

CRITICAL AREAS ASSESSMENT

Alexan Central Park Redmond Property
Redmond, Washington

January 15, 2016

RAEDEKE ASSOCIATES, INC.

Report To: Mr. Jason Book-Symons
Trammell Crow Residential
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Seattle, WA 98101

Title: Critical Areas Assessment for the Alexan Central
Park Redmond Property, Redmond, Washington

Project Number: 2016-001-001

Date: January 15, 2016

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Signature

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January 15, 2016
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1.0 INTRODUCTION

1.1 PURPOSE

Raedeke Associates, Inc. was retained by Trammell Crow Residential to provide a critical area evaluation for the Central Park project site. As part of this assessment we conducted a site visit to delineate and document any on-site wetlands or wetlands within vicinity of the project site, in addition to providing a characterization of wildlife habitat and use on the project site. The report presents the findings of our background information review and our January 8, 2016 site investigations of the project site. The report follows the City of Redmond critical areas reporting requirements (City of Redmond 2016). The report also provides a discussion of impacts of the project on any identified critical areas.

1.2 PROJECT LOCATION

The Central Park Redmond project site consists of two parcels located at the intersection of NE Redmond Way and 161st Ave NE in the city of Redmond, Washington (Figure 1). The properties are identified as Tax parcel Nos. 0225059103 and 0225059179. This places the project area in a portion of Section 2, Township 25 North, Range 5 East, W.M. Parcel maps retrieved on-line from King County (2016) iMAP depict the property boundaries.

1.3 SITE DESCRIPTION

The project site has been previously developed and contains existing commercial buildings, a paved parking area, and ornamental landscaping. The property is surrounded on all sides by residential and commercial developments. Northeast Redmond Way and NE 80th Street border the property on the south, and 161st Avenue NE borders the property on the west (Figure 8).

1.4 PROPOSED DEVELOPMENT PLAN

The proposed development plan is in the initial planning phases, but would result in the redevelopment of the property for a mixed residential, retail, and office space. The proposed site plan would include a courtyard and clubhouse area as part of the current plan set. No critical area impacts to the site are expected from the renovation.

2.0 METHODS

2.1 DEFINITIONS AND METHODOLOGIES

Wetlands and streams are protected by federal law as well as by state and local regulations. Federal law (Section 404 of the Clean Water Act) prohibits the discharge of dredged or fill material into “Waters of the United States”, including certain wetlands, without a permit from the U.S. Army Corps of Engineers (COE 2012). The COE makes the final determination as to whether an area meets the definition of a wetland and whether the wetland is under their jurisdiction.

The COE wetland definition was used to determine if any portions of the project area could be classified as wetland. A wetland is defined as an area “inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (Federal Register 1986:41251).

We based our investigation upon the guidelines of the COE Wetlands Delineation Manual (Environmental Laboratory 1987), as further clarified in the Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coasts Region (COE 2010). The COE wetlands manual is required by state law (WAC 173-22-035, as revised) for all local jurisdictions. As outlined in the 1987 wetland delineation manual, wetlands are distinguished by three diagnostic characteristics: hydrophytic vegetation (wetland plants), hydric soil (wetland soil), and wetland hydrology.

2.2 BACKGROUND RESEARCH

2.2.1 Wetlands

In preparation for our site investigation, we collected and analyzed background information available for the site prior to the on-site investigation. We collected maps and information from the U.S.D.A Natural Resources Conservation Service (2016) Web Soil Survey, the U.S. Fish and Wildlife Service (USFWS 2016) National Wetland Inventory (NWI) on-line mapper, Washington Department of Fish and Wildlife (WDFW 2016) Priority Habitats and Species (PHS) on-line mapper, and the King County (2016) iMap. In addition, we also reviewed the City of Redmond (2011b) Critical Area Map for the vicinity of the project site.

2.2.2 Wildlife

The online priority habitats and species (PHS) database maintained by Washington Department of Fish and Wildlife (WDFW 2016) documents information on the potential occurrence of federal- or state-listed endangered, threatened, sensitive, candidate, other priority, or monitor wildlife species (hereafter “species of concern”), or priority habitats

on the project site and vicinity. State priority species are defined as those fish and wildlife species “requiring protective measures and/or management actions to ensure their survival”, and State priority habitats are defined as habitat types “with unique or significant value to many species” (WDFW 2008). We also reviewed database information maintained by the Washington Natural Heritage Program (2015) for occurrence of endangered, threatened, and sensitive plants in the vicinity of the project site. In addition, we reviewed the City of Redmond (2011a) Fish and Wildlife Habitat Conservation Areas map to identify if any fish and wildlife habitat was on-site or within the vicinity of the project area.

Reference lists maintained by WDFW (2008) were consulted for information on the status of wildlife species of concern that could use the site during at least some part of the year. Species accounts and management recommendations provided by WDFW (e.g., Rodrick and Milner 1991, Larsen 1997, Azerrad 2004, Larsen et al. 2004) were consulted to determine habitat associations of such species and to evaluate the likelihood of their occurrence on the project site. During the field investigation, we searched for the presence of these species, or signs thereof, which could be found on the property.

2.3 FIELD SAMPLING PROCEDURES

We visited the site on January 8, 2016 to search for wetlands or streams and describe vegetation communities and wildlife habitat conditions.

2.3.1 Wetlands

During our field investigation, we examined vegetation, soils, and hydrology in representative portions of the study area according to the procedures described in the Regional Supplement (COE 2010). We estimated the percent coverage of each species. Plant identifications were made according to standard taxonomic procedures described in Hitchcock and Cronquist (1976), with nomenclature as updated by the U.S. Army Corps of Engineers National Wetland Plant List (Lichvar and Kartesz 2009). Wetland classification follows the USFWS wetland classification system (Cowardin et al. 1992). We determined the presence of a hydrophytic vegetation community using the procedure described in the Regional Supplement (COE 2010), which requires the use of the dominance test, unless positive indicators of hydric soils and wetland hydrology are also present, in which case the prevalence index or the use of other indicators of a hydrophytic vegetation community as described in the Regional Supplement (COE 2010) may also be required.

We excavated pits to at least 18 inches below the soil surface, where possible, in order to describe the soil and hydrologic conditions throughout the study area. We sampled soil at locations that corresponded with vegetation sampling areas and potential wetland areas. Soil colors were determined using the Munsell Soil Color Chart (Munsell Color 2009). We used the indicators described in the Regional Supplement (COE 2010) to determine the presence of hydric soils and wetland hydrology.

2.3.2 Wildlife

During this field investigation, we documented wildlife presence, sign, and habitat while inventorying and describing site conditions. We recorded information regarding reproduction, habitat use, and activities of all wildlife species observed. In addition, we noted special habitat features such as large and/or hollow trees, snags [standing dead or partly dead trees at least 4 inches diameter at breast height (dbh) and 6 feet tall], and large down logs. Historic and present land-use of the site and immediate vicinity were noted from direct observations in the field and analysis of aerial photographs. During our field surveys, we also searched specifically for the presence, sign, or habitats of any wildlife species of concern that may occur on the project site or vicinity.

