



April 20th, 2015

Burnstead Construction Co.
11980 NE 24th St
Bellevue WA 98005

SUBJECT: Strom Subdivision, LAND 2013-01788

Dear Ms. Brown:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove 23 landmark trees for the project site located at 11020 132nd Ave NE, Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on November 10th, 2010. The arborist found a total of 48 landmark trees and 425 significant trees on the Strom Subdivision. The submitted report indicates none of the landmark trees (see attached list) have any apparent evidence of significant health conditions. The proposal includes retention of 243 significant trees; which results in a saved tree percentage of 57%. Thereby complying with the Redmond Zoning Code Section 21.72.060(A), which requires that a minimum of 35% of all significant and landmark trees be retained within a new development.

The removals of these trees are primarily required due to the location on the property, which would make development of the project not feasible; and is therefore: **recommended to be removed by the arborist**. This complies with Redmond Zoning Code Section 21.72.090(B)(1), criteria for removal of landmark trees.

The justification provided for removal for each of these situations complies with the Redmond Zoning Code 21.72.090. The Planning Department finds that the request for the exception to allow removal of one landmark tree within the project area meets these criteria on the following basis:

1. The exception is necessary because the applicant has sufficiently demonstrated that the strict compliance with the provision of the code would jeopardize reasonable use of the property. The arborist report and exception letter for each tree demonstrate that the landmark trees have impacts on the required placement of roads, utilities and storm detention and not allow for the location of necessary utilities and required

infrastructure associated with the development. The exception letter indicates that significant and thoughtful efforts have been made to retain the most important stands of trees in order to maintain as much valuable habitat as possible as well as retain the character of the existing neighborhood and meet the City of Redmond's goals for the future.

2. The exception shall be granted on the condition that for the one landmark tree removed; three replacement trees shall be planted on the site. The replacement trees planted shall be two-and-one-half-inch caliper for deciduous trees and six to eight feet in height for evergreen trees. As a result, the proposal meets the requirement for mitigation of impacts related to the removal of the landmark trees.
3. The Tree Replacement Plan shall comply with the Landscape Plan, dated February 2015.

Should you have any questions, please contact Sarah Vanags, Associate Planner, at 425-556-2426, or via e-mail at svanags@redmond.gov.

Sincerely,

A handwritten signature in cursive script that reads "Robert G. Odle".

ROBERT G. ODLE, Director
Department of Planning and
Community Development

Landscape Trees Proposed for Removal:

Tree Number	Species	DBH	Health	Reason for Removal
4	Western Red Cedar	19	Healthy	Safety and grading
5	Western Red Cedar	37	Healthy	Grading for lot and infrastructure
6	Western Red Cedar	42	Healthy	Road and Utilities
8	Western Red Cedar	30	Healthy	Road and Utilities
9	Western Red Cedar	32	Healthy	Access to multiple lots and grading
10	Western Red Cedar	32	Healthy	Road and Utilities
11	Western Red Cedar	35	Healthy	Road and Utilities
13	Western Red Cedar	30	Healthy	Grading for lot and infrastructure
15	Big Leaf Maple	33	Healthy	Grading for lot and infrastructure
18	Western Red Cedar	35	Healthy	Grading for slope stability without addtl. walls
19/710	Western Red Cedar	40	Healthy	Grading for slope stability without addtl. walls
24	Big Leaf Maple	39	Healthy	Access to 4 lots and grading
26	Western Red Cedar	32	Healthy	Grading for lot and infrastructure
29	Western Red Cedar	40	Healthy	Road and Utilities
2	Big Leaf Maple	31	Healthy	Grading for lot and infrastructure
156	Western Red Cedar	33	Healthy	Grading for lot and infrastructure
159	Western Red Cedar	43	Healthy	Grading for slope stability without addtl. walls
195	Western Red Cedar	31	Healthy	Grading for slope stability without addtl. walls
202	Western Red Cedar	31	Healthy	Grading for two lots
266	Western Red Cedar	30	Healthy	Safety and grading
294	Western Red Cedar	31	Healthy	Grading for lot development
300	Big Leaf Maple	55	Healthy	Access to new lot
676	Big Leaf Maple	40	Healthy	Grading for slope stability without addtl. walls



11415 NE 128th St Suite 110 Kirkland WA 98034 • (+25)820-3420 • FAX (+25)820-3437
www.americanforestmanagement.com

March 10th, 2015

Ms. Tiffany Brown
Burnstead Construction Co.
11980 NE 24th ST, Suite 200
Bellevue, WA 98005

RE: Arborist Report Update for Strom Property

Dear Ms. Brown:

Today at your request, I re-visited the Strom Property (Parcel 32626059014) in Redmond. The purpose of the site visit was to identify and assess two trees not included in the initial tree inventory. In addition, my assignment was to identify any trees that have failed or declined to a point where they would now be considered unhealthy or non-viable.

