



March 27, 2017

Odelia Pacific Corp.  
Attn: Sarah Telschow  
5506 6<sup>th</sup> Ave S. [Suite 202]  
Seattle, WA. 98108

**SUBJECT: PSERN CUP, LAND 2016-01328**

Dear Ms. Telschow:

The City of Redmond Planning Department has reviewed and approved your request for an exception to impact two landmark trees at the project site located at 10365 172<sup>nd</sup> Ave NE.

Per Redmond Zoning Code Section 21.72.060(C)(3) sidewalks and utilities are allowed to be located within the drip line of a protected tree provided that tree protection measures are provided that will ensure the long-term viability of the tree. Redmond Zoning Code Section 21.72.060(C)(4) allows for construction limits and alterations of grades within five feet of the drip line of a protected tree provided that an evaluation by a certified arborist demonstrates that the proposed construction will not reduce the long-term viability of the tree. With an arborist report and bonding in place these tree are allowed to be counted as retained.

An arborist report assessing the health of the trees was submitted to the Planning Department on March 7, 2017. The arborist found a total of two healthy landmark trees and eighty significant trees within 50-feet of the proposed clearing area. The proposal includes two landmark trees to be retained but impacted and forty-three significant trees to be retained; which results in a saved tree percentage of fifty-two percent (52%) and a tree percentage of sixty percent (60%) when including the seven trees to be impacted for the construction of utilities along the frontage of the site. 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 submitted on March 24, 2017 to allow two landmark trees to be impacted. An analysis for the landmark trees was provided.

The submitted arborist report indicates that the landmark trees (see attached list) have no apparent evidence of significant health conditions. However, due to the location on the property, it makes development of the proposed improvements not feasible; and is therefore recommended to be **impacted by the arborist**. An Arborist is required to be onsite during any grading work within the drip line of the landmark trees.

The **impacts** to these two trees is required primarily due to the 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 impacting landmark trees.

The justification provided for removal complies with the Redmond Zoning Code 21.72.090. The Planning Department finds that the request for the exception to allow impacts of two retained 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 the landmark trees demonstrates that the landmark trees have impacts on the placement of the lease area, access road, concrete pad for equipment shelters and associated grading. 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 two landmark trees to be impacted; six (3 trees for every landmark tree removed) 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 approved Landscape Plan.

Should you have any questions, please contact Heather Maiefski, Associate Planner, at 425-556-2437, or via e-mail at [hmaiefski@redmond.gov](mailto:hmaiefski@redmond.gov).

Sincerely,



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

**Landscape Trees Proposed for Removal:**

<b>Tree Number</b>	<b>Species</b>	<b>DBH</b>	<b>Health</b>	<b>Reason for Impact</b>
430	Douglas Fir	31.5"	Healthy	Access road (asphalt) built in dripline covering 50% of dripline
C	Douglas Fir	30"	Healthy	Concrete pad for equipment shelters built in dripline