



July 10, 2019

Kelly Foster
Laird Holdings LLC
1916 126th Ave SE
Bellevue, WA 98005

SUBJECT: Rose Hill West Preliminary Plat- LAND-2018-00501 & SEPA-2018-00685

Dear Kelly Foster,

The City of Redmond Planning Department has reviewed and approved your request for an exception to remove 31 landmark trees at the project site located at 9809 & 9717 138th Ave NE Kirkland WA 98033, 13605 NE 97th Street NE Kirkland WA 98033 & Parcel Number: 0325059164, 0325059187, 0325059186.

An arborist report assessing the health of the trees was submitted to the Planning Department on May 7, 2019. The arborist found a total of 52 landmark trees and 211 significant trees on the Rose Hill West property. The proposal includes retention of 20 landmark trees and 81 significant trees; which results in a saved tree percentage of 38 percent. 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 May 7, 2019 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 Preliminary Plat not feasible; with the required placement of public improvements, access, building foundation; and are therefore recommended to be **removed by the arborist**.

Development cannot be configured elsewhere on the site due to environmental constraints and topography. The project proposal is not proposing to maximize density and cannot take advantage of allowed density bonuses due to site conditions. 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

allow removal of 31 landmarked 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 building foundation 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 31 landmark trees removed; 96 replacement trees shall be planted on the site. The replacement trees planted shall be 70 two-and-one-half-inch caliper and 26 three-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 provided with the arborist report, dated May 7, 2019.

Should you have any questions, please contact Scott Reynolds, Planner, at 425-556-2409, or via e-mail at sreynolds@redmond.gov.

Sincerely,

A handwritten signature in cursive script that reads "Erika Vandenbrande". The signature is written in black ink and is positioned above the printed name and title.

ERIKA VANDENBRANDE, Director
Department of Planning and
Community Development