3.0 EXISTING CONDITIONS

3.1 RESULTS OF BACKGROUND INVESTIGATION

3.1.1 Wetlands

The USDA NRCS (2016) Soil map (Figure 2) lists the entirety of the subject property as having Everett very gravelly sandy loam soil, a non-hydric soil. Soil series boundaries or mapping units are mapped from aerial photographs with limited field verification. Thus, the location and extent of boundaries between mapping units may not be approximate for a given parcel of land within the survey area.

The National Wetland Inventory (2016; Figure 3) and King County (2016) iMap (Figure 4) do not depict any wetlands on-site or within the immediate vicinity of the Central Park Redmond project site. The City of Redmond (2011b) Critical Areas Map (Figure 5) does not show any wetlands within 300 feet of the project site. Similarly, no wetlands or streams are shown on the Washington Department of Fish and Wildlife (2016) PHS map (Figure 6).

3.1.2 Wildlife

The WDFW (2016) PHS database map (Figure 6) shows no occurrences of species of concern, including endangered, threatened, sensitive, or other priority species or habitats on or adjacent to the project site. The City of Redmond's (2011a) map of core preservation areas (Figure 7) shows no mapped fish and wildlife habitat conservation areas on the project site or immediate vicinity. The Washington Natural Heritage Program (2015) database contains no records of Natural Heritage Features (e.g., listed plant species or Natural Heritage wetlands) in the section in which the project site occurs.

3.2 RESULTS OF FIELD INVESTIGATIONS

As noted above, the site consists almost entirely of existing buildings and a paved parking lot (Figure 8). No wetlands or streams were identified on the project site. Based on our analysis of Google Earth (2015) aerial imagery, it appears that the Central Park Redmond property was developed prior to the 1990s. In general, the site has been almost entirely developed and contains existing retail and office buildings with a paved parking area and ornamental landscaping.

A small undeveloped area is located along the eastern edge of the site and continues off-site into the adjoining parcel. The undeveloped area is approximately 125-feet long by 25-feet wide and contains a single big-leaf maple (*Acer marcrophyllum*, FACU) and ponderosa pine (*Pinus ponderosa*, FACU) trees with an understory dominated by Himalayan blackberry (*Rubus armeniicus*, FACU), reed canarygrass (*Phalaris arundinacea*, FACW), tall fescue (*Festuca arundinacea*, FAC), and Kentucky blue grass (*Poa pratensis*, FAC).

Soils were generally consistent with the Everett very gravely sandy loam soil series mapped for the site, with no positive indicators of hydric soil. The soil profile consisted of a up to 3 inches of very dark grayish brown (10YR 3/2) gravely sandy loams over brown (10YR 4/3) loams to a depth of at least 16 inches, with no redoximorphic features in the soil profile (see Sample Plot 1, Appendix A). During our site investigation, we did not observe any soil saturation or a water table within the upper 18 inches of the soil profile.

Another small vegetative strip is located immediately off-site of the subject property to the south, in the public right-of-way between a paved walkway and NE Redmond Way. The small vegetative strip is dominated by various poa and gramineae species in addition to a mixture of creeping butter cup (*Ranunculus repens*, FAC), common dandelion (*Taraxacum officinale*, FACU) and hairy cats-ear (*Hypochaeris radicata*, FACU). We observed no evidence of hydric soil or wetland hydrologic conditions in this area.

3.2.1 Wildlife

A wide variety of wildlife species may be expected to inhabit lowland deciduous or mixed forest communities in the Pacific Northwest, such as that found on or near the project site. Of the more than 300 vertebrate wildlife species expected to occur in west side forests of Oregon and Washington, over 230 species occur within west side lowland mixed coniferous and deciduous forests (Johnson and O'Neil 2001). A more limited number of species are expected to occur within lowland deciduous or mixed forests of western Washington, particularly King County: over 80 species, nearly 60% of which are birds, about 25% are mammals, and the rest are amphibians and reptiles (King County 1987). The number of species expected to inhabit a particular forest stand depends on its size, landscape context, and surrounding uses.

Relatively small, scattered individual trees such as the ornamental trees found on the Central Park Redmond property that are surrounded by urban residential uses would be expected to provide very limited habitat for a few wildlife species. Those that do occur there may be further adversely affected by on-site and surrounding human activity and predation or other influences from urban-adapted species (such as crows and starlings), or other invasive species.

We observed relatively few wildlife species or their signs of their use of the subject property during our field visit. The number of species that we observed is also likely limited by the relatively small size and developed condition of the site and the surrounding suburban land uses. Species observed primarily include those adapted to urban environments with limited persistent cover, such as crows, starlings, American robins, rock doves, house sparrows, eastern gray squirrels, mice, rats, raccoons, and the like.

A variety of other bird species are likely to inhabit the vicinity at different times of the year. Many of these are spring and summer residents that migrate out of the area for the fall and winter, as well as year-round residents. We did not observe any raptors (eagles, hawks, falcons, or owls) during our field reconnaissance, and no raptor nests were found on any of the trees within the site.

We did not observe any mammals or sign of their presence during our field reconnaissance. Only a few species of small and medium-sized mammals may use the site. On-site trees may provide potential cover and breeding locations for small to medium-sized mammals such as rats, mice, raccoons, and squirrels. The presence of domestic dogs and cats in the area may limit the suitability of the forest on site, as they can act as highly effective predators on native wildlife species in urban and suburban areas, particularly those that nest or inhabit the ground (Penland 1984, Maestas et al. 2003, Odell and Knight 2001, Leu et al. 2008).

We did not observe any reptiles, amphibians, or their sign during our field reconnaissance.

3.4.2 Endangered, Threatened, Sensitive, or Other Priority Species

We observed no species listed as endangered, threatened, or sensitive within the project site or immediate vicinity, nor are any of these species considered to have a primary association with the project site. As noted above, we did not observe any snags or signs of foraging by pileated woodpeckers. No other priority or other species of concern were observed or likely to occur within the project site.

3.4.3 Wildlife Habitat Movement Corridors and Networks

Wildlife habitat networks or corridors can take different forms, depending on the landscape. Corridors can be in the form of hedgerows or fencerows connecting woodlots in an agricultural landscape. In a fragmented forested landscape, corridors are linear patches of forest or forested riparian zones connecting larger patches of forest. They can also be non-forested linear patches, such as utility easements, or wetland and stream systems, in a landscape that is forested. In an urbanizing environment, open space or native forestland can act as corridors connecting otherwise disjunct habitat for wildlife species.

