

Written Comments #1 from Susan Wilkins – August 20, 2014

Dear Planning Commission Members:

Attached are two photos of downtown Redmond and Bear Creek as it flows south-southwest through the city. The black & white photo was obtained from the King County Archives. The back of the photo is stamped "Photograph by King County Engineer's Office" and is dated Jan 2, 1964. The color aerial photo was taken in 2009 (copied from the King County iMap site.) Both photos are looking southwest.

In the black and white photo, Avondale Way is in the bottom right corner and the baseball diamond is where the Bear Creek Shopping Center is now located. In the color photo, Avondale Way has been traced with a black line.

Downtown Redmond is built in an abandoned glacial river channel that used to become swampy and flooded following a typical heavy rain. All of the construction over the past 50 years has limited the amount of flood storage available to a narrow strip along Bear Creek.

Because it was a riverbed, the sediments under the city were a mix of porous sand and gravel so floodwaters would quickly seep into the ground. The downtown is now nearly 100% impervious surface. More significantly, the sand and gravel deposits under the city have been replaced by underground parking garages, further reducing the storage capacity for floodwater. These parking garages can fill with floodwater if there is too much rainwater for the storm sewer system to handle.

The Keller Farm can contain floodwater flowing downstream along Bear and Evans Creeks in order to mitigate flooding during major storm events. Preserving flood storage capacity on the entire farm should be part of the critical storm water plan for the city.

Attachments:

2009 Aerial View of Bear Creek w\_Avondale Way traced in black  
1964 Bear Creek looking south w\_Avondale Way in right corner



AVONDALE WAY

