

June 23, 2015

Robert Odle, Director
Department of Planning and Community Development
City of Redmond
15670 NE 85th St
Redmond, WA 98052

Re: Landmark Tree Exception Requests – Heathers Ridge South

Dear Mr. Odle:

In addition to the Tree Preservation Site Plan, and the ISA Certified Arborist report submitted as part of the Ellsworth 8-Lot Short Plat, File LAND-2014-01966, I am providing the documentation required by the Redmond Zoning Code (RZC 21.72.090) to request an exception to the prohibited removal of one (1) healthy Landmark Tree's based on the exception criteria outlined in RZC 21.72.070 (B1-4).

The exceptions are needed to allow the site to be developed consistent with its zoning designation while accommodating roadway and utility infrastructure, storm water control, open space provision and critical area protection. Strict compliance with the code would jeopardize reasonable use of the site.

If you have any questions or need additional information please contact me through my phone number: 425.890.3808 or by email: Sprince202@aol.com. Thank you for your time in considering this matter.

Warm regards,

A handwritten signature in blue ink that reads "Susan Prince". The signature is written in a cursive style with a long horizontal stroke at the end.

Susan Prince
Creative Landscape Solutions
ISA Certified Arborist #1481
TRAQ Certified Arborist #481
Landscape Designer
425.890.3808

EXCEPTION REQUEST

LANDMARK TREE #1548 (Access Road)

21.72.090 (B1), (B2), (B3), (B4)

B1. The exception is necessary because:

- a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property;
 - The wetland area on the east side of the property restricts the access to be limited to the north portion of the property where the Landmark cedar #1548 cannot be avoided
- b) Strict compliance with the provisions of this code may jeopardize reasonable use of the property;
 - Moving the road to avoid this tree would impact the number of lots available for development
- c) Proposed vegetation removal, replacement and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or
 - Removing the single Landmark tree provides access to the site, allows for lot development, preserves the wetland area intact and un-impacted where several landmark trees in poor condition will remain
- 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;
 - There is no negative impact from this tree removal
- 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.
 - Strict compliance with the provisions of this code would reduce the number of lots available on the site and be inconsistent with the vision for the neighborhood.