The project site is developed and surrounded by urban development. As such, it is relatively isolated from nearby open spaces and wildlife habitats. Thus, it is not part of a continuous habitat corridor. The site scored a total of 2 points on the City of Redmond Habitat Unit Assessment Form (attached in Appendix B).

4.0 REGULATORY CONSIDERATIONS

4.1 WETLANDS

Wetlands are protected by Section 404 of the Federal Clean Water Act and other state and local policies and ordinances including the City of Redmond (2016) code. Because no wetlands were found to occur within the property or immediate vicinity, no further discussion of wetland regulations is provided here.

4.2 WILDLIFE

4.2.1 State of Washington

State law provides protections for wildlife species listed as endangered (WAC 232-12-014), as well as threatened, sensitive, or “other protected” species (WAC 232-232-011). Recently, bald eagles have been de-listed at the State and federal level. However, eagles in Washington, currently listed as state sensitive, are still protected by the Bald Eagle Protection Act of 1984 (RCW 77.12.655), and the Bald Eagle Protection Rules (WAC 232-12-292). The WDFW (2016) PHS and HRTG databases show no known nest or roost sites of eagles or other listed raptor species (such as hawks or owls) in the vicinity of the project site. In addition, we found no raptor nests or potentially suitable nest trees on the project site or in the vicinity. A great blue heron rookery is mapped as occurring within a forest stand on the Redmond Town Center site, over 800 feet south of the property. The current activity or status of the rookery is unknown, but no habitat for herons occurs on the property or surroundings.

In addition, the WDFW (2008) has developed management recommendations for “species of concern,” which include state listed and other priority species, as well as priority habitats. As noted above, we observed no listed or other priority species or their habitat features or signs of their presence on the site or immediate vicinity. These management recommendations are often referenced in local critical area ordinances, such as the City of Redmond in protection of “Fish and Wildlife Habitat Conservation Areas,” or FWHCA.

4.2.2 City of Redmond

Redmond (2016) regulates wildlife habitat as “Fish and Wildlife Habitat Conservation Areas” (hereafter, FWHCA’s) under Chapter 21.64 of its Zoning Code (RZC). The Redmond Zoning Code generally identifies the following as FWHCA’s: (1) federal endangered and threatened species, (2) state endangered, threatened, sensitive, and state candidate species, (3) WDFW priority habitats and species, (4) Habitats and Species of Local Importance, which in Redmond are identified as great blue herons, (5) natural ponds less than 20 acres in size, (6) waters of the state, (7) lakes, ponds, streams, and rivers planted with game fish, and (8) land essential for preserving connections between habitat blocks and open spaces.

As noted above, no federal or state endangered, threatened, or sensitive species were observed on site, nor are they considered to inhabit or have a primary association with the site. We did not observe any evidence of use by pileated woodpecker or great blue herons or their habitat, which are identified as species of local importance by the City.

5.0 IMPACTS

5.1 IMPACTS TO VEGETATION

The proposed development would replace the existing buildings and parking lot with a multi-story building with mixed uses on the ground floor, apartments above, and underground parking (Jackson Main Architecture 2016). This would remove the existing ornamental planters. Small landscaped areas would be provided in the southern portion of the site. Because no wetlands or streams occur on site or in the immediate vicinity, no impacts to such surface water features would occur from the proposed development.

5.2 IMPACTS TO WILDLIFE

Direct alteration (reduction) to the distribution, composition, and amount of native vegetation resulting from development can affect the distribution and composition of native wildlife on a given site and vicinity. However, the project site is currently developed and consists almost entirely of buildings and paved parking area, with limited ornamental planters and only a narrow vegetated strip along the eastern boundary. Thus, we expect the proposed development to have a negligible impact to wildlife habitats and species that may inhabit the local area.

5.3 IMPACTS TO ENDANGERED, THREATENED, SENSITIVE, OR OTHER PRIORITY SPECIES OR HABITATS

Because endangered, threatened, and sensitive wildlife species are not known or likely to occur on or in the site or have a primary association with any impacted habitats, no impacts to these species are expected. No other priority species, or species of local importance, are known or likely to inhabit the site. Thus, the proposed development would not adversely affect such species.

The site contains no wetlands, streams, or other habitats designated as fish and wildlife conservation areas, so the proposed development would not affect such habitats. Consequently, no habitats or habitat features known or suspected to be used by other priority species or species of local importance would be affected by the proposed site plan.

6.0 LIMITATIONS

We have prepared this report for the exclusive use of Trammell Crow Residential and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from Trammell Crow Residential.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. With regard to wetlands, the final determination of their boundaries for regulatory purposes is the responsibility of the various agencies that regulate development activities in wetlands. We cannot guarantee the outcome of such determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies.

We warrant that the work performed conforms to standards generally accepted in our field, and prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponent and their consultants, together with information gathered in the course of the study. No other warranty, expressed or implied, is made.

