



May 20, 2015

Gary Lee
Senior Planner
Development Services, City of Redmond Planning Dept.

Re: Tree Protection Standards Exception
Redmond City Center - LAND-2013-01989

Dear Gary,

On behalf of the owner of 16135 NE 85th St., we are requesting an exception to full compliance with RZC 21.72.060 – Tree Protection Standards.

1. Per RZC 21.72.090 A and B1.e strict compliance with the provisions of this code would be in conflict with the increased density of the Redmond City Center project. Reasonable use of this property zoned for increased density requires constructing a parking garage structure. As existing trees on site are located throughout the site in relation to an existing single story structure and surface parking, strict compliance with the provisions of the code make it impractical to construct any practical garage structure.
2. Our current landscape plan proposal is consistent with the intent of the code. New trees planted along the entire north property line as well as several trees within landscape areas in the pedestrian zones and building courtyards. Per this plan, the site will provide approximately the same number of trees as prior to re-development.

The supporting survey and landscape plan are intended to give you a more complete picture of the landscaping pre and post development. Please let us know if this is acceptable.

Respectfully,

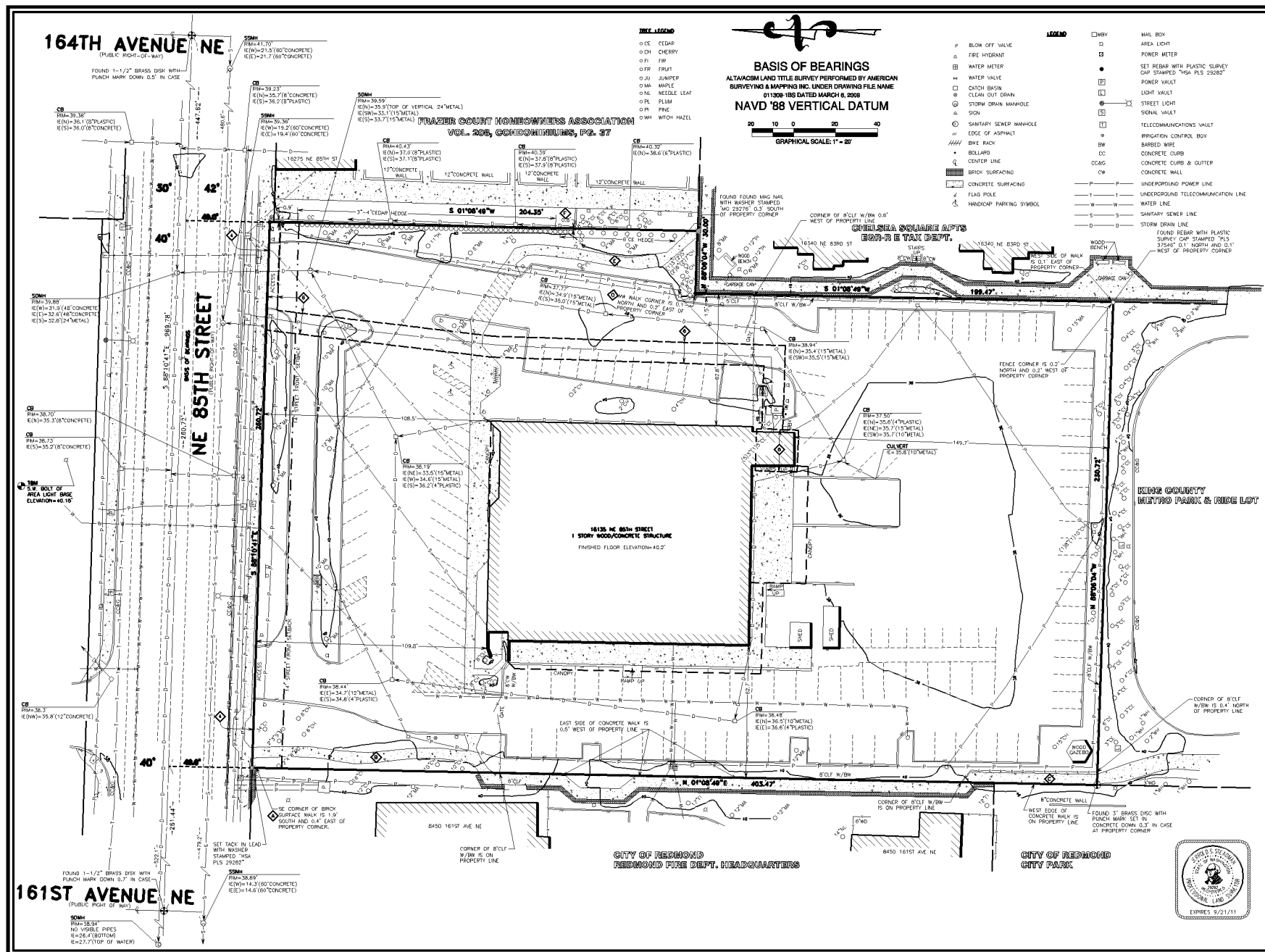
Katerina Prochaska, RA

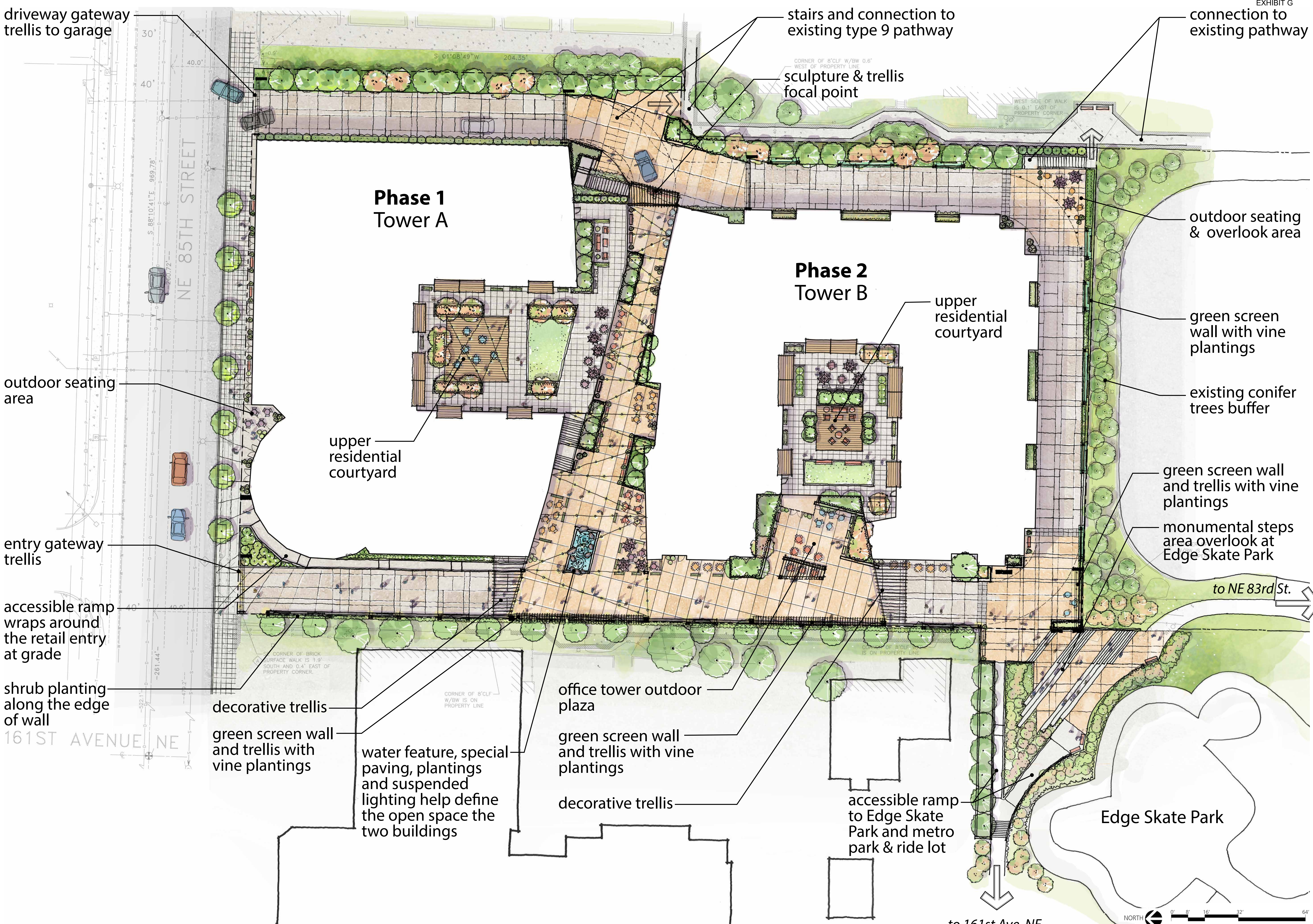
A handwritten signature in black ink that reads 'Katerina Prochaska'.



