

Dear Planning Commission Members:

Between December 24, 1996 and January 3, 1997, over 8 inches of rain were recorded at the Cottage Lake Rain Gauge #02w for the Bear-Evans Creek watershed. The attached photos were taken by Terry Lavender of Water Tenders. They show extensive flooding along Bear Creek at the Conrad Olsen Farm on NE 95th Street, at the Keller Farm, and at the new SR520 interchange along Redmond Way that was still being built.

At that time, the Town Center site was still a golf course and the 100-year flood zone extended as far north as REI and the Marriott Hotel. When Town Center was built, the flood zone was filled in and raised almost 6 feet, significantly reducing flood storage capacity along Bear Creek. There are no photos of flooding at the golf course; however, it is certain that much of the golf course was under water. With the Town Center site now filled in, it seems that the only remaining land for flood storage is at the Keller Farm and on other parcels upstream.

Under item #4, concerning flood storage capacity at BCDD #1, Jon Spangler, Natural Resources Manager for the City, will be providing information at the 8/27 meeting. Please ask him how the City storm water facilities would handle a storm event similar to the Dec96/Jan97 storm.

Other questions that should be considered:

-Should the entire Keller Farm and surrounding upstream properties along Bear and Evans Creeks be considered for permanent storm water storage? (including BCDD1 and even some properties in the Friendly Village community as well as undeveloped properties along 196th Avenue NE.)

-Should the City use eminent domain to acquire critical properties as natural storm water storage facilities? (-in the same way that the City has used eminent domain when acquiring properties where stormwater vaults have been constructed.)

-Should the City authorize a comprehensive stormwater & flood analysis to determine maximum flooding at the Keller Farm as well as downstream in the downtown to be done by a firm that specializes in geotechnical/hydrology issues prior to making a final decision on the BCDD1 rezone?

Thank for considering these comments,
Susan Wilkins

(Additional photos will be sent in separate groups of 3.)

Cottage Lake Rain Gauge #02w for the Bear-Evans Creek watershed
Daily totals in inches:

Date	Daily	Cumulative
12/24/1996	0.48	0.48
12/25/1996	0.02	0.5
12/26/1996	0.9	1.4
12/27/1996	0.5	1.9
12/28/1996	0.03	1.93
12/29/1996	1.76	3.69
12/30/1996	0.56	4.25
12/31/1996	1.48	5.73

1/1/1997	0.84	6.57
1/2/1997	1.12	7.69
1/3/1997	0.48	8.17





