



## MEMORANDUM

DATE: February 26, 2015  
 TO: City of Redmond  
 FROM: The Blueline Group  
 RE: Terrene at 132<sup>nd</sup> Ave NE Plat-Landmark Tree Exception Request

### ***Project Narrative***

The subject property has large steep slope system along the east of the site driving the development to the west. The design of the subdivision is driven not only by the steep slope area but also the location of the intersection as stipulated by City of Kirkland. The applicant has looked at multiple site plans to determine the most practical way to develop this site. There has been hours of time spent on trying to minimize impacts to trees, avoid steep slopes, drainage/utility design and intersection spacing. This development is consistent with the City of Redmond Zoning Codes minimum/maximum density requirements.

### ***Exception Request***

In accordance with RZC 21.72.060, all new developments are required to retain 35% of all significant trees and all landmark trees. The Terrene at 132<sup>nd</sup> Ave NE Plat is exceeding tree retention requirements at 43.4%.

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 or impact 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. There are a total of 28 landmark trees onsite, 8 to be retained (one impacted). Please accept this letter as a formal exception request from the City of Redmond Tree Protection Standards to remove the twenty landmark trees.

***-Tree 714-Western Red Cedar-This tree is located within the proposed public road. City of Kirkland requested that the road be designed to line up with the intersection to the west. The tree will also be impacted due to the installation of frontage improvements and utilities.***

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 steep slopes and intersection spacing. This tree will be removed due to the installation the new public road as well as plat utilities. City of Kirkland requested that the road be designed to line up with the intersection to the west.**
- 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 proposal requires 294 replacement trees, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**



- 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  
**This proposal includes the retention of 199 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**

## 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 proposal is located within R-4 zone, and includes the retention of 199 trees. 294 replacement trees are required, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. 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.

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**

***-Tree-718-Douglas Fir-Removal is required due blocking of access to the developable portion of the lot and no direct access to NE 132<sup>nd</sup> Street is allowed.***

## B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**Redesign of this lot was assessed however the houses would cause detrimental encroachments into the dripline that did not make the design feasible.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**No direct access off NE 132<sup>nd</sup> Street is allowed for Lots 21 and 22.**
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposal requires 294 replacement trees, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
**This proposal includes the retention of 199 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**



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**The proposal is located within R-4 zone, and includes the retention of 199 trees. 294 replacement trees are required, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**

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**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.

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**

***-Tree-719-Douglas Fir-Removal is required due to the right of way dedication and frontage improvements required by City of Kirkland.***

B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The subject properties only access point is City of Kirkland, NE 132<sup>nd</sup> Street. City of Kirkland is requiring a right of way dedication and frontage improvements associated with the development. There installation of utilities will also require additional grading within the trees dripline.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide require right of way width for NE 132<sup>nd</sup> Street, in addition to the installation of utilities and frontage improvements.**
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposal requires 294 replacement trees, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
**This proposal includes the retention of 199 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**

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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 proposal is located within R-4 zone, and includes the retention of 182 trees. 279 replacement trees are required, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**



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

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

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**

***-Tree 722-Douglas Fir- Removal is required due blocking of access to the developable portion of the lot and no direct access to NE 132<sup>nd</sup> Street is allowed. The dripline also encroaches into the dry utility easement located behind the side walk of the new public road.***

B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**Redesign of this lot was assessed however the houses would cause detrimental encroachments into the dripline that did not make the design feasible. Dry utilities cannot be relocated due to multiple utility crossings including the location of sewer/water/gas/electrical.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**No direct access off NE 132<sup>nd</sup> Street is allowed for Lots 21 and 22.**
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposal requires 294 replacement trees, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
**This proposal includes the retention of 199 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**

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

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**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**



**-Tree 728-Douglas Fir-Removal is required due to the installation of the new public road and plat utilities adjacent.**

**B.1**

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The location of the new public road has been set by City of Kirkland intersection spacing requirements. The road cannot be relocated to avoid this tree. The new public road will have curb, gutter and sidewalk on both side of the street. Plat utilities will run behind the sidewalk further impacting the dripline of the tree.**  
**Please reference the tree table, this tree is co-dominant with tree 727 and 729 which are both slated for removal.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide require intersection spacing as required by City of Kirkland in addition to curb, gutter and sidewalk and plat utilities.**
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposal requires 294 replacement trees, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
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**B.4.**

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

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**



**-Tree 762-Bigleaf Maple-Tree will be removed due to arborist recommendations. The tree has old tear outs and a decayed column.**

B.1.

