



October 26, 2016

Ms. Nadine Laslo
Weisman Design Group
2329 E Madison Street
Seattle, WA 98112

SUBJECT: Tree Exception Request for North Redmond Elementary, LAND 2016-01086 & LAND-2016-01087

Dear Ms. Laslo:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove three (3) landmark trees (#107, #126 and #357) for the project site located at the southwest corner of NE 122nd Street and 172nd Ave NE.

An arborist report assessing the health of the trees was submitted to the Planning Department on October 14, 2016. The arborist found a total of 11 landmark trees and 124 significant trees on the proposed North Redmond Elementary School site. The proposal includes retention of seven (7) landmark trees and 43 significant trees; which results in a saved tree percentage of 37%. 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.

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 three (3) of the 11 landmark trees within the project area meets these criteria on the following basis:

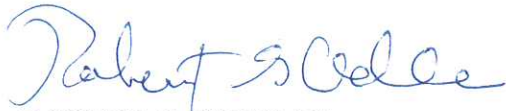
1. The exception is necessary because the applicant has sufficiently demonstrated that the strict compliance with the provision of the code would jeopardize reasonable use of the property. The arborist report and exception letter for each tree demonstrate that the landmark trees have impacts on the required 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 October 20, 2016.

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 blue ink that reads "Robert G. Odle". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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

Landscape Trees Proposed for Removal:

Tree Number	Species	DBH	Health	Reason for Removal
107	Western Red Cedar	48"	Fair	The tree is located within the building footprint of the proposed school.
126	Grand Fir	48"	Fair	The tree is located within the building footprint of the proposed school.
357	Western Red Cedar	59"	Fair	The tree is located within the building footprint of the proposed school.