



August 25, 2015

LDC Inc
Attn: Steven Anderson
14201 NE 200th St, Suite 100
Woodinville, WA. 98072

SUBJECT: Ellsworth Short Plat, LAND 2014-01966, PR 2014-00324

Dear Mr. Anderson:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove one landmark tree at the project site located at the southeast and southwest intersection of NE 100th St and 134th Ave NE (Parcel #0325059100).

An arborist report assessing the health of the trees was submitted to the Planning Department on August 10, 2015. The arborist found a total of three healthy landmark trees and sixteen significant trees on the Ellsworth property. The proposal includes retention of two landmark trees and six significant trees; which results in a saved tree percentage of forty-two percent (42%). 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 June 23, 2015 which provided a detailed analysis for the landmark trees proposed for removal.

The submitted arborist report indicates that the landmark tree (see attached list) has 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 this tree 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 one landmark tree 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 the landmark tree demonstrates that the landmark tree has impacts on the placement of road and utilities. 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 one landmark tree removed; three (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.

Sincerely,



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

Landscape Trees Proposed for Removal:

Tree Number	Species	DBH	Health	Reason for Removal
1548	Western Red Cedar	42"	Healthy	Placement of Road and Utilities