The two trees in question were identified as #800 and #19. Tree #800 exists near the north property line. This tree has been added to the "buildable portion" tree table. Tree #19 was identified as Tree #710 in the original report. It actually had two tree tags.

No significant changes in tree conditions were observed. A few trees have either died or failed since the original assessment, but these were already identified as "unhealthy" or in poor condition.

The following information is from the original report. The only change is that Tree #800 has been added to the summary calculations.

A total of **505** trees greater than 6 inches DBH were identified on the parcel. 277 of these exist within the area to be designated as "open space". Of these 277, 34 were found to be in a non-viable or poor condition. Non-viable trees are trees with extensive defects, and obvious indication of decline.

228 significant trees were identified on the buildable portion of the site. Of these 228 trees, 45 were found to be in a non-viable or poor condition.

The parcel trees are summarized as follows:

Of Healthy Trees: **426**
Of Unhealthy Trees: **79**

For a Forester Every Day is Earth Day

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Total # of Healthy Trees to be **Removed: 183 (Buildable portion of Site)**
Total # of Healthy Trees to be **Retained: 243 (Open-space Area)**

The following "Tree Conformance Table" is a summation of the healthy, significant, on-site trees from the original report. Percentages are broken out between Landmark and significant trees.

Tree Conformance Table

Tree Type	Trees Removed (Buildable)	Trees Retained (Open-Space)	Total
Landmark > 30" DBH	23	25	48
	49%	51%	100%
Significant Healthy	160	218	378
	42%	58%	100%
Totals	183	243	426
	43%	57%	100%
Replacement Trees	Landmark – 69 Significant – 160		229

If all of the trees within the buildable portion were removed, required mitigation would involve the on-site planting of 229 replacement trees. Approximately 80% of these could be sustained by the open-space area. The planting of shade-tolerant native coniferous species, such as western red cedar and grand fir is recommended to eventually take the place of the older and declining big leaf maple and red alder trees.

Please call if you have any questions or if I can be of further assistance.

Sincerely,



Bob Layton
ISA Certified Arborist #PN-2714A
ISA Tree Risk Assessment Qualified (TRAQ)