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The tree is in poor health and will be removed per arborist recommendations.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**N/A-Tree is in poor health.**
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposal requires 294 replacement trees, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
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**-Tree 800-Bigleaf Maple- Tree will be removed due to arborist recommendations. The trees central leader is dead with bird holes; asphalt is located on top of roots.**

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**The tree is in poor health and will be removed per arborist recommendations.**
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**-Tree 875-Bigleaf Maple-Removal is required due to the installation of frontage improvements and plat utilities.**

**B.1**

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**This tree will be removed due to the installation of the new public road and plat utilities. City of Kirkland requested that the road be designed to line up with the intersection to the west.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide access and utilities to the site.**
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**-Tree 879-Douglas Fir-Removal is required due to the installation of the new public road and plat utilities.**

**B.1**

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**This tree will be removed due to the installation of the new public road and plat utilities. City of Kirkland requested that the road be designed to line up with the intersection to the west.**





- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide access and utilities to the site.**
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***-Tree 886-Douglas Fir-Removal is required due to the road alignment and to promote efficient sight design. points***

## B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**The existing parcels fronting the new public road (that are not part of this proposal) are also impacting the plat design with regards to road alignment and access.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**Access must be provided to the parcel not included in this proposal, who are fronting on the proposed public road.**
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposal requires 294 replacement trees, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**



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***-Tree 893-Bigleaf Maple-Removal is required due to the installation of the new public road and plat utilities.***

## B.1

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**This tree will be removed due to the installation of the new public road and plat utilities. City of Kirkland requested that the road be designed to line up with the intersection to the west.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
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***-Tree 896-Bigleaf Maple-Removal is required due to the installation of the new public road and plat utilities.***

B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**This tree will be removed due to the installation of the new public road and plat utilities. City of Kirkland requested that the road be designed to line up with the intersection to the west. We discussed retaining the tree with the arborist; even jogging the sidewalk would not guarantee the trees survival.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide access and utilities to the site.**
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Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.

***-Tree -898-Douglas Fir- Removal is required due to the installation of the new public road and plat utilities.***

B.1

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**This tree will be removed due to the installation of the new public road and plat utilities. City of Kirkland requested that the road be designed to line up with the intersection to the west.**
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***-Tree -902-Douglas Fir- Removal is required due to the installation of the new public road and plat utilities.***

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**This tree will be removed due to the installation of the new public road and plat utilities. City of Kirkland requested that the road be designed to line up with the intersection to the west.**
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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.

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**

***-Tree -912-Douglas Fir- Removal is required due to the installation of the new public road and plat utilities.***

B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**This tree will be removed due to the installation of the new public road and plat utilities. Dry utilities cannot be relocated due to multiple utility crossings including the location of sewer/water/gas/electrical.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide access and utilities 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 proposal requires 294 replacement trees, 123 will be replanted and the remaining 171 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
**This proposal includes the retention of 199 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**



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.

**This tree will be removed due to the installation of the new public road and plat utilities. Dry utilities cannot be relocated due to multiple utility crossings including the location of sewer/water/gas/electrical.**

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.

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**

**913- Removal is required due to the installation of the new public road and plat utilities.**

B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**This tree will be removed due to the installation of the new public road and plat utilities. Dry utilities cannot be relocated due to multiple utility crossings including the location of sewer/water/gas/electrical.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide access and utilities 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 proposal requires 279 replacement trees, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
**This proposal includes the retention of 182 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**

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 proposal is located within R-4 zone, and includes the retention of 182 trees. 279 replacement trees are required, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. 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.

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**

*-Tree -922-Douglas Fir-Tree is located in the rear yard of the affordable housing/duplex unit.*

B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**A large percentage of the dripline encroaches into the building footprint to a unobtainable size. The encroachments into the dripline could not guarantee survivability.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The must be removed for the construction a new duplex. Tree survival could not be guaranteed with the grading in the dripline.**
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or  
**The proposal requires 279 replacement trees, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
**This proposal includes the retention of 182 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**

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 proposal is located within R-4 zone, and includes the retention of 182 trees. 279 replacement trees are required, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. 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.

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**



**-Tree -925-Grand Fir-Removal is due to the installation of road and utilities.**

**B.1**

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**This tree will be removed due to the installation of the new public road and plat utilities. Dry utilities cannot be relocated due to multiple utility crossings including the location of sewer/water/gas/electrical.**
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide access and utilities 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 proposal requires 279 replacement trees, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
**This proposal includes the retention of 182 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**

**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 proposal is located within R-4 zone, and includes the retention of 182 trees. 279 replacement trees are required, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. 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.

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**

**-Tree -970-Douglas Fir- Removal is due to the grading for the installation of the detention vault.**

**B.1**

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or  
**Tree removal is due to the grading associated with the installation of the detention vault.**





- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or  
**The tree must be removed to provide utilities 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 proposal requires 279 replacement trees, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. Please see Landscape Plans for additional information.**
- 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  
**This proposal includes the retention of 182 trees, public welfare and adjacent properties will not be compromised with the removal of this landmark trees.**

## 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 proposal is located within R-4 zone, and includes the retention of 182 trees. 279 replacement trees are required, 139 will be replanted and the remaining 139 replacements trees will be met through the fee-in-lieu program. 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.

**Mitigation for the removal of this tree will be met through the replanting of three new trees. Please reference preliminary plat and landscape plans for additional details as described by RZC 2172.**