



August 29, 2013

Job No. 1426-002-012

Ms. Thara Johnson
 City of Redmond
 Mail Stop 4SPL
 PO Box 97010-9710
 Redmond, WA 98073

RE: Betrozoff Jones Preliminary Plat, Significant Tree Retention Exception Request

Dear Ms. Johnson:

Please accept this letter and accompanying information as our request for an exception to Redmond's Tree Protection requirements, specifically outlined in RZC 21.72.060.

RZC 21.72.060 A.1. Significant Trees. This code states that in all new developments, a minimum of 35 percent of all significant trees shall be retained unless an exception is granted pursuant to RZC 21.72.090. This project is proposing to retain 44 significant trees (15%), replant an additional 150 trees on site.

The Significant Tree Calculations proposed are as follows:

Healthy Significant Trees on Site:	262	
Proposed to be Retained:	44	(17%)
Required to be Retained:	92	(35%)
Difference from Requirement:	48	(18%)
Replant at 3:1 Ratio (48x3):	144	
Total Trees after Development:	188	(72%)

Based on these calculations, the development would have significantly more trees (twice as many) after development than would be required under strict compliance with the 35% retention requirement.

Exception Request

The following is a list of each of the exception criteria along with our responses in **bold**:

An exception shall not be granted unless criteria B.1, B.2, B.3, and B.4 of this subsection are satisfied:

1. The exception is necessary because:
 - a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or

This property includes almost 50' of elevation relief across the entire site, with a pronounced ridge line bisecting it down the middle. The topographic nature of the site is unique and requires a substantial amount of grading in order to meet the City's road standards and provide future home building sites.

Additionally, this site is very heavily wooded and contains 292 existing significant trees. This yields a density of 37 significant trees per acre, which is substantially higher than a typical site within the City of Redmond.

- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property; or

Strict compliance of the code would require this project to save 100% of the landmark trees on site. In order to save these 32 landmark trees plus an additional 60 significant trees (92 total), access would have to be derived from the northern boundary of the Jones parcel and could not be extended to reach the Betrozoff property; thereby precluding it from development. Please refer to the location of the landmark trees with respect to the overall property as shown on the Preliminary Tree Preservation Plan (Sheet 8 of 9).

- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or

The proposed removal, replacement and mitigation are consistent with the Redmond Zoning Code 21.72.060, as the resulting development would have over twice as many trees as required. See sheets 8 and 9 of the Preliminary Plan set for more detailed calculations.

- 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

The granting of this exception will not be detrimental or injurious to others as replacement trees will be provided in groups, along the perimeter of the site and within landscape buffers. These locations will allow the trees to grow to maturity providing aesthetic, ecological, and economic benefits associated with forests and tree-covered areas. As proposed, the 188 trees that are retained and replanted on site will result in a tree density of over 23 trees per acre.

- e. The 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 for the neighborhood.

Retaining 35% of the significant trees, including 100% of the landmark trees on this site, will reduce the proposed density below the 4 dwelling units per acre threshold outlined in the GMA as the minimum density within Urban Areas. The general vision for the Wedge subarea of the North Redmond neighborhood is a heavily wooded residential area that is buffered from Redmond-Woodinville Road by thick native vegetation. The proposed subdivision will result in this type of development.

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.

The replacement ratio of 3:1 is acknowledged and met.

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:

Since there are NGPA's existing on the site, this code section does not apply.

- a. To remedy a hazardous tree; **N/A**
- b. To establish a nonmotorized trail as part of a private environmental interpretation program or City of Redmond trail system; **N/A**
- c. To relocate or consolidate existing trails for the purpose of controlling human impacts to vegetation; **N/A**
- d. To stabilize slopes; **N/A**
- e. To add or restore native plants; **N/A**
- f. To control and replace nonnative vegetation; **N/A**
- g. To restore degraded watercourses or wetlands; **N/A** or
- h. To implement a City of Redmond long-term restoration or management plan. **N/A**

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

The plan, as proposed:

- **Retains a stand of significant trees located along Woodinville-Redmond Road, which maintains the quality of Redmond's urban environment;**
- **Protects a stand of significant trees in the design of new buildings, roadways, and utilities;**
- **Mitigates the environmental and aesthetic consequences of tree removal in land development through on-site tree**

- replacement to achieve a goal of no net loss of trees throughout the City of Redmond;
- Provides measures to protect trees that may be impacted during construction;
 - Maintains and protects the public health, safety, and general welfare; and
 - Preserves the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.

Thank you for your attention to this request and we are happy to meet with you to discuss this matter in further detail if necessary.

Very truly yours,

ESM CONSULTING ENGINEERS, LLC.



ERIC G. LaBRIE, A.I.C.P.
Vice President/Director of Planning

Cc: Todd Sherman, S.G. Land Group, LLC.

\\esm81engr\esm-jobs\1426\002\012\document\letter-004.doc