



April 7, 2013

Kevin O'Brien
15 Lake Bellevue Drive, Ste 102
Bellevue, WA 98005

SUBJECT: Benjamin Estates Preliminary Plat – LAND 2013-00814 & SEPA 2014-00194

Dear Mr. O'Brien:

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 13640 NE 100th Street, Redmond, WA 98052.

An arborist report assessing the health of the trees was submitted to the Planning Department on November 12, 2013. The arborist found a total of seventeen landmark trees and fifty-six significant trees on the Benjamin property. The proposal includes retention of one landmark trees and seven significant trees; which results in a saved tree percentage of eleven percent. However, nine significant trees and 3 landmark trees may be impacted during construction, but not proposed for removal

A tree exception request was also submitted on November 11, 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 November 11, 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 thirteen landmark trees within the project area and five 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 thirteen landmark trees removed and five landmark and significant trees that fall below the 35% tree retention standard; fifty-four 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 TR01-02.

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
8	Western Red Cedar	44.4"	Healthy	Location of roads and infrastructure
19	Western Red Cedar	51.7"	Healthy	Location of roads and infrastructure
20	Douglas Fir	35.9"	Healthy	Location of roads and infrastructure
21	Western Red Cedar	38.8"	Healthy	Location of roads and infrastructure
24	Douglas Fir	32"	Healthy	Location of roads and infrastructure
29	Douglas Fir	30"	Healthy	Location of roads and infrastructure
30	Douglas Fir	32"	Healthy	Location of roads and infrastructure
58	Douglas Fir	40.5"	Healthy	Location of roads and infrastructure
59	Douglas Fir	40"	Healthy	Location of roads and infrastructure
75	Douglas Fir	42"	Healthy	Location of roads and infrastructure
77	Douglas Fir	36"	Healthy	Location of roads and infrastructure
80	Western Red Cedar	44.1"	Healthy	Location of roads and infrastructure
82	Douglas Fir	42.4"	Healthy	Location of roads and infrastructure