TREE CONDITION SUMMARY														International Forestry Consultants												
For: Parcel #2626059014 "Buildable Portion"														Date:	11/3-5/2010											
														Inspector:	Layton											
Tree #	Recon	Prior	Condit	Species	Native	DIA	Height	HD	N	S	E	W	Crown	Gr. Lim	Asy	Color	Dec Incl	Sea	Brof	Cor	Lean	Decd	Exp	Sever	Comments	Condition
101			9	big leaf maple	N	26	22	10									4			5						fair
102			6	big leaf maple	N	16	48	36					1				1			3						fair
103			5	big leaf maple	N	11	39	43					2				1			2						fair
104			5	big leaf maple	N	10	36	43					1				1		1							fair
2			16	big leaf maple	N	31	40	15					2				5		5				4			poor
105			5	big leaf maple	N	15	52	42					1				1			3						fair
106			7	big leaf maple	N	11	35	38									2			2						fair
107			5	western red cedar	N	29	62	26					1				2			2						fair
108			3	western red cedar	N	10	32	38					0				2			1						fair
109			2	western red cedar	N	18	55	37					1				1			2						good
110			6	black cottonwood	N	11	56	61									2			3						poor
111			4	black cottonwood	N	6	46	92									4			3						poor
112			3	black cottonwood	N	13	75	69									2			2						poor
113			6	black cottonwood	N	7	40	69									2			3						poor
114			8	black cottonwood	N	10	61	73									2			2						poor
115			6	big leaf maple	N	18	58	39					1				1		2							fair
116			4	big leaf maple	N	7	30	51									2			3						fair
117			4	big leaf maple	N	26	77	36									1			3						fair
118			3	western red cedar	N	9	30	40									1			3						fair
119			6	willow	N	10	52	62									1		2							fair
120			3	big leaf maple	N	7	30	51									1		2							fair
121			8	big leaf maple	N	7	25	43									3			5						poor
122			10	big leaf maple	N	31	40	15									5			5						poor
123			4	big leaf maple	N	7	44	75									1			3						fair
124			4	big leaf maple	N	6	42	84									1			3						fair
125			4	big leaf maple	N	10	45	54									1			3						fair
126			4	big leaf maple	N	8	52	78									1			3						fair
127			4	big leaf maple	N	7	52	89									1			3						fair
128			4	big leaf maple	N	7	52	89									1			3						fair
129			4	big leaf maple	N	8	55	83									1			3						fair
130			4	big leaf maple	N	8	55	83									1			3						fair
131			4	big leaf maple	N	6	42	84									1			3						fair
132			4	big leaf maple	N	7	46	79									1			3						fair
133			4	big leaf maple	N	7	45	77									1			3						fair
134			4	big leaf maple	N	8	48	72									1			3						fair
135			4	big leaf maple	N	6	42	84									1			3						fair
136			3	big leaf maple	N	22	72	39									1			2						fair
137			6	big leaf maple	N	17	56	40									3			3						fair
138			3	big leaf maple	N	9	45	60									1			2						fair
139			10	big leaf maple	N	20	40	24									5		5							poor
140			3	big leaf maple	N	7	40	69									1			2						poor
141			7	western red cedar	N	24	65	33					6				2			2						fair
15			10	big leaf maple	N	33	75	27									4		4							poor
142			9	western red cedar	N	22	78	43									2			2						fair
143			7	big leaf maple	N	17	65	46									2		1	2						fair

ATTACHMENT 18

Tree #	Recon	Pront	Condit	Species	Native	DIA.	Height	HD	N	S	E	W	Gre	Lim	Asyl	Color	Dec	Incl	Sea	Bro	Cro	lean	Dec	Exp	Sever	Comments	Condition		
144			2	western red cedar	N	15	43	34					0				1							1			good		
145			2	western red cedar	N	16	38	29					0				1										good		
146			3	big leaf maple	N	6	35	70									1										typical	fair	
147			4	big leaf maple	N	22	77	42									1										fair		
148			4	big leaf maple	N	13	67	62									1										fair		
149			6	big leaf maple	N	12	63	63					1				2										forked top	fair	
150			5	big leaf maple	N	23	80	42									2											fair	
151			3	big leaf maple	N	17	78	55									1											fair	
152			8	big leaf maple	N	7	46	79									3											suppressed	fair
153			5	big leaf maple	N	6	46	92									2											fair	
154			6	big leaf maple	N	9	48	64									2											poor structure	fair
155			3	western red cedar	N	35	99	34					1				1			1								good	
18			3	western red cedar	N	28	92	39					2				1											good	
30			2	western red cedar	N	32	100	38					1				1											good	
20			2	western red cedar	N	33	102	37					1				1											good	
156			4	western red cedar	N	11	37	40					2				2											suppressed	fair
157			5	big leaf maple	N	28	88	38									2											appears sound	fair
158			5	big leaf maple	N	25	90	43									2											appears sound	fair
159			4	western red cedar	N	24	85	43					2				2											ok	fair
160			6	western red cedar	N	11	30	33					1				2											suppressed	fair
21			5	western red cedar	N	39	86	26					2				3											good color	fair
24			8	big leaf maple	N	39	90	28					2				3			3								codom stems, high failure risk	poor
25			6	big leaf maple	N	42	92	26									2											no concerns	good
162			9	big leaf maple	N	27	76	34									3											attached to tree 25	poor
163			0	western red cedar	N	7	30	51					0															young	good
164			4	big leaf maple	N	15	50	40									1											typical	fair
165			4	cascara	N	10	36	43									1											ok	fair
166			1	western hemlock	N	9	46	61					1				1											on nurse stump ok	fair
167			2	red alder	N	10	51	61									1											ok	fair
168			4	big leaf maple	N	9	46	61									1											young	fair
169			2	big leaf maple	N	10	48	58									1											poor taper	fair
170			3	big leaf maple	N	6	42	84									1											typical	fair
171			4	big leaf maple	N	9	54	72									1											suppressed	fair
172			6	big leaf maple	N	6	30	60									2											same	fair
173			6	big leaf maple	N	7	45	77									2											poor taper	fair
174			2	black cottonwood	N	13	88	81									1											extensive decay opposite lean	poor
175			10	western red cedar	N	24	74	37					3				4											poor	
23			10	big leaf maple	N	32	65	24					2				4											broken decay	poor
176			2	red alder	N	10	47	56									1											ok	fair
177			7	red alder	N	7	43	74									2											incipient decline	poor
178			7	red alder	N	7	40	69									3											incipient decline	poor
179			3	red alder	N	6	38	76									1											ok	fair
180			2	red alder	N	6	42	84									1											ok	fair
181			8	red alder	N	7	46	79									2											decline	poor
182			10	western hemlock	N	19	54	34					3				2											broken top, mistletoe, internal stem decay	poor
183			4	big leaf maple	N	9	46	61									1											typical	fair
184			5	big leaf maple	N	11	46	50									1											old broken top	fair
185			5	big leaf maple	N	8	42	63									1											same	fair
186			8	big leaf maple	N	9	40	53									2											defective structure	poor

