



March 23, 2015

PACE Engineers  
Attn: Brian Way  
11255 Kirkland Way, Suite 300  
Redmond, WA. 98033

**SUBJECT: Nouri Short Plat, LAND 2014-01980, PR 2014-00761**

Dear Mr. Way:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove two landmark trees at the project site located at 7502 132<sup>nd</sup> Ave NE, Kirkland, WA 98033.

An arborist report assessing the health of the trees was submitted to the Planning Department on September 29, 2014. The arborist found a total of four landmark trees and twelve significant trees on the Nouri property. The proposal includes retention of two landmark trees and eight significant trees; which results in a saved tree percentage of sixty-two 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 submitted on February 25, 2015 which provided a detailed analysis for the two landmark trees proposed for removal.

The submitted arborist report indicates that the landmark trees (see attached list) have no apparent evidence of significant health conditions. However, due to the location on the property, it makes development of the proposed short plat not feasible; and is therefore recommended to be **removed by the arborist**.

The **removal** of these trees is required primarily due to the 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 complies with the Redmond Zoning Code 21.72.090. The Planning Department finds that the request for the exception to allow removal of two landmark trees 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 letters for the two trees demonstrates that the landmark trees have impacts on the placement of houses, driveways, utilities and necessary grading. The exception letters indicate 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 two landmark trees removed; six (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 approved Landscape Plan.

Should you have any questions, please contact Heather Maiefski, Associate Planner, at 425-556-2437, or via e-mail at [hmaiefski@redmond.gov](mailto:hmaiefski@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
6	Douglas Fir	32"	Healthy	Grading for home placement
7	Douglas Fir	34"	Healthy	Grading for home placement