



MEMORANDUM

DATE: **May 12, 2015**
 TO: **City of Redmond**
 FROM: **The Blueline Group**
 RE: **Edgewood East-Tree Retention Exception**

Project Narrative

This site is heavily forested with minimal infrastructure improvements (barn/outbuilding). There is a Class II Stream on-site with 100' inner buffer and 50' outer buffer. We are retaining the majority of trees within the Critical Area and buffer, however, the bulk of the trees are located on site within the developable area and have limited the tree retention abilities for this plat.

The applicant has looked at multiple site plans to determine the most practical way to develop this site. Several hours has been spent on trying to minimize impact to trees, avoid stream and the associated buffer while keeping in mind the drainage/utility design, as well as the existing location of the connecting roads (NE 122nd Street and 178th Place NE). This development is consistent with the City of Redmond Zoning Codes minimum/maximum density requirements.

In accordance with RZC 21.72.060, all new developments are required to retain 35% of all significant trees and all landmark trees. The Edgewood East is retaining 36% of exceptional trees and is proposing to remove one viable landmark tree. Please accept this letter as a formal exception request from the City of Redmond Tree Protection Standards.

City of Redmond requires all landmark trees be retained per RZC 21.72.060 A.2., unless an exception request is granted. Below you find exception criteria for the removal of each landmark tree. Per RZC 21.72.090, an exception will be not be granted unless B.1., B.2., B.3. and B.4., are satisfied.

Exception Criteria is as follows:

Tree 7349-Douglas Fir. *This tree is located within the proposed public road adjacent to Lot 11.*

B.1.

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or
The site is constrained by a Class II Stream and the associated 150' buffer. This tree will be removed due to the installation the new public road as well as plat utilities.
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or
The tree must be removed to provide access to the site.
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or
The tree must be removed to provide access to the site.
- d. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or



The proposal includes the retention of 37 trees (36%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 65 replacement trees. Please see Landscape Plans for additional information.

- 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.

N/A

B.2.

If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed. 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.

The removal of the significant trees will be at a 1:1 replacement rate while the landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC 21.72.080 A., as well as the preliminary plat and landscape plans. The proposal is located within R-4 zone, and includes the replanting of 65 replacement trees. Please see Landscape Plans for additional information.

B.3.

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

This tree is not located within the open space tract. Items a-h, are not applicable.

B.4.

Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.

The Landscape Plan and Replacement Trees have been developed in accordance with City of Redmond Zoning Code, 21.72.080. The proposal requires 65 replacement trees, please see Landscape Plans for additional information.