Tree #	Recor	Prori	Condit	Species	Nativ/	Dia.	Heigh	H/D	N	S	E	W	Gre	Lim	Asy	Color	Dec	Incl	Seal	Brol	Cro	Lean	Dec	Exp	Sever	Comments	Condition																																		
12			5	western red cedar		32	106	40					2				2									old broken top	fair																																		
10			5	western red cedar		32	95	36					2				2									small fork at 8 ft	good																																		
11			3	western red cedar		35	100	34					1				1									suppressed ok	good																																		
280			2	western red cedar		23	82	43					1				1									extensive decay	good																																		
281			3	western red cedar		11	44	48					1				2									extensive decay	poor																																		
282			9	western red cedar		7	22	38					4				5									top thinning	fair																																		
8			6	western red cedar		30	95	38					2				2									extensive decay	poor																																		
283			10	big leaf maple		25	70	34					1				5									broken tops	fair																																		
284			7	big leaf maple		28	70	30					3				5									extensive decay	poor																																		
7			9	western red cedar		36	64	21					2				3									thinning top ok	good																																		
285			1	western red cedar		24	61	31					0				1									young	poor																																		
6			6	western red cedar		42	96	27					1				2									thinning top ok	fair																																		
286			3	big leaf maple		7	36	62					1													young	good																																		
287			3	big leaf maple		9	40	53									2									poor form	fair																																		
288			4	big leaf maple		13	42	39									2									codom stems defective	poor																																		
289			8	big leaf maple		10	40	48									2									early decline	poor																																		
290			4	red alder		8	36	54					3				3									young	fair																																		
291			4	big leaf maple		8	39	59									1									major defect for young trees	poor																																		
292			6	big leaf maple		6	33	66									2									ok	fair																																		
293			7	big leaf maple		7	42	72									2									thinning top	fair																																		
5			6	western red cedar		37	78	25					0				1									old broken top	fair																																		
294			4	western red cedar		31	94	36					1				1									suppressed	poor																																		
4			6	western red cedar		42	86	25					0				3									extensive decay	poor																																		
295			6	big leaf maple		6	33	66									1									nc	good																																		
296			9	big leaf maple		22	86	47					1				5									structurally defective	poor																																		
297			2	western red cedar		18	84	56					0				1									nc	good																																		
298			12	big leaf maple		14	55	47					5				2									structurally defective	poor																																		
299			7	big leaf maple		14	64	55					2				2									nc	fair																																		
300			7	big leaf maple		18	72	48					2				2									nc	fair																																		
301			3	western red cedar		28	65	28					0				1									nc	good																																		
302			13	red alder		16	47	35					5				4									major decline	poor																																		
302			4	big leaf maple		19	68	43					1				1									nc	fair																																		
800			5	western red cedar		16,19	85	53									3									fork at DBH, two stems 18" and 19"	fair																																		
<table border="1"> <thead> <tr> <th>Priority</th> <th>Condition Code</th> <th>Recommendation</th> <th>Crown %</th> <th>Condition Score</th> </tr> </thead> <tbody> <tr> <td>1 Immediate</td> <td>8 - + Poor</td> <td>Remove</td> <td>0 No Action</td> <td>5 severe</td> </tr> <tr> <td>2 Six Months</td> <td>4 - 7 Fair-Monitor</td> <td>Remove Defect</td> <td>RD Remove Dead wood</td> <td>4 Poor</td> </tr> <tr> <td>3 1 year +</td> <td>0 - 3 Good</td> <td>Remove End Weight</td> <td>DW Remove End Weight</td> <td>3 fair</td> </tr> <tr> <td></td> <td></td> <td></td> <td>EW Remove End Weight</td> <td>2 minor</td> </tr> <tr> <td></td> <td></td> <td></td> <td>CR Reduce Canopy</td> <td>1 noted</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>0 70%+</td> </tr> </tbody> </table>																											Priority	Condition Code	Recommendation	Crown %	Condition Score	1 Immediate	8 - + Poor	Remove	0 No Action	5 severe	2 Six Months	4 - 7 Fair-Monitor	Remove Defect	RD Remove Dead wood	4 Poor	3 1 year +	0 - 3 Good	Remove End Weight	DW Remove End Weight	3 fair				EW Remove End Weight	2 minor				CR Reduce Canopy	1 noted					0 70%+
Priority	Condition Code	Recommendation	Crown %	Condition Score																																																									
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			CR Reduce Canopy	1 noted																																																									
				0 70%+																																																									
H/D = height/diameter ratio > 50 considered hazardous																																																													

