



**SHORELINE
CITY COUNCIL**

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November 10, 2021

Jim Sprott
Pulte Homes of Washington, Inc.
jim.sprott@pulethgroup.com

RE: DEV20-1621 (2105, 2117, and 2123 N 148th St; 2116, 2122, 2132, 2142, and 2150 N 147th St; 14704, 14710 and 14718 Meridian Ave N) - Tree Replacement Exception Request

Dear Mr. Sprott,

The City of Shoreline Planning & Community Development Department has received and reviewed your request to reduce the number of required replacement trees from 139 replacement trees to 110 replacement trees.

The site contains 86 significant sized trees, 67 of which are proposed for removal, 19 of which are proposed for retention, 16 of which are partially exempt from retention and replacement requirements, resulting in a retention percentage of 27 percent ($19 / 70 = 0.271$). The code required minimum retention is 20 percent, or 14 trees ($70 \times 0.20 = 14$).

A reduction to the number of replacement trees requires an exception request to the Planning Director addressing the criteria in accordance with SMC 20.50.360(C)(b)(i-iv):

- i. There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; and
- ii. Strict compliance with the provisions of this Code may jeopardize reasonable use of property; and
- iii. Proposed vegetation removal, replacement, and any mitigation measures are consistent with the purpose and intent of the regulations; and
- iv. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity.

Note: The cited code section was amended by [Ordinance No. 907](#), effective December 15, 2020, but appears in this letter as it did when this application



was vested on October 19, 2020.

The reduction of required replacement trees is requested primarily due to retention of additional significant sized trees beyond the minimum requirement; off-site tree canopy that extends onsite which limits the ability to replant new trees within the existing canopy; and providing the level of density desired in the MUR-35' zoning district. Planting the required replacement trees in the critical root zones of trees to be retained, both onsite and offsite, would disturb established root systems. Planting the required replacement trees on the remaining part of the site would lead to overcrowding and competition for water and sunlight.

The proposed landscape plan incorporates 110 out of the 139 required replacement trees. The area needed to plant an additional 29 trees onsite would require between 5,000 and 20,000 square feet. The 5,000 square feet is based on the canopy dimensions of a small tree (serviceberry) and the 20,000 square feet is based on the canopy dimensions of a medium tree (mature hedge maple). This would reduce the density of the proposed project. The average unit size in this proposal is 640 square feet at the ground level, which would mean a reduction in unit count of eight (8) to thirty-one (31), meaning the density would decrease from 70 units to 62 units at the high end to 39 units at the low end. The code required minimum density for this site is thirty (30) units. The initial proposal for this project was 72 units, which was reduced to 70 units through the revision process to provide more adequate tree protection for trees to be retained. The required spacing of trees from buildings, each other, and driveways does not allow for full compliance while also allowing for the proposed and remaining trees to grow in a healthy manner.

The Planning and Community Development Department finds that the applicant has sufficiently demonstrated that special circumstances exist due to the previously mentioned retained significant onsite trees and offsite trees with canopy extending onsite. The granting of a tree replacement reduction will not be detrimental to the public welfare because it will maximize tree canopy coverage over the long term by allowing replacement trees the space to maximize photosynthetic capacity and develop good structure.

The request for the exception to allow for a reduction to the number of replacement trees meets the criteria of SMC 20.50.360(C)(b)(i-iv) and shall be granted on the following conditions, which will be listed as conditions of permit approval for DEV20-1621, related to onsite trees:

- Tree protection shall be in place at time of pre-construction meeting as shown on approved plans. Tree protection shall remain in place until final inspection and shall not be removed except as outlined in the approved arborist report.
- Pre-construction meeting required. Project arborist shall attend pre-construction meeting with city building inspector and project general contractor.



