



November 6, 2013

Todd Sherman
Betrozoff Jones LLC
2100 124th Avenue NE, Suite 100
Bellevue, WA 98005

SUBJECT: Betrozoff Jones Preliminary Plat – LAND 2013-00275 & SEPA 2013-01558

Dear Mr. Sherman:

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove nineteen landmark trees at the project site located at 11818 and 11845, Redmond-Woodinville Road, Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on September 19, 2013. The arborist found a total of thirty-one landmark trees and two-hundred and thirty-one significant trees on the Betrozoff Jones property. The proposal includes retention of twelve landmark trees and thirty-eight significant trees; which results in a saved tree percentage of nineteen percent.

A tree exception request was also submitted on September 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 (see attached list) have no apparent evidence of significant health conditions. However, due to their location on the property, they make development of the proposed subdivision not feasible; with the required placement of storm-water detention facility, roads, utilities 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 applicant is also requesting an exception from meeting the 35% tree retention standard. This request was submitted on August 29, 2013, which provides a detailed analysis for not meeting the 35% tree retention standard.

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 nineteen landmark trees within the project area and 42 significant trees below the 35% tree retention standard 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 and significant trees have impacts on storm-water detention facility, roads, utilities 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 nineteen landmark trees removed and forty-two landmark and significant trees that fall below the 35% tree retention standard; one hundred and twenty 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 Tree Preservation Plan, Sheet PP-08.

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, Director
Department of Planning and
Community Development

Landscape Trees Proposed for Removal:

Tree Number	Species	DBH	Health	Reason for Removal
LT-01	Cedar	34"	Healthy	Location of roads and infrastructure
LT-02	Cedar	36"	Healthy	Location of roads and infrastructure
LT-03	Douglas Fir	38"	Healthy	Location of roads and infrastructure
LT-04	Douglas Fir	32"	Healthy	Location of roads and infrastructure
LT-05	Douglas Fir	32"	Healthy	Location of roads and infrastructure
LT-09	Douglas Fir	42"	Healthy	Location of roads and infrastructure
LT-13	Douglas Fir	38"	Healthy	Location of roads and infrastructure
LT-15	Douglas Fir	36"	Healthy	Location of roads and infrastructure
LT-16	Douglas Fir	40"	Healthy	Location of roads and infrastructure
LT-18	Douglas Fir	42"	Healthy	Location of roads and infrastructure
LT-19	Douglas Fir	36"	Healthy	Location of roads and infrastructure
LT-20	Douglas Fir	32"	Healthy	Location of roads and infrastructure
LT-21	Douglas Fir	32"	Healthy	Location of roads and infrastructure
LT-26	Douglas Fir	38"	Healthy	Location of roads and infrastructure
LT-27	Douglas Fir	34"	Healthy	Location of roads and infrastructure
LT-28	Douglas Fir	36"	Healthy	Location of roads and infrastructure
LT-29	Douglas Fir	42"	Healthy	Location of roads and infrastructure
LT-30	Douglas Fir	34"	Healthy	Location of roads and infrastructure
LT-31	Douglas Fir	32"	Healthy	Location of roads and infrastructure