CityofRedmond
WASHINGTON

July 8, 2013

John Mirante, LDC Inc
14201 NE 200th Street, Suite 100
Woodinville, WA 98072

SUBJECT: Kirkmond Preliminary Plat LAND 2013-0238; SEPA 2013-0239

Dear Mr. Mirante:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove two landmark trees at the project site located at 10032 134th Avenue NE Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on May 30, 2013. The arborist found a total of 8 landmark trees on site and 187 significant trees on the Kirkmond property. The proposal includes retention of 2 landmark trees and 74 significant trees; which results in a saved tree percentage of 39.4%. 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 also submitted on February 9, 2013 which provided a detailed analysis for each of the landmark trees proposed for removal. Each of the landmark trees was assessed separately.

The submitted arborist report indicates that the landmark trees have no apparent evidence of significant health conditions. However, due to their location on the property, they make development of the proposed preliminary plat not feasible; with the required placement of homes and associated infrastructure; and are therefore recommended to be **removed by the arborist**.

The **removal** of these trees is required primarily due to their 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 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

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allow removal of two 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 location of proposed homes and associated infrastructure and not allow for the location of necessary utilities and required frontage improvements. 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 5 landmark trees removed; 15 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 Conceptual Landscape Plan, received on May 30, 2012.

Should you have any questions, please contact Thara Johnson, Associate Planner, at 425-556-2470, or via e-mail at tmjohnson@Redmond.gov.

Sincerely,

Robert G. Odle

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

Landmark Trees Proposed for Removal:

Tree Number	Species	DBH	Health	Reason for Removal
841	Douglas-Fir	43.3"	Healthy	Location of infrastructure
844	Douglas-Fir	38"	Healthy	Location of infrastructure
845	Douglas-Fir	32"	Healthy	Location of infrastructure
890	Big Leaf Maple	30"	Healthy	Location of infrastructure
899	Black Cottonwood	31.3"	Healthy	Location of infrastructure