International Forestry Consultants				
		Date:	11-3&4, 2010	
		Inspector:	Layton	
116 Tree Inventory - Open Space Area				
<u>Tree #</u>	<u>Species</u>	<u>DBH</u>	<u>General Condition</u>	<u>Comments</u>
501	big leaf maple	27	fair	some trunk decay
502	big leaf maple	9	fair	ok
503	western hemlock	15	fair	mistletoe
504	big leaf maple	24	fair	seam
505	big leaf maple	36	poor	live snag, extensive decay
506	western hemlock	15	fair	sweep
507	Douglas-fir	10	fair	stem deformities
508	big leaf maple	22	fair	no concerns
509	western hemlock	8	poor	suppressed lean
510	big leaf maple	26	good	no concerns
511	western hemlock	10	fair	mistletoe
512	big leaf maple	15	fair	no concerns
513	red alder	15	poor	natural decline
514	big leaf maple	16	good	no concerns
515	big leaf maple	25	fair	old broken top
516	big leaf maple	27	fair	no concerns
517	western hemlock	12	fair	suppressed
518	western hemlock	19	good	near creek
519	western hemlock	21	good	sound
520	western hemlock	9	fair	intermediate
521	western hemlock	11	fair	suppressed
522	big leaf maple	31	fair	no concerns
523	western red cedar	31	good	no concerns
524	red alder	9	good	semi-mature
525	red alder	7	fair	some top dieback
526	red alder	11	fair	lean
527	big leaf maple	11	fair	no concerns
528	big leaf maple	16	fair	on creek edge
529	western hemlock	12	fair	on nurse stump
530	big leaf maple	9	fair	young
531	big leaf maple	11	fair	young
532	big leaf maple	7	fair	suppressed
533	big leaf maple	7	poor	broken top
534	big leaf maple	6	fair	suppressed
535	red alder	11	poor	90% dead
536	red alder	30	poor	over mature
537	big leaf maple	31	fair	low risk
538	big leaf maple	6	fair	no concerns
539	big leaf maple	8	fair	no concerns
540	western red cedar	10	fair	on nurse stump
541	western red cedar	24	fair	on nurse stump

