



April 5, 2021

Ms. Seethu Babu, PE  
City of Redmond  
15670 NE 85th Street  
Redmond, Washington, 98073

**Re: Geologic Hazard Area Exception Review – Sixth Review**

Rosewood Court  
10428 and 10612 – 134th Ave NE  
Redmond, Washington 98033  
Project No. 160422

Dear Seethu:

Aspect Consulting, LLC (Aspect) prepared this letter summarizing our geotechnical review of the Revision 8 of the Geotechnical Report describing geologic hazard area exception for the Rosewood Court project (Project) located at 10428 and 10612 134th Avenue NE in Redmond, Washington (Site).

Our review has been updated to reflect discussions with the City and with the Project team, including informal submittals from Tom Abbott of LDC, Inc.

## Documents Reviewed

We reviewed the updated geotechnical report to assess City Municipal Code provisions, and geotechnical engineering standards of practice for this type of work. These documents were provided by the City for our review:

- Geotechnical Report, Rosewood Court, 10428 and 10612 – 134th Avenue NE, Redmond Washington, 8th Revision, by Terra Associates, Inc., dated February 25, 2020. Referred to as the “Revised Geotechnical Report” for the remainder of this letter.
- Rosewood Court Preliminary Plans, Version 4, by LDC Corporation, dated October 28, 2020.

We have also reviewed the following informal submittals:

- Email dated March 8, 2021, from Tom Abbott of LDC, Inc. RE: Rosewood Court Discharge Details.
- Email dated March 15, 2021, from Tom Abbott of LDC, Inc. RE: Rosewood Court Drainage Discharge Calculations Follow-up.
- Email dated March 25, 2021, from Tom Abbott of LDC, Inc. RE: Rosewood Court Drainage Discharge Calculations Follow-up.



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## **Review Comments**

### ***Review Comment 1***

Based on our most recent discussions with the Project team, including the informal email submittals from LDC, Inc. to the City, in our opinion the current location and configuration of the northern stormwater dissipation gallery will minimally impact the stability of the adjacent steep slope.

### ***Review Comment 2***

The RCZ indicates that the Minimum Landslide Hazard Area Buffer of 50 feet and associated Building Setback of 15 feet may be reduced to a minimum of 15 feet and 10 feet, respectively. Buffers shall consist of an undisturbed area of native vegetation established to achieve the purpose of the buffer. For the setbacks—which are in addition to the buffer—development activities cannot include anything that would increase the loading onto the slopes (buildings, earth fill).

The RZC indicates that these reductions may be taken when a qualified professional demonstrates through technical studies that the reduction will adequately protect the proposed and surrounding development from the critical landslide hazard. Section 3.4.2 of the Revised Geotechnical Report requests these reductions based on slope reconnaissance, subsurface explorations, and stability analyses performed.

In our opinion, the applicant has adequately addressed this. We recommend the City approve the proposed reduced buffer and building setback.

## **Limitations**

Work for this project was performed for the City of Redmond (Client), and this letter was prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This letter does not represent a legal opinion. No other warranty, expressed or implied, is made.

All reports prepared by Aspect Consulting for the Client apply only to the services described in the Agreement(s) with the Client. Any use or reuse by any party other than the Client is at the sole risk of that party, and without liability to Aspect Consulting. Aspect Consulting's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

We appreciate the opportunity to perform these services. Please contact us if you have any questions concerning our review.

City of Redmond  
April 5, 2021

Project No. 160422

Sincerely,  
**Aspect consulting, LLC**



**Rory Kilkenny, PE**  
Project Geotechnical Engineer  
rkilkenny@aspectconsulting.com

A handwritten signature in blue ink that reads "Erik O. Andersen".

**Erik O. Andersen, PE**  
Principal Geotechnical Engineer  
eandersen@aspectconsulting.com

Attachments: Appendix A – Report Limitations and Guidelines for Use

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## **APPENDIX A**

### **Report Limitations and Guidelines for Use**

# REPORT LIMITATIONS AND GUIDELINES FOR USE

## Geoscience is Not Exact

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The geoscience practices (geotechnical engineering, geology, and environmental science) are far less exact than other engineering and natural science disciplines. It is important to recognize this limitation in evaluating the content of the report. If you are unclear how these "Report Limitations and Guidelines for Use" apply to your project or property, you should contact Aspect Consulting, LLC (Aspect).

## This Report and Project-Specific Factors

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Aspect's services are designed to meet the specific needs of our clients. Aspect has performed the services in general accordance with our agreement (the Agreement) with the Client (defined under the Limitations section of this project's work product). This report has been prepared for the exclusive use of the Client. This report should not be applied for any purpose or project except the purpose described in the Agreement.

Aspect considered many unique, project-specific factors when establishing the Scope of Work for this project and report. You should not rely on this report if it was:

- Not prepared for you;
- Not prepared for the specific purpose identified in the Agreement;
- Not prepared for the specific subject property assessed; or
- Completed before important changes occurred concerning the subject property, project, or governmental regulatory actions.

If changes are made to the project or subject property after the date of this report, Aspect should be retained to assess the impact of the changes with respect to the conclusions contained in the report.

## Reliance Conditions for Third Parties

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This report was prepared for the exclusive use of the Client. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. This is to provide our firm with reasonable protection against liability claims by third parties with whom there would otherwise be no contractual limitations. Within the limitations of scope, schedule, and budget, our services have been executed in accordance with our Agreement with the Client and recognized geoscience practices in the same locality and involving similar conditions at the time this report was prepared.

## Property Conditions Change Over Time

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This report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope instability, or groundwater fluctuations. If any of the described events may have occurred following the issuance of the report, you should contact Aspect so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

## **Geotechnical, Geologic, and Environmental Reports Are Not Interchangeable**

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The equipment, techniques, and personnel used to perform a geotechnical or geologic study differ significantly from those used to perform an environmental study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually address any environmental findings, conclusions, or recommendations (e.g., about the likelihood of encountering underground storage tanks or regulated contaminants). Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding the subject property.

We appreciate the opportunity to perform these services. If you have any questions, please contact the Aspect Project Manager for this project.