



February 18, 2016

Katerina Prochaska
Jackson|Main Architecture
311 First Avenue South
Seattle WA 98104

SUBJECT: TREE RETENTION EXCEPTION REQUEST- CITY
CENTER - File No. -LAND-2013-01989

Dear Ms. Prochaska:

The City of Redmond Planning Department has reviewed and approved your request for an exception to not retain 35% (3) of the 34 significant trees and 2 landmark trees on the project site.

The standard of retaining 35% of the 34 significant trees allows you to remove up to 12 of the subject trees from the site. The 12 trees that are allowed to be removed (up to 65%) must be replaced at a ratio of 1:1. Additionally, a 3:1 replacement ratio is required for removal of significant trees that fall below the 35% retention requirement (3 trees), with an exception. Landmark trees are to be replaced at a ratio of 3:1. Thus, 36 replacement trees are required to replace 3 trees that fall below the 35% threshold; and 22 trees are required to replace the trees above the 35% requirement; and 6 trees are required to replace the 2 landmark trees. Therefore a total of 64 replacement trees shall be required for the removal of these 34 significant trees and 2 landmark trees.

Pursuant to Redmond Zoning Code (RZC) Section 21.72.090, a request was submitted August 6, 2015, requesting the exception below the 35% requirement and removal of a landmark tree. The Planning Department finds (in italicized text below) the request for the exception meets these criteria on the following basis:

RZC 21.72.090 (B) (1) (b) - Strict compliance with the provisions of this code may jeopardize reasonable use of property.

Strict compliance with the provisions of the code would jeopardize reasonable use of the property for the purposes of developing the proposed apartment building within the Downtown Urban Center where such uses are generally allowed to be developed at nearly 100% lot coverage.

RZC 21.72.090 (B) (1) (e) – Strict compliance with the provisions of this code may jeopardize reasonable use of property.

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/or the neighborhood, as it would preclude the development of the property at the desired and envisioned residential density for the site.

Per RZC 21.72.090 (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 exception is hereby granted on the condition thirteen (64) replacement trees shall be planted on the site of the development. The replacement trees shall be 2.5 inches in diameter for deciduous trees, or 8 feet in height for evergreen trees. If there is not enough room to physically plant the required 64 replacement trees on the site, the balance of the trees not planted shall be covered by the payment of a \$250 fee in-lieu of tree replacement, for each tree, to be paid to the City.

The method used to calculate the number of replacement trees is as follows:

<i>Replacement ratio of 1:1 for trees removed up to 35% retention (1x22)</i>	<i>22</i>
<i>Replacement ratio of 3:1 for trees removed below 35% retention (3x12)</i>	<i>36</i>
<i>Replacement ratio of 3:1 removal of landmark trees (3x2)</i>	<i>6</i>
<i>Total Replacement Trees Required</i>	<i>64</i>

RZC 21.72.090 (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:

- a. To remedy a hazardous tree;

- b. To establish a non-motorized trail as part of a private environmental interpretation program or City of Redmond trail system;
- c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation;
- d. To stabilize slopes;
- e. To add or restore native plants;
- f. To control and replace non-native vegetation;
- g. To restore degraded water courses or wetlands; or
- h. To implement a City of Redmond long-term restoration or management

This is satisfied as there are no native growth situations on the site that are applicable to this code section.

If you have any questions regarding this letter, please feel free to contact Gary Lee, Senior Planner, at (425) 556-2418.

Sincerely,

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

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