed lot 7. The retention of the tree would not allow for development of the lot because a home could not be constructed within the remainder of the lot. If all the landmark trees within the interior of lots and access tracts were retained, the site would not meet minimum density requirements for site development required under the City of Redmond Zoning Code regulations. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #15, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #15

An exception to remove landmark tree #15 is requested due to grading (conflicts with drip line) to allow for the proposed lots, 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

This landmark tree is located west of the back of the proposed lot 8. Removing this tree is necessary in order to grade for the proposed lots east of the tree without constructing a wall to retain the slope. This tree is also within a 25' hazardous slope buffer present on-site. Retaining this tree could create a public safety hazard if the tree is damaged by construction activities occurring around it, causing a decline in the tree's health and structure. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #18, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #18

An exception to remove landmark tree #18 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

This landmark tree is located west of the back of the proposed lot 5, and is within the 25' hazard slope buffer present on-site. The removal of this tree is necessary for the grading of the lots without constructing a wall to retain the slope. Retaining this tree could pose a public safety hazard if the tree is damaged by construction activities around it which may cause a decline in the tree's health. This could put it at risk for falling on or near homes. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #19, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #19

An exception to remove landmark tree #19 is requested due to grading (crosses drip line) to allow for the proposed lots, 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

This landmark tree is located west of the back of the proposed lot 5, within the 25' hazard slope buffer present on-site. Grading for the lots is located within the 5' dripline setback for the tree. The grading extends out from the back of the lots in order to not construct a wall to hold up the slope. If the tree remains, its health would likely be affected by construction activities taking place nearby. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #24, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #24

An exception to remove landmark tree #24 is requested to allow for an access tract to serve proposed homes, 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

This landmark tree is located within proposed access Tract B. This tract gives necessary access to lots 1-4. If the tree cannot be removed, lots 3 and 4 would be inaccessible, making the lots undevelopable. Losing the ability to construct homes on these two lots, in combination with other landmark trees currently located in proposed building pad areas, would jeopardize the ability to meet minimum density requirements outlined in City of Redmond Zoning Code. The removal of this tree directly affects reasonable use of this property. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #26, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #26

An exception to remove landmark tree #26 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

This landmark tree is located in the north end of proposed lot 2. Proposed grading lies within the entire dripline of the tree, making it not possible to be saved. If the tree is required for retention, the remaining lot area would not be large enough to construct a home on it. This would make the lot undevelopable. If this tree, along with the other landmark trees that are located within proposed lot interiors are to be kept, it would jeopardize the minimum density required for the site under City of Redmond Zoning Code. The removal of this tree directly affects the reasonable use of the site. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #29, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #29

An exception to remove landmark tree #29 is requested to allow for proposed 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

This landmark tree is located within the street improvements planned for 159th Ave NE, in the public right-of-way dedicated to the City of Redmond. Over half of the tree's dripline lies in the proposed sidewalk. A continuous length of sidewalk for public access will not be able to be constructed if this tree is retained. This will impair the safety of pedestrians if a safe walking travel route is not available. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #31, 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.

#2

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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #~~31~~²

An exception to remove landmark tree #~~31~~² 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

This landmark tree is located in the southwest corner of lot 12, and its dripline extends into lot 13. Necessary grading for the lots makes saving this tree not possible. If grading the lots cannot be completed because of this tree, along with others on-site in buildable areas, minimum density required for development under City of Redmond Zoning Code will not be met. This would challenge reasonable use of the site. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

City of Redmond

Dept. Planning & Community Development

15670 NE 85th Street

Redmond, WA 98052

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #156, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #156

An exception to remove landmark tree #156 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

This landmark tree is located in the southwest corner of proposed lot 4. Necessary grading for the development of the lot makes the retention of this tree not possible. Much of the tree dripline is within the 25' hazard slope setback found on the side, and could pose a public safety threat should the tree fall in a storm event. The path of the falling tree could reach homes, causing potential injury and property damage. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #159, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #159