- Project arborist shall be onsite for removal of hardscape adjacent to tree protection area on the southeast corner of the site.
- Applicant shall provide city planner with monitoring reports (electronic, PDF file) from project arborist on retained trees as follows:
 - Start of construction (post-demolition, pre-site grading work)
 - Beginning of dry season (May), annually if construction spans more than one year
 - End of dry season (September), annually if construction spans more than one year
 - End of site grading and utility installation
- Trees shall not be removed during bird nesting season, which stretches from the last week of February to the first week of August, unless the project ecologist is onsite to facilitate bird nest relocation. If a young bird is encountered and is unable to fly, the project ecologist shall contact the approved rehabilitation facility, PAWS in Lynnwood, WA.

The tree replacements shall be planted as shown on Sheet L1.0 Landscape Layout Plan, dated 08/19/2021. A tree replacement performance bond is required prior to permit approval, and a 3-year maintenance bond is required prior to final inspection.

Should you have any questions, please contact Cate Lee, Senior Planner, at 206-801-2557, or via e-mail at clee@shorelinewa.gov.

Sincerely,

Rachael Markle
 Planning Director
 Planning & Community Development Department
 206-801-2531

Attachments: Arborist Report with Reduction Request, Sheet L1.0 Landscape Layout Plan

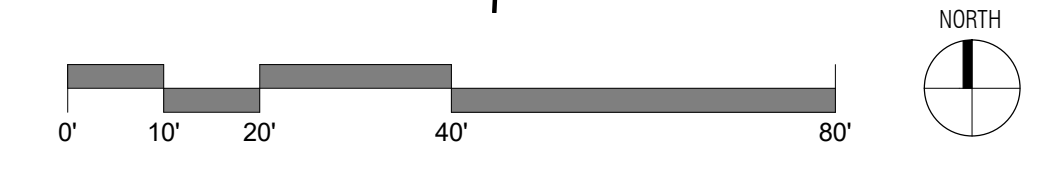
c.c.: Ben Wolk, Board & Vellum, ben@boardandvellum.com
 Yi-Chun Lin, Board & Vellum, yi-chun@boardandvellum.com



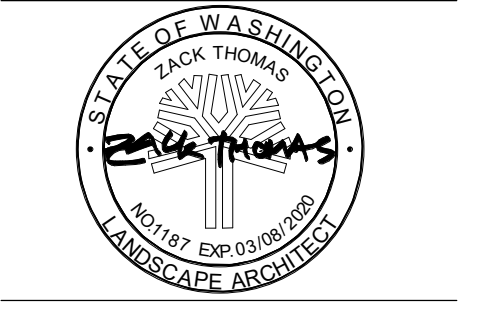
NOTE:
REFER TO ARBORIST REPORT AND ARBORIST TREE TABLE FOR TREE REMOVAL AND REPLACEMENT CALCULATIONS.

1 LANDSCAPE LAYOUT PLAN
1" = 20'-0"

REVISION
9/1/2021
PCD



Board & Vellum
ARCHITECTURE AND DESIGN
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JURISDICTION STAMP AREA

PULTE 5 DEGREES SHORELINE
PROJECT ADDRESS:
147th MERIDIAN AVE N
SHORELINE, WA 98153
OWNER:
PULTE HOMES
18000 14TH AVE SE
BELLEVUE, WA 98006

REVISION	DATE	DESCRIPTION
2	2021.08.19	PERMIT CORRECTIONS #2
1	2021.04.23	PERMIT CORRECTIONS #1

ISSUANCES

DATE	DESCRIPTION
2020.08.07	BUILDING PERMIT SET
2021.04.23	PERMIT CORRECTIONS #1
2021.07.27	PRICING SET
2021.08.19	PERMIT CORRECTIONS #2

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ORIGINAL SHEET SIZE IS 24"X36"
BOARD & VELLUM PROJECT #: 2019132.00
PROJECT #: PRE-20-0026
PLOT DATE: 2021.08.19

LANDSCAPE LAYOUT PLAN
SHEET NO.:

L1.0