



# Memorandum

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**Date:** February 1, 2016

**To:** City of Redmond

**From:** Paul Manzer, P.E.

**Subject:** Keller Farm Multi-Family Development; Redmond, WA  
Site Constraints Evaluation Summary

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Brick Road Holdings, LLC, has applied for a code amendment to allow all-ages multifamily housing in the Bear Creek Design District 1 zone. The purpose of this memorandum is to summarize the subject site's physical, sensitive area and design district layout constraints of the zone. The site constraints will be taken into account for any future development, regardless of whether the proposed code amendment is adopted. A detailed project-specific analysis would be conducted for any proposed future development on the site.

Per conversations with the development team, the City of Redmond, Talasaea Consultants, Inc., and Habitat Bank, LLC, a summary of the evaluation and proposed actions for each of the constraints has been compiled and provided below:

## Shoreline Environments

- Shoreline Residential:
  - Code does not explicitly state the extents of this environment. Per City of Redmond maps, this environment extends within a portion of the zone and extents are to be confirmed with City.
  
- Urban Conservancy:
  - Code states that this environment extends to the 100-yr floodplain, in addition to a 200' buffer from Bear Creek.
  - As shown on City of Redmond maps, this environment extends to the ordinary high water mark (OHWM) of an on-site agricultural ditch (which currently does not

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correspond to the 100-yr floodplain). City records to be updated to clarify relationship between the 100-yr floodplain and the OHWM. See additional information under 100-yr floodplain discussion below.

## 100-yr Floodplain

- The City of Redmond has adopted the official FEMA flood maps, which show the 100-yr floodplain extending past the on-site agricultural ditch and Urban Conservancy boundary (into the Shoreline Residential environment).
- Previous field studies by Talasaea show that the extent of the 100-yr floodplain corresponds to the OHWM of the on-site agricultural ditch.
- Talasaea will provide a current demarcation of the 100-yr floodplain for actual site conditions that should align with the OHWM of the on-site agricultural ditch. The 100-yr floodplain demarcation by Talasaea will coincide with the current location of the Urban Conservancy boundary as defined by Code.

## On-site Agricultural Ditch

- An on-site agricultural ditch runs from east to west within the 100-yr floodplain.
- Talasaea has stated that the ditch may potentially be salmon-bearing.
- Rerouting the ditch would require compensatory floodplain storage on-site and other measures to mitigate impact on salmon.

## On-site Wetlands

- No on-site wetlands were identified in previous wetland studies.
- An updated wetland study will be required to determine potential on-site wetland impacts, as the previous delineation is greater than 5 years old.

## Perrigo Creek

- The creek is currently piped through the subject site.
- The creek must be daylighted through the subject site per Bear Creek Design District Zoning Code (RZC 21.14.070), including mimicking naturally occurring riparian corridors with respect to native vegetation, shading, and the provision of meander spaces to the extent possible within the limited space.
- The average width of the riparian corridor shall measure no less than 15' and in no cases measure less than 10' across. Per Bear Creek Design District Zoning Code (RZC 21.14.070), no additional stream buffer is required for Performance Area 1.
- The riparian corridor's outlet from the subject site to the adjacent wetland bank to the south is flexible (per conversations with Habitat Bank, LLC).

Please contact our office with any questions regarding the above at (425) 453-9501.