Associate, Jackson | Main Architecture, P.S.

Encl: Landscape Plan
Survey
Level 1 Floor Plan

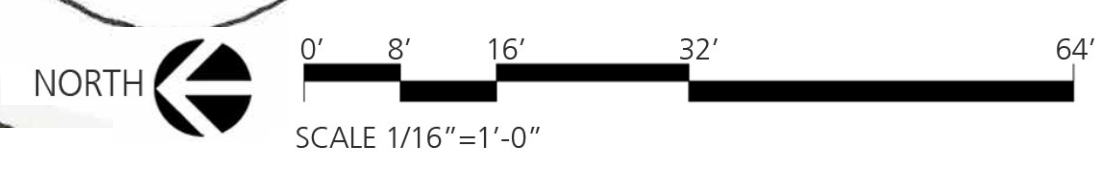




Redmond City Center

16135 NE 85th Street, Redmond, WA

CONCEPT SITE / LANDSCAPE PLAN



WEISMANDESIGNGROUP

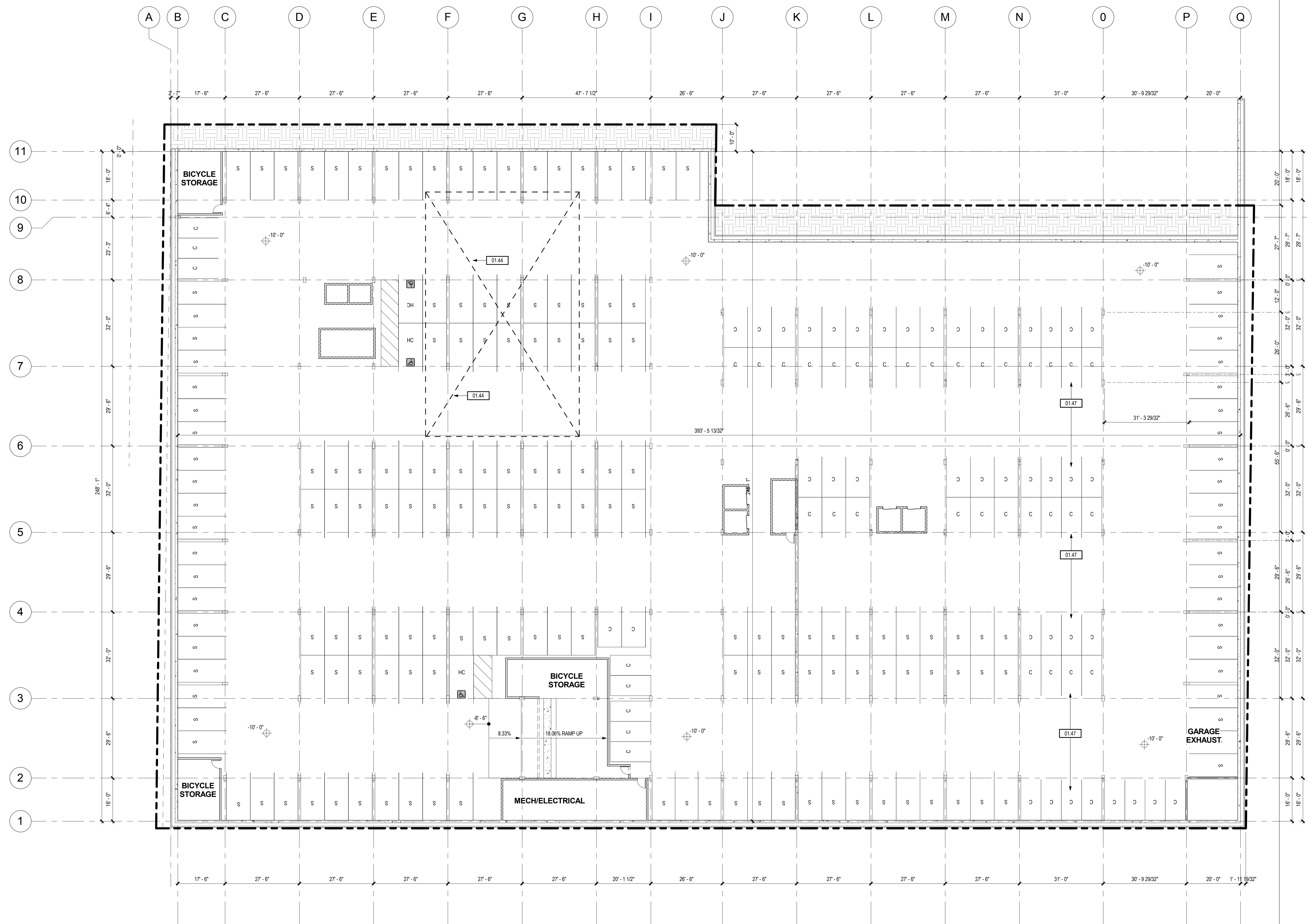
LANDSCAPE ARCHITECTURE 2329 E MADISON ST SEATTLE WA 98112 206-323-1732 WWW.WDGINC.COM

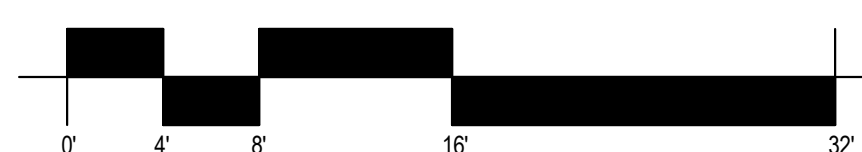
Parking Schedule - BY TYPE		
Description	Count	% of Total
TANDEM COMPACT (2 SPACES)	24	
TANDEM COMPACT 7.5 (2 SPACES)	8	
Standard	225	
Parallel	8	
COMPACT	114	
ADA	8	
Grand total	387	

[illegible]

PROJECT NO.:	12001
PROJECT MGR.:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

A2.01





Parking Schedule - by Level		
Level	Description	Count
L1	ADA	5
L1	COMPACT	36
L1	Parallel	8
L1	Standard	51
L1	TANDEM COMPACT 7.5 (2 SPACES)	8
L1	TANDEM COMPACT (2 SPACES)	24
B1	ADA	3
B1	COMPACT	78
B1	Standard	174
Grand total: 387		

[illegible]

FOR REFERENCE
ONLY. NOT FOR
CONSTRUCTION

PROJECT NO.:	1200
PROJECT MGR.:	Design
DRAWN BY:	Autho
CHECKED BY:	Checke

LEVEL L1 PLAN

A2.02