542	bitter cherry	14	fair	sound, lean
543	big leaf maple	40	poor	moderate decay, previous failures
544	big leaf maple	46	poor	old broken top, next to creek
545	western red cedar	7	fair	sweep
546	western red cedar	27	good	next to creek nc
547	western red cedar	7	good	no concerns
548	big leaf maple	28	fair	leans over creek
549	western red cedar	11	good	no concerns
550	big leaf maple	34	poor	rotten low risk
551	western hemlock	19	good	on nurse stump ok
552	western red cedar	36	good	near sw corner
553	Douglas-fir	23	good	no concerns
554	western red cedar	17	fair	crooked top ok
555	western red cedar	10	fair	suppressed
556	Douglas-fir	11	fair	crooked top ok
557	western red cedar	14	good	no concerns
558	western red cedar	7	fair	suppressed
559	Douglas-fir	13	fair	sparse crown
560	western red cedar	19	good	no concerns
561	Douglas-fir	19	fair	low vigor, foliage off color
562	Douglas-fir	12	fair	broken top
563	Douglas-fir	21	fair	minor decay
564	Douglas-fir	20	good	no concerns
565	western red cedar	15	fair	decay column ok
566	big leaf maple	42	fair	old - low risk
567	Douglas-fir	20	good	no concerns
568	western hemlock	12	good	no concerns
569	western hemlock	10	good	no concerns
570	western red cedar	16	good	suppressed
571	Douglas-fir	14	good	minor crook
572	Douglas-fir	9	fair	suppressed, deformed top
573	red alder	9	good	young
574	western hemlock	22	fair	mistletoe ok
575	western hemlock	13	fair	seam, mistletoe
576	western red cedar	24	good	no concerns
577	western hemlock	8	fair	sweep suppressed
578	big leaf maple	20	fair	lean
579	big leaf maple	12	poor	decay
580	western hemlock	21	good	no concerns
581	red alder	12	good	no concerns
582	big leaf maple	12	fair	fork
583	big leaf maple	15	good	no concerns
584	western red cedar	22	fair	sweep, ok
585	western red cedar	15	good	no concerns
586	western red cedar	6	good	suppressed
587	western hemlock	14	good	no concerns
588	western red cedar	53	good	no concerns
589	red alder	11	fair	lean
590	western red cedar	25	good	no concerns

ATTACHMENT 18

591	big leaf maple	23	fair	moderate decay, low risk
592	western hemlock	10	fair	suppressed
593	big leaf maple	35	fair	significant decay
594	big leaf maple	17	poor	decay - broken
595	big leaf maple	25	fair	decay
596	western red cedar	22	good	no concerns
597	western red cedar	16	fair	forked top
598	western red cedar	19	good	no concerns
599	western red cedar	13	good	no concerns
600	western red cedar	37	good	no concerns
601	western red cedar	7	good	sweep, ok
602	western red cedar	6	good	no concerns
603	big leaf maple	9	good	young
604	big leaf maple	7	fair	seam
605	western red cedar	20	good	no concerns
606	western hemlock	16	good	no concerns
607	big leaf maple	28	poor	old broken top, advanced decay
608	big leaf maple	11	fair	no concerns
609	big leaf maple	14	fair	no concerns
610	western red cedar	9	good	no concerns
611	red alder	8	poor	dying
612	red alder	6	poor	in decline
613	red alder	9	fair	no concerns
614	red alder	8	fair	no concerns
615	big leaf maple	36	fair	moderate decay, near creek
616	red alder	10	fair	crook
617	red alder	7	poor	dead top
618	western hemlock	6	fair	sweep
619	red alder	8	fair	ok
620	red alder	10	fair	ok
621	red alder	8	fair	ok
622	big leaf maple	38	fair	fair vigor, next to creek
623	big leaf maple	44	fair	next to creek
624	western red cedar	33	fair	no concerns
625	western hemlock	25	fair	mistletoe
626	big leaf maple	40	fair	old broken top
627	black cottonwood	20	fair	sound semi-mature
628	red alder	12	fair	lean next to creek
629	big leaf maple	27	fair	fork
630	big leaf maple	13	fair	fork
631	western red cedar	23	fair	decay column
632	big leaf maple	9	fair	suppressed
633	big leaf maple	27	poor	old - rot
634	big leaf maple	6	fair	suppressed
635	big leaf maple	8	poor	supp decay
636	big leaf maple	6	fair	suppressed
637	red alder	12	fair	ok
638	western red cedar	29	good	minor crook
639	big leaf maple	42	poor	old - rot broken top