7.0 LITERATURE CITED

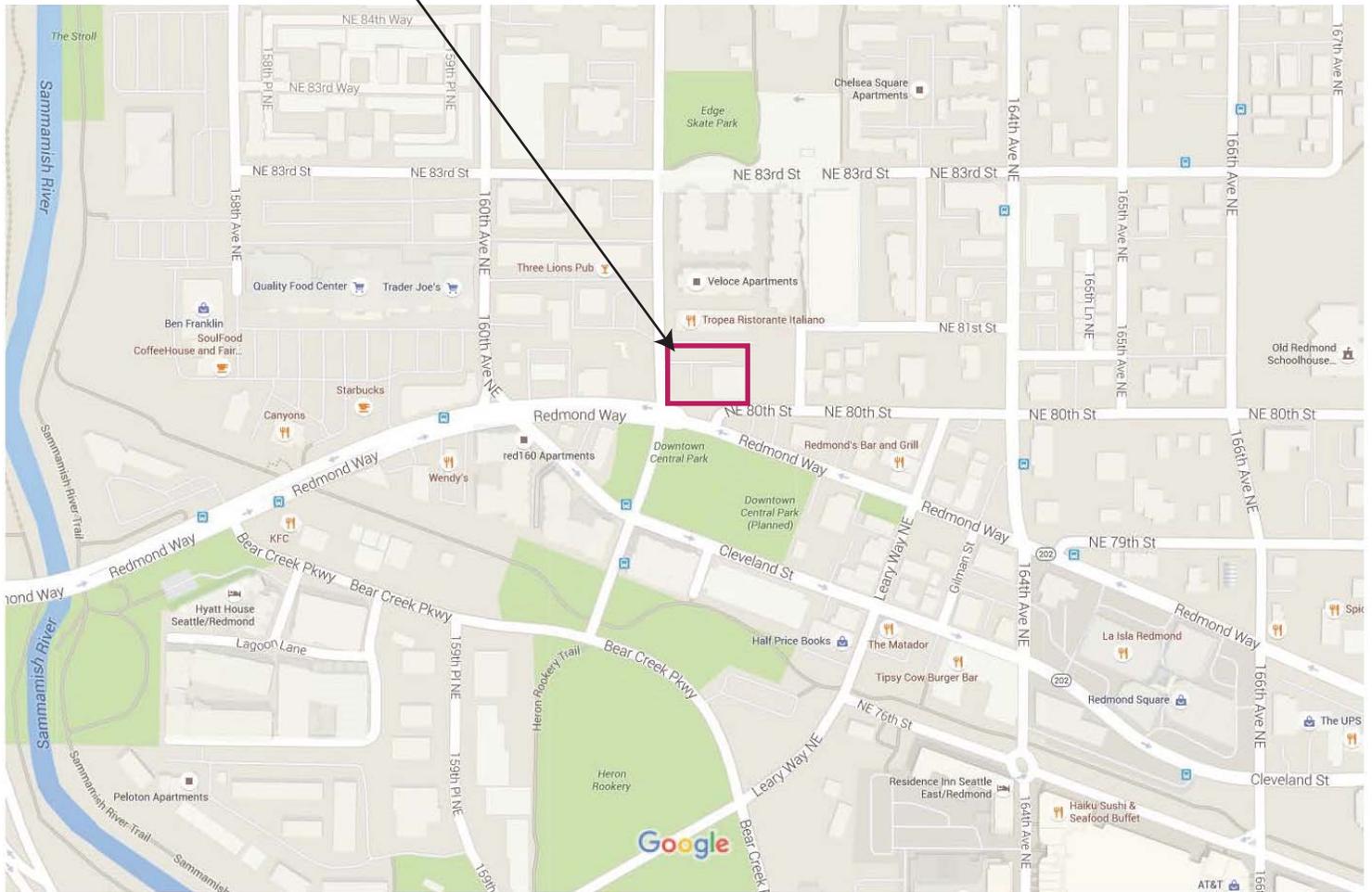
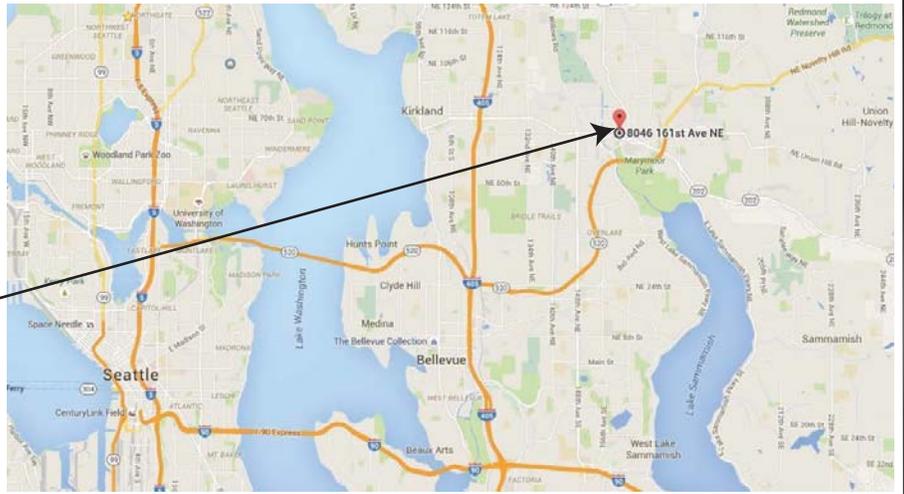
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FIGURES

PROPERTY
LOCATION



Source: Google Maps, Google. Available at <https://www.google.com/maps>. Accessed on 1/12/16



FIGURE 1
REGIONAL & VICINITY MAP
CENTRAL PARK PROPERTY
REDMOND, WA

Raedeke
Associates, Inc.
2111 N. Northgate Way, Ste. 219
Seattle, WA 98133

RAI # 2016-001

PROPERTY LOCATION

Soil Map—King County Area, Washington



Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.
 0 50 100 200 Meters

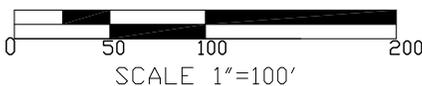
Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed [2016/01/08].

SOILS KEY:

