



August 25, 2016

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

SUBJECT: Hawks Glen Subdivision, LAND 2015-01452

Dear Mr. Perkins:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove 1 landmark tree for the project site located at 17656 NE 116th St, Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on June 25th, 2015. The arborist found a total of eight landmark trees and 120 significant trees on the project site. The submitted report indicates that the landmark tree (see attached list) has no apparent evidence of significant health conditions. The proposal includes retention of 119 significant trees; which results in a saved tree percentage of 92%. 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 June 29th, 2016.

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

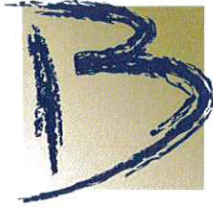
Sincerely,

A handwritten signature in cursive script that reads "Robert G. Odle".

ROBERT G. ODLE, Director
Department of Planning and
Community Development

Landscape Trees Proposed for Removal:

Tree Number	Species	DBH	Health	Reason for Removal
930	Western Red Cedar	32.0	Healthy	Foundation of lot 15



MEMORANDUM

DATE: **February 10, 2016**
 TO: **City of Redmond**
 FROM: **The Blueline Group**
 RE: **Hawks Glen (Ray Meadows)-Landmark Tree Exception Request**

Project Narrative

The subject property is comprised of one 9.76 acre parcel within the R4 zone, and is encumbered by Montecello Creek (Class II Stream-150' buffer) and a Class IV Wetland (Wetland A-50' buffer) as well as three offsite wetlands whose buffers extend onto the subject site. During the site feasibility, the design team looked at the project constraints including the critical area, access, intersection spacing (from 116th) and tree retention to determine, clustering the lots to the middle of the site is the most practical way to develop this property. The development is consistent with the City of Redmond Zoning Codes minimum/maximum density requirements. This development provides the least impact to trees while providing the other necessary requirements such as pedestrian and vehicular transportation routes, emergency access, aesthetics, and single family residences.

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. Hawks Glen is exceeding tree retention requirements at 69%.

City of Redmond requires all landmark trees be retained per RZC 21.72.060 A.2., unless an exception request is granted. Below you will find exception criteria for the removal and/or impact of landmark tree 930. 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 8 landmark trees onsite, 7 to be retained. Please accept this letter as a formal exception request from the City of Redmond Tree Protection Standards to remove the one landmark trees.

-Tree 930-Western Red Cedar- Removal is required due the location within the developable portion of Lot 15 in order to retain significant trees within the east portion of the lot, limited building space is available.

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 critical area, buffer and the location of access, that the lots must be clustered in the middle of the parcel. Maximum tree retention for this lot was assessed and it was determined Tree 930 would need to be removed to allow for the majority of onsite vegetation to remain.
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or
The tree must be removed to minimize impacts to perimeter and critical area trees, ultimately allows the project to exceed the 35% tree retention requirement.
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or
The proposal requires 11 replacement trees; 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 119 trees, 69%, public welfare and adjacent properties will not be compromised with the removal of one 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 119 trees, 69%. 11 replacement trees are required; 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 21.72.