

May 27, 2015

Sarah Vanags
City of Redmond
15670 NE 85th St
Redmond, WA 98052

Re: Landmark Tree Exception Requests – Edgewood West

Dear Sarah:

In addition to the Tree Preservation Site Plan, and the ISA Certified Arborist report submitted as part of the PREP Subdivision Application review process for Edgewood West Preliminary Plat, City Project Number LAND-2014-02117, I am providing the documentation required by the Redmond Zoning Code (RZC 21.72.090) to request an exception to the prohibited removal of ten (10) healthy Landmark Tree's based on the exception criteria outlined in RZC 21.72.070 (B1-4).

The exceptions are needed to allow the site to be developed consistent with its zoning designation while accommodating roadway and utility infrastructure, storm water control, open space provision and critical area protection. Strict compliance with the code would jeopardize reasonable use of the site.

On February 2-18, 2015, I measured the diameter and driplines and assessed the relative health of all of the trees growing on the site and used the information to prepare the Tree Preservation Plan. As a result I have identified ten (10) healthy trees that meet the criteria of a Landmark tree (a tree with a "DBH," greater than 30"). Those trees include: 106, 110, 196, 198, 207, 214, 219, 588, 597 and 598. I have attached a separate request for each exception.

If you have any questions or need additional information please contact me through my phone number: 425.890.3808 or by email: Sprince202@aol.com. Thank you for your time in considering this matter.

Warm regards,



Susan Prince
Creative Landscape Solutions
ISA Certified Arborist #1481
TRAQ Certified Arborist #481
Landscape Designer
425.890.3808

EXCEPTION REQUEST**LANDMARK TREE #106 – This tree is located in the Stormwater Tract (Tract H).**

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site. This tree will be removed due to the installation of the stormwater vault /facility.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - The tree must be removed to construct the stormwater vault.
- 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 /construct the stormwater vault.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080 A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST**LANDMARK TREE #110 - This tree is located in the Stormwater Tract (Tract H).**

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site. This tree will be removed due to the installation of the stormwater vault /facility.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - The tree must be removed to construct the stormwater vault.
- 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 /construct the stormwater vault.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080 A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST**LANDMARK TREE #196 – This tree is located in the lot building pad.**

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Tree must be removed to provide for grading of the lot and foundation.
- 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 grading of the lot and foundation.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080 A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST -**LANDMARK TREE #198 – This tree is located in the lot building pad.**

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Tree must be removed to provide for grading of the lot and foundation.
- 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 grading of the lot and foundation.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST**LANDMARK TREE #207– This tree is located in the area proposed for the foundation.**

21.72.090 (B1), (B2), (B3), (B4)

- B1. The exception is necessary because:
- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site.
 - b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Tree must be removed to provide for grading of the foundation.
 - 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 grading of the foundation.
 - 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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
- B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.
- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).
- 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:
- This tree is not located within the open space tract or critical area tract. Items a-h are not applicable.
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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST**LANDMARK TREE #214- This tree is located in the lot building pad.**

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Tree must be removed to provide for grading of the lot and foundation.
- 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 grading of the lot and foundation.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST

LANDMARK TREE #219 - **This tree is located in the lot building pad.**

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Tree must be removed to provide for grading of the lot and foundation.
- 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 grading of the lot and foundation.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST**LANDMARK TREE #588– This tree is located in the lot building pad.**

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Tree must be removed to provide for grading of the lot and foundation.
- 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 grading of the lot and foundation.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST

LANDMARK TREE #597– This tree is located in the area proposed for the foundation.
21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Tree must be removed to provide for grading of the foundation.
- 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 grading of the foundation.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.

EXCEPTION REQUEST**LANDMARK TREE #598 - This tree is located in the lot building pad and access.**

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The site is constrained by pre-determined required roadway connections including ingress/egress at with 172nd Avenue NE at NE 122nd Street and 176th Avenue NE (west and east boundaries respectively); AND four (4) roadway connections with required grading considerations to connect to existing adjacent residential developments. A Class III Stream and associated 50' buffer also constrains the site.
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Tree must be removed to provide for grading of the lot and foundation and provide access.
- 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 grading of the lot and foundation and provide access.
- 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;
 - The proposal includes the retention of 135 significant trees (35%), public welfare and adjacent properties will not be compromised with the removal of the tree. The proposal requires 267 replacement trees. See the Tree Preservation 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

B2. If an exception is granted below the required minimum retention standard of 35%, 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 three-tier vegetative replacement plan.

- The removal of the significant trees will be a 1:1 replacement rate as 35% tree retention is proposed. Landmark trees will be replaced at a 3:1 replacement rate, consistent with RZC21.72.080A., and the preliminary plat and landscape plans. The proposal is located within the R-4 Zone, and includes the replanting of 267 replacement trees. See the Landscape Plans (L1.01 through L1.05 and L1.10).

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:

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

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 the City of Redmond Zoning Code (RZC), Chapter 21.72.080. The proposal requires 267 replacement trees, please see the Landscape Plans for additional information.