



July 10, 2014

Quadrant Homes
Corey Watson
14275 SE 36th Street
Bellevue, WA 98005

SUBJECT: Beuca Preliminary Plat, LAND 2014-00816, PR 2014-00672

Dear Mr. Watson:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove fifteen landmark trees at the project site located at 16628 NE 122nd Street, Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on February 11, 2014. The arborist found a total of fifteen landmark trees and one hundred and thirty seven significant trees on the Beuca property. The proposal includes retention of fifty-eight significant trees; which results in a saved tree percentage of thirty-eight percent. This is in compliance with the Redmond Zoning Code Section 21.72.060(A), which requires that a minimum of 35% of all significant and landmark trees be retained within a new development.

A tree exception request was also submitted on December 5, 2013 which provided a detailed analysis for each of the landmark trees proposed for removal. Each of the landmark trees was assessed separately.

The submitted arborist report indicates that the landmark trees (see attached list) have no apparent evidence of significant health conditions. However, due to their location on the property, they make development of the proposed short plat not feasible with the required placement of roads, utilities and storm detention; and are therefore recommended to be **removed by the arborist**.

The **removal** of these trees is required primarily due to their location on the property, which would make development of the project not feasible. This complies with Redmond Zoning Code Section 21.72.090(B)(1), criteria for removal of landmark trees.

The justification provided for removal for each of these situations complies with the Redmond Zoning Code 21.72.090. The Planning Department finds that the request for the exception to allow removal of fifteen within the project area meets these criteria on the following basis:

1. The exception is necessary because the applicant has sufficiently demonstrated that the strict compliance with the provision of the code would jeopardize reasonable use of the property. The arborist report and exception letter for each tree demonstrate that the landmark trees have impacts on the required placement of roads, utilities and storm detention and not allow for the location of necessary utilities and required infrastructure associated with the development. The exception letter indicates that significant and thoughtful efforts have been made to retain the most important stands of trees in order to maintain as much valuable habitat as possible as well as retain the character of the existing neighborhood and meet the City of Redmond's goals for the future.
2. The exception shall be granted on the condition that for the fifteen landmark trees removed; forty-five (3 trees for every landmark tree removed) replacement trees shall be planted on the site. The replacement trees planted shall be two-and-one-half-inch caliper for deciduous trees and six to eight feet in height for evergreen trees. As a result, the proposal meets the requirement for mitigation of impacts related to the removal of the landmark trees.
3. The Tree Replacement Plan shall comply with the Landscape Plan, dated April 29, 2014.

Should you have any questions, please contact Thara Johnson, Associate Planner, at 425-556-2470, or via e-mail at tmjohnson@Redmond.gov.

Sincerely,



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

Landscape Trees Proposed for Removal:

Tree Number	Species	DBH	Health	Reason for Removal
8782	Big Leaf Maple	50	Healthy	Grading for home placement
8790	Douglas Fir	40	Healthy	Grading for home placement
8791	Douglas Fir	48	Healthy	Grading for home placement
8833	Douglas Fir	36	Healthy	Grading for home placement
8874	Douglas Fir	32	Healthy	Grading for home placement
8910	Western Red Cedar	46	Healthy	Grading for home placement
8762	Douglas Fir	32	Healthy	Grading for home placement
8751	Douglas Fir	40	Healthy	Grading for home placement
8749	Douglas Fir	39	Healthy	Grading for home placement
8748	Douglas Fir	36	Healthy	Grading for home placement
8732	Douglas Fir	38	Healthy	Grading for home placement
8731	Douglas Fir	38	Healthy	Location of roadway
8364	Douglas Fir	32	Healthy	Grading for home placement
8729	Douglas Fir	41	Healthy	Location of roadway and sidewalk
8460	Douglas Fir	56	Healthy	Location of roadway