



June 1, 2015

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

**SUBJECT: Edgewood West Subdivision, LAND 2014-02117**

Dear Mr. Perkins:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove 10 landmark trees for the project site located at 12102 172ND AVE NE, Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on May 7th, 2015. The arborist found a total of 10 landmark trees and 372 significant trees on the Edgewood West Subdivision. The submitted report indicates that all of the landmark trees (see attached list) have no apparent evidence of significant health conditions. The proposal includes retention of 135 significant trees; which results in a saved tree percentage of 35.34%. 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:

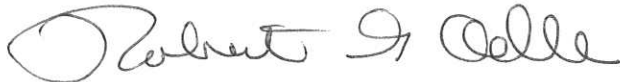
1. The exception is necessary because the applicant has sufficiently demonstrated that the strict compliance with the provision of the code would jeopardize reasonable use of the property. The arborist report and exception letter for each tree demonstrate that the landmark trees have impacts on the required 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 7<sup>th</sup>, 2015.

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

<b>Tree Number</b>	<b>Species</b>	<b>DBH</b>	<b>Health</b>	<b>Reason for Removal</b>
106	Hemlock	34	Healthy	Storm Water Tract grading
110	Big Leaf Maple	42	Healthy	Storm Water Tract grading
196	Douglas Fir	36	Healthy	Storm Water Tract grading and Foundation grading for a lot
198	Douglas Fir	42	Healthy	Storm Water Tract grading and Foundation grading for a lot
207	Big Leaf Maple	36	Healthy	Grading for foundation of lot/ development
214	Western Red Cedar	30	Healthy	Grading for foundation of lot/ development
219	Douglas Fir	30	Healthy	Grading for foundation of lot/ development
588	Douglas Fir	41	Healthy	Grading for foundation of lot/ development
597	Western Red Cedar	42	Healthy	Grading for foundation of lot/ development
598	Western Red Cedar	50	Healthy	Grading for foundation of lot and access

May 27, 2015

Sarah Vanags  
City of Redmond  
15670 NE 85<sup>th</sup> 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](mailto: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.