EvB: Everett very gravelly sandy loam, 0 to 8% slopes



FIGURE 2
SOILS MAP
 CENTRAL PARK PROPERTY
 REDMOND, WA

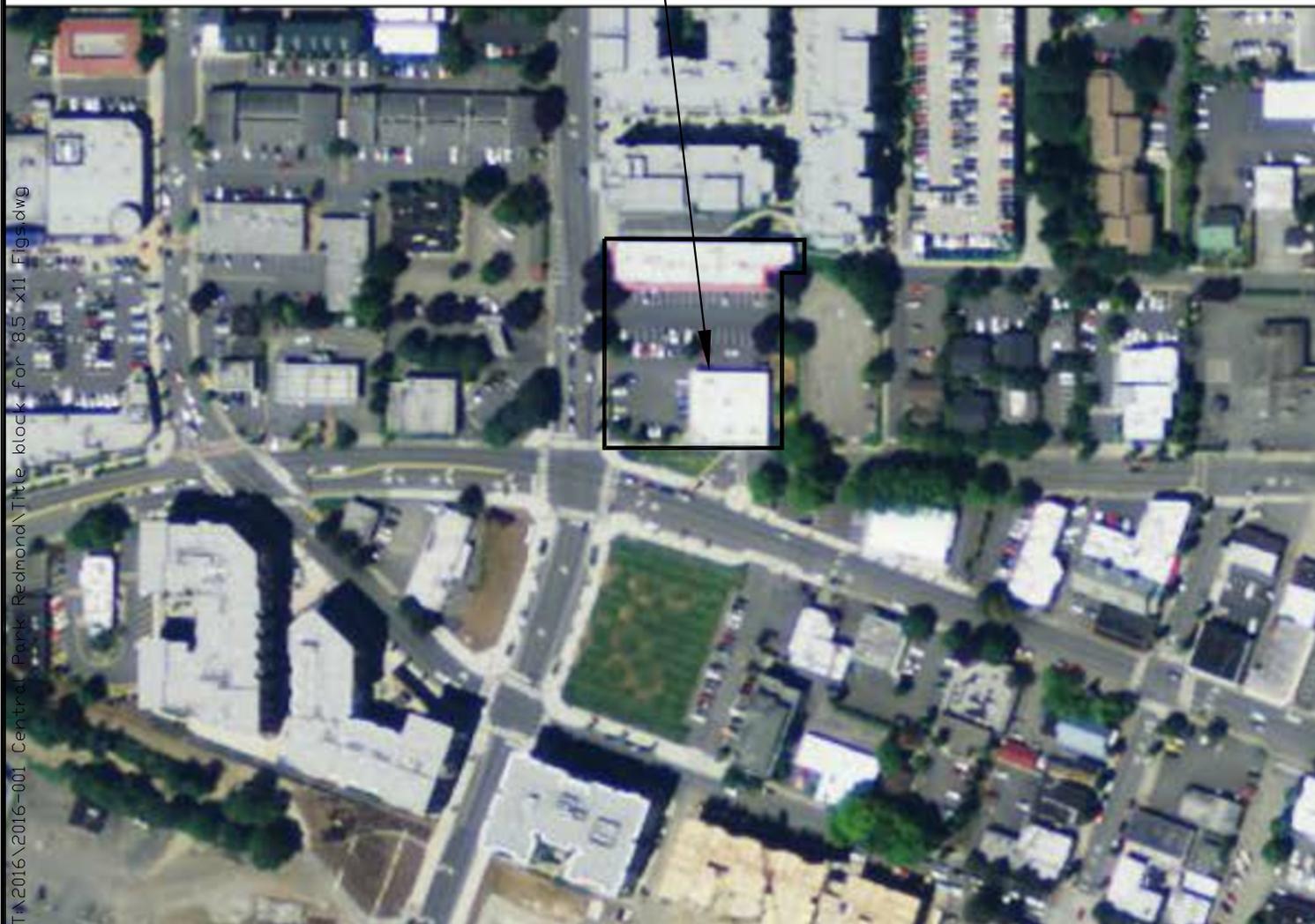


Raedeke
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 2111 N. Northgate Way, Ste. 219
 Seattle, WA 98133

PROPERTY LOCATION

U.S. Fish and Wildlife Service

National Wetlands Inventory



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Source: US Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper. Available at <http://www.fws.gov/wetlands/data/mapper.HTML>. Accessed on 2016/1/12.



FIGURE 3
NWI MAP
CENTRAL PARK PROPERTY
REDMOND, WA

PROPERTY LOCATION

King County iMap



The information on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 1/4/2016

Notes:



Source: King County iMap, King County, WA. Available at <http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>. Accessed on 1/4/2016

