

TECHNICAL MEMORANDUM



Date: November 18, 2020
To: Aaron Hollingbery, Toll Bros., Inc.
From: Ryan Kahlo, PWS, Senior Ecologist
Project Name: Rose Hill Cottages
Project Number: 161223

Subject: Critical Areas Study Addendum

In October 2017, The Watershed Company prepared a Critical Areas Study for the proposed Rose Hill Cottages development in the City of Redmond (*Rose Hill Cottages, Wetland Buffer Reduction* (The Watershed Company, October 2017) (CAS). The CAS addressed existing conditions, standard and reduced wetland buffer criteria, wildlife usage, fish and wildlife habitat conservation area requirements and recommendations, mitigation sequencing, and an impact assessment. Since the completion of the CAS, minor site plan modifications have been proposed (BlueLine Plan Set, dated 11/12/2020). Modifications include slight changes to the residential layout (proposed unit count has been reduced from 28 to 26), realignment of the access driveways, and relocation of an infiltration vault.

Assessment

The wetland and stream delineations and classifications were most recently updated in February 2017 and are, therefore, still valid under RZC 21.64.030.A.3. The modified development will still comply with the impact minimization measures under RZC Table 21.64.030A.3, allowing the standard 150-foot wetland buffer to be reduced to 110 feet. None of the proposed site plan modifications will result in additional wetland buffer impacts; all development is proposed outside of the 110-foot wetland buffer. None of the modifications will result in additional impacts to fish and wildlife habitat conservation areas, and the wildlife habitat and species analysis from the CAS is still applicable to the modified site plan. The general conclusions and recommendations from the CAS remain unchanged.

The updated plan depicts a conceptual woodchip trail through the utility easement at the eastern edge of the property. If the full extent of this trail is constructed to the southern property boundary, it could result in approximately 1,000 square feet of wetland/stream buffer impacts. These impacts would require additional buffer mitigation. If necessary, a buffer mitigation plan will be finalized during final engineering review once the trail improvement design is finalized.