

Wet.land, LLC
15803 Bear Creek Parkway,
Unit E513
Redmond, WA 98052

3 April 2020

City of Redmond Planning Department
15670 NE 85th Street
Redmond, WA 98052

REFERENCE: Together Center, Redmond, WA

Dear Planning Manager:

The attached Existing Conditions Memo, prepared by Talasaea Consultants on 11 February 2020, evaluated the Site for the potential presence of wetlands, streams, fish and wildlife habitat, and frequently flooded areas. None of these critical areas occur on or adjacent to the Site, and this finding is documented in the attached Talasaea memo. However, the Site is mapped as occurring within seismic hazard and critical aquifer recharge areas, which were not addressed within the Talasaea memo. A geotechnical report was previously prepared and provided to the City. As referenced in the geotechnical report, a Phase 1 Environmental Site Assessment (ESA) was prepared by Earth Solutions and is provided to the City as part of this response to City comments.

Please don't hesitate to contact me with any additional questions.

Sincerely,



Jennifer Kramer
Principal
Wet.land, LLC

Attachment - Together Center Existing Conditions Summary, prepared by Talasaea Consultants, 11 February 2020



11 February 2020

TAL-1862

Mr. Reid Dickinson
Inland Group
120 W Cataldo Avenue, Suite 100
Spokane, Washington 99201

REFERENCE: **Together Center, Redmond, Washington**
SUBJECT: Existing Conditions Summary

Dear Reid:

At your request, Talasaea Consultants has completed an evaluation of the subject property for the presence of critical areas that could impact future development. No critical areas are located on or near the Site that would affect site planning for redevelopment.

PROPERTY LOCATION

The property ("Site" hereafter) is a single, approximately 2.47-acre parcel (Parcel number 29060600301300) located at 16225 NE 87th Street in Redmond, Washington (**Photo 1**). The Public Land Survey System location of the Site is the SE ¼ of Section 2, Township 25 North, Range 5 East, Willamette Meridian.

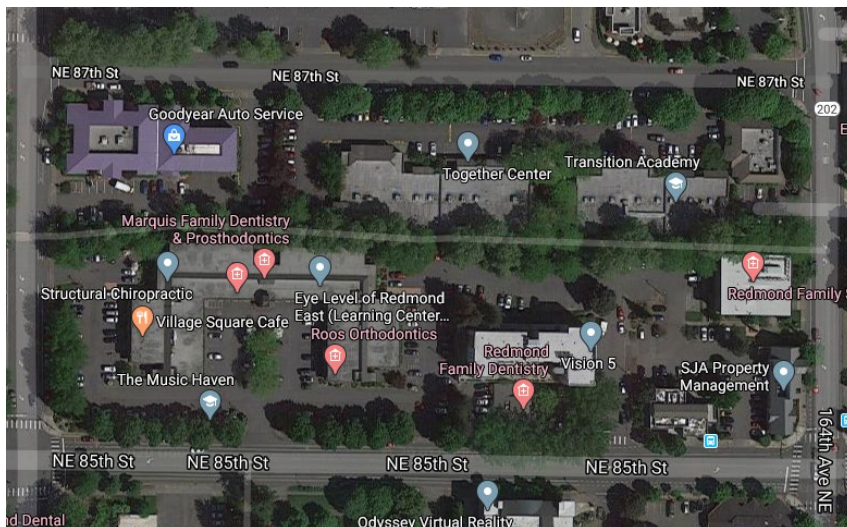


Figure 1. Together Center (Site) Location within Redmond, WA.

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PROPERTY DESCRIPTION AND LAND USE

The Site is currently developed with three (3) single-story commercial buildings totaling approximately 35,706 net square feet. The Site is being used by several businesses including: the Washington Autism Alliance & Advocacy, the Together Center, a nursing agency, the Transition Academy for the Lake Washington School District, and a dental office. A public trail occurs south of the existing buildings that appears to connect 164th Avenue NE to 161st Avenue SE and further west. Surrounding land use consists of NE 87th Street north of the Site, 164th Ave NE to the east, several small businesses to the south, and an automotive services business to the west. Site topography is generally flat with small raised mounds where the street trees are located along NE 87th Street.

