



MEMORANDUM

DATE: March 24, 2015
 TO: City of Redmond
 FROM: The Blueline Group
 RE: Terrene at 132nd Ave NE Plat-Landmark Impacted 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 132nd 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 924-Douglas Fir-This tree is located within the rear yard of Lot 6. This tree is proposed to be retained but impacted by construction and the new home and related infrastructure.

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 impacted due to the construction of the new home and related infrastructure on Lot 6.
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or
The tree will be retained but impacted by Lot 6 improvements. The arborist recommendations will be closely followed to minimum the impact of the tree.
- 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.