



November 6, 2015

Mr. Daniel Umbach
7711 16TH Ave NW
Seattle, WA 98117

SUBJECT: Tree Exception Request for 166th Townhomes, LAND 2015-00489, 2015-00876

Dear Mr. Umbach:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove 49 trees; including one (1) landmark tree and 48 significant trees on the project site located at 8502 166th Ave NE, Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on February 24th, 2015. The arborist found a total of one (1) landmark tree and 48 significant trees on the 166th Ave Townhomes site. The proposal includes the retention of zero (0) landmark trees and zero (0) significant trees; which results in a saved tree percentage of 0%. Thereby complying with the Redmond Zoning Code 21.72.090 B (1)(e) which states: *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.*

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 one (1) 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.
2. The exception shall be granted on the condition that for the one landmark tree removed; six 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 February 24, 2015.

Should you have any questions, please contact Ben Sticka, Planner, at 425-556-2470, or via e-mail at bsticka@redmond.gov.

Sincerely,

A handwritten signature in cursive script that reads "Robert G. Odle".

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

Landscape Trees Proposed for Removal:

Tree Number	Species	DBH	Health	Reason for Removal
31	Western Red Cedar	33	Healthy	Utilities and access to lots