640	black cottonwood	11	fair	young
641	black cottonwood	11	fair	young
642	big leaf maple	44	fair	fair vigor
643	big leaf maple	35	poor	broken
644	Douglas-fir	18	fair	lean
645	western red cedar	21	fair	decay column, near west property line
646	western red cedar	11	good	no concerns
647	western red cedar	11	good	no concerns
648	western red cedar	8	good	no concerns
649	red alder	11	fair	ok
650	big leaf maple	10	fair	young
651	western hemlock	6	good	young
652	big leaf maple	10	fair	crook
653	big leaf maple	7	fair	suppressed
654	Douglas-fir	24	fair	minor sweep
655	bitter cherry	9	fair	crooked top
656	big leaf maple	8	fair	crook
657	western red cedar	24	good	no concerns
658	red alder	14	fair	sound
659	big leaf maple	10	fair	crooked top
660	big leaf maple	6	fair	lean
661	western red cedar	22	fair	decay column
662	western hemlock	18	fair	moderate decay, mistletoe
663	red alder	6	fair	ok
664	western red cedar	26	good	no concerns
665	western red cedar	25	good	no concerns
666	black cottonwood	12	fair	young
667	black cottonwood	8	fair	lean
668	big leaf maple	15	good	no concerns
669	black cottonwood	17	fair	sound
670	red alder	7	fair	ok
671	red alder	6	fair	ok
672	red alder	8	fair	ok
673	red alder	6	fair	ok
674	bitter cherry	7	fair	crooked top
675	black cottonwood	23	fair	crooks, on toe of slope
676	big leaf maple	40	poor	broken top, rot, on toe of slope
677	black cottonwood	10	fair	poor taper
678	black cottonwood	13	fair	crooks, poor taper
679	western hemlock	17	fair	lean mistletoe
680	western red cedar	23	fair	crook lean
681	western red cedar	31	good	minor sweep
682	red alder	9	fair	suppressed fork
683	red alder	11	fair	ok
684	red alder	7	poor	suppressed, decline
685	big leaf maple	30	fair	good form
686	big leaf maple	6	fair	suppressed
687	red alder	8	fair	ok
688	western red cedar	38	good	no concerns

689	big leaf maple	25	fair	no concerns
690	western red cedar	38	good	minor decay
691	red alder	8	fair	lean
692	red alder	10	fair	next to creek
693	red alder	7	fair	next to creek
694	red alder	6	poor	decay
695	red alder	6	fair	ok
696	western red cedar	58	fair	decay column ok
697	red alder	8	fair	ok
698	big leaf maple	30	fair	forked
699	red alder	10	poor	heavy lean broken top
700	red alder	9	fair	lean ok
701	red alder	14	fair	sound
702	red alder	14	fair	ok
703	big leaf maple	6	fair	crooked top
704	red alder	6	fair	suppressed
705	western red cedar	25	fair	decay column
706	western red cedar	21	fair	ssapsucker tree
707	big leaf maple	32	poor	rotten
708	big leaf maple	6	fair	suppressed
709	big leaf maple	9	fair	seam fork
710	western red cedar	40	fair	small fork/#19 on old landmark table
711	red alder	8	poor	dead top
712	big leaf maple	8	fair	crooked top
713	big leaf maple	6	poor	seam decay
714	big leaf maple	8	fair	crooked top
715	red alder	8	fair	ok
716	big leaf maple	9	fair	crooked top
717	big leaf maple	8	fair	crooked top
718	big leaf maple	7	fair	crooks
719	big leaf maple	7	fair	crooks
720	big leaf maple	8	fair	crooks
721	red alder	12	fair	crook ok
722	red alder	23	poor	mature broken top
723	big leaf maple	9	fair	forked top
724	big leaf maple	22	fair	natural lean cavity
725	big leaf maple	22	fair	small cavity
726	western hemlock	9	fair	suppressed
727	western red cedar	31	fair	no concerns
728	bitter cherry	9	fair	nat lean
729	western red cedar	18	good	no concerns
730	casara	6	good	no concerns
731	big leaf maple	6	fair	poor form suppressed
732	western hemlock	14	fair	forked top
733	western hemlock	22	fair	mistletoe
734	western red cedar	11	good	no concerns
735	western hemlock	25	fair	cavity on upper bole
736	big leaf maple	38	poor	large cavity-old
737	big leaf maple	21	fair	sound

