

**TALASAEA**  
CONSULTANTS, INC.

6 May 2016

TAL-960AS

Mr. Joseph Strobele  
Brick Road Holdings, LLC  
16000 Christianson Road  
Suite 303  
Tukwila, Washington 98188

**REFERENCE:** Six-Acre Portion of Parcel #0625069151 Located Southeast of the Intersection of Avondale Road NE and 180<sup>th</sup> Avenue NE in Redmond, Washington.

**SUBJECT:** Floodplain Analysis Letter

Dear Joe:

In 2005, Talasaea Consultants began working with Oakmont Senior Living, LLC and Core Design to develop a six-acre portion of the Keller Farm property (referred to as "Site" hereinafter) into a "Continuing Care Retirement Community." Development of the Site never occurred, but would have provided approximately 144 residential units and 12 employee apartments.

In the course of site planning, Core Design contracted R. W. Beck Group, Inc. to prepare a floodplain analysis study. R. W. Beck provided a flood elevation line to Core Design on 21 April 2006, which was subsequently incorporated into the Site's plans. According to conversations we have had with Steve McCullagh of Oakmont Senior Living, LLC, the information may be released from the company that performed this work. This floodplain line is illustrated on **Exhibit 1** (attached). The floodplain area on the Site, as defined by the R. W. Beck line, is approximately 2.5 acres in size.

Development may occur within a floodplain so long as compensatory flood storage is provided to offset the volume lost due to development (i.e., if a site fills 10 cubic yards of floodplain, it must provide, at minimum, 10 cubic yards of flood storage elsewhere on site). The floodplain area includes a farm ditch that is known to provide habitat for Federally-listed threatened or endangered anadromous fish. Any development within the floodplain will require preparation of a Biological Evaluation to determine the extent to which the project may impact Federally-listed threatened or endangered species.

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We trust that the information presented in this letter is sufficient to aid you in your site planning efforts. If you have any questions or require additional information, please call Bill Shiels or me at (425) 861-7550.

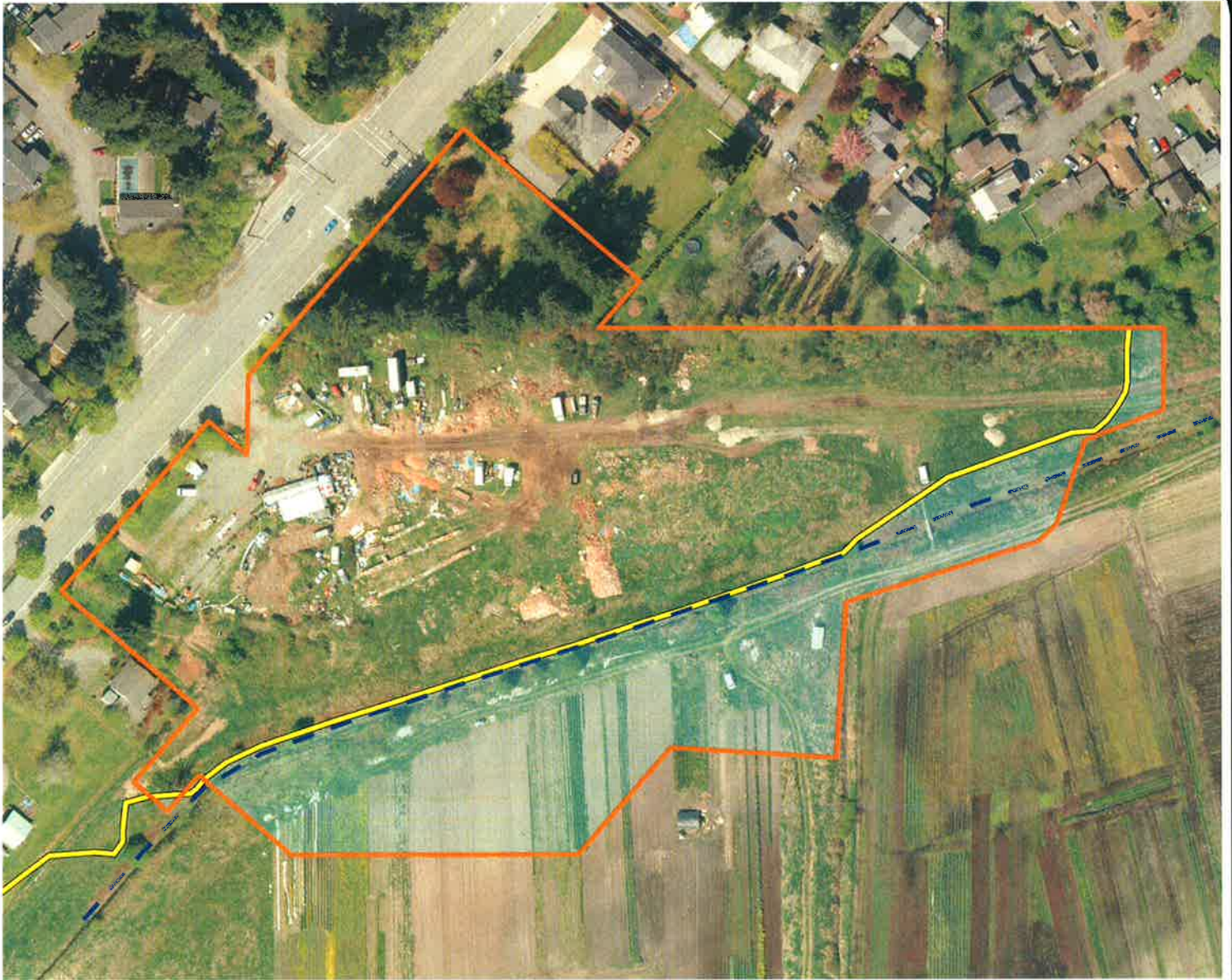
Sincerely,

TALASAEAE CONSULTANTS, INC.




A handwritten signature in black ink, appearing to read "David R. Teesdale", with a long horizontal flourish extending to the right.

David R. Teesdale, PWS  
Senior Wetland Ecologist

Attachments: Exhibit 1 – R. W. Beck Floodplain Area



**LEGEND**

-  Floodplain Area - R. W. Beck (13 April 2006)
-  Ordinary High Water Mark
-  Property Outline (2006 Site Design)



Reference: GIS parcel data 2010 from King County, Washington. Aerial image 2012 from Earth Explorer, downloaded 2016. Site survey data 2008 from Core Design, Inc.



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**Resource & Environmental Planning**

15020 Bear Creek Road Northeast  
Woodinville, Washington 98077  
Bus (425)861-7550 - Fax (425)861-7549

EXHIBIT 1

R. W. BECK FLOODPLAIN AREA  
SIX-ACRE PORTION OF PARCEL #0625069151  
REDMOND, WASHINGTON

DESIGN	DRAWN	PROJECT
	DRT	960AS
SCALE		
1 in : 150 ft		
DATE		
6 MAY 2016		
REVISED		

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