



April 15, 2016

Ms. Lindsey Solorio
Core Design, Inc.
14711 NE 29th Place, Suite 101
Bellevue, WA 98007

SUBJECT: Tree Exception Request for Rose Hill Plat, LAND 2016-00146

Dear Ms. Solorio:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove 17 landmark trees (#8166, #8336, #8424, #8425, #8437, #8441, #8458, #8472, #8487, #8669, #8679, #8706, #8712, #9158, #9163, #11098, #11100) for the project site located at the southeast corner of NE 100th Street and 138th Ave NE.

An arborist report assessing the health of the trees was submitted to the Planning Department on December 29th, 2015. The arborist found a total of 24 landmark trees and 967 significant trees on the Rose Hill Subdivision. The submitted report indicates that none of the landmark trees (see attached list) have any apparent evidence of significant health conditions. The proposal includes retention of seven landmark trees and 604 significant trees; which results in a saved tree percentage of 61%. Thereby complying 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.

It should be noted; that the submitted tree preservation plan only identifies trees within the developable area of the site. Therefore, the tree totals are only indicative of the developable portion of the site. Tract "C" includes 343,662 square feet of the overall 571,619 square-foot or 13.12 acre site. Tract "C" contains approximately 570 additional trees as estimated by the arborist, which justifies the removal of the requested trees.

The removal of the trees is primarily required due to the location on the property, which would make development of the project not feasible; and is therefore: **recommended to be removed by the arborist**. 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 17 of the 24 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 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 one landmark tree removed; three 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 March 17, 2016.

Should you have any questions, please contact Ben Sticka, Planner, at 425-556-2470, or via e-mail at bsticka@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
8166	Western red-cedar	32	Healthy	The tree is located in the area of a proposed sidewalk within the plat.
8336	Bigleaf maple	34	Healthy	The tree is located within developable area of lots 17, 18, 21 and 22.
8424	Douglas-fir	36	Healthy	The tree is located within the center of lot 5.
8425	Douglas-fir	32	Healthy	The tree is located in the north portion of lot 5 and 6.
8437	Western red-cedar	38	Healthy	The tree is located in the developable area of lot 8.
8441	Black cottonwood	32,37	Healthy	The tree is located in the developable area of lot 9.
8458	Douglas-fir	36	Healthy	The tree is located in the developable area of lot 9.
8472	Black cottonwood	38	Healthy	The tree is located in the developable area of lot 9.
8487	Black cottonwood	44	Healthy	The tree is located in the developable area of lot 9.
8669	Western red-cedar	48	Healthy	The tree is located in the developable area of lot 7.
8679	Douglas-fir	32	Healthy	The tree is located in the area of the proposed right-of-way.
8706	Bigleaf maple	36	Healthy	The tree is located in the developable area of lot 12.
8712	Bigleaf maple	34	Healthy	The tree is located in the developable area of lot 17.
9158	Western red-cedar	36,36	Healthy	The tree is located in the area of the proposed right-of-way.
9163	Black cottonwood	48	Healthy	The tree is located in the developable area of lot 8.
11098	Western red-cedar	38	Healthy	The tree is located in the developable area of lot 10.
11100	Western red-cedar	32	Healthy	The tree is located in the proposed stormwater vault within the plat.