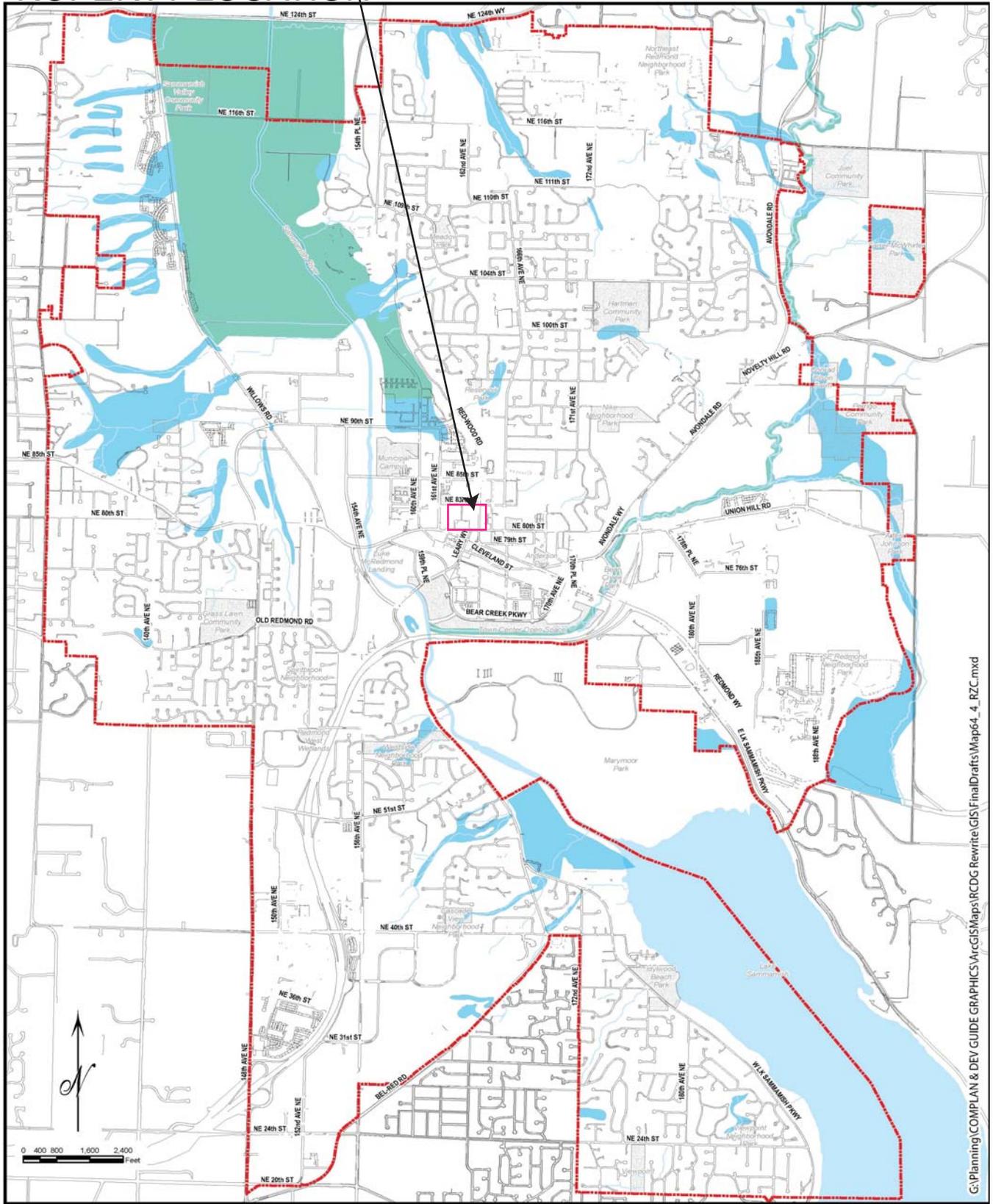


FIGURE 4
KING COUNTY IMAP
CENTRAL PARK PROPERTY
REDMOND, WA

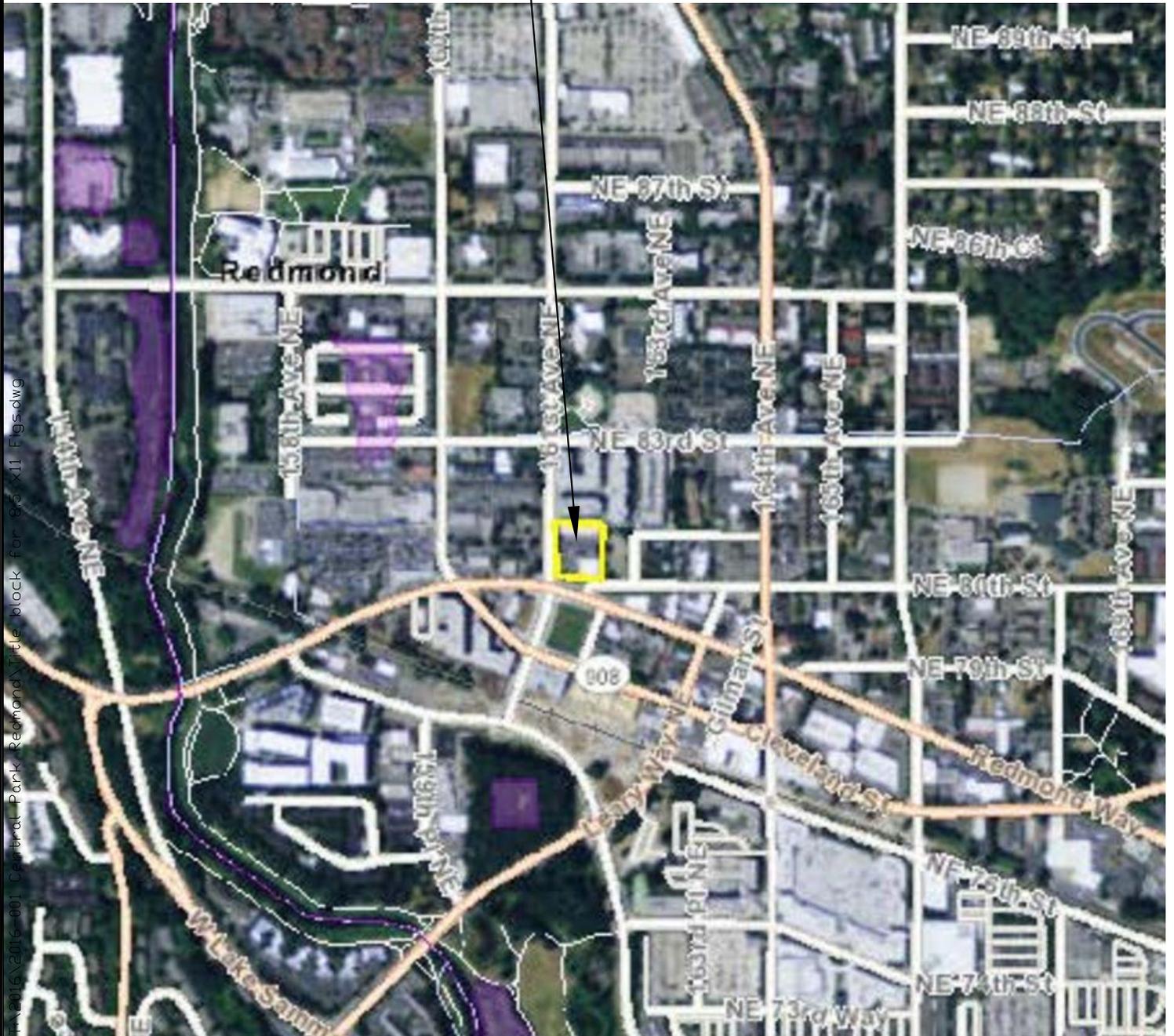


RAI # 2016-001

PROPERTY LOCATION



PROPERTY LOCATION



Source: Washington Department of Fish and Wildlife, Priority Habitats and Species Report. Available at <http://wdfw.wa.gov/mapping/phs/>. Accessed on 2016/1/8.

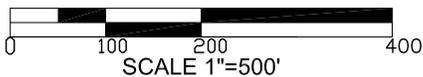
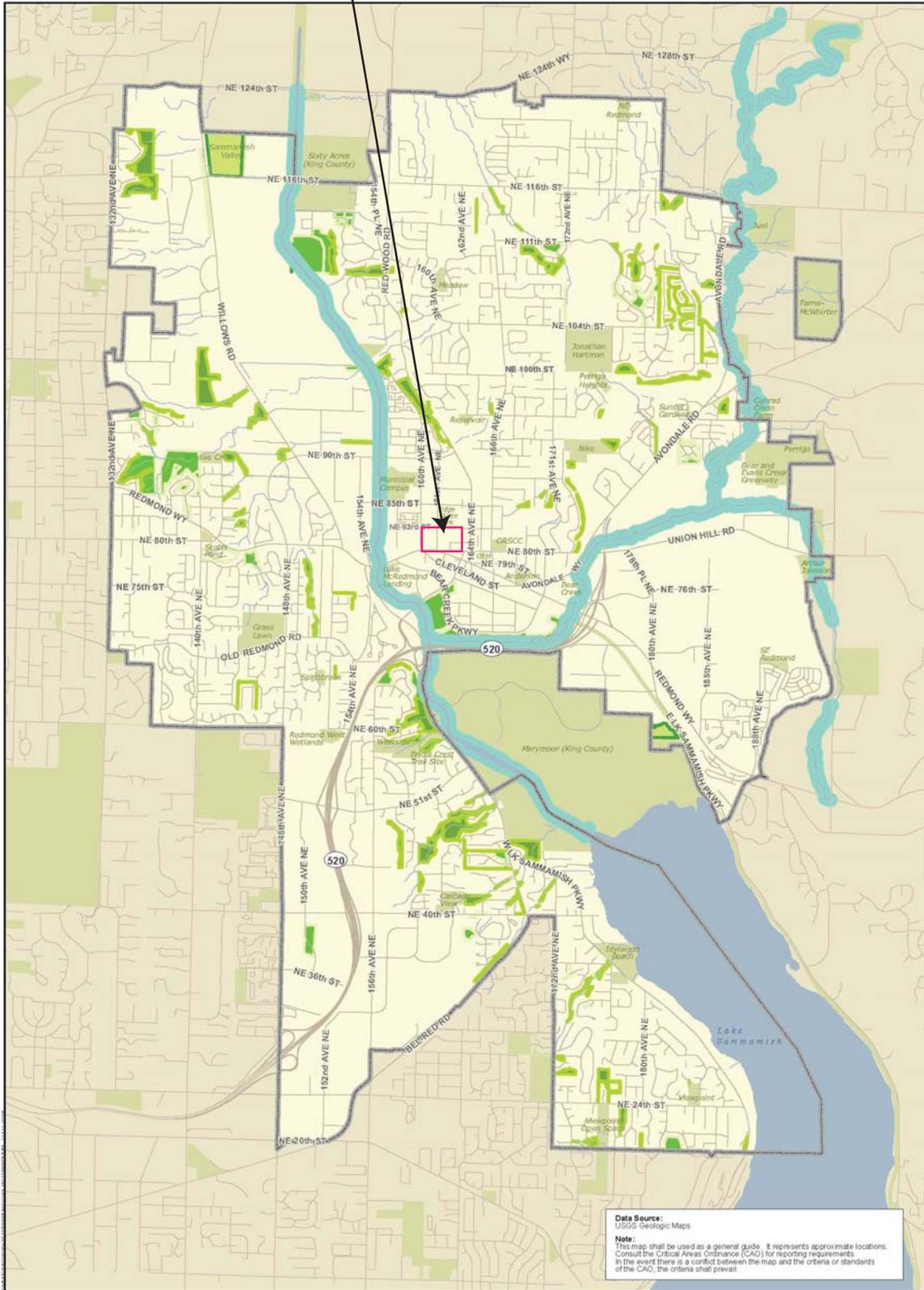


FIGURE 6
WDFW PHS MAP
CENTRAL PARK PROPERTY
REDMOND, WA

PROPERTY LOCATION



Data Source:
USGS Geologic Maps

Note:
This map shall be used as a general guide. It represents approximate locations. Consult the Critical Areas Ordinance (CAO) for reporting requirements. In the event there is a conflict between the map and the criteria or standards of the CAO, the criteria shall prevail.

