



MEMORANDUM

DATE: November 13, 2018
TO: City of Redmond
FROM: TC Colleran, AICP, RLA
RE: Larkin Property-Tree Retention Exception

In accordance with RZC 21.72.060, all new developments are required to retain 35% of all significant trees and all landmark trees. The Larkin Property Subdivision is retaining 38% of exceptional trees by transplanting three trees on-site and is proposing to remove one landmark tree. Please accept this letter as a formal exception request from the City of Redmond Tree Protection Standards.

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 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.

Exception Criteria is as follows:

-Tree 31700-Douglas Fir: Removal is due to the location within the buildable area of the Right of Way.
B.1

- a. There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or
Due to the size and shape of the property, there is only one location for access. All trees proposed for removal fall within the proposed Right of Way.
- b. Strict compliance with the provisions of this code may jeopardize reasonable use of property;
or
Strict compliance with the code would not allow access to the site rendering it undevelopable and depriving the property owner of reasonable use of their property.
- c. Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or
The site will meet the replacement tree requirement per RMC 20D.80.-090 with 53 proposed trees.
- 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
All trees proposed for removal are within the proposed Right of Way. All other trees within landscape buffer are proposed to remain, keeping the buffers with existing properties.



- 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.

N/A

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 removal of the landmark trees will be replaced at a 3:1 replacement rate. The proposal is located within RIN zone, and includes the replanting of 53 replacement trees. 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:

N/A.

B.4.

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

The Landscape Plan and Replacement Trees have been developed in accordance with City of Redmond Zoning Code, 21.72.080. Please see Landscape Plans for additional information.