An exception to remove landmark tree #159 is requested due to grading to allow for the proposed lots, 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

This landmark tree is located west of the back of proposed lot 4. It is also within the 25' hazard slope buffer on the west side of the site. Currently proposed grading necessary to develop the lots goes through its dripline, making it not possible to retain the tree. This grading must occur in this location in order to avoid constructing a wall to hold the slope of the lots. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

City of Redmond

Dept. Planning & Community Development

15670 NE 85th Street

Redmond, WA 98052

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #195, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #195

An exception to remove landmark tree #195 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

This landmark tree is located within lot 2, and its dripline extends into the buildable area of the lot where a home would be located. Over half of the tree's dripline is in the area on the north side of the lot where necessary grading is proposed. Retaining this tree would pose a potential public safety hazard because the tree would be very close to homes on lots 2 and 3. In the event that the tree fell, it would put the residents and homes at risk of injury and damage. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #202, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #202

An exception to remove landmark tree #202 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

This landmark tree is located between proposed lots 1 and 2, in the north side of the lots in an area where necessary grading for the lots is planned. It is not possible to save this tree while still maintaining buildable area for the homes. Requiring this tree to remain could also pose a public safety hazard to any homes located near it. If the tree were to fall as a result of a storm event or damage to the root structure, it may likely cause injury to residents and damage to property nearby. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #266, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #266

An exception to remove landmark tree #266 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

This landmark tree is located between proposed lots 6 and 7. Requiring this tree to be preserved could pose a public safety risk. Homes will be constructed in close proximity to the north and south sides of the tree and should the tree fall in a storm event, it would put the residents of the homes and the homes themselves in danger. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #294, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #294

An exception to remove landmark tree #294 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

This landmark tree is located in the interior of proposed lot 11. This tree is situated in such a position that it would make the lot undevelopable in forced to remain. This tree in combination with others on-site if required for retention, would challenge the ability to meet development minimum density requirements found in the City of Redmond Zoning Code. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

City of Redmond

Dept. Planning & Community Development

15670 NE 85th Street

Redmond, WA 98052

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #300, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #300

An exception to remove landmark tree #300 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

This landmark tree is located within proposed lot 12, in the east part of the lot. The tree is in such a place that the lot may be inaccessible, and therefore undevelopable, if required to remain. This could jeopardize the ability to meet the development's minimum density requirements found in the City of Redmond Zoning Code, and reasonable use of the site. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

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

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #676, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #676

An exception to remove landmark tree #676 is requested due to grading to allow for the proposed lots, 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

This landmark tree is located in the northwest of the back of lot 4, within the 25' hazardous slope buffer and necessary on-site grading. The grading extends toward the west portion of the site in order to avoid constructing a wall to hold up the slope of the lots. The grading extends into over half of the tree's dripline, which would cause significant impact to the tree's health if it remains. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.



March 26, 2015

~~July 29, 2013~~

Core Job No. 10079

~~Thara Johnson~~ Sarah Vanags

City of Redmond

Dept. Planning & Community Development

15670 NE 85th Street

Redmond, WA 98052

Subject: Strom Property – Revised Landmark Tree Removal Exception Request

Sarah

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 Strom Property site. The revision is provided to further explain the request for removal of the landmark trees, in particular to tree #800, 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 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 twenty four (24) of the forty nine (49) 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: Trees within the Native Growth Protection Area (NGPA) on-site will remain.

(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 #800

An exception to remove landmark tree #800 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

This landmark tree is located on the north side of proposed lot 2, where it conflicts with a proposed wall needed to tie in the grading from the Strom site to the neighboring parcel to the north. It isn't possible to save this tree while maintaining the grading necessary to create building pads. If this tree is not allowed to be removed, it would jeopardize the reasonable use of the site. This tree, along with others located within proposed lot interiors, could force the project to not meet minimum density requirements set forth under City of Redmond Zoning Code requirements. Additionally, the removal of this tree is already included as part of the proposed 58% tree retention rate.