

Written Comments #3 from Susan Wilkins – August 20, 2014

Dear Planning Commission Members:

I would like to submit some additional comments and data on rainfall and flooding in the Bear Creek basin especially at the Keller Farm.

Excessive rainfall occasionally occurs in Western Washington such that the rivers and streams in the area cannot contain all the run-off that occurs and lowland flooding is common and expected. The Keller Farm is the last large parcel of land in Redmond that has not been developed and it serves a critical role in preventing major flooding in the downtown area.

Since the Bear Creek Design District was created in 2007, many changes have occurred in Redmond that have affected or could affect future flooding in the city. The most significant change that needs to be considered is the Willowmoor Floodplain Restoration that is being planned at this time. King County currently has convened a task force that is addressing flooding in Lake Sammamish. It is likely that downstream flows in the Sammamish River will be significantly increased to mitigate flood damage to shoreline properties along Lake Sammamish. The increased discharge that will occur during major storm events could cause flooding in the downtown area if stream flow and discharge from Bear Creek is displaced by increased discharge in the Sammamish River. This potential flooding should be considered when deciding to rezone Performance Area 1.

Let me point out that if the City doesn't rezone Performance Area 1 for multifamily apartments, nothing will be built and no construction might be better than construction that results in flooding. Or, the City should consider delaying the rezone for a year or until it is certain that the Willowmoor Plan will not result in the need for increased storage on the Keller Farm.

Lastly, it needs to be noted that a rezone to multifamily will result in more students and our local schools are already acutely overcrowded. Can the Lake Washington School District handle any more children at this point? Einstein, Rockwell, Horace Mann, Redmond and Alcott are all way overcapacity. Redmond Middle School and Redmond High School are both packed. If this complex is like other apartment complexes along Avondale, it will add at least 100 students to the local schools. Impact fees for multifamily housing is \$197/unit or \$69,000 for this 347-unit complex. A rezone at this time would not be in the best interest of the community.

Please consider my comments and attached photos and data.

Sincerely,  
Susan Wilkins

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Cottage Lake Rain Gauge #02w for the Bear-Evans Creek watershed

Daily totals in inches:

12/1/2010	0
12/2/2010	0.01

12/3/2010	0
12/4/2010	0.01
12/5/2010	0
12/6/2010	0.01
12/7/2010	0.37
12/8/2010	<b>1.02</b>
12/9/2010	<b>0.58</b>
12/10/2010	0
12/11/2010	<b>0.8</b>
12/12/2010	<b>2.49</b> <-- flooding occurred on Dec 12, 2010
12/13/2010	0.32
12/14/2010	0.37
12/15/2010	0.15

Photos from December 12, 2010 flood:

12\_12\_2010 Bear Creek Flooding at Friendly Village

12\_12\_2010 Friendly Village near covered bridge

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