Fish and Wildlife Habitat Conservation Areas (Core Preservation Areas)

Critical Areas Map
City of Redmond, Washington
Effective: 05/28/2005

Disclaimer: This map is created and maintained by GIS Services Group Planning and Information Services, City of Redmond, Washington, for reference purposes only. The City makes no guarantee as to the accuracy of the features shown on this map.

- Class 1 Streams and Buffers
- Native Growth Protection Easements
- Open Space Easements
- Transfer Development Rights Easements
- City Limit
- Park and Open Space
- Water

FIGURE 7

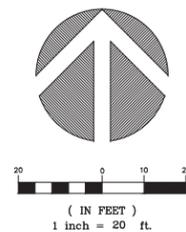
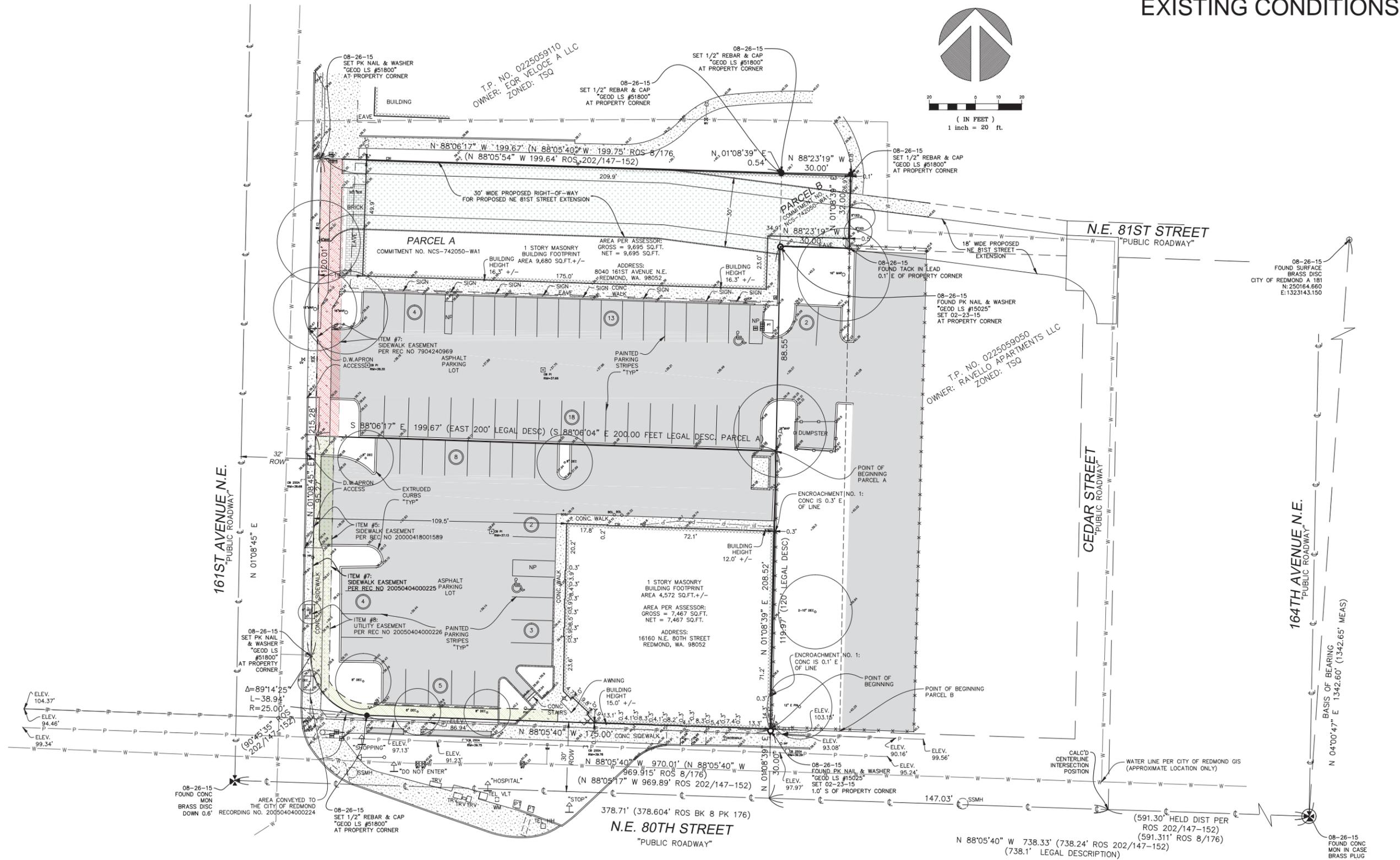
CITY OF REDMOND CONSERVATION AREAS CENTRAL PARK PROPERTY REDMOND, WA



Raedeke Associates, Inc.
2111 N. Northgate Way, Ste. 219
Seattle, WA 98133

ALTA/ACSM LAND TITLE SURVEY

FIGURE 8 EXISTING CONDITIONS



SPECIAL EXCEPTIONS LEGEND

- ITEM 5 (COMMITMENT NO. NCS-742212-WA1) - SIDEWALK EASEMENT
- ITEM 7 AND ITEM 8 (COMMITMENT NO. NCS-742212-WA1) - SIDEWALK & UTILITY EASEMENTS
- ITEM 7 (COMMITMENT NO. NCS-742050-WA1) - SIDEWALK & UTILITY EASEMENT

measure success

ALTA/ACSM LAND TITLE SURVEY
SE 1/4 OF SE 1/4 SEC 2, TWP. 25N., RGE 5E., W.4M.
TAX PARCEL NOS. 0225059179 & 0225059103

TRAMMELL CROW-REDMOND
8040 161ST AVENUE N.E. & 16160 N.E. 80TH STREET
REDMOND, WA. 98052



GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425-456-4488 support@geodimensions.net www.geodimensions.net

