



June 1, 2015

Matt Perkins
Quadrant Homes
14725 SE 36th ST Suite 200
Bellevue, WA 98006

SUBJECT: Edgewood East Subdivision, LAND 2014-01424

Dear Mr. Perkins:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove 1 landmark tree for the project site located at 2526059023/ NE 122nd St, Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on May 12th, 2015. The arborist found a total of 3 landmark trees and 97 significant trees on the Edgewood East Subdivision. The submitted report indicates that the landmark tree (see attached list) has no apparent evidence of significant health conditions. The proposal includes retention of 37 significant trees; which results in a saved tree percentage of 37%. 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 May 18th, 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
7349	Douglas Fir	35.5	Healthy	Main access to site as required by the City.



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.