ATTACHMENT 18

738	big leaf maple	24	poor	sig decay
739	big leaf maple	18	good	sound
740	big leaf maple	18	good	sound, on creek bank
741	big leaf maple	9	fair	suppressed, on creek bank
742	red alder	14	fair	ok
743	big leaf maple	8	fair	minor decay
744	western hemlock	7	fair	no concerns
745	western hemlock	9	fair	off nurse stump
746	big leaf maple	44	poor	significant rot, old tree
747	red alder	7	fair	ok
748	red alder	8	fair	ok
749	red alder	7	fair	on creek bank
750	red alder	10	fair	lean, on creek bank
751	big leaf maple	7	fair	suppressed, moderate decay
752	big leaf maple	33	fair	appears sound
753	big leaf maple	8	fair	suppressed
754	big leaf maple	8	fair	lean ok
755	big leaf maple	24	fair	appears sound
756	big leaf maple	27	fair	seam ok
757	big leaf maple	9	fair	supp
758	big leaf maple	7	fair	supp
759	red alder	8	fair	ok
760	western red cedar	23	fair	seam
761	big leaf maple	11	fair	fork
762	big leaf maple	47	poor	large cavity fork
763	big leaf maple	20	fair	minor fork
764	big leaf maple	21	fair	co dom stems
765	western red cedar	6	good	no concerns
766	big leaf maple	7	fair	
767	big leaf maple	6	fair	
768	big leaf maple	8	fair	
769	western hemlock	17	fair	mistletoe, on nurse log
770	big leaf maple	16	poor	hvy lean
771	big leaf maple	42	fair	moderate decay
772	big leaf maple	15	fair	appears sound
773	big leaf maple	30	fair	dominant
774	big leaf maple	23	fair	broken top
775	western red cedar	14	fair	lean
776	western hemlock	8	poor	broken top, on nurse stump
777	black cottonwood	8	poor	poor taper decay column



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***

(1)

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.



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 #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.

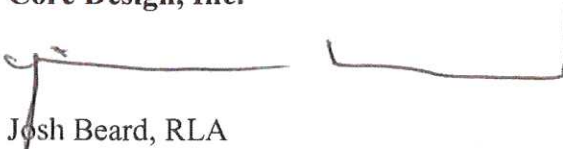
Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

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.

7 units
13 proposed.



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 #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.





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 #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.





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 #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.



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 #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.

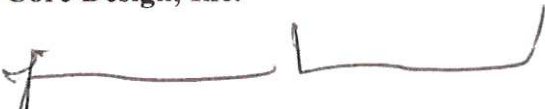
Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

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.





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 #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.



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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-c) 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***

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

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

The site has a number of significant and landmark trees distributed consistently throughout the 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.

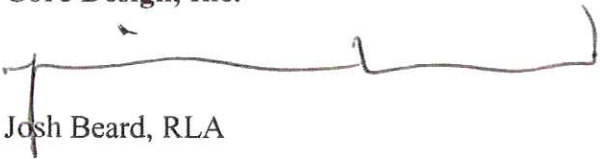
Below is a request for the landmark tree and its reason for removal (See attached Removed Landmark Trees Exhibit for location of each tree):

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.



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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.



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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.

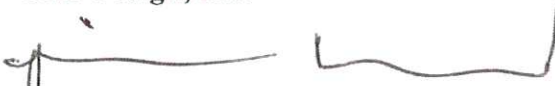
All replacement trees are proposed to be on site and/or fee-in-lieu of replacement and will be distributed throughout the site including sections of the perimeter and open space areas. Replacement trees are also proposed to be located away from areas where damage is likely such as grading and proximity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

²
Landmark Tree #~~31~~ ²
An exception to remove landmark tree #~~31~~ 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.



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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-c) 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):

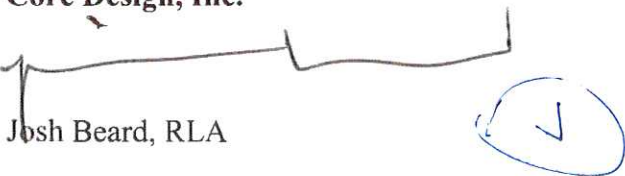
Landmark Tree #195

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.



23

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.