

FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

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SALMON CREEK COMMERCIAL CENTER ENVIRONMENTAL IMPACT ANALYSIS

After a study of the development review application for this project and a site visit, the Fairgrounds Neighborhood Association has concerns. The current plan intends to pass all the storm water runoff from the SCCC site into and through the drainage system of Waters Edge Condominiums (WEC).

The plan does not show any details of how the applicant intends to connect to the closed pipe system of WEC. A discharge into the open ditch on the uphill side of the road at WEC with the intent of the storm water being collected into the pipe going under the road is a flood risk of surface water overflow with unknown consequences.

The drainage system at WEC is almost 20 years old. The applicant refers to a statement that the system includes a reserve capacity of up to 11 cubic feet per second (cfs) of off site storm drainage. Despite repeated requests, the county cannot find documents with calculations supporting any such capacity. The applicant has not responded to the county's request to provide this material.

With a storm system almost 20 years old that is demonstrably in need of maintenance and/or repair, there is a definite risk of overwhelming the existing actual (not theoretical) capacity of the system and causing flooding to the units of WEC.

The applicant should be required to 1). have an engineering analyses done to verify the existing reserve capacity of the WEC storm water system and if it doesn't exist to 2). repair and upgrade the WEC storm system or 3). redesign their outflow to bypass the WEC storm system and go directly to Salmon Creek via a route to the south of the WEC development.

The uncompacted fill on the northeast corner of the site should be stabilized to prevent possible sloughing and a landslide/mudflow inundating portions of WEC and the private owner property northwest of WEC.

Seepage and infiltration from the unlined storm water detention ponds during a time of complete ground saturation (which will occur during a major event such as a 100-year storm/flood) will put the uncompacted fill (as high as 11 feet) on the northeast corner of the SCCC property at that risk.

We believe that this information provides enough reasons of concern to have the county reject the application under its present conditions.

Sincerely,

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