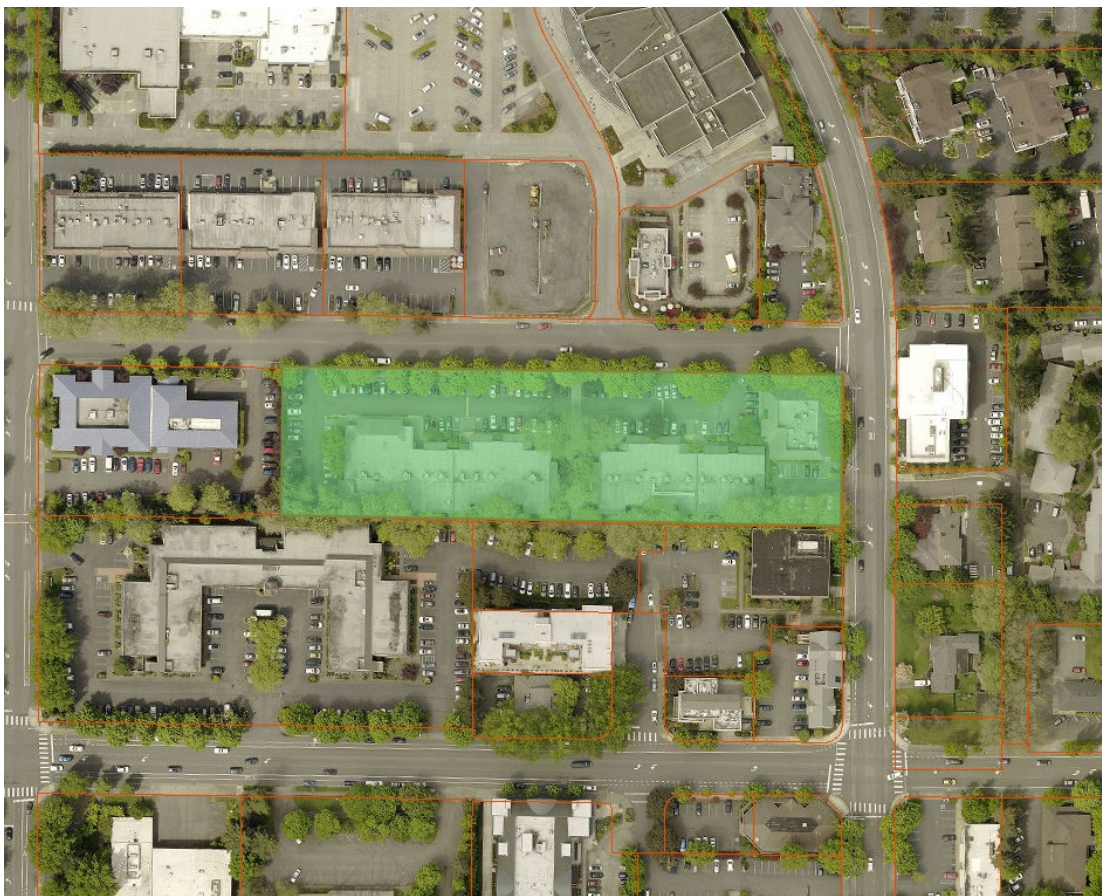


Figure 2. Project Site (highlighted in green) with surrounding land uses.

BACKGROUND INFORMATION

Background information from the following sources was reviewed prior to field investigations:

- US Fish and Wildlife Service (USFWS) Wetlands Online Mapper (National Wetlands Inventory, NWI) (www.wetlandsfws.er.usgs.gov/wtlnds/launch.html);
- Natural Resources Conservation Service (NRCS), Web Soil Survey (www.websoilsurvey.nrcs.usda.gov/app);

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- King County iMap (King County, 2020);
- Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) Database on the Web (wdfw.wa.gov/mapping/phs);
- Fish usage data from SalmonScape (<http://apps.wdfw.wa.gov/salmonscape/map.html>), StreamNet (<http://www.streamnet.org/data/interactive-maps-and-gis-data/>) and the Northwest Indian Fisheries Commission (<https://geo.nwifc.org/swifd/>);
- Orthophotography from Earth Explorer (2020); and Google Earth (2020).

The USFWS NWI does not identify wetlands on or in the vicinity of the Project Site. The King County iMap database does not map critical area features on or in the vicinity of the Site. The WDFW PHS database does not map priority habitats or species within 0.25 miles of the Site. SalmonScape and StreamNet do not map stream features on or in the vicinity of the Site.

The NRCS maps the entire Site as Everett very gravelly sandy loam, 0-8 percent slopes. Everett very gravelly sandy loam is not considered a hydric soil by the National Technical Committee for Hydric Soils.

FIELD INVESTIGATIONS

Talasaesa Consultants evaluated the Site on 6 February 2020. The routine approach described in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers, 2010) was used as a baseline for evaluating the Site for the presence of wetlands.

The Site does not contain any wetlands or streams, or features that could be interpreted as either a wetland or a stream. The Site appears to be connected to City services for stormwater as evidenced by the cleanly maintained Site. The perimeter of the Site to the north and south, and to a lesser extent to the east, is ringed by landscaping, including quite a few trees. There are established street trees along NE 87th Street, a few landscaping trees along the 164th Avenue NE frontage, and a number of established trees in varying conditions along the trail at the southern property boundary. While native species occur along this trail, nothing exists onsite that could be considered a native habitat or ecosystem.

Despite the urban site conditions, several small to moderate sized nests were observed in the canopies of the larger trees onsite indicating the presence of birds at this Site. It is expected that a number of urban-adjusted species of birds would use the trees around this Site. Small to medium mammals are also anticipated to use the Site in at least a limited fashion. However, usage of the Site by any state or federally listed species was not observed, nor are any expected to use this Site given the lack of suitable habitat for any species but the most urban-adjusted.

SUMMARY

The Site is a 2.47-acre developed parcel located at 16225 NE 87th Street in Redmond, Washington. The site currently has three (3) single-story commercial buildings that total approximately 35,706 net square feet. Vegetation present onsite was restricted to street trees and landscaped areas. Wildlife usage is limited to those common species adjusted to living in a highly urban setting. No critical areas were identified on or near the Site.

We trust that the information presented here sufficiently addresses your needs and that you will be able to move this project forward. If you have additional questions or require more information, please contact me at (425) 861-7550.

Thank you.
Sincerely,

TALASAEA CONSULTANTS, INC.



Jennifer Marriott, PWS
Senior Wetland Ecologist, Senior Project Manager