JOB NUMBER:	151147
DATE:	08/28/15
DRAFTED BY:	VLJ
CHECKED BY:	SRM
SCALE:	1" = 20'
REVISION HISTORY	
09/04/15	Additional Topo
09/08/15	Added Easement
12/01/15	Wat. & Proposed ROW
SHEET NUMBER	
2 OF 2	

Appendix A:

Wetland Data Form



DATA FORM 1 (Revised)
Routine Wetland Determination
(WA State Wetland Delineation Manual or
1987 Corps Wetland Delineation Manual)

Project/Site: Central Park Redmond Trammell Crow Residential Applicant/owner: Kolten T. Kosters Investigator(s):	Date: 1/8/2016 County: King State: Washington S/T/R: S2, T25N, R5E, W.M
Do Normal Circumstances exist on the site? yes <input checked="" type="checkbox"/> no <input type="checkbox"/> Is the site significantly disturbed (atypical situation)? yes <input type="checkbox"/> no <input checked="" type="checkbox"/> Is the area a potential Problem Area? yes <input type="checkbox"/> no <input checked="" type="checkbox"/> Explanation of atypical or problem area:	Community ID: Transect ID: Sample Plot 1 Plot ID:

VEGETATION (For strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	Stratum	% cover	Indicator	Dominant Plant Species	Stratum	% cover	Indicator
Acer macrophyllum	T	10	FACU				
Rubus armeniacus	S	15	FACU				
Phalaris arundinacea	H	50	FACW				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC 33

Check all indicators that apply & explain below:

Visual observation of plant species growing in areas of prolonged inundation/saturation _____	Physiological/reproductive adaptations _____
Morphological adaptations _____	Wetland plant database _____
Technical Literature _____	Personal knowledge of regional plant communities _____
	Other (explain) _____

Hydrophytic vegetation present? yes no

Rationale for decision/Remarks:

Less than 50 percent hydrophytes present.

HYDROLOGY

Is it the growing season? yes no

Based on: _____ soil temp (record temp _____)
 _____ other (explain)

Water Marks: yes <input type="checkbox"/> no <input checked="" type="checkbox"/> on _____	Sediment Deposits: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Drift Lines: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	Drainage Patterns: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Oxidized Root (live roots) Channels <12 in. yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	Local Soil Survey: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
FAC Neutral: yes <input type="checkbox"/> no <input type="checkbox"/>	Water-stained Leaves yes <input type="checkbox"/> no <input checked="" type="checkbox"/>

Check all that apply & explain below:
 Stream, Lake or gage data: _____
 Aerial photographs: _____ Other: _____

Other (explain):

Wetland hydrology present? yes no

Rationale for decision/Remarks:

None observed

SOILSMap Unit Name Everett very gravely sandy loams
(Series & Phase)Drainage Class Somewhat excessively

Taxonomy (subgroup) _____

Field observations confirm Yes No
mapped type?**Profile Description**

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size & contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
0-3	A	10YR 3/2			Gravely Sandy Loam	
6-18+	B	10YR 4/3			Loam	

Hydric Soil Indicators: (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Matrix chroma \leq 2 with mottles |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> Mg or Fe Concretions |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> High Organic Content in Surface Layer of Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National/Local Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma (=1) matrix | <input type="checkbox"/> Other (explain in remarks) |

Hydric soils present? yes no

Rationale for decision/Remarks:

Lack of hydric soil indicators.

Wetland Determination (circle)Hydrophytic vegetation present? yes no Hydric soils present? yes no Wetland hydrology present? yes no Is the sampling point within a wetland? yes no **Rationale/Remarks:****NOTES:**

Data Form 2: Atypical Situations

Applicant Name: _____ Applicant Number: _____ Project Name: _____
Location: _____ Plot Number: _____ Date: _____

A. Vegetation:

1. Type of Alteration: _____

2. Effect on Vegetation: _____

3. Previous Vegetation: _____
(Attach documentation) _____
4. Hydrophytic Vegetation? Yes _____ No _____

B. Soils:

1. Type of Alteration: _____

2. Effect on Soils: _____

3. Previous Soils: _____
(Attach documentation) _____
4. Hydric Soils? Yes _____ No _____

C. Hydrology:

1. Type of Alteration: _____

2. Effect on Hydrology: _____

3. Previous Hydrology: _____
(Attach documentation) _____
4. Wetland Hydrology? Yes _____ No _____
Characterized By: _____

Appendix B:

City of Redmond Habitat Unit Assessment Form



CITY OF REDMOND HABITAT UNIT ASSESSMENT FORM

HABITAT UNIT: Central Park Redmond
LOCATION: Section 2, T25N, R5E, W.M
TOTAL SCORE: 2

Habitat Parameter	Scoring Criteria	Habitat Unit Score
Size	<ul style="list-style-type: none"> • >50 acres = 3 points • 10-50 acres = 2 points • 0-10 acres = 1 point 	1
Vegetation Community Types	<ul style="list-style-type: none"> ≥ 4 types = 3 points • 2-3 types = 2 points • 1 type = 1 point • None = 0 points 	0
Community Interspersion	<ul style="list-style-type: none"> • High = 3 points • Medium = 2 points • Low = 1 point • None = 0 points 	0
Priority Species Presence	<ul style="list-style-type: none"> • Threatened & Endangered Species = 3 points • Candidate Species = 2 points • Monitor Species = 1 point • None = 0 points 	0
Priority Species Habitat Use	<ul style="list-style-type: none"> • Breeding = 3 points • Roosting = 2 points • Foraging = 1 point • None = 0 points 	0
Habitat Continuity	<ul style="list-style-type: none"> • Links protected habitats = 3 points • Links unprotected habitats = 2 points • Extends habitat corridor = 1 point • None = 0 points 	0
Forest Vegetation Layers	<ul style="list-style-type: none"> • 3 layers = 3 points • 2 layers = 2 points • 1 layers = 1 point • None = 0 points 	0
Forest Age	<ul style="list-style-type: none"> • Mature = 3 points • Pole = 2 points • Seedling/Shrub = 1 point • None = 0 points 	0
Invasive Species Presence	<ul style="list-style-type: none"> • 0-25% = 3 points • 26-50% = 2 points • 51-75% = 1 point • 75-100% = 0 points 	1

**CITY OF REDMOND
HABITAT UNIT ASSESSMENT FORM**

VEGETATION COMMUNITY TYPES:

The project site has been cleared and developed since the 1990s. The existing on-site vegetation community consists of scattered ornamental trees and shrubs.

INVASIVE PLANTS:

Himalayan blackberry

HABITAT FEATURES (snags, perches, downed logs, etc):

None present

WILDLIFE OBSERVATIONS (direct or indirect):

We did not observe any bird species on-site

No mammals, reptiles, or amphibians observed

THREATS TO HABITAT INTEGRITY:

Human activity from surrounding residential, commercial, and retail infrastructure

OTHER NOTES: