SEATTLE CITY COUNCIL

Land Use and Sustainability Committee

Agenda

Wednesday, March 18, 2026

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

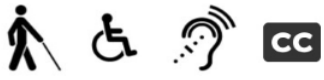
Eddie Lin, Chair
Dan Strauss, Vice-Chair
Dionne Foster, Member
Joy Hollingsworth, Member
Alexis Mercedes Rinck, Member

Chair Info: 206-684-8802; Eddie.Lin@seattle.gov

Watch Council Meetings Live **View Past Council Meetings**

Council Chamber Listen Line: 206-684-8566

The City of Seattle encourages everyone to participate in its programs and activities. For disability accommodations, materials in alternate formats, accessibility information, or language interpretation or translation needs, please contact the Office of the City Clerk at 206-684-8888 (TTY Relay 7-1-1), CityClerk@Seattle.gov, or visit https://seattle.gov/cityclerk/accommodations at your earliest opportunity. Providing at least 72-hour notice will help ensure availability; sign language interpreting requests may take longer.



SEATTLE CITY COUNCIL

Land Use and Sustainability Committee

Agenda

March 18, 2026 - 9:30 AM

Meeting Location:
Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:
https://seattle.gov/council/land-use-and-sustainability

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Please register in advance in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at https://www.seattle.gov/council/committees/public-comment. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

Members of the public may address items on the agenda and matters within the purview of the committee. Please register in advance to be recognized by the Chair.

D. Items of Business

1. CB 121152 **AN ORDINANCE relating to floodplains; adopting permanent regulations consistent with Federal Emergency Management Agency (FEMA) regulations; adopting the February 2020 updated National Flood Insurance Rate Maps to allow individuals to continue to obtain flood insurance through FEMA's Flood Insurance Program; repealing Ordinances 126113 and 126536; and amending Chapter 25.06 and Section 25.09.030 of the Seattle Municipal Code.**

Attachments:
- Ex 1 – The Flood Insurance Study for King County Washington
- Ex 2 – Floodplain and Flood-prone Area Maps (1 of 8)
- Ex 2 – Floodplain and Flood-prone Area Maps (2 of 8)
- Ex 2 – Floodplain and Flood-prone Area Maps (3 of 8)
- Ex 2 – Floodplain and Flood-prone Area Maps (4 of 8)
- Ex 2 – Floodplain and Flood-prone Area Maps (5 of 8)
- Ex 2 – Floodplain and Flood-prone Area Maps (6 of 8)
- Ex 2 – Floodplain and Flood-prone Area Maps (7 of 8)
- Ex 2 – Floodplain and Flood-prone Area Maps (8 of 8)
- Ex 3 – Floodplain and Flood-prone Area Maps

Supporting Documents:
- Summary and Fiscal Note
- Director's Report
- Director's Report App A - Instructions for using IMap
- Director's Report App B – Small-scale view of all parcels (Fig. 3 - 6)
- Director's Report App C – Definitions of FEMA Flood Zone Designations
- Director's Report App D - FEMA Code Review
- Amendment 1

Discussion and Possible Vote

Presenters: Maggie Glowacki and Christina Postlewait, Seattle Department of Construction and Inspections

2. CB 121171 **AN ORDINANCE relating to land use and zoning; repealing Ordinance 127191, which allowed residential use within the Stadium Transition Area Overlay District under Chapter 23.74 of the Seattle Municipal Code.**

Attachments: Att 1 – Signed Ordinance 127191

Supporting Documents: Summary and Fiscal Note
Public Hearing Notice
Central Staff Memo

Briefing and Discussion

Presenter: HB Harper, Council Central Staff

E. Adjournment

File #: CB 121152, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to floodplains; adopting permanent regulations consistent with Federal Emergency Management Agency (FEMA) regulations; adopting the February 2020 updated National Flood Insurance Rate Maps to allow individuals to continue to obtain flood insurance through FEMA's Flood Insurance Program; repealing Ordinances 126113 and 126536; and amending Chapter 25.06 and Section 25.09.030 of the Seattle Municipal Code.

WHEREAS, The City of Seattle (City) is required to adopt updated regulations and flood maps and to enforce such floodplain management regulations that help mitigate flooding events in order to remain in the National Flood Insurance Program (NFIP). The NFIP program is managed by the Federal Emergency Management Agency (FEMA) and the NFIP provides flood insurance to property owners, renters, and businesses located in one of the participating NFIP communities. Homes and businesses in high-risk flood areas with mortgages from government-backed lenders are required to have flood insurance; and

WHEREAS, in order for the City to continue as one of the participating NFIP communities, the City was required to adopt new Flood Insurance Rate Maps (FIRM), a new Flood Insurance Study (FIS) and updated code to comply with the minimum standards set forth in 44 CFR 60.3, chapter 86.16 RCW, and chapter 173-158 WAC; and

WHEREAS, through Ordinance 126113 in July 2020, the City adopted interim floodplain development regulations to regulate development in special flood hazard areas in accordance with standards established by the National Flood Insurance Program and the Washington State Department of Ecology and areas identified as flood-prone in subsection 25.09.012.B of the Seattle Municipal Code including adoption of FEMA's updated flood maps, with an effective date of August 24, 2020, and an expiration

date of February 24, 2021; and

WHEREAS, through Ordinance 126271 in January 2021, the City renewed the interim floodplain development regulations for 12 months with an effective date of February 22, 2021, and an expiration date of February 22, 2022, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; and

WHEREAS, through Ordinance 126536 in February 2022, the City amended Section 25.06.110 of the Seattle Municipal Code and extended the interim floodplain development regulations for six months with an effective date of February 18, 2022, and an expiration date of August 18, 2022, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; and

WHEREAS, through Ordinance 126651 in August 2022, the City again renewed the interim floodplain development regulations as amended by Ordinance 126536 for six months with an effective date of August 17, 2022, and an expiration date of February 17, 2023, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; and

WHEREAS, through Ordinance 126763 in February 2023, the City again renewed the interim floodplain development regulations as amended by Ordinance 126536 for six months with an effective date of February 15, 2023, and an expiration date of August 15, 2023, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; and

WHEREAS, through Ordinance 126885 in August 2023, the City again renewed the interim floodplain development regulations as amended by Ordinance 126536 for six months with an effective date of August 15, 2023, and an expiration date of February 15, 2024, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in

compliance; and

WHEREAS, through Ordinance 126994 in February 2024, the City again renewed the interim floodplain development regulations as amended by Ordinance 126536 for six months with an effective date of February 13, 2024, and an expiration date of August 13, 2024, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; and

WHEREAS, through Ordinance 127064 in August 2024, the City again renewed the interim floodplain development regulations as amended by Ordinance 126536 for six months with an effective date of August 7, 2024, and an expiration date of February 7, 2025, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; and

WHEREAS, through Ordinance 127179 in February 2025, the City again renewed the interim floodplain development regulations as amended by Ordinance 126536 for six months with an effective date of February 4, 2025, and an expiration date of August 4, 2025, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; and

WHEREAS, through Ordinance 127258 in August 2025, the City again renewed the interim floodplain development regulations as amended by Ordinance 126536 for six months with an effective date of August 4, 2025 and an expiration date of February 4, 2026, to continue to meet the National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; and

WHEREAS, in July 2021, the City published its State Environmental Policy Act (SEPA) decision on the proposed permanent regulations that included amendments to the interim code and additional amendments; and

WHEREAS, in July 2021, the City's SEPA decision was appealed by the Port of Seattle, which has delayed the adoption of the proposed permanent regulations because the Port and City staff have been working on amendments to the proposed permanent regulations, Director's Rules, Tips, and a variance guidance document to address the Port's concerns; and

WHEREAS, in February 2022, the City withdrew its SEPA decision to address the issues raised by the Port of Seattle's appeal and planned to reissue SEPA on the amended proposed permanent Floodplain Development Regulations; and

WHEREAS, in August 2024, the City published its SEPA threshold decision- a Determination of Non-Significance (DNS) on the proposed permanent regulations that included amendments to the interim code and additional amendments; and

WHEREAS, the August 2024 SEPA DNS was not appealed but it did bring about new interest in the proposal and has led to additional outreach and discussion; and

WHEREAS, the City subsequently revised the legislative proposal and prepared a SEPA Addendum to the August 2024 DNS that was issued on August 21, 2025; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Ordinances 126113 and 126536, which enacted and subsequently amended interim floodplain regulations, are repealed. The repeal of these ordinances terminates the effectiveness of the interim regulations contained within those ordinances, last extended by the Ordinance introduced as Council Bill 121143.

Section 2. Chapter 25.06 of the Seattle Municipal Code, last amended by Ordinance 126536, is amended as follows:

CHAPTER 25.06 FLOODPLAIN DEVELOPMENT

25.06.010 Title((.))

This ((~~chapter~~)) Chapter 25.06 shall be known and may be cited as the "((~~Seattle~~)) Floodplain Development ((~~Ordinance~~)) Regulations."

25.06.015 Statutory authorization and findings of fact

A. The Legislature of the State of Washington has delegated the responsibility to local communities to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry.

B. The flood hazard areas of the City of Seattle are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses may be caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

25.06.020 Purpose

A. The purpose of this Chapter 25.06 is to regulate development in ((~~areas of~~)) special flood hazard areas and flood-prone areas as defined in subsection 25.09.012.B in accordance with standards established by the National Flood Insurance Program and the Washington State Department of Ecology ((~~and areas identified as flood-prone in subsection 25.09.012.B~~)). This Chapter 25.06 is intended to: promote the public health, safety, and general welfare ((~~and is not intended to protect or benefit any individual or any class or group of persons specifically, or to create or form the basis for any liability on the part of the City or its officers, employees, or agents in connection with administration of this Chapter 25.06.~~)) ; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;

2. Minimize expenditure of public money for costly flood control projects;

3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4. Minimize prolonged business interruptions;

5. Minimize damage to public facilities and utilities, such as: water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas;

6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;

7. Notify potential buyers that the property is in a Special Flood Hazard Area;

8. Notify those who occupy flood hazard areas that they assume responsibility for their actions; and

9. Participate in and maintain eligibility for flood insurance and disaster relief.

B. This Chapter 25.06 is not intended to protect or benefit any individual or any class or group of persons specifically, or to create or form the basis for any liability on the part of the City or its officers, employees, or agents in connection with administration of this Chapter 25.06.

C. This Chapter 25.06 shall be administered by affected City departments and interpreted to accomplish its stated purpose.

25.06.022 Methods of reducing flood losses

In order to accomplish its purposes, this Chapter 25.06 includes methods and provisions for:

A. Restricting or prohibiting development that is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

B. Requiring that development vulnerable to floods be protected against flood damage at the time of initial construction;

C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

D. Controlling filling, grading, dredging, and other development, which may increase flood damage; and

E. Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.

25.06.025 Warning and disclaimer of liability

The degree of flood protection required by the Floodplain Development Regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on occasion. Flood heights may be increased by man-made or natural causes. This Chapter 25.06 does not imply that land outside the special flood hazard areas or outside flood-prone areas as defined in subsection 25.09.012.B or uses permitted within such areas will be free from flooding or flood damages. The Floodplain Development Regulations shall not create liability on the part of The City of Seattle, any officer, or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this Chapter 25.06, or any administrative decision lawfully made under it.

25.06.030 Definitions

Unless specifically defined ((~~below~~)) in this Section 25.06.030, words or phrases used in this Chapter 25.06 shall be interpreted to give them the meaning they have in common usage. For purposes of this Chapter 25.06((~~, the following words or phrases are defined as set out below~~)):

"Alteration of watercourse" means any action that will change the location of the channel occupied by water within the

banks of any portion of a riverine waterbody.

((~~A.~~)) "Area of shallow flooding" means ((~~a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one (1) to three (3) feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.~~)) a designated zone AO on a community's FIRM with one percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

((~~B.~~)) "Area of special flood hazard" or "special flood hazard area" means the land ((~~subject to a one (1) percent or greater chance of flooding in any given year. Designation on the Flood Insurance Rate Map (FIRM) for areas of special flood hazard always includes the letters A or V.~~)) in the floodplain within Seattle subject to a one percent or greater chance of flooding in any given year. It is shown on the FIRM as zone A, AO, AE, and VE.

"ASCE 24" means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

"Attendant utilities and equipment" means mechanical, electrical, fuel gas, plumbing, HVAC, and related equipment, as well as services associated with new construction and substantial improvements and includes equipment cabinets that are not occupiable and not habitable.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").

((~~C.~~)) "Base flood ((~~level~~)) elevation (BFE)" ((~~and~~)) or "base flood ((~~elevation~~)) level" ((~~both~~)) means the level or elevation above mean sea level, as calculated by reference to the vertical datum ((~~for Seattle under Section 1.20.020~~)) of NAVD 88, ((~~of floodwaters in a particular area during flood having a one percent chance of occurring in any given year~~)) to which floodwater is anticipated to rise during the base flood.

"Basement" means any area of the building having its floor sub-grade (below ground level) on all sides.

"Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

"Cabinet" means a weather protected and floodproofed container or enclosure that is used for storage and not occupiable and not habitable.

"Coastal high hazard area" means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-30, VE, or V.

"Community" means any state, or area or political subdivision thereof, or any Indian tribe or authorized tribal organization or Alaska Native village or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

((~~D.~~)) "Critical facility" means a facility for which even a slight chance of flooding might be too great a threat. Critical facilities include((~~,~~)) but are not limited to schools, nursing homes, hospitals, ((~~police, fire and emergency response installations, nonresidential installations which produce, use or store hazardous materials or hazardous waste.~~)) emergency response installations, and non-Port of Seattle police and fire stations, and similar facilities.

((~~E.~~)) "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

((~~F.~~)) "Director" means the Director of the Seattle Department of Construction and Inspections (SDCI). As used in this Chapter 25.06, the term includes authorized representatives of the Director of the Seattle Department of Construction and Inspections.

((~~G.~~)) "Flood" or "flooding" means:

1. ((~~a~~)) A general and temporary condition of partial or complete inundation of normally dry land areas from:

((~~1.~~)) a. The overflow of inland or tidal waters; and/or

((~~2.~~)) b. The unusual and rapid accumulation of runoff of surface waters from any source.

2. Mudslides (i.e. mudflows) that are proximately caused by flooding as defined in subsection 1.b of this definition and area akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

3. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in subsection 1.a of this definition.

"Flood damage" means harmful inundation, harmful water erosion of soil, stream banks and beds, stream channel shifting

and changes, harmful deposition by water of eroded and shifting soils and material and debris upon property or in the beds of streams or other bodies of water; damages by high water, to public roads, highways, bridges, utilities and works built for protection against floods or inundation; the interruption by floods of travel, communication, and commerce; and all other high water influences and results that injuriously affect the public health and the safety of property.

"Flood elevation study" means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

((~~H.~~)) "Flood Insurance Rate Map (FIRM)" means the ((~~Flood Insurance Study for King County, Washington and incorporated areas, dated May 16, 1995, with accompanying Flood Insurance Rate Maps, that has delineated both the areas of special flood hazards and the risk premium zones applicable to The City of Seattle, or as otherwise required by the Department of Homeland Security~~)) official map of a community on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

((~~I. "Flood Insurance Study" means the official report, entitled "The Flood Insurance Study for King County, Washington and Incorporated Areas," dated May 16, 1995, provided by the Federal Insurance Administration, that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.~~))

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Floodproofed structures are those that have the structural integrity and are designed to be impervious to floodwater below the flood protection elevation.

"Floodproofing, dry" means a combination of measures that results in a structure, including the attendant utilities and equipment, being watertight with all elements substantially impermeable to the passage of water and with structural components having the sufficient strength to resist hydrostatic and hydrodynamic loads including buoyance.

"Floodproofing, wet" means a floodproofing method that relies on the use of flood damage-resistant materials and construction techniques in areas of a structure that are below the flood protection elevation, by intentionally allowing those areas to flood.

"Flood protection elevation" means the following unless otherwise permitted by code:

1. Base flood elevation in the VE zone; and

2. For A zones:

a. Three feet above the base flood elevation for new construction except for floating structures;

b. Base flood elevation for floating structures;

c. For substantial improvement except for floating structures, if the elevation of the existing structure is:

1) At or above base flood elevation, the elevation of the existing structure; or

2) Below base flood elevation, base flood elevation plus three feet.

"Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source. See "Flood or flooding."

"Floodplain administrator" means the official or officials designated by the Seattle Municipal Code to administer and enforce Seattle's floodplain development regulations.

"Floodplain variance" means a grant of relief by a community from the terms of a floodplain management regulation.

((~~J.~~)) "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than ((~~one foot (1').~~)) a designated height. Also referred to as "Regulatory floodway."

"Functionally dependent use" means a use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities, hotels, office buildings, schools, and restaurants.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs that have been approved by the Secretary of the Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved state program as determined by the Secretary of the Interior; or

b. Directly by the Secretary of the Interior in states without approved programs.

((~~K.~~)) "Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of applicable non-elevation design requirements of subsection ((~~A2 of Section~~)) 25.06.110.A.3.

"Lowest horizontal structural member" means the lowest horizontal member that resists loads or load combinations required by the Seattle Building Code or the Seattle Residential Code excluding piles, pile caps, columns, grade beams at or below grade, and bracing.

((~~L.~~)) "Manufactured home" means a structure, transportable in one (((~~1~~))) or more sections, ((~~which~~)) that is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. ((~~The term~~)) "Manufactured home" ((~~also includes travel trailers and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days.~~)) does not include a "recreational vehicle."

((~~M.~~)) "Manufactured home park" or "manufactured home subdivision" means a parcel (or contiguous parcels) of land divided into two (((~~2~~))) or more manufactured home lots for rent or sale.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the vertical datum to which base flood elevations shown on a community's FIRM are referenced.

((~~N.~~)) "New construction" means structures for which the ((")start of construction((")) commenced on or after the effective date of ((~~the ordinance codified in this chapter.~~)) floodplain management regulations adopted by a community and includes any subsequent improvements to the structures.

"Principally above ground" means that at least 51 percent of the actual cash value of the structure <https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=b737ef02df8def6077f1e8dab8f34277&term_occur=999&term_src=Title:44:Chapter:I:Subchapter:B:Part:59:Subpart:A:59.1>, less land value, is above ground.

"Reasonably safe from flooding" means:

1. For the purpose of evaluating a Letter of Map Revision (LOMR), base flood waters will not inundate the land or damage structures to be removed from the floodplain or special flood hazard area and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

2. For the purpose of evaluating development, development that is designed and/or built to be safe from flooding

based on consideration of current flood elevation studies, estimated base flood elevation, flood hazard and flood prone designation, historical data, high water marks, and other reliable data known to the community.

((~~O.~~)) "Recreational vehicle" means a vehicle that is (a) built on a single chassis; (b) ((~~four hundred (400)~~)) 400 square feet or less in area when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Recreational vehicle ready for highway use" means a recreational vehicle that is on its wheels or a jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

((~~P.~~)) "Start of construction" ((~~means and~~)) includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within ((~~one hundred eighty (180)~~)) 180 days of the permit issuance date. "Actual start" means either: the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. "Permanent construction" does not include ((~~site~~)) land preparation, such as a clearing, grading, or filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For substantial improvement, "actual start" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Storage" means a space or place for putting things for future use or safekeeping and does not include facilities in regular use as a conveyance (e.g., pipeline).

((~~Q.~~)) "Structure" means ((~~anything that is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.~~)) a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

((~~R. 1.~~)) "Substantial improvement" means any ((~~repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:~~

~~a. Before the improvement or repair is started; or~~

~~b. If the structure has been damaged and is being restored, before the damage occurred.~~

~~2. For the purpose of this definition, a "substantial improvement" commences when the first alteration on any wall, ceiling, floor or other structural part of the building is made, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:~~

~~a. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or~~

~~b. Any alteration of a structure which is listed on the National Register of Historic Places or a State Inventory of Historic Places, which is designated as a landmark pursuant to SMC Chapter 25.12 or which is included in a landmark or historic district.~~)) reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. "Substantial damage" does not include either:

1. Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or

2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

25.06.040 Applicability

This Chapter 25.06 shall apply to all ((~~areas of~~)) special flood hazard((~~s~~)) areas and flood-prone areas as defined in subsection 25.09.012.B as identified in Section 25.06.050 within the jurisdiction of The City of Seattle. ((~~This Chapter 25.06 shall also apply to flood-prone areas as defined in subsection 25.09.012.B that are not located within areas of special flood hazards, as provided in this Chapter 25.06 by cross reference to subsection 25.09.012.B.~~)) Floodplain regulations include provisions in this Chapter 25.06 and provisions in Title 22 that address the risk of flooding.

25.06.044 Abrogation and greater restrictions

This Chapter 25.06 is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Chapter 25.06 and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

25.06.045 Interpretation

In the interpretation and application of this Chapter 25.06, all provisions shall be:

A. Considered as minimum requirements;

B. Liberally construed to provide the maximum flood protection; and

C. Deemed neither to limit nor repeal any other powers granted under state statutes.

25.06.050 Identification of ((~~areas of~~)) special flood hazard areas

A. The ((~~Areas of~~)) special flood hazard ((~~in The City of Seattle are~~)) areas as identified by the Federal Insurance Administrator((~~ion~~)) in a scientific and engineering report entitled "The Flood Insurance Study for King County, Washington and Incorporated Areas," dated ((~~May 16, 1995,~~)) August 19, 2020, and any revisions thereto, with ((~~an~~)) accompanying Flood Insurance Rate Maps (FIRMs), ((~~which~~)) dated August 19, 2020, and any revisions thereto, as well as City flood-prone maps (together "the Maps"). The study is included as Exhibit 1 and the Maps are included as Exhibits 2 and 3 to this ordinance, respectively, and are ((~~hereby~~)) adopted by reference and declared to be a part of this Chapter 25.06. These mapped areas are special flood hazard areas. The study and ((~~map~~)) the Maps shall be maintained on file at the Seattle Department of Construction and Inspections and Seattle ((~~Public Utilities~~)) Department of Transportation.

B. If the FIRM boundaries identified on the Maps are not clear, SDCI shall interpret the exact location of the boundaries of the special flood hazard areas based on actual field conditions. These determination of boundary locations can be formally interpreted through a FEMA Letter of Map Change consistent with the standards of Section 65 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 65).

C. Special flood hazard areas also include flood-prone areas as defined in subsection 25.09.012.B.

25.06.060 Floodplain development approval required((~~.~~))

Construction or development including the placement of or substantial improvement to manufactured homes and recreational vehicles not ready for highway use, shall not be undertaken within any ((~~area of~~)) special flood hazard area and flood-prone areas as defined in subsection 25.09.012.B as established in Section 25.06.050 without approval under this ((~~chapter~~)) Chapter 25.06. For development where no other permit or authorization from The City of Seattle or its departments or agencies is necessary to begin or to accomplish the work, the approval shall be documented by issuance of a floodplain development ((~~license~~)) permit or approval. For development where some other permit or authorization from The City of Seattle or its departments or agencies is required to begin or accomplish the work, including but not limited to development performed by City departments, the floodplain development approval shall be incorporated in such other permit or authorization.

25.06.070 Application for floodplain development approval or license

Application for a floodplain development ((~~license~~)) permit or ((~~for floodplain development~~)) approval shall be made on forms

furnished by the ((~~Administrators~~)) floodplain administrator. The application ((~~shall~~)) may include, but ((~~shall~~)) is not ((~~be~~)) limited to, plans drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

A. Elevation prepared by a licensed surveyor ((~~or a registered professional civil engineer~~)) in relation to mean sea level, as calculated based on the vertical datum ((~~for Seattle under Section 1.20.020~~)) of NAVD 88, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the floodplain administrator;

B. Elevation prepared by a licensed surveyor ((~~or a registered professional civil engineer~~)) in relation to mean sea level, as calculated based on the vertical datum ((~~for Seattle under Section 1.20.020~~)) of NAVD 88, to which any structure has been or will be floodproofed;

C. ((~~Certification~~)) Where a structure is to be floodproofed, certification by a registered professional ((~~civil~~)) engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 25.06.110; ((~~and~~))

D. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development((~~.~~)) ;

E. Where a structure is proposed in a V, V1-30, or VE zone, a V-zone designation design certificate;

F. Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation; and

G. Any other information that may be reasonably required by the floodplain administrator in order to review the application.

25.06.080 Designation of ((~~Administrators.~~)) administrators

((~~Each City department which has responsibility for review and approval of any development or which performs any development in areas of special flood hazard in The City of Seattle is designated as an Administrator of this chapter and shall approve or deny floodplain development proposals only in accordance with the provisions of this chapter. Each Administrator shall be responsible for enforcing the provisions of this chapter as they apply to that Administrator's jurisdiction. The Director shall approve or deny applications for floodplain development licenses in accordance with the provisions of this chapter.~~)) The Director of the Department of Construction and Inspections or designee is appointed as the floodplain administrator charged to administer, implement, and enforce this Chapter 25.06 by granting or denying development permits, approvals, or licenses in accordance with its provisions for all areas within Seattle except for areas in the City's public right-of-way. For all areas in the City's public right-of-way, the Director of Seattle Department of Transportation or designee is appointed to administer, implement, and enforce this Chapter 25.06 by granting or denying development and use permits in Title 15 in accordance with this Chapter 25.06.

25.06.090 Functions of the ((~~Administrators~~)) administrators

((~~Functions of the Administrators under this Chapter 25.06 shall include the following:~~)) Duties of the Director of the Department of Construction and Inspections and the Director of Seattle Department of Transportation shall include but not be limited to:

A. Reviewing development proposals to determine that:

1. ((~~the~~)) The requirements of this ((~~chapter~~)) Chapter 25.06 have been satisfied;

((~~B. Review development proposals to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;~~)) 2. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334;

3. The building site is reasonably safe from flooding; and

4. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of Section 25.06.120 are met.

B. Notify the Federal Emergency Management Agency when annexations occur in the special flood hazard area;

C. When base flood elevation data has not been provided in A or V zones in accordance with Section 25.06.050, the floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Sections 25.06.110 and 25.06.120;

D. Where base flood elevation data is provided through the ((~~Flood Insurance Study~~)) FIS, FIRM, or required ((~~and obtained~~)) through subsection 25.06.090.C ((~~above~~)), obtain and maintain a record of the actual (as-built) elevation (in relation to mean sea level as calculated based on the vertical datum ((~~for Seattle under Section 1.20.020~~)) of NAVD 88 of the lowest floor, including basement, of all new or substantially improved structures, and indicate whether or not the structure contains a basement;

E. Documentation of the elevation of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of new and substantially improved structures in VE zones;

((~~E.~~)) F. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in subsection 25.06.100.G:

1. ((~~Verify and~~)) Obtain and maintain a record of the ((~~actual~~)) elevation (in relation to mean sea level as calculated based on the ((~~National Geodetic Vertical Datum~~)) vertical datum NAVD 88), to which the structure was floodproofed; and

2. Maintain the floodproofing certifications required in subsection ((~~C of Section~~)) 25.06.070.C;

((~~F.~~)) G. Maintain for public inspection all records pertaining to the provisions of this ((~~chapter~~)) Chapter 25.06, including all floodplain variance actions with justification for their issuance and all certifications;

H. Obtain and maintain a record of improvement and damage calculations;

((~~G.~~)) I. Whenever a watercourse is to be altered or relocated:

1. Notify ((~~affected~~)) adjacent communities and the Washington State Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration through appropriate notification and means; and

((~~H.~~)) 2. Require that ((~~maintenance is provided within the altered or relocated portion of such watercourse so that~~)) the flood-carrying capacity ((~~is not diminished;~~)) of the altered or relocated portion of the watercourse is maintained.

25.06.100 General standards in A Zones including Zones A, AE, and AO

((~~In all areas of special flood hazards and in all other flood-prone areas defined in subsection 25.09.012.B, the following standards are required~~)) The following standards are required in all A zoned areas:

A. Accessory structures (detached garages and small storage structures)

1. Accessory structures limited to 500 square feet and used solely for parking of vehicles or limited storage may be constructed such that the floor is below the flood protection elevation, provided the structure is designed and constructed in accordance with the following requirements:

a. Use of the accessory structure must be limited to parking of vehicles or limited storage;

b. The portions of the accessory structure located below the BFE must be built using flood resistant materials;

c. The accessory structure must be adequately anchored to prevent flotation, collapse, and lateral movement. Accessory structures designed to float (e.g., boat sheds, covered moorage, and floating piers with structures on top) shall be securely anchored to an adequately anchored foundation system that resists flotation, collapse, and lateral movement;

d. The accessory structure must comply with floodway encroachment provisions in subsection 25.06.120.A;

e. The accessory structure must be designed to allow for the automatic entry and exit of floodwaters in accordance with subsection 25.06.110.A.3.b;

f. The structure shall have low damage potential;

g. If the structure is converted to another use, it must be brought into full compliance with the standards governing such use; and

h. The structure shall not be used for human habitation.

2. Detached garages, storage structures, and other accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in subsections 25.06.110.A and 25.06.110.B and Section 25.06.130.

B. Anchoring

1. All new construction, ((~~and~~)) substantial improvements, and manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

2. ((~~All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement of the structure and shall be installed using methods and practices that minimize flood damage.~~)) All new construction and substantial improvement of structures designed to float as part of their function (e.g., boat sheds, covered moorage, and floating piers with structures on top) shall be securely attached to an adequately anchored foundation system that resists flotation, collapse, and lateral movement.

((~~B~~))C. Construction materials and methods

1. All new construction and substantial improvements shall be constructed with materials and ((~~utility~~)) attendant utilities and equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that

minimize flood damage.

3. Electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities shall be designed and/or otherwise elevated or located, to prevent water from entering or accumulating within the components during conditions of flooding.

((~~C~~))D. Processing and storage of materials and equipment

1. Processing. As part of new construction and substantial improvements, the processing of hazardous materials and the process of using one or more operations that transforms a material into hazardous material is prohibited in special flood hazard areas.

2. Storage of materials and equipment

a. Structures that store materials and equipment shall adhere to applicable flood code requirements for substantial improvement, new construction or accessory structures.

b. The storage of materials or equipment outside a structure is prohibited in special flood hazard areas unless stored in a manner that is reasonably safe from flooding.

E. ((~~Utilities~~)) Attendant utilities and equipment

1. All new and replacement water supply systems shall be designed to eliminate or minimize infiltration of floodwaters into the system.

2. Water wells shall be located on high ground outside the floodway.

3. New and replacement sanitary sewage systems shall be designed to eliminate or minimize infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

((~~3.~~)) 4. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5. New or replacement attendant utilities and equipment shall be:

a. Located at or above the flood protection elevation, or as required by ASCE 24, whichever is greater; or

b. Designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in accordance with ASCE 24; and

c. Electrical wiring systems are permitted to be located below the flood protection elevation provided that they conform to the provisions of the electrical part of this code for wet locations and shall be anchored following the provisions of

subsection 25.06.100.B.

((~~D~~))F. Subdivision, short plat, other platting actions, and other new development proposals:

1. ((~~All subdivision proposals shall~~)) Shall be consistent with the need to minimize flood damage.

2. ((~~All subdivision proposals shall~~)) Shall have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and constructed to minimize flood damage.

3. ((~~All subdivision proposals shall~~)) Shall have adequate drainage to ((~~minimize to~~)) reduce exposure to flood damage.

4. ((~~If base flood elevation data has not been provided or is not available from another authoritative source, the applicant shall provide such data for subdivision proposals and other proposed developments that contain at least 50 lots or five acres, whichever is less.~~)) Shall include base flood elevation data as part of the application for proposed development that contains at least 50 lots or 5 acres, whichever is less.

((~~E~~))G. ((~~If~~)) Where elevation data is not available, ((~~either through~~)) whether from the ((~~most current map provided by the Federal Emergency Management Agency (FEMA) for administration of the National Flood Insurance Program~~)) FIS, the FIRM, or ((~~from~~)) another authoritative source((~~,~~)) as listed in subsection 25.06.090.C, applications for floodplain development shall be reviewed to assure that proposed construction shall be made reasonably safe from flooding. The evaluation of reasonableness shall include consideration of historical data, high water marks, photographs of past flooding, and similar information if available.

25.06.110 Standards involving base flood elevations in A zones, including Zones A, AE, and AO

((~~If~~)) In all special flood hazard areas and flood-prone areas as defined in subsection 25.09.012.B, where base flood elevation data has been provided under Section 25.06.050 or subsection 25.06.090.C, the standards of subsections 25.06.110.A through 25.06.110.((~~E~~))F apply ((~~to areas of special flood hazards and to flood-prone areas defined in subsection 25.09.012.B~~)) .

A. Residential construction

1. ((~~New~~)) In AE zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the elevation of the lowest floor, including basements, ((~~elevated to 2 feet or more above base flood elevation~~)) at or above the flood protection elevation.

2. New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements under Section 25.06.130.

3. For new construction and substantial improvement of any residential structure, ((~~Fully~~)) fully

enclosed areas below the lowest floor ((~~that are subject to flooding~~)) are:

a. ((~~prohibited~~)) Prohibited; or

b. Shall be used solely for parking of vehicles, building access, crawl space, or storage, and shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement ((~~either are required to~~)) shall be certified by a registered professional civil engineer or architect; or ((~~are required to~~)) shall meet or exceed the following minimum criteria:

((~~a. A~~)) 1) Have a minimum of two openings having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding ((~~shall be provided~~)) ;

((~~b.~~)) 2) The bottom of all openings shall be no higher than 1-foot above the adjacent grade and located on the lowest sides of the structure that allows for the flow of water through the enclosed area or 1-foot above an elevated slab on grade, whichever is higher; ((~~and~~))

((~~c.~~)) 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices ((~~if~~)) provided that they permit the automatic entry and exit of floodwaters((~~.~~)) ; and

4) A garage attached to a residential structure, constructed with the garage floor slab below the flood protection elevation, must be designed to allow for the automatic entry and exit of floodwaters.

B. ((~~Non-residential and live-work unit construction. New construction and substantial improvement of any commercial, industrial or other non-residential structure construction, including a structure with one or more live-work units, shall either have the lowest floor, including basement, elevated to 2 feet or more above the level of the base flood elevation or, together with attendant utility and sanitary facilities, shall:~~

~~1. Be floodproofed so that below 2 feet above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;~~

~~2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and~~

~~effects of buoyancy;~~

~~3. Be certified by a registered professional civil engineer that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection 25.06.110.B based on the civil engineer's development or review of the structural design, specifications and plans.~~

~~Non-residential structures or structures with one or more live-work units that are elevated, not floodproofed, shall meet the same standards for space below the lowest floor as set out in subsection 25.06.110.A.2 above.~~)) Commercial, industrial, or other nonresidential structure construction

1. In AE or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall:

a. Have the elevation of the lowest floor, including basements, at or above the flood protection elevation; or

b. Be dry floodproofed so that the structure below the flood protection elevation is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater:

1) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

2) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection 25.06.110.B.1 based on their development and/or review of the structural design, specifications, and plans. Such certifications shall be provided to the official as set forth in subsection 25.06.070.C.

2. In an AO zone, the structure shall meet the requirements under Section 25.06.130.

3. For new construction and substantial improvement of any nonresidential structure that is not

dry floodproofed per subsection 25.06.110.B.1.b, fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding shall be designed to:

a. Automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall be certified by a registered professional engineer or architect; or shall meet or exceed the following minimum criteria:

b. Have a minimum of two openings with a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding;

c. The bottom of all openings shall be no higher than 1 foot above either interior or exterior adjacent grade;

d. Openings may be equipped with screens, louvers, valves, or other coverings or devices; or a registered engineer or architect may design and certify engineered openings, provided that they permit the automatic entry and exit of floodwater; and

e. A garage attached to an elevated or dry floodproofed nonresidential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

4. Exception to elevation standards for overwater structures. New construction or substantial improvement on piers and wharves that existed on or before August 19, 2020, for commercial, industrial, or other nonresidential structures, shall meet FEMA's standard of BFE. FEMA's BFE is measured from the top of the deck of the pier or wharf.

C. Critical facilities((.))

1. Construction of new critical facilities shall be located outside the limits of the ((~~areas of~~)) special flood hazard areas and outside the limits of all other flood-prone areas as defined in Chapter 25.09 where possible.

2. Construction of new critical facilities shall be permissible within ((~~areas of~~)) special flood hazard areas and all other flood-prone areas as defined in Chapter 25.09 if no feasible alternative site is available.

3. New ((~~Critical~~)) critical facilities constructed within ((~~areas of~~)) special flood hazard areas and all other flood-prone areas as defined in Chapter 25.09 shall have the elevation of the lowest floor ((~~elevated to 3 feet above the level of the base flood elevation~~)) at or above the flood protection elevation at the site or to the height of the 500-year flood if available, whichever is higher. ((~~Floodproofing and sealing measures shall be taken so that toxic substances will not be displaced by or released into floodwaters.~~))

4. Access routes to all critical facilities shall be elevated to or above the level of the base flood elevation to the extent possible.

D. Manufactured homes. All manufactured homes ((~~within Zones A1-30, AH, and AE on the FIRM or within all other flood-prone areas as defined in Chapter 25.09~~)) to be placed or substantially improved shall be installed using methods and practices which minimize flood damage including:

1. Being elevated on a permanent foundation ((~~so~~)) such that the elevation of the lowest floor of the manufactured home is ((~~2 feet or more above the base flood elevation~~)) at or above the flood protection elevation; and

2. ((~~shall be~~)) Being securely anchored to an ((~~adequately~~)) anchored foundation ((~~system in accordance with the provisions~~)) meeting the requirements of subsection 25.06.100.((~~A~~))B.

E. Recreational vehicles. Recreational vehicles placed on sites within ((~~areas of~~)) special flood hazard areas or flood-prone areas as defined in subsection 25.09.012.B shall ((~~be~~)) :

1. ((~~On~~)) Be on the site for fewer than 180 consecutive days; or

2. ((~~Fully~~)) Be fully licensed and ready for highway use, on their wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and be without permanently

attached additions; or

3. Meet the requirements for manufactured homes specified in subsection 25.06.110.D((~~, above~~)) .

F. If a project proponent proposes to permit encroachments upon the floodplain when a regulatory floodway has not been adopted or to permit encroachments upon an adopted regulatory floodway which will cause base flood elevation increases in excess of those permitted under paragraphs (c)(10) or (d)(3) of 44 CFR 60.3, the following standards apply:

1. The applicant shall apply to the Federal Insurance Administrator for conditional approval of such action prior to permitting the encroachments to occur and shall submit the following as part of its application:

a. A request for conditional approval of map change and the appropriate initial fees or request an exemption, whichever is appropriate;

b. An evaluation of alternatives which would not result in a base flood elevation increase above that permitted under paragraphs (c)(10) or (d)(3) of 44 CFR 60.3 demonstrating why these alternatives are not feasible;

c. Documentation of individual legal notice to all impacted property owners within and outside of the community, explaining the impact of the proposed action on their property;

d. Concurrence of the chief executive officer of any other communities impacted by the proposed actions;

e. Certification that no structures are located in areas which would be impacted by the increased base flood elevation;

f. A request for revision of base flood elevation determination according to the provisions of 44 CFR 65.6; and

g. A request for floodway revision in accordance with the provisions of 44 CFR 65.7.

2. Upon receipt of the Federal Insurance Administrator's conditional approval of map change and prior to approving the proposed encroachments, the Director shall provide evidence to the Federal Insurance Administrator of the adoption of floodplain management ordinances incorporating the increased base flood elevations and/or revised floodway reflecting the post-project condition.

3. Upon completion of the proposed encroachments, the Director shall provide as-built certifications in accordance with the provisions of 44 CFR 65.3. The Federal Insurance Administrator will initiate a final map revision upon receipt of such certifications.

25.06.111 Standards for unnumbered A zones with no base flood elevation

New construction and substantial improvement of any residential or nonresidential structure in an unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall:

A. Be constructed to be reasonably safe from flooding; and

B. Have the elevation of the lowest floor at least 3 feet above the highest adjacent grade.

25.06.120 Standards for floodways((.))

((~~Areas~~)) Located within special flood hazard areas established in Section 25.06.050 are areas designated as floodways ((~~are areas of special flood hazard established in Section 25.06.050. The following provisions apply to development in designated floodways~~)) . Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

A. Encroachments, including fill, new construction, substantial improvements, and other development, are prohibited unless certification by a registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels during the occurrence of the base flood discharge.

B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:

(((~~(1) repairs~~)) 1. Repairs, reconstruction, or improvements to a structure ((~~which~~)) that do not increase the ground-floor area; and

(((~~(2) repairs~~)) 2. Repairs, reconstruction, or improvements to a structure, the cost of which does not exceed ((~~fifty (~~)) 50 ((~~)~~)) percent of the market value of the structure either:

(((~~(a) before~~)) a. Before the repair, reconstruction, or repair is started, or

(((~~(b) if~~)) b. If the structure has been damaged, and is being restored, before the damage occurred. ((~~Work done on structures to comply with~~)) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety ((~~codes,~~)) code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic or landmark structures may be excluded from the ((~~fifty (~~)) 50 ((~~)~~))) percent requirement.

C. Substantially damaged residences in floodway

1. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the floodplain administrator may make a written request that the Washington State Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Washington State Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Washington State Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).

2. Before the repair, replacement, or reconstruction is started, all requirements of the National Flood Insurance Program, the state requirements adopted pursuant to chapter 86.16 RCW and all applicable local regulations must be satisfied. In addition, the following conditions must be met:

a. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway;

b. A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size;

c. Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment;

d. The elevation of the lowest floor of the substantially damaged or replacement residential structure is at or above the flood protection elevation;

e. New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwater into the system;

f. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters; and

g. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

D. If the certification of subsection 25.06.120.A ((~~of this section above~~)) is obtained, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this ((~~chapter~~)) Chapter 25.06.

25.06.130 Standards for shallow flooding areas((~~.~~))

Areas designated as AO zones on the ((~~Flood Insurance Rate Maps~~)) FIRMs are areas of shallow flooding. The following provisions apply to such areas of shallow flooding:

A. New construction and substantial improvements of residential structures within AO zones shall have the lowest floor (including basement) elevated above the highest grade adjacent to the building ((~~one (1 foot)~~)) 2 feet or more above the depth number specified on the FIRM, or if no depth number is specified, at least ((~~two (2)~~)) 3 feet above the highest grade adjacent to the building.

B. New construction and substantial improvements of nonresidential structures ((~~with one (1) or more live-work units~~)) within AO zones shall ((~~either (1)~~)) :

1. ((~~h~~))Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site ((~~one (1 foot)~~)) 2 feet or more above the depth number specified on the FIRM, or if ((~~not~~)) no depth number is specified, at least ((~~two (2)~~)) 3 feet above the highest adjacent grade of the building site; or

((~~(2) together~~)) 2. Together with utilities and attendant ((~~utility~~)) equipment, and sanitary facilities, be completely floodproofed so that any space below the level specified in subsection ((~~(1) above~~)) 25.06.130.B.1 is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If floodproofing is used, compliance with these standards must be certified by a registered professional engineer or architect.

C. Adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures shall be required.

25.06.132 A zones with base flood elevations but no designated floodways

A. In A1-30 and AE FIRM designated zones with identified BFEs but no identified regulatory floodway, new construction, substantial improvements, or other development (including fill) is prohibited until a regulatory floodway is designated or it has been determined that no floodway exists unless:

1. The applicant can demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than 1 foot at any point within the community based on FEMA's guidelines and standards for flood risk analysis and mapping; or

2. The standards for VE zones in Section 25.06.134 are met.

B. If the flood risk analysis determines that the proposed project will increase the water surface elevation of the base flood more than 1 foot at any point within the community the applicant shall meet the standards in subsection 25.06.110.F.

C. Exceptions. The following projects are not required to provide a flood risk analysis.

1. Substantial improvement projects in the same footprint that do not increase the volume of material in the special flood hazard area; and

2. New development that replaces existing development in the same footprint and does not increase the volume of material in the special flood hazard area.

25.06.134 Standards for VE zones

The following standards apply to all areas zoned VE:

A. Elevation. New construction and substantial improvement for residential structures, and for commercial, industrial, or other nonresidential structures shall be elevated on pilings and columns and have the elevation of the bottom of the lowest horizontal structural member of the lowest enclosed floor (excluding pilings or columns) at or above the flood protection elevation.

B. Anchoring

1. All new construction and substantial improvements including structures attached to pilings and columns, shall be anchored to resist floatation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

a. Water loading values used shall be those associated with the base flood.

b. Wind loading values used shall be those required by applicable state or local building standards.

2. A registered professional engineer or architect shall develop or review the structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsection 25.06.134.A and this subsection 25.06.134.B; and

3. For structures that are designed to float as part of their function (e.g. boat sheds, covered moorage, floating piers with structures on top), shall be securely attached to an adequately anchored foundation system that resists flotation, collapse, and lateral movement.

C. Siting. New construction, not including substantial improvements, shall be located landward of the reach of mean high tide.

D. Areas below the lowest floor for all new construction and substantial improvements have the space below the lowest floor either:

1. Free of obstruction; or

2. Constructed with non-supporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

a. For the purposes of this subsection 25.06.134.D.2, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

1) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and

2) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

3) Such enclosed space shall not be used for human habitation and shall be usable solely for parking of vehicles, building access, or storage.

E. Use of fill. Fill material used for structural support of buildings is prohibited.

F. Processing and storage of materials and equipment

1. Processing. As part of new construction and substantial improvements, the processing of hazardous materials and the process of using one or more operations that transforms a material into hazardous material is prohibited in special flood hazard areas.

2. Storage of materials and equipment

a. Structures that store materials and equipment shall adhere to applicable flood code requirements for substantial improvement, new construction, or accessory structures.

b. The storage of materials or equipment outside a structure is prohibited in special flood hazard areas unless stored in a manner that is reasonably safe from flooding.

G. Utilities and attendant equipment

1. All new and replacement water supply systems shall be designed to eliminate or minimize infiltration of floodwaters into the system.

2. Water wells shall be located outside the floodway.

3. New and replacement sanitary sewage systems shall be designed to eliminate or minimize infiltration of floodwaters into the systems and discharge from the systems into floodwaters.

4. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5. New or replacement utilities and attendant equipment shall be:

a. Located at an elevation at or above the flood protection elevation or elevated as required by ASCE 24, whichever is greater: or

b. Designed and installed to prevent water from entering or accumulating

within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in accordance with ASCE 24; and

c. Electrical wiring systems are permitted to be located below the flood protection elevation provided that they conform to the provisions of the electrical part of this code for wet locations and shall be anchored following the provisions of subsection 25.06.134.B.

H. Manufactured homes. All manufactured homes to be placed or substantially improved shall be installed using methods and practices that minimize flood damage, including:

1. Having the elevation of the lowest floor at or above the flood protection elevation;

2. Having the manufactured home chassis supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than the flood protection elevation in height; and

3. Meeting the anchoring requirements in subsection 25.06.134.B.

I. Recreational vehicles shall:

1. Be on the site for fewer than 180 consecutive days; and

2. Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick

disconnect type utilities and security devices, and have no permanently attached additions; or

3. Meet the manufactured homes requirements in subsection 25.06.134.H.

J. Critical facilities

1. Construction of new critical facilities shall be located outside the limits of the special flood hazard areas and outside the limits of all other flood-prone areas as defined in Chapter 25.09 where possible.

2. Construction of new critical facilities shall be permissible within special flood hazard areas and all other flood-prone areas as defined in Chapter 25.09 if no feasible alternative site is available.

3. Critical facilities constructed within special flood hazard areas and all other flood-prone areas as defined in Chapter 25.09 shall have the elevation of the lowest floor at or above the flood protection elevation at the site or to the height of the 500-year flood if available, whichever is higher.

4. Access routes to all critical facilities shall be elevated to or above the level of the base flood elevation to the extent possible.

25.06.136 Floodplain variances

The floodplain variance criteria set forth in this Section 25.06.136 are based on the general principle of zoning law that floodplain variances pertain to a piece of property and are not personal in nature. The floodplain variance guidelines provided in this Chapter 25.06 contain multiple provisions that must be met before a floodplain variance can be granted. The criteria are designed to screen out those situations in which alternatives other than a floodplain variance are more appropriate.

A. Types of variances issued

1. Historic structures. Floodplain variances may be issued for the repair, rehabilitation, or restoration of historic structures, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the floodplain variance is the minimum necessary to preserve the historic character and design of the structure.

2. Functionally dependent uses. Floodplain variances may be issued for new construction and substantial improvements <https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=ae715eb72675159bdc71c11b0b16ad58&term_occur=999&term_src=Title:44:Chapter:I:Subchapter:B:Part:60:Subpart:A:60.6> and for other development <https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=a099dadedd4cae24d990a712e840ff1c&term_occur=999&term_src=Title:44:Chapter:I:Subchapter:B:Part:60:Subpart:A:60.6> necessary for the conduct of a functionally dependent use <https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=46ee906df2a2f17f371169fbcb0edbf7&term_occur=999&term_src=Title:44:Chapter:I:Subchapter:B:Part:60:Subpart:A:60.6>, provided that the requirements in subsections 25.06.136.A.3, 25.06.136.B.1, 25.06.136.B.2, and 25.06.136.B.3 are met and the structure <https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=b737ef02df8def6077f1e8dab8f34277&term_occur=999&term_src=Title:44:Chapter:I:Subchapter:B:Part:60:Subpart:A:60.6> or other development <https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=a099dadedd4cae24d990a712e840ff1c&term_occur=999&term_src=Title:44:Chapter:I:Subchapter:B:Part:60:Subpart:A:60.6> is protected by methods that minimize flood <https://www.law.cornell.edu/definitions/index.php?

width=840&height=800&iframe=true&def_id=24a9d7284af8f948a60934f7fd9d3375&term_occur=999&term_src=Title:44:Chapter:I:Subchapter:B:Part:60:Subpart:A:60.6> damages during the base flood <https://www.law.cornell.edu/definitions/index.php?width=840&height=800&iframe=true&def_id=91ea0adb5a418fc38fd76a3f33346be5&term_occur=999&term_src=Title:44:Chapter:I:Subchapter:B:Part:60:Subpart:A:60.6> and create no additional threats to public safety.

3. Other development. Generally, floodplain variances may be issued on a lot of 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided that the requirements in subsections 25.06.136.B and 25.06.136.C are met and the procedures and standards of this Chapter 25.06 have been fully considered. As the lot size increases beyond 1/2 acre, the technical justification required for issuing the floodplain variance increases.

B. General requirements for floodplain variances

1. Floodplain variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.

2. Variances shall only be issued upon a determination that the floodplain variance is the minimum necessary, considering the flood hazard, to afford relief.

3. Variances shall only be issued upon the following:

a. A showing of good and sufficient cause;

b. A determination that failure to grant the floodplain variance would result in exceptional hardship to the applicant;

c. A determination that the granting of a floodplain variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

C. Additional requirements for the issuance of a floodplain variance

1. Any applicant to whom a floodplain variance is granted shall be given written notice over the signature of a community official that:

a. The issuance of a floodplain variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage; and

b. Such construction below the flood protection elevation or below BFE increases risks to life and property.

2. The floodplain administrator shall maintain a record of all floodplain variance actions, including justification for their issuance.

3. The floodplain administrator shall condition the floodplain variance as needed to ensure that the requirements and criteria of this Section 25.06.136 are met.

25.06.140 Penalties for noncompliance((.))

No development shall occur in ((~~an area of~~)) a special flood hazard area or a flood-prone area as defined in subsection 25.09.012.B in The City of Seattle without full compliance with the terms of this ((~~chapter~~)) Chapter 25.06 and other applicable regulations. Any person who violates this ((~~chapter~~)) Chapter 25.06 or fails to comply with any of its requirements shall be subject to a cumulative civil penalty in the amount of ((~~Fifty Dollars ($50.00)~~)) $500 per day for each day from the date the violation began until the date compliance with the requirements of this ((~~chapter~~)) Chapter 25.06 is achieved. Nothing ((~~herein~~)) contained in this Chapter 25.06 shall prevent The City of Seattle from taking such other lawful action as is necessary to prevent or remedy any violation.

25.06.150 Wetlands management((.))

To the maximum extent possible, development shall avoid the short-term and long-term adverse impacts associated with the destruction or modification of wetlands, especially development ((~~which~~)) that limits or disrupts the ability of wetlands to alleviate flooding impacts. The ((~~Administrators~~)) floodplain administrators shall implement the following process:

A. Review proposals for development within ((~~areas of~~)) special flood hazard areas for their possible impacts on wetlands located within such areas;

B. Ensure that development activities in or around wetlands do not negatively affect public safety, health, and welfare by disrupting the wetland's ability to reduce flood and storm drainage; and

C. Request technical assistance from the Washington State Department of Ecology in identifying wetland areas.

Section 3. Section 25.09.030 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

25.09.030 Location of environmentally critical areas and buffers

A. Environmentally critical areas are defined in Section 25.09.012, and buffers are described in Sections 25.09.090 and 25.09.160. Environmentally critical areas are mapped by the Department whenever possible. The Department’s maps are advisory except as follows:

1. The maps adopted as designations for geologically hazardous areas in subsections 25.09.012.A.5, 25.09.012.A.6, and 25.09.012.A.7;

2. The FEMA maps showing ((~~areas of~~)) special flood hazard areas defined in ((~~subsection~~)) Section 25.06.030((~~.B~~));

3. Areas mapped or designated by the Washington Department of Fish and Wildlife (WDFW) in subsections 25.09.012.D.1 and 25.09.012.D.2; and

4. The delineations in the maps for peat settlement-prone areas in subsection 25.09.012.A.5 for parcels 50,000

square feet or less.

The Director may update or amend the maps by Director's Rule.

* * *

Section 4. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 5. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by me in open session in authentication of its passage this _____ day of _____, 2025.

_____

President _____ of the City Council

Approved / returned unsigned / vetoed this ____day of _____, 2025.

_____

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

_____

Scheereen Dedman, City Clerk

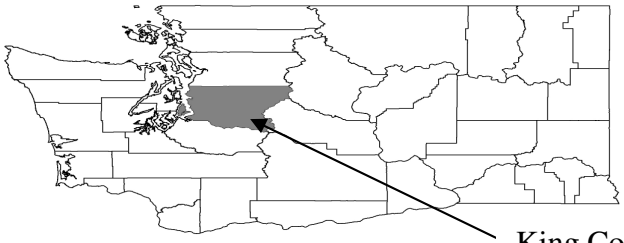
(Seal)

Attachments:
Exhibit 1 - The Flood Insurance Study for King County Washington
Exhibit 2 - Floodplain and Flood-prone Area Maps (FEMA FIRM Maps, 8/19/2020)
Exhibit 3 - Floodplain and Flood-prone Area Maps (City flood-prone areas)

FLOOD INSURANCE STUDY



KING COUNTY, WASHINGTON AND INCORPORATED AREAS



Volume 1 of 5

COMMUNITY NAME	COMMUNITY NUMBER
*ALGONA, CITY OF	530072
AUBURN, CITY OF	530073
*BEAUX ARTS VILLAGE, TOWN OF	530242
BELLEVUE, CITY OF	530074
BLACK DIAMOND, CITY OF	530272
BOTHELL, CITY OF	530075
BURIEN, CITY OF	530321
CARNATION, CITY OF	530076
*CLYDE HILL, CITY OF	530279
COVINGTON, CITY OF	530339
DES MOINES, CITY OF	530077
DUVALL, CITY OF	530282
ENUMCLAW, CITY OF	530319
FEDERAL WAY, CITY OF	530322
*HUNTS POINT, TOWN OF	530288
ISSAQUAH, CITY OF	530079
KENMORE, CITY OF	530336
KENT, CITY OF	530080
KING COUNTY, UNINCORPORATED AREAS	530071
KIRKLAND, CITY OF	530081
LAKE FOREST PARK, CITY OF	530082
*MAPLE VALLEY, CITY OF	530078
*MEDINA, CITY OF	530315
*MERCER ISLAND, CITY OF	530083
MUCKLESHOOT INDIAN TRIBE	530165
NEWCASTLE, CITY OF	530134
NORMANDY PARK, CITY OF	530084
NORTH BEND, CITY OF	530085
PACIFIC, CITY OF	530086
REDMOND, CITY OF	530087
RENTON, CITY OF	530088
SAMMAMISH, CITY OF	530337
SEATAC, CITY OF	530320
SEATTLE, CITY OF	530089
SHORELINE, CITY OF	530327
SKYKOMISH, TOWN OF	530236
SNOQUALMIE, CITY OF	530090
*SNOQUALMIE INDIAN TRIBE	530066
TUKWILA, CITY OF	530091
WOODINVILLE, CITY OF	530324
*YARROW POINT, TOWN OF	530309

*No Special Flood Hazard Areas Identified

REVISED DATE: AUGUST 19, 2020

Reprinted with corrections on December 11, 2020

Federal Emergency Management Agency

Flood Insurance Study Number
53033CV001B

NOTICE TO
FLOOD INSURANCE STUDY USERS

Communities participating in the National Flood Insurance Program have established repositories of flood hazard data for floodplain management and flood insurance purposes. This Flood Insurance Study (FIS) report may not contain all data available within the Community Map Repository. Please contact the Community Map Repository for any additional data.

The Federal Emergency Management Agency (FEMA) may revise and republish part or all of this FIS report at any time. In addition, FEMA may revise part of this FIS report by the Letter of Map Revision process, which does not involve republication or redistribution of the FIS report. Therefore, users should consult with community officials and check the Community Map Repository to obtain the most current FIS report components.

Selected Flood Insurance Rate Map panels for this community contain information that was previously shown separately on the corresponding Flood Boundary and Floodway Map panels (e.g., floodways, cross sections). In addition, former flood hazard zone designations have been changed as follows:

Old Zone(s)	New Zone
Al through A30	AE
V1 through V30	VE
B	X
C	X

Initial Countywide FIS Effective Date: September 29, 1989

Revised Countywide Date(s): May 16, 1995
May 20, 1996
March 30, 1998
November 8, 1999
December 6, 2001
April 19, 2005
August 19, 2020

This FIS report was reissued on December 11, 2020 to make a correction; this version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

ATTENTION: On FIRM panels 53033C0663G, 53033C0664G, 53033C0957G, 53033C0959G, 53033C0966G, 53033C0967G, 53033C0969G, 53033C0976G, 53033C0977G, 53033C0978G, 53033C0979G, 53033C0986G, 53033C0988G, 53033C1232G, 53033C1251G, 53033C1253G, and 53033C1254G the Green River (except Horseshoe Bend, Fenster, Muellen, Potter, Neeley, and Hammakami) levees have not been demonstrated by the community or levee owners to meet the requirements of Section 65.10 of the NFIP regulations in 44 CFR as it relates to the levee's capacity to provide 1-percent- annual -chance flood protection. The subject areas are identified on FIRM panels (with notes and bounding lines) and in the FIS report as potential areas of flood hazard data changes based on further review.

FEMA has updated the levee analysis and mapping procedures for non-accredited levees. Until such time as FEMA is able to initiate a new flood risk project to apply the new procedures, the flood hazard information on the aforementioned FIRM panels that are affected by the Green River (except Horseshoe Bend, Fenster, Muellen, Potter, Neeley, and Hammakami) levees are being added as a snapshot of the prior previously effective information presented on the FIRMs and FIS reports dated May 16, 1995. As indicated above, it is expected that affected flood hazard data within the subject area could be significantly revised. This may result in floodplain boundary changes, 1-percent- annual -chance flood elevation changes, and/or changes to flood hazard zone designations. The effective FIRM panels (and the FIS report) will again be revised at a later date to update the flood hazard information associated with the Green River (except Horseshoe Bend) levees when FEMA is able to initiate and complete a new flood risk project to apply the updated levee analysis and mapping procedures.

TABLE OF CONTENTS

Volume 1 – August 19, 2020

Page

1.0 INTRODUCTION 1

1.1 Purpose of Study 1

1.2 Authority and Acknowledgements 2

1.3 Coordination 7
1.3.1 Revision 1 – Miller Creek 16
1.3.2 Revision 2 – Snoqualmie River 16
1.3.3 Revision 3 – Raging River 16
1.3.4 Revision 4 – North Fork Issaquah Creek, Bear Creek, Evans Creek, Middle Fork Snoqualmie River, South Fork Skykomish River, Upper Middle Fork Snoqualmie River, North Fork River, Tate Creek, South Fork Snoqualmie River 16
1.3.5 Revision 5 – North Creek 18
1.3.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie River 18
1.3.7 Revision 7 – Snoqualmie River, Issaquah Creek 18
1.3.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River 19
1.3.9 Revision 9 – Puget Sound, Sammamish, White River 21
1.3.10 Revision 10 – Thornton Creek 22
1.3.11 Revision 11 – Horseshoe Bend Levee 22

2.0 AREA STUDIED 22

2.1 Scope of Study 22
2.1.1 Revision 1 – Miller Creek 29
2.1.2 Revision 2 – Snoqualmie River 29
2.1.3 Revision 3 – Raging River 30
2.1.4 Revision 4 – North Fork Issaquah Creek, Bear Creek, Evans Creek, Middle Fork Snoqualmie River, South Fork Skykomish River, Upper Middle Fork Snoqualmie River, North Fork River, Tate Creek 30
2.1.5 Revision 5 – North Creek 31
2.1.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie River 32
2.1.7 Revision 7 – Snoqualmie River, Issaquah Creek 32
2.1.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River, Kelsey Creek 32
2.1.9 Revision 9 – Puget Sound, Sammamish River, White River 34
2.1.10 Revision 10 – Thornton Creek 35
2.1.11 Revision 11 – Horseshoe Bend Levee 36

2.2 Community Description 38

2.3 Principal Flood Problems 43

TABLE OF CONTENTS (continued)

2.3.1 Revision 1 – Miller Creek....57
2.3.2 Revision 2 – Snoqualmie River....58
2.3.3 Revision 3 – Raging River....58
2.3.4 Revision 4 – North Fork Issaquah Creek....58
2.3.5 Revision 5 – North Creek....59
2.3.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie....59
2.3.7 Revision 7 – Snoqualmie River....60
2.3.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River, Kelsey Creek....60
2.3.9 Revision 9 – Puget Sound, Sammamish River, White River....63
2.3.10 Revision 10 – Thornton Creek....63
2.3.11 Revision 11 – Horseshoe Bend Levee 64

2.4 Flood Protection Measures....64
2.4.1 Revision 1 – Miller Creek....69
2.4.2 Revision 2 – Snoqualmie River....69
2.4.3 Revision 3 – Raging River....69
2.4.4 Revision 4 – North Fork Issaquah Creek....69
2.4.5 Revision 5 – North Creek....69
2.4.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie....69
2.4.7 Revision 7 – Snoqualmie River, Issaquah Creek....69
2.4.8 Revision 8 – Patterson Creek, Cedar River, Green River, Kelsey Creek....69
2.4.9 Revision 9 – Puget Sound, Sammamish River, White River....71
2.4.10 Revision 10 – Thornton Creek....71
2.4.11 Revision 11 – Horseshoe Bend Levee 72

3.0 ENGINEERING METHODS....72

3.1 Hydrologic Analyses....73
3.1.1 Revision 1 – Miller Creek....78
3.1.2 Revision 2 – Snoqualmie River....80
3.1.3 Revision 3 – Raging River....80
3.1.4 Revision 4 – North Fork Issaquah Creek, Bear Creek, Middle Fork Snoqualmie River, South Fork Skykomish River, North Fork Snoqualmie River....80
3.1.5 Revision 5 – North Creek....83
3.1.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie, Middle and South Fork Snoqualmie River....84
3.1.7 Revision 7 – Snoqualmie River, Issaquah Creek....85
3.1.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River, Kelsey Creek....87
3.1.9 Revision 9 – Sammamish River, White River....91
3.1.10 Revision 10 – Thornton Creek....94
3.1.11 Revision 11 – Horseshoe Bend Levee 95

3.2 Hydraulic Analyses....108
3.2.1 Revision 1 – Miller Creek....113
3.2.2 Revision 2 – Snoqualmie River....115
3.2.3 Revision 3 – Raging River....116

TABLE OF CONTINUED (continued)

3.2.4 Revision 4 – North Fork Issaquah Creek, Bear Creek, Evans Creek, Cottage Lake Creek, Middle Fork Snoqualmie River, South Fork Skykomish River, North Fork Snoqualmie River....118
3.2.5 Revision 5 – North Creek....128
3.2.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie....130
3.2.7 Revision 7 – Snoqualmie River, Issaquah Creek....131
3.2.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River, Kelsey Creek....136
3.2.8.1 Springbrook Creek....149
3.2.8.2 Green River....149
3.2.9 Revision 9 – Sammamish River, White River....159
3.2.10 Revision 10 – Thornton Creek....164
3.2.11 Revision 11 – Horseshoe Bend Levee....170

Volume 2 – August 19, 2020

3.3 Wave Height Analysis....174
3.4 Vertical Datum....175

4.0 FLOODPLAIN MANAGEMENT APPLICATIONS....178

4.1 Floodplain Boundaries....178
4.2 Floodways....180
4.3 Base Flood Elevations....282
4.4 Velocity Zones....282

5.0 INSURANCE APPLICATION....283

6.0 FLOOD INSURANCE RATE MAP....284

7.0 OTHER STUDIES....285

8.0 LOCATION OF DATA....285

9.0 BIBLIOGRAPHY AND REFERENCES....287

10.0 REVISION DESCRIPTIONS....304

10.1 First Revision....304
10.2 Second Revision....304
10.3 Third Revision....306
10.4 Fourth Revision....306
10.5 Fifth Revision....306
10.6 Sixth Revision....307
10.7 Seventh Revision....307
10.8 Eighth Revision....308
10.9 Ninth Revision....315
10.10 Tenth Revision....316
10.11 Eleventh Revision....316

Table of Contents (continued)

FIGURES

Volume 2 – August 19, 2020

Figure 1 – Transect Schematic.....175

Figure 2 – Floodway Schematic 282

TABLES

Volume 1 – August 19, 2020

Table 1 – USGS Gages 74
Table 2 – Summary of Discharges.....97
Table 3 – Summary of Elevations.....108
Table 4 – Manning's “n” values.....172

Volume 2 – August 19, 2020

Table 5 – Datum Conversion Factors 176
Table 6 – Floodway Data.....182
Table 7 – Community Map History.....286

EXHIBIT

Volume 3 – August 19, 2020

Exhibit 1 – Flood Profiles

Bear Creek	Panels	01P-10P
Big Soos Creek	Panels	11P-20P
Black River	Panel	21P
Cedar River	Panels	22P-33P
Cherry Creek	Panel	34P
Coal Creek	Panels	35P-38P
Cottage Lake Creek	Panels	39P-44P
Des Moines Creek	Panel	45P
East Branch of West Tributary Kelsey Creek	Panels	46P-49P
East Branch Upper Vasa Creek	Panels	50P
East Fork Issaquah Creek	Panels	51P-53P
Evans Creek	Panels	54P-55P

Table of Contents (continued)

EXHIBIT (continued)

Volume 3 – August 19, 2020

Exhibit 1 – Flood Profiles (continued)

Forbes Creek	Panels	56P-60P
Gardiner Creek	Panel	61P
Gilman Boulevard Overflow Issaquah Creek	Panel	62P
Green River	Panels	63P-84P
Greenwater River	Panels	85P-87P
Holder Creek	Panel	88P
Issaquah Creek	Panels	89P-96P
Kelsey Creek	Panels	97P-104P
Little Bear Creek	Panels	105P-106P
Longfellow Creek	Panels	107P-111P
Lower Overflow	Panel	112P
Lyon Creek	Panels	113P-114P

Volume 4 – August 19, 2020

Maloney Creek	Panels	115P
May Creek	Panels	116P-121P
May Creek Tributary	Panel	122P
McAleer Creek	Panels	123P-125P
Mercer Creek	Panel	126P
Meydenbauer Creek	Panels	127P-128P
Middle Fork Snoqualmie River	Panels	129P-134P
Middle Overflow	Panel	135P
Mill Creek-Auburn	Panels	136P-141P
Mill Creek-Kent	Panels	142P-146P
Miller Creek	Panels	147P-150P
North Branch Mercer Creek (North Valley)	Panels	151P-155P
North Creek	Panels	156P-157P
North Fork Issaquah Creek	Panel	158P
North Fork Meydenbauer Creek	Panel	159P
North Fork Snoqualmie River	Panels	160P-161P
Patterson Creek	Panels	162P-165P
Patterson Creek Overflow Reach	Panel	166P
Raging River	Panels	167P-174P
Richards Creek	Panels	175P-186P
Richards Creek East Tributary	Panel	187P
Richards Creek West Tributary	Panel	188P
Right Channel Mercer Creek	Panel	189P
Rolling Hills Creek	Panel	190P
Sammamish River	Panels	191P-196P
Snoqualmie River	Panels	197P-212P
Snoqualmie River Overflow Reach 1	Panels	213P-214P
Snoqualmie River Overflow Reach 2	Panels	215P-216P

Table of Contents (continued)

EXHIBIT (continued)

Volume 4 – August 19, 2020 (continued)

Exhibit 1 – Flood Profiles (continued)

Snoqualmie River Overflow Reach 3	Panels	217P-218P
Snoqualmie River Overflow Reach 4	Panel	219P
Snoqualmie River Overflow Reach 5	Panels	220P-221P

Volume 5 – August 19, 2020

Snoqualmie River Overflow Reach 6	Panel	222P
South Fork Skykomish River	Panels	223P-233P
South Fork Snoqualmie River (Without Levees)	Panel	234P
South Fork Snoqualmie River (With Levees)	Panels	235P-241P
South Fork Snoqualmie River (Without Left Levee)	Panels	242P-246P
South Fork Snoqualmie River (Without Right Levee)	Panels	247P-251P
Springbrook Creek	Panels	252P-254P
Squib Creek (Upper Vasa Creek)	Panels	255P-256P
Swamp Creek	Panels	257P-259P
Swamp Creek Overbank	Panel	260P
Thornton Creek Mainstem/North Branch	Panels	261P-282P
Thornton Creek Overflow	Panel	283P
Thornton Creek Overflow Bypass	Panel	284P
Thornton Creek South Branch	Panels	285P-294P
Tibbetts Creek	Panels	295P-299P
Tolt River (With Levee)	Panels	300P-302P
Tolt River (Without Left Levee)	Panel	303P
Tolt River (Without Right Levee)	Panel	304P
Upper North Overflow	Panel	305P
Upper South Overflow	Panel	306P
Vasa Creek (Lower Vasa Creek)	Panels	307P-308P
Walker Creek	Panel	309P
West Fork Issaquah Creek	Panels	310P-311P
West Tributary Kelsey Creek	Panels	312P-316P
White River	Panels	317P-325P
White River (Left Bank Overflow)	Panel	326P
Yarrow Creek	Panels	327P-328P

PUBLISHED SEPARATELY

Flood Insurance Rate Map Index

Flood Insurance Rate Maps

FLOOD INSURANCE STUDY
KING COUNTY, WASHINGTON AND INCORPORATED AREAS

1.0 INTRODUCTION

1.1 Purpose of Study

This Flood Insurance Study (FIS) investigates the existence and severity of flood hazards in the geographic area of King County, Washington, including the Cities of Algona, Auburn, Bellevue, Black Diamond, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Federal Way, Issaquah, Kenmore, Kent, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, Normandy Park, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Seattle, Shoreline, Snoqualmie, Tukwila, Woodinville, the Towns of Beaux Arts Village, Hunts Point, Skykomish, Yarrow Point, the Muckleshoot and Snoqualmie Indian Tribes and the unincorporated areas of King County (hereinafter referred to collectively as King County), and aids in the administration of the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973. This study has developed flood risk data for various areas of the community that will be used to establish actuarial flood insurance rates and to assist the community in its efforts to promote sound floodplain management. Minimum floodplain management requirements for participation in the National Flood Insurance Program (NFIP) are set forth in the Code of Federal Regulations at 44 CFR, 60.3.

Please note that the City of Milton is geographically located in King and Pierce Counties. The flood-hazard information for the City of Milton is for information purposes only. See Pierce County separately published FIS report and FIRM for City of Milton.

Please note that the Cities of Algona, Clyde Hill, Maple Valley, Medina, and Mercer Island; the Towns of Beaux Arts Village, Hunts Point, and Yarrow Point; and the Snoqualmie Indian Tribe have No Special Flood Hazard Areas Identified.

In some States or communities, floodplain management criteria or regulations may exist that are more restrictive or comprehensive than the minimum Federal requirement. In such cases, the more restrictive criteria take precedence and the State (or other jurisdictional agency) will be able to explain them.

Please also note that FEMA has identified one or more levees in this jurisdiction that have not been demonstrated by the community or levee owner(s) to meet the requirements of 44 CFR Section 65.10 of the NFIP regulations (44CFR65.10) as it relates to the levee's capacity to provide 1-

percent annual-chance flood protection. As such, temporary actions are being taken until such time as FEMA is able to initiate a new flood risk project to apply new levee analysis and mapping procedures. Please refer to the Notice to Flood Insurance Study Users page at the front of this FIS report for more information.

1.2 Authority and Acknowledgments

The sources of authority for this FIS are the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973.

The hydrologic and hydraulic analyses for the original King County study were performed by the U.S. Army Corps of Engineers (USACE), Seattle District, for the Federal Emergency Management Agency (FEMA), under Inter-Agency Agreement No. IAA-H-2-73, Project Order No. 14, and Inter-Agency Agreement No. IAA-H-19-74, Project Order Nos. 1 and 15. This study was completed in August 1976. The Enplan Corporation, Consulting Engineers, Kirkland, Washington, assisted in the transfer of map data from photomosaic and topographic maps to the report work maps for the Seattle District, USACE.

The hydrologic and hydraulic analyses for the Tolt River were performed by the U.S. Soil Conservation Service (SCS) for Flood Hazard Analyses, Tolt River, and King County, Washington.

Hydrologic and hydraulic analyses for the communities of King County were performed by study contractors and are summarized below:

Community	Contractor	Contract Number	Completion Date
King County (revised study)	CH2M Hill Northwest, Inc., for FEMA	EMW-85-C-1893	June 1987
City of Seattle (revised study)	CH2M Hill Northwest, Inc., for FEMA	EMW-85-C-1893	June 1987
Portion of Upper Green River Valley upstream from Auburn	USACE, Seattle District, for FEMA	Inter-Agency Agreement No. IAA-EMW-E-1153 Project Order No. 1	February 1988

Community	Contractor	Contract Number	Completion Date
City of Auburn (original study)	Tudor Engineering Co., for FEMA	H-4025, Amendment 4	May 1978
City of Auburn (revised study)	CH2M Hill Northwest, Inc., for FEMA	EMW-85-C-1893	June 1987
City of Bellevue	USGS, Water Resources Division for FEMA	Inter-Agency Agreement No. IAA-H-8-76, Project Order No. 3	May 1977
City of Carnation	CH2M Hill, Inc., for FEMA	H-4600	August 1978
	Harper Houf Righeliis Inc.	N/A	May 2002
City of Des Moines	CH2M Hill, Inc., for FEMA	H-4600	September 1978
City of Duvall	CH2M Hill, Inc., for FEMA	H-4600	September 1978
	NHC Inc.	N/A	N/A
City of Issaquah	Tudor Engineering Co. for FEMA	H-4025	September 1977
City of Kent (original study)	Tudor Engineering Co. for FEMA	H-4025 Amendment No. 13	June 1979
City of Kent (revised study)	CH2M Hill Northwest, Inc., for FEMA	EMW-85-C-1893	June 1988
City of Kirkland	Tudor Engineering Co., for FEMA	H-4025	December 1977
City of Lake Forest Park	CH2M Hill, Inc., for FEMA	H-4600	August 1978

Community	Contractor	Contract Number	Completion Date
City of Normandy Park	CH2M Hill, Inc., for FEMA	H-3815	June 1976
City of North Bend	CH2M Hill, Inc., for FEMA	H-4600	October 2001
City of Pacific	CH2M Hill, Inc., for FEMA	H-4600	April 1979
City of Redmond	Tudor Engineering Co., for FEMA	N/A	August 1977
City of Redmond (additional hydrologic and hydraulic analyses)	USACE, Seattle District for FEMA	N/A	August 1976
City of Renton (original study)	Tudor Engineering Co. for FEMA	H-4025	July 1979
City of Renton (revised study)	CH2M Hill, Northwest, Inc., for FEMA	EMW-85-C-1893	June 1987
Town of Skykomish	CH2M Hill, Inc., for FEMA	H-4600	July 1979
Town of Snoqualmie	CH2M Hill, Inc., for FEMA (additional data from USACE)	H-4810	July 1981
City of Tukwila	Tudor Engineering Co., for FEMA	H-4025 Amendment No.10	April 1979
King County Unincorporated Areas Revision 1	NHC Inc.	EMW-90-C-3134	September 1991
City of SeaTac Revision 1	NHC Inc.	EMW-90-C-3134	September 1991

Community	Contractor	Contract Number	Completion Date
City of Bothell Revision 1	NHC Inc.	EMW-90-C-3134	September 1991
City of Normandy Park Revision 1	NHC Inc.	EMW-90-C-3134	September 1991
City of Snoqualmie Revision 2	NHC Inc.	EMW-90-L-3134	May 1995
King County Revision 3	Harper Righellis Inc, Portland	N/A	May 20, 1996
King County Unincorporated Areas Revision 4	Harper Righellis NHC Inc.	EMW-93-C-4152	December 2001
Town of Skykomish Revision 4	Harper Righellis		December 2001
City of Issaquah Revision 4	NHC Inc.	EMW-93-C-4152	September 1995
City of Redmond Revision 4	NHC Inc.	EMW-93-C-4152	September 1995
City of Bothell Revision 5	NHC Inc.	EMW-93-C-4152	April 1994
King County Unincorporated Areas Revision 6	Harper Houf Righhellis Inc.		December 2001
King County Unincorporated Areas Revision 6	Montgomery Water Group Inc.		December 2001
City of Issaquah Revision 6	Montgomery Water Group Inc.	N/A	August 2001
City of Snoqualmie/City of North Bend/King County Revision 7	Harper Righellis Inc.	N/A	October 2001

Community	Contractor	Contract Number	Completion Date
City of Snoqualmie Revision 7	Harper Righellis Inc.	N/A	April 2005
City of Issaquah/King County Revision 7	Montgomery Water Group Inc.	N/A	August 2001
City of Issaquah/King County Revision 7	Concept Engineering Inc.	N/A	N/A
King County Revision 8	NHC Inc. and King County Harper Righellis Inc.	N/A	N/A
City of Renton Revision 8	NHC Inc.	N/A	June 2006
City of Duval Revision 8	NHC Inc.	N/A	June 2006
City of Bothell/ City of Kenmore/ City of Redmond/ City of Woodinville/ King County Revision 9	NHC Inc.	*	*
King County Revision 9	NHC Inc.	*	*
City of Burien/ City of Des Moines/ City of Federal Way/ City of Normandy Park/ City of Seattle/ City of Shoreline/ King	NHC Inc.	E00126E08	*
City of Seattle/City of Shoreline/King County Revision 10	NHC Inc.	*	*

*Data Not Available

Base map information shown on the FIRM for Revision 9 was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This

information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994 – 2012.

1.3 Coordination

The coordination for the original King County FIS was completed in multi-agency conferences managed by the FEMA Consultation and Coordination Officer (CCO). The State of Washington Department of Ecology provided input to establish the study priority and the contracting agency. The King County Division of Hydraulics offered valuable assistance to the USACE and the study contractor, in establishing the scope of the original study, coordinating basic data, and defining approximate floodplain boundaries. Topographic maps at contour intervals of five feet, which served as part of the input for the hydraulic analysis and the location of the floodplain boundary lines, were supplied by the King County Department of Public Works. The county also provided information on certain elevation reference marks.

Contacts with the private engineering firms of Bush Roed and Hitchings, Inc., of Seattle, and Horton Dennis and Associates, Inc., of Seattle, were made during the study to discuss field surveys they had conducted.

Permission to enter restricted areas for field surveys was obtained from the City of Seattle and the Chicago, Milwaukee, St. Paul, and Pacific Railroad.

The final CCO meeting was held at the offices of the King County Public Works Department on June 25, 1976. King County officials objected to the "equal conveyance" floodways that were developed in accordance with FEMA guidelines, wanting to apply more stringent floodway criteria. They were especially concerned about the Snoqualmie River, fearing that the loss of valley storage would increase peak discharges if the fringe were filled.

The initial coordination meeting for the original City of Auburn study was held on April 8, 1976. At this meeting, streams to be studied by detailed methods were identified by representatives of the community, the study contractor, and FEMA. During the course of the work, numerous informal contacts were made by the study contractor with the community for the purpose of obtaining data and base maps.

On March 17, 1978, the results of the work were reviewed at an intermediate coordination meeting attended by representatives of the city, the study contractor, and FEMA.

The results of the original study were reviewed at a final CCO meeting held on December 6, 1978. Attending the meeting were representatives of FEMA, the study contractor, and the city. This study incorporates all appropriate comments, and all problems have been resolved.

The initial coordination meeting for the City of Bellevue study was held in April 1975. This meeting was attended by personnel of the U.S. Geological Survey (USGS), FEMA, and officials of the Bellevue Planning and Storm Drainage Utility Departments. Community base maps were selected and streams requiring detailed study were identified.

A search for basic data was made at all levels of government. Topographic maps with a 5-foot contour interval were supplied by the Bellevue city engineer; these served as preliminary work maps on determining the location of floodplain boundary lines. Some locations and elevations of bench marks were provided by the city and verified by USGS levels.

During the course of the work by the USGS, flood elevations, floodplain boundaries, and floodway delineations were reviewed with community officials. On April 29, 1977, the results of the work by the USGS were reviewed at a final CCO meeting attended by personnel of the USGS, FEMA, and officials of the Bellevue Planning and Storm Drainage Utility Departments.

The initial coordination meeting for the City of Carnation was held in the Carnation Town Hall on July 29, 1977. At the meeting, flooding sources for the City of Carnation were defined and the areas to be studied were identified. Representatives from the City of Carnation, CH2M Hill, Inc. (the study contractor), and FEMA attended the meeting.

Throughout the study, coordination was maintained with the USACE, King County hydraulics division, town officials, Sammamish Valley newspaper, Carnation Planning Commission, and King County Planning Commission. All were contacted to provide information pertinent to this FIS.

The results of the original study were reviewed at a final CCO meeting held on December 19, 1978. Attending the meeting were representatives of FEMA, the study contractor, and the city. No problems were raised at the meeting.

The initial coordination meeting for the City of Des Moines was held on August 19, 1977. This meeting was attended by representatives of the study contractor, FEMA, and the city. This meeting was held to identify

areas requiring detailed study and to familiarize city officials with all aspects of the study and to solicit pertinent information.

The Des Moines city government; the Covenant Beach Bible Camp management; and King County Department of Public Works, Division of Hydraulics, were contracted for the coordination of this FIS.

The results of the original study were reviewed at a final community coordination meeting held on March 26, 1979. Attending the meeting were representatives of FEMA, the study contractor, and the city. No problems were raised at the meeting.

In 1981, the City of Des Moines annexed an area along Puget Sound south of the Des Moines Marina. A detailed wave runup analysis of this area was completed in May 1984. An area west of Pacific Highway South (State Highway 99) between Kent-Des Moines Road and South 252nd Street has also been annexed by the City. The analysis to determine the extent of approximate floodplain boundaries in this area was completed in January 1985 and used to update this study.

The initial coordination meeting for the City of Duvall was held in the Duvall City Hall on July 28, 1977. At the meeting, flooding sources for the City of Duvall were defined and the areas to be studied were identified. Representatives from the City of Duvall, the study contractor, and FEMA attended the meeting.

The King County Department of Public Works, Division of Hydraulics; the Sammamish Valley News; and the Duvall Planning Commission were contracted for information pertinent to this FIS.

The results of the original study were reviewed at a final community coordination meeting held on October 2, 1978. Attending the meeting were representatives of FEMA, the study contractor, and the city. No problems were raised at the meeting.

The initial coordination meeting for the City of Issaquah was held on April 8, 1976. The identification of streams selected for detailed analysis was accomplished at this meeting which was attended by representatives of the community, the State of Washington Department of Ecology, FEMA, and a study contractor who was initially chosen to perform the study but did not finally participate.

During the course of the work numerous informal contacts were made by Tudor Engineering Company personnel with the community for the purpose of obtaining information and confirming data. Previous work by the USACE was reviewed and forms the basis of this study.

On January 27, 1977, the results of the work were reviewed at an intermediate coordination meeting attended by representatives of the City of Issaquah, Tudor Engineering Company, and FEMA. A final coordination meeting held on April 2, 1979, resulted in agreement by the same parties, and this report incorporates resolution of all comments received as a result of coordination activities.

The initial coordination meeting for the original City of Kent study was held on April 8, 1976. Streams to be studied by detailed methods were identified at this meeting, which was attended by representatives of the City of Kent and FEMA.

During the course of work, the study contractor maintained contact with the USACE; the King County Division of Hydraulics; and the City of Kent, Department of Public Works.

On May 29, 1979, the results of the study were reviewed at an intermediate coordination meeting attended by representatives of the City of Kent, the study contractor, and FEMA.

The results of the original study were reviewed at a final community coordination meeting held on April 28, 1980. Attending the meeting were representatives of FEMA, the study contractor, and the city. No problems were raised at the meeting.

On April 8, 1976, the initial coordination meeting for the City of Kirkland was held to determine streams to be studied by detailed analysis. This meeting was attended by representatives of the City, FEMA, and the study contractor who was originally chosen to perform the work but did not finally participate.

During the course of the work, numerous informal contacts were made by the study contractor with the community for the purpose of obtaining data and base maps.

On November 30, 1977, the results of the work were reviewed at an intermediate coordination meeting attended by representatives of the City of Kirkland, the study contractor, and FEMA.

The results of the original study were reviewed at a final community coordination meeting held on May 12, 1980. Attending the meeting were representatives of FEMA, the study contractor, and the City. This study incorporates all appropriate comments, and all problems have been resolved.

In August 1977, the initial coordination meeting for the City of Lake Forest Park was held. Streams requiring detailed and approximate study were identified at this meeting attended by representatives of the study contractor, FEMA, and the City of Lake Forest Park.

Initial contact with the Lake Forest Park City Manager, who is also the Public Works Director, was made in February 1978. The City Manager provided background data in the community and descriptions of flood hazard areas in Lake Forest Park. The King County Public Works Department and the USGS were contacted to provide information pertinent to this Flood Insurance Study for Lake Forest Park.

The results of the original study were reviewed at a final community coordination meeting held on December 12, 1978. Attending the meeting were representatives of FEMA and the study contractor, as well as city officials and interested citizens. No problems were raised at the meeting.

The initial coordination meeting for the City of Normandy Park was held on December 5, 1975. It was attended by representatives of the study contractor, FEMA, and officials of Normandy Park. This meeting was held to identify streams requiring detailed study, to familiarize city officials with all aspects of the study, and to solicit pertinent information.

A search for basic data was made at all levels of government. The City of Normandy park, the King County Zoning and Plans Division, the King County Hydraulics Commission and CH2M HILL, Inc. provided maps and other data used in this study.

On August 6, 1976, the results of the work effort by CH2M HILL Inc. were reviewed at the final CCO meeting attended by personnel of the study contractor, FEMA, and officials of the City of Normandy Park. The comments of the officials were incorporated and the study accepted.

The initial coordination meeting for the City of North Bend was held on July 29, 1977. Streams requiring detailed study were identified at this meeting attended by representatives of the study contractor, FEMA, the State of Washington Department of Ecology, King County, and the City of North Bend.

In March 1981, an approximate study was added to the scope of study as a result of consultation among representatives of FEMA, the City of North Bend, and the study contractor.

The King County Engineering and Public Works Departments were contacted to discuss past flooding problems and to gather available topographic mapping and levee plans along with aerial photographs of

recent flooding events. The USACE was also contacted to obtain recently developed hydrologic and hydraulic information pertinent to this Flood Insurance Study. The hydrology presented in this study was coordinated with USACE, the State of Washington Department of Ecology, and the King County Department of Public Works.

On September 22, 1981, the results of the study were reviewed at an intermediate coordination meeting attended by representative of the City, the State of Washington Department of Ecology, FEMA, and the study contractor. No problems were raised at the meeting.

The final coordination meeting was held on September 13, 1982, and was attended by representatives of FEMA, the study contractor, and the City. No problems were raised at the meeting.

The initial coordination meeting for the City of Pacific was held on August 1, 1977. Rivers and drainage ditches requiring detailed and approximate study were identified at this meeting attended by representatives of FEMA, the City, and the study contractor.

The USACE, the USGS, the Washington State Department of Highways, Tudor Engineering, city officials, and local citizens provided information used in the report.

The results of the study were reviewed at a final community coordination meeting held on December 3, 1979. Attending the meeting were representatives of FEMA, the study contractor, and the Pacific City Council and members of the public. As a result of this meeting, an area of moderate flood hazard was added to the map.

An initial coordination meeting for the City of Redmond was held to identify streams requiring detailed study. This meeting was attended by representatives of the City of Redmond, FEMA, and the study contractor. Results of the hydrologic analyses were coordinated with the City of Redmond, FEMA, and Tudor Engineering Company.

During the course of the work, numerous informal contacts were made by Tudor Engineering Company, which conducted the study, with community officials for the purpose of obtaining information and confirming data. Previous work by the USACE was reviewed and forms the basis of this study.

The results of the study were reviewed at the final meeting attended by representatives of the study contractor, FEMA, and community officials. The study was acceptable to the community.

The initial coordination meeting for the original City of Renton study was held on April 8, 1976. Streams selected for detailed analysis were identified at this meeting attended by representatives of the community, the original study contractor, and FEMA.

On July 13, 1979, the results of the work were reviewed at an intermediate coordination meeting attended by representatives of the City, the study contractor, and FEMA.

The results of this study were reviewed at a final community coordination meeting held on May 5, 1980. Attending the meeting were representatives of FEMA, the study contractor, and the City. No problems were raised at the meeting.

The initial coordination meeting for the Town of Skykomish was held on July 29, 1977. Streams requiring detailed and approximate study were identified at this meeting attended by representatives of the study contractor, FEMA, and the Town of Skykomish. Town officials provided background data on the community and descriptions of known flood hazard areas in Skykomish.

The King County Public Works Department, the USACE, and the USGS were contacted for additional information to this Flood Insurance Study.

The results of the original study were reviewed at a final community coordination meeting held on April 21, 1980. Attending the meeting were representatives of FEMA, the study contractor, and the town. This study incorporates all appropriate comments, and all problems have been resolved.

The initial coordination meeting for the City of Snoqualmie was held on May 31, 1978. Streams requiring detailed study were identified at this meeting attended by representatives of the study contractor, FEMA, the USACE, and the City of Snoqualmie. A series of meetings was also attended by the city officials, FEMA, and study contractor representatives to discuss possible floodway alternatives. These meetings were held in March 1979, January 1981, and June 1981, and initially resulted in the selection of an equal conveyance floodway for the study. The requirement for expansion of the study to include additional detailed and approximate study mapping for and expected annexation to the city was discussed at the intermediate community coordination meeting held November 4, 1981, and attended by representatives of the study contractor, FEMA, and the City of Snoqualmie.

At the final community coordination meeting held on August 1, 1983, city officials requested that an alternative negotiated floodway be considered

that would more fully meet the city's needs along with those of the adjacent country jurisdiction and ownerships. A negotiated floodway was developed for and approved by the City, King County, and affected county ownerships by written correspondence received during the period from October 1983 to January 1984.

Results of the hydrologic analyses were coordinated with the USACE, the State of Washington Department of Ecology, and the King County Department of Public Works.

The initial coordination meeting for the City of Tukwila was held on April 8, 1976. Streams selected for detailed analysis were identified at this meeting attended by representatives of the community and FEMA.

During the course of the work, numerous informal contacts were made by the study contractor with the community in order to obtain data and base maps. Data were also obtained from the USACE.

On March 26, 1979, the results of the work were reviewed at an intermediate coordination meeting attended by representatives of the City, the study contractor, and FEMA.

The results of the original study were reviewed at a final community coordination meeting held on December 10, 1979. Attending the meeting were representatives of FEMA, the study contractor, and the city. No problems were raised at the meeting.

Initial community coordination meetings for the revised study for King County, Washington, and the Cities of Auburn, Kent, Renton, and Seattle, all within King County, were held on January 16, 1985, and January 24, 1985. At the January 16, 1985, meeting, representatives of FEMA, King County, the Cities of Auburn, Kent, and Renton, the Washington Department of Ecology, and the study contractor, CH2M HILL, Inc., identified streams requiring detailed and approximate study. Representatives of FEMA, the City of Seattle, and CH2M HILL, Inc., identified streams requiring detailed and approximate study at a meeting held on January 24, 1985. The purposes of the meetings were: (1) to inform the county on its status in the NFIP; (2) to identify existing flooding problems and available pertinent data on flooding in the county and cities, and (3) to reach an agreement on the areas to be studied.

During the course of the study, numerous contacts were made and meetings held with local agencies and community officials to discuss and gather available data on flooding history, methods and preliminary results of analyses, and status of proposed near-term drainage system improvements for those flooding sources under study. The USGS was

contacted and requested to provide available flow data and data analyses for the streams being studied and surrounding regional drainages. The USACE and the NRCS were also contacted and asked to provide any data or studies they had that were relevant to flooding caused by the streams under study.

Correspondence with the Washington State Department of Transportation (WSDOT) pertained to proposed plans and timing of drainage structure improvements for Rolling Hills Creek and Springbrook Creek under Interstate Highway 405 (City of Renton). Information was also requested for drainage improvements to State Route 522 and Northeast 195th Street, at their crossings of Little Bear Creek.

The initial meeting was held with King County personnel to request available hydrologic and hydraulic information and accounts of flooding history for the flooding sources under study on December 5, 1985. King County Surface Water Management Division staff were contacted and asked to provide basin planning studies and information on any near-term planned drainage system improvements for the flooding sources under study. Design drawings for two bridges being constructed as part of Soos Creek Park on Big Soos Creek were made available through contacts with the King County Division of Parks and Recreation. The Surface Water Division's maintenance personnel were asked to provide information on the operation of the P1 pumping station on Black River, and on the flooding history of the streams being studied.

Storage floodway concepts for local drainages in the Green River Valley, including Mill Creek (Auburn), were discussed at meetings attended by representatives of King County, the Cities of Auburn and Kent, FEMA, and the study contractor, CH2M HILL, Inc.

Preliminary results of analyses for the Green River and levee freeboard issues were presented and discussed at a public meeting on September 11, 1986, attended by representatives from King County, the City of Auburn, the City of Kent, FEMA, and CH2M HILL, Inc.

City of Kent personnel were asked to provide data for a recent drainage basin study prepared for Mill Creek (Kent). Information on proposed drainage improvements for flooding sources under study in the Cities of Auburn, Kent, Renton, and Seattle were requested in the initial stages of study.

Results of the hydrologic analyses were coordinated with community officials, the USACE, the NRCS, and the USGS.

In March 1987, a coordination meeting for representatives of the USACE, Seattle District, and FEMA was held. An analysis of an upper reach of the Green River, immediately above the reach studied in the 1987 King County restudy, was identified. This study was performed under FEMA's Limited Map Maintenance Program.

The final community coordination meetings were held on December 6 and 7, 1988, and were attended by representatives of FEMA, the USACE, and the county. The study was acceptable to the county.

1.3.1 Revision 1

Miller Creek

Various contacts for information regarding the addition of floodplain data for Miller Creek affecting the unincorporated areas of King County, Washington (Reference 94), and then incorporated Cities of Normandy Park (Reference 11) and SeaTac were made by the study contractor in October, November, and December 1990. Coordination with the regional project office and county and city officials, as well as local residents, produced a variety of information pertaining to flood history, available community maps, and other hydrologic data.

1.3.2 Revision 2

Snoqualmie River

The CCO meeting was not held.

1.3.3 Revision 3

Raging River

The initial CCO meeting was held on October 27, 1993, and was attended by representatives of FEMA, King County, and the consultant.

1.3.4 Revision 4

North Fork Issaquah Creek

The initial coordination meeting to incorporate the results of detailed hydrologic and hydraulic analyses of North Fork Issaquah Creek in the City of Issaquah was held on October 20, 1994, and was attended by FEMA and nhc representatives.

Various agencies contacted for information include: the City of Issaquah and King County Public Works Departments; WSDOT; and the USACE, Seattle District. Local residents and engineers for private developers provided information pertaining to flood history and recent and proposed basin development.

Bear Creek & Evans Creek - The initial coordination meeting to incorporate the results of detailed hydrologic and hydraulic analyses of Bear Creek and Evans Creek in the City of Redmond was held on October 20, 1994, and was attended by FEMA and nhc representatives.

Various agencies contacted for information included: the WSDOT; City of Redmond Public Works Department; KCSWM; King County (Surface Water Management division) Engineering Department; and the USACE, Seattle District. The following engineering consultants, who performed previous hydraulic analyses of Bear Creek, were also contacted for information: CH2M HILL; Montgomery Water Group, Inc.; Alpha Engineering Group, Inc.; Land Tech; and Robert Parrott. In addition, local residents and business owners provided helpful information pertaining to previous flooding and development history along Bear Creek.

Middle Fork Snoqualmie River - The CCO meeting was part of the public meeting hosted by King County on January 26, 1995; FEMA, King County, and the King County consultant (Harper Righellis, Inc.) provided presentations.

South Fork Skykomish River - The initial CCO meeting was held on April 6, 1995, and attended by representatives of FEMA, the consultant (Harper Righellis Inc.), and the community. The information for this study supersedes the data presented for the South Fork Skykomish River through the Town of Skykomish.

The Final CCO meeting was held with the Town of Skykomish on January 13, 1997, and attended by representatives of FEMA, King County, Town Council and the Washington Department of Ecology.

Upper Middle Fork Snoqualmie River - The initial CCO meeting was held on January 24, 1995, and attended by representatives of King County, FEMA, and the consultant (Harper Righellis Inc.).

North Fork Snoqualmie River and Tate Creek - The initial CCO meeting was held on November 13, 1995, and attended by representatives of King County, FEMA, and the consultant (Harper Righellis Inc.).

South Fork Snoqualmie River - The initial CCO meeting was held on January 24, 1995, and attended by representatives of King County, FEMA, and the consultant (Harper Righellis Inc.).

1.3.5 Revision 5

North Creek - The initial CCO meeting was held on September 21, 1993, and attended by representatives of FEMA and nhc. To acquire information for this revision, nhc contacted the Public Works Department of the City of Bothell; the Surface Water Management Division of Snohomish County; Montgomery Water Group, Inc.; Quadrant Company; Alderwood Water District; Bush, Roed and Hitchings; and the USACE.

1.3.6 Revision 6

Tolt River - A public meeting was held September 13, 1995, to present the proposed floodplain and floodway boundaries. Representatives of King County, the City of Carnation, the consultant, FEMA, and the USACE, Seattle District, attended the meeting along with about 70 residents.

In addition to the September 13, 1995, meeting, there were several subsequent Carnation City Council meetings attended by FEMA and King County representatives and the county's consultant (Harper Houf Righellis, Inc.). Also, there was a LOMR produced by FEMA on May 1, 2002, which entailed City Council meetings attended by FEMA and King County.

Upper South Fork Snoqualmie study - A CCO meeting was held as part of the public meeting hosted by King County on February 4, 1997. The meeting was attended by the county's consultant (Harper Houf Righellis, Inc.) and FEMA representatives.

1.3.7 Revision 7

Snoqualmie River - Revision 7 refers to the Lower Middle and Lower South Forks of the Snoqualmie, plus the Overflow channels in between. This mapping effort began in 1999 with an effort by the USACE as contracted by FEMA. The resultant FIRM dated June 30, 1999, was appealed by King County and the cities of

North Bend and Snoqualmie. The USACE then produced a PFIRM dated August 8, 2000, which was also appealed. Then King County, serving on behalf of FEMA, utilized the county's consultant (Harper Houf Righellis, Inc.) to revise the technical study. A technical coordination meeting hosted by King County and attended by the staff of the cities and FEMA was held on May 31, 2001. A City and Agency Coordination Meeting was held on September 26, 2001, and was hosted by King County with FEMA, State, and city representatives in attendance. A public meeting held on November 14, 2001, was hosted by King County and the cities received presentations by the county's consultant and FEMA representatives. The submitted study was approved, but BFEs on the subsequent PFIRM dated November 15, 2002, were incorrectly plotted. Therefore, FEMA reissued the PFIRM dated March 28, 2003.

The Final CCO was held on June 16, 2003. This study became effective on April 19, 2005.

Issaquah Creek - The scope of the re-mapping project for the flooding on Issaquah Creek was determined at meetings attended by representatives of the City of Issaquah, King County, and FEMA, on January 12 and March 28, 2000.

The results of the restudy were reviewed at the final CCO meeting held on January 8, 2003. All problems raised at that meeting have been addressed in this restudy.

1.3.8 Revision 8

Patterson Creek - A study kickoff meeting was held October 27, 2005, and was attended by representatives of King County and nhc. The study was also coordinated by King County with the Patterson Creek Flood Control Zone District including a pre-study meeting on November 3, 2005, and a presentation meeting on June 22, 2006.

Lower Snoqualmie River - Briefings by King County and its consultant, Northwest Hydraulic Consultants, Inc. (nhc), to City of Carnation staff and council members were provided on March 16, 2004, June 14, 2004, May 3, 2005, and January 3, 2006, with a public meeting hosted by King County on January 25, 2006, which included presentations by the consultant and representatives from FEMA and the Washington Department of Ecology.

Springbrook Creek - No Information is available from the Springbrook CCO meeting.

Cedar River - A public meeting was held on March 13, 2002 for the unincorporated King County portion of the Cedar River flood study, and attended by representatives from FEMA, King County, and the county's consultant (Harper Houf Righellis, Inc.)

Also, please note that the City of Renton requested a LOMR for the incorporated portion of the Cedar River. This LOMR was reviewed and approved by FEMA on February 16, 2007, but FEMA could not issue a LOMR or physical map at that time. This LOMR is incorporated in the 2010 maps.

Green River - This study was completed by nhc under contract to King County Department of Natural Resources and Parks (KCDNRP). The County is a Cooperating Technical Partner (CTP) with nhc for purposes of conducting FISs. However, this study was funded by King County and also received grant funding from the Washington State Department of Ecology through the Flood Control Assistance Account Program. King County provided project management and technical review of all study products. The County also supplied relevant study data including information on past watershed flooding. The study was started in September 2007 and an initial coordination meeting was held on September 27, 2007, with representatives of King County, nhc, the City of Auburn, the City of Kent, the City of Renton and the City of Tukwila. Additional technical coordination meetings were held with the County and City staff on December 6, 2007, January 10, 2008, February 11, 2008, and February 26, 2008. Ecology staff attended the February 26, 2008, meeting. Coordination meetings were also held with FEMA on November 20, 2007, and November 29, 2007.

Draft floodplain data were delivered to FEMA Region X on March 18, 2008, along with a letter of appeal from King County and letters from each of the valley cities supporting the appeal. On September 23, 2009, FEMA's technical reviewer, Michael Baker Jr., Inc. (Baker), provided King County with review comments and requests for clarification. Baker also provided FEMA Region X with a set of questions regarding how to proceed with finalizing the study. Nhc and King County met with FEMA Region X and submitted a coordinated response to all Baker comments on November 23, 2009. Nhc then worked with Baker to resolve any remaining issues related to the floodplain maps. Revised floodplain boundary delineations were submitted by nhc to FEMA

and Baker on March 4, 2010, and the final floodway delineation was submitted on March 10, 2010.

1.3.9 Revision 9

Puget Sound - The study was completed by NHC under contract to KCDNRP, Water and Land Resources Division. The County is a CTP with FEMA for purposes of conducting FISs. King County provided project management and technical review of all study products and supplied relevant study data and coordination with County citizens. The study was begun in December 2009, and an initial coordination meeting was held February 1, 2010, with representatives of King County, FEMA, STARR (study contractor), and NHC. Additional technical coordination meetings were held with County staff at key milestones during the study process. Coordination also occurred with FEMA staff through meetings, emails and conference calls. King County, FEMA, and the contractor conducted public outreach by providing a kick-off presentation to representatives from the coastal Cities of Burien, Des Moines, Federal Way, Normandy Park, Seattle, and Shoreline, on January 13, 2011. Draft floodplain data were delivered by NHC to King County and presented at a public meeting on July 21, 2011. King County also conducted individual follow-up meetings with several cities including the City of Federal Way on August 10, 2011, and the City of Burien on August 22, 2011.

Sammamish River – The study was completed by NHC under contract to KCDNRP. King County is a CTP with FEMA for purposes of conducting FISs. The County provided project management and technical review of all study products and also supplied relevant study data. The study was initiated in December 2008, and draft study products were presented to the Cities of Redmond, Woodinville, Bothell, and Kenmore on January 27, 2010. The meeting included presentations by representatives from NHC, FEMA, and the Washington State Department of Ecology.

White River - This study was completed by NHC under contract to KCDNRP. King County is a CTP with FEMA for purposes of conducting FISs. The County provided project management and technical review of all study products and also supplied relevant study data including information on past White River flooding. The study was initiated on March 2007, and draft study products were presented to the public at a meeting in the City of Enumclaw on October 22, 2008. The public meeting included presentation by NHC, FEMA, and the Washington State Department of Ecology representatives.

1.3.10 Revision 10

Thornton Creek - This study was completed by NHC under contract to Seattle Public Utilities (SPU). SPU provided project management and technical review of all study products. SPU also supplied relevant study data including channel survey for the entire stream system, hydrometric and stream gaging data for the watershed, relevant GIS layers, and anecdotal information on the flood of December 3, 2007. The initial coordination meeting was held on May 7, 2008, and was attended by representatives from SPU, NHC, and FEMA. Study results and workmaps were presented by SPU and NHC at a public meeting in the City of Seattle on October 15, 2009, where representatives from FEMA and the Washington State Department of Ecology were also present.

1.3.11 Revision 11

Horseshoe Bend Levee Physical Map Revision and Levee Seclusion – City of Kent requested a CLOMR to certify the Horseshoe Bend Levee. This CLOMR was reviewed by FEMA and then determined to incorporate the technical and scientific data into the FIS and DFIRM by a 316-PMR dated January 14, 2015. This CLOMR is incorporated as part of this revision. The Community Coordination Meeting was held on November 20, 2017, and was attended by representatives from FEMA, STARR, and community officials. There were two public meetings held where property owners, residents, and business owners were explained the purpose and potential outcomes of the upcoming map changes. The first public meeting was held in Renton on March 20, 2018 and the second public meeting was held in Kent on March 21, 2018. Representatives from FEMA, STARR, Washington State Department of Ecology and Natural Resources and community officials were present at both meetings.

2.0 AREA STUDIED

2.1 Scope of Study

This FIS covers the geographic area of King County, Washington. Please note that the original scope was referring only to the June 1987 revised study and that only specific portions of King County were re-studied.

The areas studied by detailed methods were selected with priority given to all known flood hazard areas and areas of projected development or proposed construction through 1992.

The following streams were studied by detailed methods in the April 19, 2005, revised countywide FIS:

Raging River -	From Interstate Highway 90 to 0.3 mile upstream of the second Upper Preston Road bridge
Green River -	From approximately 0.3 mile downstream of Pacific Highway to its confluence with Big Soos Creek
Black River/ Springbrook Creek -	From confluence with Green River to SW 16th Street
Mill Creek (Auburn) -	From confluence with the Green River to Highway 18 bridges at RM 6.2
Mill Creek (Kent) -	From Highway 167 to limit of previous detailed study at the Earthworks Park stormwater detention facility outlet
Big Soos Creek -	From confluence with Covington Creek to SE 176th Street
Swamp Creek -	From confluence with the Sammamish River to northern King County boundary
Little Bear Creek -	From confluence with Sammamish River to northern King County boundary
Bear/Evans Creek -	From limit of previous detailed study at confluence with Cottage Lake Creek to Paradise Lake
Issaquah/Holder Creek -	From limit of previous detailed study at SE May Valley Road to Highway 18
West Fork Issaquah Creek -	From confluence with Issaquah Creek to SE 128th Way
May Creek -	From Coal Creek Parkway bridge to SE 109 Place

May Creek Tributary - From confluence with May Creek to 188th Avenue SE

Cedar River - From Lake Washington to approximately RM 2.1

North and South Forks of Thornton Creek - From confluence with Lake Washington to Interstate Highway 5

Longfellow Creek - From SW Brandon Street to SW Thistle Street

Rolling Hills Creek - Between first and second crossing of Interstate Highway 405

The Upper Green River was studied by detailed methods in the USACE February 1988 report from its confluence with Big Soos Creek to Flaming Geyser Bridge.

The Tolt River was studied by detailed methods in the SCS June 1982 study from approximately 6,300 feet upstream of the Chicago, Milwaukee, St. Paul & Pacific Railroad to 5.5 miles upstream of the Railroad, a reach of 4.3 miles.

The following streams studied by detailed methods were taken directly from previous Flood Insurance Studies covering King County and incorporated areas (Reference 1 to 18).

Snoqualmie River - From the Snohomish County line to confluence with the Middle Fork Snoqualmie River, a reach of approximately 45 miles

Middle Fork Snoqualmie River - From a point approximately 2,323 feet downstream of SE 428th Avenue to a point approximately 2,323 feet upstream of Mount Si Road, a reach of 3.37 miles

North Fork Snoqualmie River - From confluence with the Snoqualmie River to a point approximately 5,914 feet upstream of 428th Avenue SE, a reach of 1.5 miles

South Fork Snoqualmie River -	From confluence with the Snoqualmie River to a point approximately 8,000 feet downstream of 436th Avenue SE, a reach of 3.8 miles. (Note: A portion of the South Fork Snoqualmie River just upstream of the above-referenced detailed study reach is now depicted as approximate 1-percent-annual-chance flooding. This change was made because updated analysis along that reach superseded the detailed analysis and elevations shown on the effective county map (Reference 1)).
Green River -	From its mouth to confluence with Black River and from Flaming Geyser Bridge to a point approximately 7,286 feet upstream of Whitney Road
Springbrook Creek -	From SW 16th Street to a point approximately 1,690 feet upstream of South 228th Street, a reach of 6.32 miles
Mill Creek (Auburn) -	From State Highway 18 to a point 845 feet upstream of 15th Street SW, a reach of 0.72 miles
Mill Creek (Kent) -	From its mouth to State Highway 167, a reach of 4.24 miles
White River -	From a point approximately 4,330 feet downstream of Burlington Northern Railroad to the Muckleshoot Indian Tribe, a reach of 3.38 miles
White River (Left Bank Overflow) -	From confluence with the White River to the Muckleshoot Indian Tribe, a reach of 0.70 miles
Sammamish River -	From its mouth at Lake Washington to the mouth of Lake Sammamish, a reach of 15.3 miles

North Creek -	From its mouth to a point approximately 10 feet upstream of NE 205th Street at the corporate limits of Bothell, a reach of 1.45 miles
Bear Creek -	From confluence with the Sammamish River to confluence with Cottage Lake Creek, a reach of 5.35 miles
Evans Creek -	From confluence with Bear Creek to a point approximately 2,059 feet upstream of 220th Avenue NE, a reach of 4.66 miles
Issaquah Creek -	From its mouth at Lake Sammamish to Southeast May Valley Road, a reach of 8.0 miles
North Fork Issaquah Creek -	From confluence with Issaquah Creek to a point approximately 740 feet upstream of Issaquah Avenue North, a reach of 0.95 miles
East Fork Issaquah Creek -	From confluence with Issaquah Creek to a point approximately 1,711 feet upstream of 3rd Avenue NE, a reach of 0.87 miles
Tibbetts Creek -	From its mouth to a point approximately 4,610 feet upstream of State Highway 900, a reach of 2.3 miles
May Creek -	From Barbee Mill Road to a point approximately 2,535 feet upstream of NE 31st Street, a reach of 2.02 miles
Vasa Creek -	From the corporate limits of the City of Bellevue approximately 2,500 feet upstream from its mouth to a point approximately 225 feet upstream

Cedar River -	From a point approximately 2,629 feet upstream of Interstate Highway 405 to a point approximately 7,920 feet upstream of the Chicago, Milwaukee, St. Paul and Pacific Railroad, a reach of approximately 19 miles
Mercer Creek -	From its mouth to the confluence of Kelsey Creek and Richards Creek, a reach of 12.9 miles
Mercer Creek Right Channel -	Its entire length, a reach of approximately 1.0 mile
Richards Creek -	From confluence with Mercer Creek to a point approximately 380 feet upstream of SE Allen Road, a reach of 2.65 miles
Richards Creek West Tributary -	From confluence with Richards Creek to a point approximately 310 feet upstream of SE 32nd Street, a reach of 3.22 miles
East Tributary -	From confluence with Richards Creek to a point approximately 680 feet upstream of SE 26th Street, a reach of 0.24 miles
Kelsey Creek -	From its mouth to a point approximately 760 feet upstream of SE 16th Street, a reach of 5.08 miles
West Tributary Kelsey Creek -	From confluence with Kelsey Creek to Redmond Bellevue Road, a reach of 1.57 miles
East Branch of West Tributary Kelsey Creek -	From confluence with West Tributary Kelsey Creek to a point approximately 842 feet upstream of 137th Avenue NE, a reach of 0.44 miles

North Branch Mercer Creek (North Valley) -	From confluence with Kelsey Creek to a point approximately 4,862 feet upstream of NE 24th Street, a reach of 1.49 miles
McAleer Creek -	From a point approximately 40 feet upstream of Bothell Way NE to a point approximately 3,340 feet upstream of NE 185th Street, a reach of 2.13 miles
Coal Creek -	From its mouth to the City of Bellevue corporate limits at Interstate Highway 405 and from the City of Bellevue corporate limits 8,250 feet upstream of Interstate Highway 405 to a point 9,690 feet upstream of Interstate Highway 405, a total length of 0.95 miles
Forbes Creek -	From the City of Kirkland corporate limits approximately 1,420 feet upstream from its mouth to a point approximately 496 feet upstream of NE 108th Street, a reach of 5.66 miles
Lyon Creek -	From confluence with Lake Washington to 35th Avenue NE and from a point approximately 80 feet downstream of Ballinger Road to a point approximately 760 feet upstream of Ballinger Road, a total distance of 1.42 miles
Yarrow Creek -	From 116th Avenue NE to a point approximately 1,515 feet upstream of NE 34th Street, a reach of 0.36 mile
Meydenbauer Creek -	From its mouth to a point approximately 520 feet upstream of 102nd Avenue SE, a reach of 0.36 miles
North Fork Meydenbauer Creek -	From confluence with Meydenbauer Creek to a point approximately 830 feet upstream

South Fork Skykomish River -	From a point approximately 1,505 feet downstream of 5th Street to a point approximately 2,693 feet upstream of 5th Street, a reach of 0.8 miles
Maloney Creek -	From a point approximately 100 feet downstream of Burlington Northern Railroad to a point approximately 890 feet upstream of NE Old Cascade Highway, a reach of 0.32 miles
Miller Creek -	From its mouth to a point approximately 2,530 feet upstream of 12th Avenue SW, a reach of 0.86 miles
Walker Creek -	From confluence with Miller Creek to a point approximately 600 feet upstream of 12th Avenue SW, a reach of 0.33 mile
Des Moines Creek -	From its mouth at Puget Sound to a point approximately 1,960 feet upstream
Unnamed Drainageway -	The ponding of an unnamed drainageway in the central business district in the City of Kirkland, between Central Way and Kirkland Way

Approximate analyses were used to study those areas having a low development potential or minimal flood hazards. The scope and methods of study were proposed to, and agreed upon by, FEMA and the community.

2.1.1 Revision 1 – Miller Creek

Detailed methods were used to study 4.0 miles of the study reach extending from Puget Sound upstream to the proposed King County Lake Reba detention facility near State Route 518.

Approximate methods were used to study the 0.4-mile-long Tub Lake Tributary located just upstream of the proposed detention facility. This minor channel is dry except during flood events.

2.1.2 Revision 2 – Snoqualmie River

This revision was done to update the BFE placements shown on the Snoqualmie River from approximately 1,530 feet upstream of State Highway 202 to its confluence with the South Fork Snoqualmie River to match those shown on the published profiles for that reach.

2.1.3 Revision 3 – Raging River

The revised analysis for the study reach of the Raging River from its confluence with the Snoqualmie River to approximately 0.6 miles upstream of Interstate 90 (I-90) (Downstream Reach) was performed by Harper Righellis, Inc.

The revised analyses for the reach from approximately 0.6 mile upstream of I-90 to approximately 0.3 mile upstream of the second Upper Preston Road bridge (upstream reach) were performed by FEMA.

Prior to this revision, the reach of the Raging River from its confluence with the Snoqualmie River to I-90 had not been studied in detail and appeared as an approximate Zone A on the maps. The reach from I-90 to approximately 0.3 miles upstream of the second Upper Preston Road bridge was studied by detailed methods prior to this revision and appeared as Zone AE on the FIRM.

2.1.4 Revision 4

North Fork Issaquah Creek - The study reach extends approximately 1.2 miles, beginning at the confluence with Issaquah Creek and ending at 230th Avenue SE. The study reach of North Fork Issaquah Creek is primarily located in the unincorporated areas of King County, but includes a very short segment that passes through the City of Issaquah at the I-90 interchange.

Bear Creek & Evans Creek - The restudy covers riverine flooding on approximately 4.6 miles of Bear Creek, a tributary to the Sammamish River. The restudy reach extends from approximately 5,000 feet upstream of the mouth at the Sammamish River, at State Route 202, to approximately 250 feet upstream of the confluence of Bear and Cottage Lake Creeks at Avondale Road NE.

The restudy of Evans Creek included detailed hydraulic modeling from its mouth at Bear Creek upstream to River Mile 0.74.

South Fork Skykomish - This study revises the detailed analyses of the South Fork Skykomish River through the Town of Skykomish and incorporates new detailed analyses affecting King County for reaches extending downstream and upstream of Skykomish. The study area begins at the county line for Snohomish and King Counties and extends 13 miles upstream nearly to the confluence of the Tye and Foss Rivers.

Middle Fork Snoqualmie River - This study includes detailed analyses of a 3.9-river-mile reach of the Middle Fork Snoqualmie River and revises detailed analyses and includes new detailed analysis affecting King County. The study area begins 0.35 miles downstream of the Mount Si Road bridge.

North Fork Snoqualmie River - This study includes detailed analyses for the North Fork Snoqualmie River upstream from its mouth for a distance of 2.41 miles affecting King County, revising previous effective detailed analyses, and adding new detailed analyses in the upstream reaches of the study area.

Tate Creek - The Tate Creek study covers 1.6 miles of creek. The approximate analyses based on a range of calculated peak flows were used to determine typical flow depths and widths for various cross sections.

2.1.5 Revision 5

North Creek - The reach of North Creek that was studied for this revision extends approximately 1,000 feet upstream from the North Creek Parkway to the King-Snohomish County line at 205th Street.

Two small streams were identified for study by approximate methods:

Horse Creek was studied from confluence with the Sammamish River to the Bothell corporate limits.

An unnamed creek that flows north along 96th Avenue Northeast from the Sammamish River for approximately 0.5 mile upstream.

North Creek LOMR - This study has also been revised to incorporate LOMRs issued on March 3, 1995 (Case Nos. 94-10-053P and 94-10-067P), and July 5, 1995 (Case No. 95-10-41P). The March 3, 1995, LOMR revised FIRM Panel 0007 C, dated March 2, 1994, to show the effects of a private flood protection

system along North Creek from just upstream of I-405 to just downstream of Monte Ville Parkway.

2.1.6 Revision 6

Tolt River - This restudy revises the detailed analysis of Tolt River from the confluence with Snoqualmie River through the Town of Carnation and the unincorporated areas of King County to approximately 6.5 miles upstream of the confluence.

Upper South Fork Snoqualmie River - This study was completed by King County and its consultant (Harper Houf Righellis, Inc.). The county study extends over a reach including approximately 4.9 miles of the Upper South Fork extending from the I-90 bridge crossing near the City of North Bend to above the bridge crossing at 468th Avenue.

2.1.7 Revision 7

Snoqualmie River - This restudy covers the Snoqualmie River main stem, South Fork, and Middle Fork of the Snoqualmie River, including overflows from Middle Fork, Ribary Creek, and Gardiner Creek. The Snoqualmie River detailed study covers a reach of approximately 10 miles. The main stem Snoqualmie River study starts at the Meadowbrook bridge and extends upstream 1.5 miles to the confluence of Middle Fork and South Fork. The Middle Fork study reach extends 3.4 miles, starting from the confluence with South Fork, upstream to the Mt. Si Road bridge. The South Fork study reach extends 5.0 miles starting from the confluence with Middle Fork, upstream to the I-90 bridges (Reference 129).

Issaquah Creek - The Issaquah Creek detailed study reaches cover approximately 6.3 miles. Issaquah Creek was studied from the northern corporate limit of the City of Issaquah in Lake Sammamish State Park, to the southern corporate limit, for a reach of approximately 4.7 miles. East Fork Issaquah Creek (East Fork) was studied from the confluence with Issaquah Creek upstream approximately 1.0 mile to I-90. The Gilman Boulevard Overflow of Issaquah Creek was studied from the point of overflow from Issaquah Creek to its confluence with Tributary 0170 approximately 0.6 miles downstream.

2.1.8 Revision 8

Cedar River – Within the Area of City of Renton - This detailed study includes flooding along the Cedar River within the City of

Renton. The study reach begins at the river outlet at Lake Washington and extends 5.36 miles upstream to the City of Renton limits at 149th Avenue SE.

Cedar River – Unincorporated Areas of King County - This detail study covers 17 miles of Cedar River, beginning at 149th Avenue SE and extends to the Landsburg Road bridge crossing in the unincorporated area of King County.

Kelsey Creek - The Kelsey Creek study reach LOMR begins at the crossing with I-405 at river mile (RM) 0.0 and continues approximately 4.4 miles upstream near the intersection of 148th Avenue NE and NE 6th Street. The West Tributary study reach begins at the confluence with Kelsey Creek east of the Lake Hills Connector and continues upstream for 0.80 miles. Kelsey Creek and the West Tributary are located within the City of Bellevue, and are part of the Lake Washington watershed. The headwaters of Kelsey Creek originate in the highlands area of Bellevue near Phantom Lake. From there the stream follows a north-northwesterly course approximately 1.8 miles through several pond and marsh areas before reaching the upper extent of the current study reach. The study reach begins flowing north along 148th Avenue NE, but quickly turns northwest and eventually west and south as the stream flows through alternating residential, commercial, and vegetated corridors. The stream continues southward, flowing through the Glendale Golf Course and Kelsey Creek Park before turning west and joining the West Tributary in a broad wetland area located to the east of the Lake Hills Connector. Between the north and southbound lanes of the Lake Hills Connector is the confluence of Kelsey and Richards Creeks. Downstream of the confluence, Kelsey Creek flows through a wetland area followed by an entrenched vegetated corridor until reaching the I-405 culvert. Downstream of I-405, Kelsey Creek flows into Mercer Slough, and finally Lake Washington.

Patterson Creek - This floodplain mapping study comprises an investigation of riverine flooding on Patterson Creek in King County, Washington. The detailed study reach includes approximately 8.3 miles of Patterson Creek starting approximately 0.9 miles upstream of the confluence with the Snoqualmie River and extending to approximately RM 9.2.

Snoqualmie River - The nhc study completed in April 2006 includes the lower 39 miles of the Snoqualmie River. The downstream mapping limit of the study is the State Route 522 Bridge crossing over the Snohomish River, approximately 1 river mile downstream of the confluence of the Snoqualmie and Skykomish Rivers. The upstream mapping limit on the

Snoqualmie River is at the base of Snoqualmie Falls just downstream of the City of Snoqualmie, approximately 39 river miles upstream of the confluence with the Skykomish River.

The study limit within King County includes 33.5 miles of river reach beginning at the King County boundary to just downstream of Snoqualmie Falls.

Springbrook Creek – This detailed floodplain mapping study along the Springbrook Creek starts from the Black River pumping station to SW 23rd Street (also known as 180th Street) at the Renton and Kent city boundary. The study covers 16,935 feet of Springbrook Creek and 2,492 feet of the SW 23rd Street drainage canal. This study represents the April 19, 2005 effective information due to the seclusion process applied to the floodplain behind the levee.

Green River - There are two separate studies performed for the Green River. These studies are called Lower Green River and Middle Green River for the purposes of these studies. The Lower Green River detailed study covers approximately 29.5 miles from boundary between the City of Seattle and City of Tukwila and Unincorporated King County near RM 3.85 and extending to State Highway 18 Bridge. Lower Green River study extends from RM 3.85 to RM 33.3. The Middle Green River detailed study reach includes approximately 12.1 miles of the Green River, starting at the downstream side of the State Highway 18 Bridge and extending to near the upstream end of Flaming Geyser State Park.

Cottage Lake Creek - As part of Revision 8, the Cottage Lake Creek LOMR (effective date May 22, 2003, under Case No. 02-10-452P) was incorporated into this study. This LOMR changed the previous Zone A floodplain to Zone AE due to the hydraulic analysis performed to incorporate the effects of updated topographic information along Cottage Lake Creek from its confluence with Bear Creek to just downstream of Northeast 155th Street.

2.1.9 Revision 9

Puget Sound - This floodplain mapping study comprised the entire incorporated coastline of Puget Sound in King County, Washington along with the Unincorporated (Vashon-Maury Island) coastline. Backwater effects were adjusted on Des Moines Creek, Miller Creek, and Walker Creek.

Sammamish River – This floodplain mapping study comprises an investigation of riverine flooding on the Sammamish River in King County, Washington. The study area covers the entire Sammamish River, beginning at the source at Lake Sammamish and extending approximately 14 miles upstream to Lake Washington. The work was performed using detailed hydrologic and hydraulic analysis methods approved by FEMA (Reference 190). Also backwater effects from Sammamish River on Bear Creek, North Creek Little Bear Creek, and Swamp Creek were updated.

White River – This floodplain mapping study comprised an investigation of riverine flooding on the White River in King County, Washington. The area of study covers approximately 6.6 miles of the White River, beginning downstream of the State Highway 410 Bridge at RM 22.0 and extending to the outlet works of Mud Mountain Dam at RM 28.6. The work was performed using detailed hydrologic and hydraulic methods approved by FEMA.

2.1.10 Revision 10

Thornton Creek - This floodplain mapping study comprises an investigation of riverine flooding on Thornton Creek within the City of Seattle. This study was performed using detailed hydrologic and both detailed and approximate hydraulic methods. The detailed study reach covers approximately 6.8 miles of Thornton Creek and its three principal tributaries, the North Branch, South Branch and Overflow. Beginning at Thornton Creek's mouth at Matthews Beach Park on the shores of Lake Washington, the study reach is continuous through the North Branch upstream to its crossing of Interstate 5. The South Branch study reach begins at its confluence with Thornton Creek and continues upstream to 5th Avenue NE. The Overflow extends from the divergence with North Branch to the confluence with Meadowbrook Pond. LOMR 12-10-0141P was incorporated on Thornton Creek North Branch from approximately 850 feet downstream of 1st Avenue NE and continuing to approximately 270 feet upstream of North 167th Street on Thornton Creek North Branch. Thornton Creek Overflow Bypass was also incorporated as part of the LOMR. Mainstem Thornton Creek and North Branch were combined into one steam reach.

This study also includes the analysis of five tributaries to Thornton Creek using approximate study methods. These five tributaries are Littlebrook, Willow, Victory, Kramer, and Maple Creeks. The study limit for Littlebrook, Willow, and Victory Creeks was

approximately three-quarters of a mile. The study limit for Kramer Creek and Maple Creek was less than 600 feet.

2.1.11 Revision 11

Horseshoe Bend Levee Physical Map Revision and Levee Seclusion – The Horseshoe Bend Levee certification LOMR starts along the Green River, from 3rd Avenue S to approximately 600 feet upstream of Central Avenue; along Springbrook Creek, from approximately 200 feet downstream of 84th Avenue to approximately 1600 feet upstream of 228th Street; and along Mill Creek, from approximately 550 feet downstream of 76th Avenue S. to approximately 400 feet upstream of Kennebeck Avenue. This revision affects Kent and Renton cities and the unincorporated areas of King County.

The following tabulation presents Letters of Map Change (LOMCs) incorporated into this countywide study:

LOMC	Case Number	Date Issued	Project Identifier
LOMR*	97-10-113P	03/17/1997	The Lakes at Kent
LOMR*	98-10-039P	04/20/1998	The Lakes at Kent-Harbor Reach at the Lakes
LOMR*	98-10-433P	10/19/1998	Richards Creek
LOMR*	98-10-161P	09/09/1998	Squibb Creek
LOMR*	98-10-131P	09/10/1998	Meydenbauer Creek, North Fork Meydenbauer Creek
LOMR*	03-10-0047P	01/22/2004	University of Washington
LOMR*	03-10-0399P	06/03/2004	Kelsey Creek Development Center
316-PMR	07-10-0757P	09/16/2008	Kelsey Creek and West Tributary to Kelsey Creek

*Letter of Map Revision (LOMR)

LOMC	Case Number	Date Issued	Project Identifier
LOMR*	08-10-0762P	03/08/2010	Stage 2- Bear Creek Overflow
LOMR*	11-10-0014P	03/24/2011	North Creek CLOMR, King/ Snohomish County Washington
LOMR*	11-10-0033P	11/04/2011	City of Burien Coastal Zone AE and AO Delineation
LOMR*	11-10-1517P	08/17/2012	South Route 202 Widening Project- Evans Creek
316-PMR	14-10-0384P	01/14/2015	Horseshoe Bend Levee Certification
LOMR*	14-10-0909P	12/15/2014	Boeing Creek Floodplain Update
LOMR*	15-10-0979P	03/15/2016	Vasa Creek Hydraulic Study
LOMR*	16-10-0139P	05/25/2016	Bear Creek Rehabilitation Project, Stage 2
LOMR*	16-10-1206P	03/08/2017	King County, WA - FEMA Initiated LOMR
LOMR*	17-10-0060P	10/10/2017	Lyon Creek Mitigation Project
LOMR*	17-10-0730P	01/08/2018	River Glen LOMR
LOMR*	17-10-1428P	04/13/2018	City of North Bend Letter of Map Revision
LOMR*	17-10-0929P	05/11/2018	Atlas Apartments (AKA 7th at Gilman)

*Letter of Map Revision (LOMR)

2.2 Community Description

King County, located in western Washington, is the largest center of population and economic growth in the State of Washington. Its eastern boundary is along the divide of the rugged Cascade Range, and is bordered on the west by Puget Sound. Contiguous counties related economically, as well as geographically to King County are Kitsap County to the west, Chelan and Kittitas Counties to the east, Snohomish County to the north, and Pierce County to the south.

The City of Seattle is the county seat and the largest city in Washington. It is located between Puget Sound and Lake Washington. Seattle is important as a port for foreign trade with Asian and South American countries as well as for domestic shipping with Alaska. The 2010 estimated population of Seattle was 608,660 (Reference 183). The area within the Seattle corporate limits is currently 83.9 square miles.

The City of Auburn is located south of Kent. It is approximately five miles from the shores of Puget Sound and 24 miles south of Seattle. Auburn is bordered by Pierce County to the south and by the Cities of Algona and Pacific to the southwest. Auburn has a community area of approximately 30 square miles, and had a population of 70,180 in 2010 (Reference 183).

The City of Bellevue is located in northwest-central King County, eight miles east of Seattle. Bellevue, Washington's fourth largest city, had a population of 122,363 in 2010 (Reference 183).

The City of Black Diamond is located in south-central King County. The city had a population of 4,151 in 2006 (Reference 183).

The City of Bothell was incorporated in 1909 and is located approximately 12 miles northeast of Seattle. The City of Bothell lies within two counties, King and Snohomish. The city is bordered by the City of Kenmore, City of Woodinville, City of Lake Forest Park, City of Mill Creek, and the City of Kirkland. The estimated 2010 population in the City of Bothell was 33,505 (Reference 183).

The City of Burien was incorporated in 1993 and is located 10 miles south of Seattle. The City of Burien covers 7.4 square miles and is bordered on the west by several miles of scenic Puget Sound shoreline, stretching north to downtown Seattle. The small residential communities of Normandy Park and Des Moines are its neighbors to the south. The estimated 2010 population of the City of Burien was 33,313 (Reference 183).

The City of Carnation, incorporated in 1912, is located in north-central King County, on the east bank of the Snoqualmie River. It is

approximately 20 miles east of Seattle. The estimated 2010 population in the City of Carnation was 1,786 (Reference 183).

The City of Covington was incorporated in 1997 and is located in the southeastern portion of King County close to the Puget Sound and with views of Mount Rainier. Covington is easily accessible from Highway 18 and State Route 516. The estimated 2010 population in the City of Covington was 17,575 (Reference 183) in an area of 6.5 square miles. The City is bordered by the City of Kent on the western side, the City of Maple Valley to the east and King County to the north and south.

The City of Des Moines, incorporated in 1959, is located in west-central King County. It is just south of the City of Normandy Park and southwest of the Seattle-Tacoma Airport. It is situated in one of the few areas in southern King County along Puget Sound where the land slopes gently down toward the water. The estimated 2010 population in the City of Des Moines was 29,673 (Reference 183).

The City of Duvall, incorporated in 1913, is located on State Highway 203, on the east bank of the Snoqualmie River, in northwestern King County. It is approximately three miles from the Snohomish County line and seven miles north of Carnation. The city had a population of 6,695 in 2010 (Reference 183).

The City of Enumclaw is located in south-central King County, near the Pierce County line. Enumclaw had a population of 10,669 in 2010 (Reference 183).

The City of Federal Way is located 25 miles south of downtown Seattle and just eight miles north of downtown Tacoma. Federal Way has eight miles of Puget Sound waterfront and is in the southwestern corner of King County. The estimated 2010 population in the City of Federal Way was 89,306. (Reference 183) The City was incorporated in February of 1990.

The City of Issaquah is located in west-central King County, approximately 14 miles east of downtown Seattle. The City had a population of 30,434 in 2010 (Reference 183).

The City of Kenmore is located on the north side of Lake Washington, in the northern part of King County. The estimated 2010 population in the City of Kenmore was 20,460 (Reference 183) in an area of 6.1 square miles. Kenmore is bordered by the City of Lake Forest Park, City of Bothell, and City of Brier. On August 31, 1998, Kenmore was incorporated, making it the newest city in King County.

The City of Kent is located south of Renton and is within two to five miles of the shores of Puget Sound. The City of Tukwila is northwest of Kent and the City of Des Moines is to the west. Kent had a population of 92,411 in 2010 (Reference 183) and occupies an area of approximately 17 square miles. Most of Kent lies on the 2-mile-wide low-lying valley east of the Green River. The bluff area along the east boundary of Kent is drained by several creeks, including Mill, Springbrook, and Garrison Creeks.

The City of Kirkland is located on the east shore of Lake Washington, off Interstate 405 in northern King county. Kirkland is 10 miles east of downtown Seattle, west of Redmond, and just north of Bellevue. The City was founded in 1888 and incorporated in 1905. The estimated 2010 population was 48,787 (Reference 183) - in an area of 11 square miles. The City is bordered by the City of Redmond on the East, City of Bellevue and Yarrow Point on the South, and King County on the Western and Northern borders.

The City of Lake Forest Park is located in the Puget Sound region of northwest Washington in northwestern King County. The community is part of the suburban area that surrounds the Seattle metropolitan center. Lake Forest Park had a population of 12,598 in 2010 (Reference 183).

The City of Maple Valley incorporated August 31, 1997. The City is 5.8 square miles, located east of Kent and Covington, and north of Black Diamond. The estimated 2010 population was 22,684 (Reference 183).

The City of Medina is located in the Eastside region of King County, Washington. Opposite Seattle, and surrounded on the north, west, and south by Lake Washington, Medina is bordered by Clyde Hill and Hunts Point, as well as the satellite city of Bellevue. The estimated 2010 population was 2,969 (Reference 183). According to the United States Census Bureau, the city has a total area of 4.8 square miles, with 1.4 square miles of land and 3.3 square miles of water.

The City of Mercer Island incorporated on July 5, 1960. It included all the land area of the island with the exception of the 70 acre (280,000 m^2) business district. Just over a month later, on August 9, the business district incorporated as the Town of Mercer Island, wholly surrounded by the City. The two municipalities finally merged on May 19, 1970. According to the United States Census Bureau, the City has a total area of 13.1 square miles, with 6.4 square miles of land and 6.7 square miles of water. Mercer Island is connected to Seattle in the west by Interstate 90, carried by the Homer M. Hadley Memorial Bridge (the fifth longest floating bridge in the world) and the Lacey V. Murrow Memorial Bridge (the second longest in the world). I-90 also connects Mercer Island to Bellevue in the east,

over the East Channel Bridge. The estimated 2010 population in the City of Mercer Island was 22,699 (Reference 183).

The Muckleshoot Indian Tribe was established in 1857. The reservation is located within the area of Auburn, Washington, located between the White and Green rivers. The Muckleshoot Indian Tribe has a total area of 6.1 square miles (Reference 183).

The City of Newcastle is located 12 miles east of city of Seattle, bordering to the north is Bellevue, and to the south is Renton. The City was incorporated on September 30, 1994. According to the United States Census Bureau, the City has a total area of 4.5 square miles, and 0.22 percent is water. The estimated 2010 population was 10,380 (Reference 183).

The City of Normandy Park is located on Puget Sound in southwestern King County. It is located west of the Seattle-Tacoma Airport and due south to Burien Lake. Normandy Park had a population of 6,335 in 2010 (Reference 183).

The City of North Bend is located in central King County. It lies in the foothills of the Cascade Mountains, approximately 25 miles east of Seattle along Interstate Highway 90. The City of North Bend had a population of 4,621 in 2010 (Reference 183).

The City of Pacific is located in southwestern King County. It shares common boundaries with the City of Algona to the north and Pierce County to the south. The City of Pacific had a population of 5,859 in 2010 (Reference 183).

The City of Redmond lies in northwest-central King County. It is approximately 10 miles northeast of downtown Seattle. Redmond had a population of 54,144 in 2010 (Reference 183).

The City of Renton is located in western King County. It is located approximately 11 miles southeast of Seattle just north of Kent and just east of Tukwila. Renton had a population of 58,534 in 2006 (Reference 183).

The City of Sammamish is an Eastside suburb, 19 miles east of Seattle, in King County. It was incorporated in 1999. The estimated 2010 population was 45,780. (Reference 183) Neighboring cities include Redmond to the north and Issaquah to the south. According to the United States Census Bureau, the city has a total area of 18.3 square miles.

The City of SeaTac is an outlying suburb of Seattle, located in the southern section of King County. The estimated 2010 population was

26,909. (Reference 183) SeaTac was officially incorporated on February 28, 1990. According to the United States Census Bureau, the city has a total area of 10.1 square miles; 10 square miles of land and 0.1 square miles of water.

The City of Shoreline is located in Western Washington, 15 miles north of downtown Seattle. Shoreline was incorporated 1995, and is surrounded by the older cities of Seattle, Edmonds, Woodway and Lake Forest Park. Covering 11.74 square miles, Shoreline is Washington's 15th largest city. The estimated 2010 population was 53,007 (Reference 183).

The Town of Skykomish is located in northwestern King County. It is in a narrow valley along the south side of the South Fork Skykomish River and is surrounded by the Snoqualmie National Forest. Skykomish had a population of 198 in 2010 (Reference 183).

The City of Snoqualmie is located in central King County. The City lies near the foothills of the Cascade Mountains, approximately 25 miles east of Seattle along I-90. Snoqualmie had a population of 10,670 in 2010 (Reference 183).

The City of Tukwila is located in west-central King County. It is northwest of Kent and west of Renton. It is approximately 12 miles south of Seattle and 22 miles northwest of Tacoma. Tukwila had a population of 19,107 in 2010 (Reference 183).

The City of Woodinville is located in northern King County east of the Bothell. As of the 2010 census, the city had a total population of 10,938. Woodinville was officially incorporated on March 31, 1993. According to the United States Census Bureau, the city has a total area of 5.7 square miles; 5.6 square miles of land and 0.04 square miles of water.

The population of King County was 1,931,722 as of 2010, with 341,000 residing in the unincorporated areas, mostly surrounding the large population center of Seattle. In most suburban communities and unincorporated areas of west-central King County, a decline in farming and significant transition to residential and industrial/commercial development has occurred. Urbanization has spread up the Green and Cedar River valleys where urban build up now covers more than one-fourth of the basin’s land areas. The Sammamish River valley is another site of increased residential and industrial/commercial uses. The Snoqualmie River valley is presently the county’s primary district for farming and the dairy industry, but urbanization pressures exist for conversion of those agricultural lands to higher value, more intensive land use.

The climate of King County is predominately a mid-latitude, west coast, marine type. Most of the air masses that reach the Puget Sound area originate over the Pacific Ocean. In late fall and winter these masses are moist and about the same temperature as the ocean surface. Orographic effects caused by lifting and cooling of air masses moving inland results in a wide range of precipitation patterns over King County. Fifty percent of the annual precipitation typically occurs in the four month period of October through January, and 75 percent occurs in the six months from October through March. Below 1,500 feet in elevation, the winter precipitation normally falls as rain, occasionally interrupted by periods of snow. During the warmest summer months, the average afternoon temperatures over the county's Puget Sound lowlands are in the lower 70s, decreasing into the 60s in the mountains. Temperatures reach 85°F to 90°F about 5 to 15 days per year, and extremes up to 100°F have occurred in the lower valleys. In winter, afternoon temperatures over the lowland typically range from 35°F to 45°F. The Japanese Current generally moderates the temperatures of winter, but almost every winter there are a few nights when the temperatures range from 10°F to 20°F, with extremes to 0°F.

The undisturbed land cover in King County is dominated by dense conifer forests, with some grass covered prairie-like areas in the lowlands. However, those lowland areas are interspersed with scattered stands of Douglas fir and Oregon white oak. Scotch broom and other shrubs and seasonal groundcover are typical of those areas. Fresh water marshes commonly have cover consisting of cattails, rushes, and sedges. Big leaf maple trees and red alder are very common between the foothills and Puget Sound.

2.3 Principal Flood Problems

The following principal flood problems were presented in the September 29, 1989, Initial Countywide FIS Report. Please see each revision subsection or more recent flood problems.

All of the watersheds in King County are free from glaciers except for the White River, unlike many streams in other counties lying between the Cascades and Puget Sound. The White River is a glacier-fed river.

The Sammamish River is located in northwest King County between Lake Sammamish and Lake Washington. The channel begins at the outlet from Lake Sammamish at the north end of the lake in Marymoor Park. The river then flows northward through unincorporated King County and the Cities of Redmond and Woodinville. At the City of Woodinville, the channel turns to the west, flowing through the Cities of Bothell and Kenmore, before it terminates at Lake Washington. A significant portion

of the river valley between the Cities of Redmond and Woodinville are in King County's Farmland Preservation Program and have stringent deed restrictions protecting agricultural uses and prohibiting other development. Much of the rest of the watershed within the study area, as well as the catchment areas upstream, has been developed for residential, commercial, and industrial uses. Consequently, runoff from precipitation events is higher than in times prior to development.

Several tributaries contribute flow to the Sammamish River within the study area. The largest tributaries by area downstream of Lake Sammamish are (Big) Bear Creek at RM 12.3, Little Bear Creek at RM 5.4, North Creek at RM 4.4, and Swamp Creek at RM 0.75. There are numerous other small named and unnamed creeks, drainage ditches, and storm drain outfalls that discharge to the Sammamish River between Lake Sammamish and Lake Washington.

White River is located near the Cities of Enumclaw and Buckley, where the river flows in a relatively straight west-northwesterly path from Mud Mountain Dam until it crosses under the SR 410 Bridge. Much of the watershed upstream of the study area has seen only limited development and land cover in the watershed remains dominated by forest. There are, however, some small pockets of residential development within the study reach.

All of the watersheds in King County are free from glaciers except for the White River, unlike many streams in other counties lying between the Cascades and Puget Sound. The White River is a glacier-fed river.

Without the protection by flood-control reservoirs, the communities along the free flowing Snoqualmie River and its forks are vulnerable to severe flooding such as occurred in November 1959 and December 1975. The largest known flood in the Snoqualmie-North Bend area occurred on November 23, 1959. As the rivers in the basin swelled on that November day, there occurred a classic example of how wildly a river can change its course. About nine miles east of the City of North Bend, the South Fork cut a new channel on the opposite side of its valley through what was a section of the main cross State arterial, the Snoqualmie Pass Highway. Atop its newly cut southerly bank, described as a steep clay cliff, the former river bed remained. The torrent on the South Fork left countless homes damaged in North Bend and contiguous areas.

The violent turbulence of the Middle Fork washed out principal bridges and left other spans badly damaged. This misfortune left over 50 families stranded for more than a week. Some residents on necessary business, some school children, and carriers of mail and milk treaded lightly by foot

across the listing bridges that continued to slip on their supports after the flood.

In the City of Snoqualmie, muddy water swept through many homes leaving a trail of destruction. A portion of a city street sank, developing a large cavity as water collected without a natural outlet. Truckloads of concrete slabs and 58 loads of gravel were dumped into the cavity during the flood to save the road, and to prevent adjacent buildings from being swept away. For the entire night of the flood there was no electrical power in the City of Snoqualmie. This flood had a discharge at the USGS gage near the City of Snoqualmie of 61,000 cubic feet per second (cfs). This discharge is equivalent to a 25-year flood at this point (Reference 21).

The largest known flood in the Carnation area occurred in December 1975. Agriculture and transportation damages constituted the principal losses. However, the lower valley is inundated to some extent almost every winter. Other major floods occurred in February 1932, December 1967, and January 1969.

Storms which cause flooding in the Tolt River Watershed are usually associated with long, steady rains (i.e., winter maritime occluded frontal systems) which are typified by longer duration, more uniform intensity, and more evenly distributed precipitation than the unstable shower (convective) storms. With this type of rainstorm, the flooding in one basin, such as the Tolt, will be associated with flooding on adjacent basins; thus, the rare occurrence of a 1-percent-annual-chance frequency flood on the Tolt would most likely be associated with high water backwater of the Snoqualmie River.

The elevation of future floods depends upon the level of the Snoqualmie River at the peak discharge of the Tolt River, the amount of landfill or diking, the physical arrangement or layout, and the hydraulic conditions of the channel.

High water marks were provided by landowners and field estimates of survey crews. There are no precipitation gages with long records in the watershed, but the Seattle Water Department has eight storage gages established in 1962-67. The average annual precipitation at these locations ranges from 90 inches (228.6 cm) to 157 inches (398.8 cm).

The largest historical flood since 1953 on the Tolt River near Carnation occurred in 1959 with a peak discharge of 17,400 cfs.

The Raging River is characterized by a relatively steep gradient resulting in high-velocity flood flows and significant bank erosion and channel

aggradation problems. These characteristics have led to increased flood levels, based on local resident accounts, most likely caused by reduction in channel flood flow conveyance capacity with aggradation. In past floods, large boulders, logs, and debris have been swiftly transported down the river and have partially blocked bridges and threatened the levee systems in the Fall City area.

The peak recorded published flow at the USGS gage near Fall City during 40 years of gage operation through 1985 is 3,960 cfs. This occurred on January 24, 1984, and was approximately a 35-year event. Although final estimates of peak flows for an event on November 24, 1986, are not available, provisional estimates between 4,400 and 5,300 cfs have been made by the USGS (Reference 22). Based on the existing frequency curve previous to that event, those flows would correspond with greater than a 2-percent-annual-chance event. Flows in excess of 3,000 cfs were also recorded on February 9, 1951, December 3, 1975, and December 15, 1979 (recurrence intervals ranging from 20 to 30 years).

Flooding damage to crops and property in the lower Green River Valley has been a problem since the earliest settlement of the area. Flooding occurred almost annually but the impact to farmland was minimal. After urbanization, the impact of flooding became more severe. Rapid increase in construction of roads, housing, and parking lots increased the volume and rate at which runoff reached the valley floor. Commercial and industrial landfills have been typically located in the lower valley, resulting in alteration of natural drainage patterns and reduction in overbank storage.

During periods of excessive precipitation, surface and subsurface runoff from the steep valley walls cause groundwater elevations in the valley floor to rise significantly. This creates open ponding in topographically depressed areas. This condition is further aggravated by flood flows and corresponding high water elevations on the Green River, resulting in a perched channel condition, which prevents natural drainage of subsurface water. In some areas, the overlying soils are generally less pervious than the deeper sands and runoff collects in pond perched above the water table.

The land in the lower Green River Valley from Auburn to Renton had historically been inundated by large floods, such as occurred in December 1933, November 1959, and February 1951, until the construction of the Howard A. Hanson Dam. Since operation commenced in 1962, the dam, in combination with levee systems constructed along river segments below Auburn, has prevented that degree of flooding and limited flood damages. During the floods of January 1965, December 1975, and December 1977, discharges downstream were effectively reduced to non-damaging levels.

The 1977 flood would have had the highest unregulated peak of any event since diversion of the White River in 1906 (Reference 23).

The USACE is responsible for regulation of dam outflows to a rate that will limit flows at Auburn, together with local inflows below the dam, to 12,000 cfs for up to a standard project flood frequency. This flow rate represents a 2-year recurrence interval flood event on the unregulated discharge frequency curve (Reference 24).

Under regulated conditions, significant flooding still does occur in areas unprotected by levee systems and from interior local drainage runoff to the Green River. High water levels in the Green River and concerns with existing levee system freeboard and structural integrity limit the discharge of runoff waters carried by Mill Creek (Auburn), the Black River, and various other tributaries. The high water levels of the Green River require that the tributary flows be stored and released by gravity or pump discharge to the river channel in a manner consistent with the requirements of the Green River Management Agreement (Reference 25). Under existing conditions, extensive backwater flooding occurs at the uncontrolled outlets of Mill Creek (Auburn) and Mullen Slough, south and west of State Routes 516 and 167, respectively.

The P1 pumping station pumps the flow from the Black River into the Green River. The firm capacity of the pumping station is significantly less than the peak inflows from Springbrook Creek estimated to reach it. No major backwater effects and associated flooding of overbank areas has occurred (Reference 26) since the pump station construction in 1972 and later P1 storage pond excavation. However, analysis shows that backwater flooding will occur upstream of the pump station under existing inflow runoff assumptions and hydraulic structure conditions. Peak outflows from the pump station have not exceeded 525 cfs (November 1986 event) with nominal P1 pond storage (Reference 26).

Flooding from Mill Creek (Kent) drainage, downstream of the Earthworks Park regional storm water detention basin, results primarily from limited capacity hydraulic structures and low stream gradients, extending downstream to its discharge to Springbrook Creek. Downstream of James Street, east bank overflow will occur at peak flood stages of Mill Creek and flow to the headwaters of Springbrook Creek. Although no stream gage records exist for Mill Creek, outflow from the Earthworks Park detention basin for the January 1986 storm event was estimated to be approximately 90 cfs, computed from surveyed high water mark data and hydraulic rating of the outlet.

Flooding in the Mill Creek (Auburn) drainage is caused by backwater effects from the Green River, and by overburdened channel capacities and

restrictive hydraulic capacities at various roadway culvert crossings. During times of high flood stages on the Green River, which can extend from a few days up to a 1-week period for an extreme storm event, storage of Mill Creek floodwater along the valley floor behind the leveed Green River occurs. A portion of the flow, which would normally enter the Green River via Mill Creek, overflows into Mullen Slough for release back to the Green River, as it recedes, at a lower (downstream) hydraulic gradient.

No continuous stream gage records exist within the Mill Creek basin. Crest stage gage records between 1950 and 1970 on the Peasley Canyon tributary drainage indicate a peak recorded discharge of 112 cfs in February 1951 (Reference 27). Mill Creek peak runoff for the January and November 1986 runoff events was not considered extreme based on local accounts and field reconnaissance of extent of flooding.

Flooding along Big Soos Creek is primarily limited to the lower gradient channel reaches to the mid to upper portion of the basin, extending upstream from Kent-Black Diamond Road. Wide marshlands are typical in those reaches with narrow channels with limited hydraulic capacities. Existing restrictive bridges and other channel constructions result in increased flood levels and corresponding flooding of the low-lying overbanks. Development does not currently encroach significantly on the floodplain.

The maximum recorded flood flow for Big Soos Creek for the 25-year period of record at the USGS stream gage station located above the fish hatchery near the Green River is 1,090 cfs. That event occurred on February 28, 1972, and has an approximate recurrence interval based on period of record frequency curve computation of less than 10 years. Flood flows of greater than 1,000 cfs also occurred in November 1960, January 1964, and February 1982. Preliminary estimates of peak flows for the January and November 1986 storm events do not exceed 900 cfs.

Flows in the study reach are controlled to a large extent by upstream flood management operations at the USACE Mud Mountain Dam located at RM 28.9. Two significant tributaries contribute flow to the White River. These are Red Creek, which enters the White River at RM 26.8, and Boise Creek which enters at RM 22.6. Numerous other named and unnamed tributaries and ditches contribute flow to the White River. A diversion structure at RM 23.6 allows diversions of water from the White River into a flume and canal system which carry the flow to Lake Tapps. However, the diversion does not have a flood control objective and it is generally not operated during high flow events. For purposes of the current flood study, we assumed that no water was being diverted from the White River to Lake Tapps.

On the White River, the flood of 1975 overtopped and subsequently eroded a section of the levee on the left (south) overbank, upstream of the study area at approximately RM 10.6. It is unlikely that the levee will be repaired within the foreseeable future. Consequently, high flows on the White River are expected to cause flooding in the left overbank, outside the levee, for a distance of approximately 2.6 miles before floodwaters are returned to the main channel at approximately RM 8.0. Approximately 0.8 mile of this overbank flooding occurs within the Auburn corporate limits, inundating areas which are presently wooded and unclassified, but which are earmarked for future single-family residential development.

The amount of storage provided naturally by Lake Sammamish has a moderating influence on flow, and the channelization project by the USACE has significantly reduced flood problems on the Sammamish River. The primary areas that are subject to flooding are adjacent to tributary inlets where the channel berm is interrupted.

On Lake Sammamish, the highest flood during a 37-year period of record occurred on February 11, 1951, when the water-surface of the lake reached an elevation of 33.44 feet National Geodetic Vertical Datum (NGVD). Calculations by the USACE indicate that the 1951 inflow would have raised the lake elevation to 29 feet NGVD had the present improved outlet been in operation (Reference 28). On December 5, 1975, the lake level reached 29.70 feet NGVD. Generally, the lake level ranges between 25 feet NGVD in summer and 28 feet NGVD in winter.

The largest recorded flood flows on Swamp Creek occurred on January 18, 1986, when a flow of 1,090 cfs (provisional) was measured at the USGS gaging station at Kenmore. This flow exceeds the 1-percent-annual-chance event magnitude based on the 23 years of gage record through 1986. The previous measured peak flow on Swamp Creek occurred on March 6, 1972, with a value of approximately 490 cfs.

Numerous private bridges along the lower reaches of Swamp Creek and encroachment on the creek channel from development provides restrictions to flow that may result in increased flood levels and additional overflows to typically low-lying overbank areas. Although localized flooding damages were reported for the January 1986 extreme runoff event, they were primarily related to channel bank erosion, overtopping of roadways and resulting damages (including culvert washouts), and limited damages to residential structures.

The natural channel of North Creek lies on the opposite side of the valley from where the stream now flows. The creek was relocated to the high side of the valley to improve its capacity. The last reported flooding on

North Creek occurred in March 1950, when the flow reached 680 cfs. This event was slightly greater than then 1-percent-annual-chance recurrence interval. Because land use in the valley is agricultural, the flooding had minimal impact. Highwater in December 1975 was reportedly contained within the North Creek channel. There are no gage records of this event. Localized ponding areas develop every winter because of the poorly drained soils in the valley.

Frequent flooding occurs on Little Bear Creek in the Woodinville area near the confluence of the Sammamish River. The hydraulic structures and channel capacities are limited along the stream reach between the culverts under NE 178th Street and State Route 202. This causes frequent overflows, primarily along the south bank, which are removed from the stream system and flow independently to the Sammamish River. South overbank flows, downstream of the State Route 202 culvert, combine with overflow immediately upstream of the same culvert and flood the low-lying Burlington Northern Railroad underpass area with ponding depths exceeding six feet. This overflow and ponding, with outflow across NE 175th Street south to the Sammamish River, frequently floods local commercial structures. Limited overflows along the north creek bank, upstream of NE 178th Street, cause shallow flooding to commercial structures and surrounding roadways, as was experienced in the January 1986 event. Flooding damages upstream of State Route 202 are not typically severe, primarily because of the undeveloped character of areas near the stream course and floodplain.

No operational stream gages exist on Little Bear Creek to directly estimate flooding magnitudes; however, analyses of hydraulic ratings for the channel, culvert, and overflow components provided an approximate peak flow estimate of 650 cfs for the January 1986 event. Review of local precipitation records and comparison with, and transfer of, flow records from adjacent gaged basins indicates that the event most likely represented a recurrence interval of greater than 1-percent-annual-chance magnitude. A private commercial business crossing between the State Route 202 crossing and NE 178th Street was washed out during that flood event.

The flood season for Bear and Evans Creeks is from October to March. The greatest floods are caused by rainstorms although melting snow may occasionally augment flooding. Storm runoff in the Bear Creek basin is comparatively slow because of the moderate terrain, the unimproved condition of the channels, and the small amount of residential and commercial developments in the watershed. As a rule, the stream rises to a peak stage within a day and the duration of flooding is less than a week.

The largest recorded flood flow on Bear Creek within the limited period of gage record was a recent event on January 18, 1986, with estimated

provisional peak flows of 390 cfs at the USGS gage near Redmond (upstream of Cottage Lake Creek) and 1,550 cfs at the USGS gage at Redmond, upstream of the Sammamish River confluence. Based on updated frequency curves including that event, the estimated recurrence interval of flood flows within the Bear Creek basin for that event is approximately 40 to 50 years. The previous recorded peak flows at those gages were 250 cfs and 456 cfs, respectively, although the gage record is limited to eight years for each station.

There are numerous bridges over Bear Creek within the study area, many of them private crossing with restrictions that limit capacities and increase upstream flood levels. During major floods, debris collecting at these structures may significantly increase the extent of flooding and potential for overflow with resulting damages to roadways and adjacent structures. Damage reports from the January 1986 event were not extensive; however, roadways were overtopped at a few crossings and a mobile home park was flooded and had to be evacuated along the lower reaches of Bear Creek.

The flood season for Issaquah and Tibbetts Creeks is during the winter from October to March. The greatest floods are caused by rainstorms although melting snow occasionally augments flooding. The creeks rise quickly during heavy rainfall because of the steep terrain in the watersheds. As a rule, the streams rise to crest stage within a day and the duration of flooding is less than a week.

The largest recorded peak flood flow on Issaquah Creek in the years of USGS gage record since 1964 occurred on November 24, 1986, when a peak discharge of 3,050 cfs (provisional) was recorded at the USGS gage "near mouth, near Issaquah" (Reference 22). That flood flow represents an approximate 25-year recurrence interval based on frequency curves for gage record prior to that event. The flooding event of January 18, 1986, produced the third highest period of record gage flow on Issaquah Creek, estimated at 2,400 cfs (provisional) by the USGS (Reference 29), with an estimated recurrence interval of less than 10 years. Peak runoff for a January 1, 1964, event of 2,870 cfs represents the second highest flow on gage record.

There are numerous bridges spanning Issaquah Creek. The clearance and flow capacity of many of these bridges are restricted. During major floods, debris collecting at these structures may significantly increase the extent of flooding. Development along Issaquah Creek has encroached on the channel, particularly in the downstream reaches in and surrounding the City of Issaquah. This encroachment reduces the flood-carrying capacity of the channel, increasing the flood depths in adjacent areas. Local accounts and aerial photographs (Reference 29) of flooding in the City of

Issaquah and along the West Fork Tributary indicated that flood levels for the November 1986 event were the highest in recent years. Numerous roads and structures were inundated. Peak flood flows from the West Fork of Issaquah Creek are relatively small compared to those of the mainstem; however, significant areas of flooding occur in the upper reaches of that tributary. The flooding is a result of an extremely low gradient stream channel, having a small channel capacity with wide and flat overbanks.

Flood damage on May Creek occurs mainly at the mouth where a lumber mill was built on the small delta there. Upstream of I-405, May Creek flows generally within a canyon. Flooding problems in this reach are the result of surface runoff and ground-water seepage from the steep canyon walls rather than excessive overflow of May Creek.

For the reach of May Creek under study upstream of the Coal Creek Parkway, flooding results from channel and bridge capacities restrictions and flattening of stream gradients in the upper May Valley area. For the reach extending upstream to 146th Avenue SE, flooding is typically confined to a relatively narrow, steep channel. Upstream from that crossing, the floodplain expands to the overbanks where floodplain inundation widths between 500 and 1,000 feet are typical for significant storm events. Filling of floodplain overbanks and reduction in storage, and debris buildup at the hydraulic structures, can increase flood levels and the extent of upstream overbank flooding. Flooding extent on the May Creek Tributary, upstream of SE May Valley Road, results primarily from backwater effects of the main channel at their confluence.

A USGS stream gage exists on May Creek (discontinued) at its mouth near Renton. The peak flow recorded at that station during the 15 years of gage operation was 510 cfs on December 3, 1975. This corresponds to a storm with a recurrence interval of approximately10 to 15 years based on the period of record frequency curve. High water marks located immediately upstream and downstream of the gage were observed for the January 1986 storm event. Results of approximate rating analyses at the gage for that event indicated flood flows potentially exceeding 800 cfs with an expected recurrence interval of greater than the 2-percent-annual-chance flood. Flooding, including inundation of structures in the upper May Valley area, was reported for that event.

Flooding along Vasa Creek generally occurs during the winter months, November through February, when storms originating over the Pacific Ocean bring intense precipitation. These storms usually last two or three days, and streams may increase from low flow to flood discharge within 6 to 12 hours. The major flood problems are those of inundation and

damage of private property from out-of-bank floodwaters, primarily along low gradient reaches of the streams.

The Cedar River is subject to frequent flooding damages, particularly in its upper reaches, beginning with minor flooding and bank erosion when the river flow, measured at Landsburg, exceeds 2,500 cfs. This magnitude of flows typically occurs annually. Major flooding occurs when river flows reach 4,000 cfs, which happens on the average once every five to 10. years. Topographic and climatic conditions of the basin produce two high-water periods during the year. The highest flows normally result from extreme rainfall and the accompanying snowmelt that can occur during the late fall and early winter. Flooding can also occur during spring months, resulting primarily from snowmelt events.

Stream flow on the Cedar River has been recorded almost continuously since 1895 at the gage near Landsburg. The greatest flood which has occurred over the past 50 years took place on December 4, 1975, with a peak discharge at Landsburg of 8,800 cfs. Based on an updated frequency curve for the Renton USGS stream gage for the 40 years of record through 1985, the recurrence interval for that event exceeded 1-percent-annual-chance. Preliminary peak flow estimates by the USGS (Reference 22) for the recent November 1986 event indicate a peak flow of approximately 5,300 cfs, with a recurrence interval of approximately 100 years. Preliminary peak flow estimates by the USGS (Reference 22) for the recent November 1986 event indicate a peak flow of approximately 5,300 cfs, with a recurrence interval of approximately 10 years.

Damages in the Cedar River basin from the December 1975 flood event were estimated at $1,760,000. In the reach under study, the west bank of an improved channel at the mouth of the Cedar River was overtopped above the South Boeing Bridge and the Renton Municipal Airport experienced significant flooding and had to close down until the floodwaters receded. Extent of flooding for the November 1986 event in the lower 2-mile reach under study was mainly limited to the improved channel with the exception of some overbank flooding adjacent to the Renton Airfield. Upstream of the improved channel, portions of the Maplewood Additions and other scattered residential developments have been inundated by past flooding events. Log and debris jams have been experienced on the lower river channel, especially during the 1933 and 1975 floods.

The lower reach of the river channel, through the City of Renton, has been aggrading in recent years based on comparison of current and previous cross-section data. This may result in increases in flood levels and potential overflows.

A reach of the Cedar River about 0.8 miles in length along the right bank immediately upstream of I-405 is seriously obstructed. Various private enterprises along this river reach have encroached on the stream bed by dumping waste concrete and asphaltic concrete. Fill has been placed, paved, and riprapped to accommodate parking facilities for tenants residing at the Riveria Motel. This fill encroaches into the river 25 to 40 feet along the entire width of the property. Encroachment of this type reduces the river channel capacity, creating higher water levels adjacent to and upstream of these areas.

Flooding along Mercer Creek, Richards Creek and its tributaries, Kelsey Creek and its tributaries, and North Branch Mercer Creek generally occurs during the winter months, November through February, when storms originating over the Pacific Ocean bring intense precipitation. These storms usually last two to three days and streams may increase for low flow to flood discharge within 6 to 12 hours. The major flood problems are those of inundation and damage of private property from out-of-bank floodwater, primarily along low-gradient reaches of the storms.

Ice jams have little impact on flooding when culverts and bridges are free of debris. Flood elevations, however, are increased because of the limited capacity of some culverts. In some cases, this limited capacity is intended as a means of peak-flow retention.

Flooding along Thornton Creek is usually associated with water backing-up behind culverts, bridges, or other crossing structures, being accentuated by the fact that these structures are often partially blocked with sediment and debris. Flooding is more prevalent near the South Branch confluence and throughout the Thornton Creek mainstem, where overtopping at road crossings is not infrequent and can cause the closure of city arterials. There is typically minor or no flooding within the upper reaches of the North and South Branches, where channels have steep slopes and are sometimes located within deep ravines. However, these incised areas supply considerable volumes of sediment that aggravate downstream flooding.

Numerous bridges and culvert systems exist along Thornton Creek from its outlet to Lake Washington at Matthews Park to its forks, and extending upstream to and above I-405. Flooding for moderate runoff events is primarily contained by the Thornton Creek drainage system. However, the restrictions imposed by the crossings and encroachment on the channel in this heavily urbanized basin result in backwater flooding and overflow of channel banks and structures, with resulting damages, under more severe runoff conditions. Debris collection, particularly as it affects outflow to the diversion works, has had significant impacts on increasing inundation levels during past flooding events. Since the November 1978

storm event that resulted in flooding problems augmented by debris, the City of Seattle has improved the operation and maintenance of the diversion works structure, located at RM 1.3 on Thornton Creek, below the confluence of the North and South Forks. This diversion works structure diverts flows up to an estimated 340 cfs for the 1-percent-annual-chance event into an abandoned 72-inch concrete sewer pipe. This pipe discharges directly into Lake Washington just north of Matthews Beach. The diversion structure functioned adequately during the January 1986 storm event. Based on hydraulic rating analyses performed from surveyed high water marks, peak runoff for that event was estimated at 560 cfs above the diversion and downstream of the creek forks and 220 cfs in the main channel downstream of the diversion works.

Some minor flooding has occurred in the past in the lower reaches of McAleer Creek. This flooding was caused by hydraulic structures of inadequate capacity or sedimentation and debris accumulation. Particular dates of past flooding are not available.

Flooding along Coal Creek generally occurs during the winter months, November through February, when storms originating over the Pacific Ocean bring intense precipitation. These storms usually last two to three days, and streams may increase from low flow to flood discharge within 6 to 12 hours. The major flood problems are those of inundation and damage of private property from out-of-bank floodwaters, primarily along low gradient reaches of the streams.

The flood season for Forbes Creek in the lower Puget Sound region is normally during the winter from October to March. The larger floods are caused by rainfall, although melting snow occasionally augments flooding.

Forbes Creek has no gaging station and there is no written record of historical flooding. Discussions with residents revealed a history of localized flooding of short durations caused by brief periods of intense rainfall.

Debris collecting at structures and residents encroaching on the channel capacity by placing various types of materials to stabilize the streambank, may significantly increase the extent of flood.

Flooding along Lyon Creek has occurred in the lower reaches and also in the southwest corner of NE 185th Street and 35th Avenue NE nearly every winter. Hydraulic capacity has been greatly reduced in the two concrete box culverts under Bothell Way Northeast. Sedimentation in the southern portion, up to approximately 2 feet from the original invert, has diverted all the flow through the northern portion. At higher flows this would create unnecessary backwater in the upstream channel in front of the

shopping center complex or the sediment could become dislodged causing a blockage elsewhere downstream.

Flooding along Yarrow Creek, Meydenbauer Creek, and North Fork Meydenbauer Creek generally occurs during the winter months, November through February, when storms originating over the Pacific Ocean bring intense precipitation. These storms usually last two to three days, and streams may increase from low flow to flood discharge within 6 to 12 hours. The major flood problems are those of inundation and damage of private property from out-of-bank floodwaters, primarily along low-gradient reaches of the stream.

The major source of flooding within Skykomish is the South Fork Skykomish River. Flooding occurs primarily during the winter due to rainstorms which bring intense precipitation and are accompanied by warm winds that rapidly melt the accumulated snowpack. During such storms, river discharges may increase from a relatively low base flow to near flood stage within a few hours.

Residents report that the largest flood on record occurred in November 1959. The return period for that flood is approximately 30 years. Although a dike contained most of this flow in the eastern part of the town, water covered the central and western areas. A flood also occurred in 1975, and floodwaters reached the tops of the levees. The return period for that flood is less than three years.

The other potential source of flooding within Skykomish is Maloney Creek, which meets the South Fork Skykomish River near the western corporate limits. This stream flooded in 1933 when a logjam that had been holding back the flow broke. No information on the recurrence interval for this flood is available. There has been no flooding reported on Maloney Creek since that time.

The flooding problems in the lower portions of Miller and Walker Creeks are a result of increasing development, which has caused more rapid runoff in those creeks. This development is primarily outside the City of Normandy Park boundary and has been the subject of much discussion and some litigation. Damage has generally been limited to stream erosion and some limited flooding around residences.

The area most subject to flooding along the lower portions of Des Moines Creek is owned by the Covenant Beach Bible Camp.

The streamflow of Des Moines Creek exceeds the channel capacity several times each year, resulting in several thousands of dollars of damage each year. Damage is usually limited to bank erosion, overbank deposition, and

some shallow flooding in and around occasionally occupied camp cottages.

The last major flood event along Miller and Des Moines Creek was in February 1972, and had a recurrence interval estimated at 10 years. As a result of Miller Creek flooding, a suit was brought against the county to restrict the diameter of the 8.5-foot culvert on First Avenue South through which Miller Creek passes. A 6-foot diameter collar was placed in the upper end of the culvert. The effects of the collar have been included in the hydraulic analysis of Miller Creek. As a result of Des Moines Creek flooding, a 4-foot-deep hole was eroded around one of the cottages and water up to approximately 2 feet deep was standing in others. The December 15, 1977, high tide provided a high tide in Puget Sound of an approximate recurrence interval of 70 years. This high tide was accompanied by very little wind.

Flooding occurs at numerous locations along Longfellow Creek because of restricted channel and culvert capacities and partial obstruction of the natural channel because of debris accumulation. Overtopping of the majority of the roadway crossing between SW Brandon Street and SW Myrtle Street, including localized flooding of properties, structures, and bank erosion, occurred during the January 1986 flooding event. Downstream of the study limit, flows at SWE Nevada Street overtopped an approximate 30-foot-high roadway fill, partly because of culvert debris blockage, and resulted in failure of that crossing with extreme flood flows released to the downstream drainage. Surface flooding also occurs at locations where the lateral storm drainage systems have insufficient capacity to convey storm runoff into Longfellow Creek.

The existing culverts that convey Rolling Hills Creek under I-405 at its intersection with State Route 167, and through a closed culvert behind the Renton Cinema, cause overbank flooding north of the channel in the parking areas for the Cinema and the Renton Village Development. Significant reduction in peak flows through the downstream highway culvert is achieved from routing of floodwater that pond in the overbank.

2.3.1 Revision 1 – Miller Creek

On January 8, 1990, a flood on the order of the 1-percent-annual-chance event inundated farm lands, pasture lands, and residential yards neighboring the creek. Farm and pasture lands sustained no significant damage, but several homes did. A homeowner located at the northwest corner of South 160th and 9th Avenue South reported 4 feet of water in her basement. The yard of the home located on the southwest corner of this intersection was severely eroded by high-velocity water issuing from the culvert that

conveys Miller Creek flow under 160th Avenue. Near 8th Avenue South, the stream jumped its west bank and damaged the contents of a garage/workshop. Several homes between 8th Avenue South and Des Moines Way were also flooded.

Downstream from 1st Avenue, the creek is confined to a deep ravine, which does not pose a threat to neighboring property. As it leaves the ravine, the creek flows along the west side of the Southwest Suburban Sewer District sewage treatment plant. During the January 1990 flood, the creek remained within its banks through this reach. Below the treatment plant, the stream profile begins to flatten and the floodplain widens. Two homes at the intersection of Miller Creek and SW 175th Place were flooded. Below SWE 175th Place, the floodplain widens and has been preserved as a community park for residents of the City of Normandy Park. Much of it was also covered by water during the flood.

2.3.2 Revision 2

Snoqualmie River

No additional information is available.

2.3.3 Revision 3

Raging River

The Raging River experienced a flood of 6,220 cfs (nearly the 100-year event flow) in November 1990, and 5,330 cfs in November 1986. Both events significantly impacted Preston-Fall City road and numerous properties and structures.

2.3.4 Revision 4 – North Fork Issaquah Creek

Information on the frequency and extent of past flooding along North Fork Issaquah Creek is very limited, and no information is available for most of the study reach. Areas where past flooding has occurred were identified through interviews with local residents during field surveys made by nhc in October and November 1994, and during a 2-year flood event in February 1995.

At Issaquah Creek near the mouth, a 56.6-square-mile basin area, major floods with nearly identical peak flows, 3,100 and 3,200 cfs, were recorded on November 24, 1986, and January 9, 1990, respectively. These floods each had a return period of approximately 30 years. Major floods are believed to also have occurred on North Fork Issaquah Creek on the same dates.

Coincident flooding is confirmed by a King County stream gage on the North Fork Issaquah Creek channel to have occurred on January 9, 1990; that gage had not yet been installed at the time of the 1986 flood.

No information on past flooding was available for the 0.7-mile reach between the 60th Street SE bridge and the I-90 interchange. Flooding of the area immediately upstream of the I-90 interchange occurred on several occasions after construction of this interchange in approximately 1968.

Additional information on past high-water levels is available from a stream gage operated by the King County Division of Surface Water Management (KCSWM) at the 66th Street SE bridge crossing of North Fork Issaquah Creek. The maximum water elevation recorded during the January 9, 1990, flood was 72.8 feet, which is approximately 0.6 foot below the low cord of the bridge.

2.3.5 Revision 5

North Creek

No additional information to add.

2.3.6 Revision 6

Tolt River

Recent major floods on the Tolt River occurred in November 1990, November 1995, and February 1996. Each had a peak magnitude that was smaller than the current 10-year flood. The three largest Tolt floods on record occurred in 1950s before dam operation began, and all three were close to the current 20-year flood.

The Tolt River levees were damaged at three locations in the winter of 1995/1996, and were subsequently repaired. The 1990 flood caused extensive damage to the north bank levee downstream of State Route 203, primarily along the top of the levee.

Upper South Fork Snoqualmie River

Significant flow events occurred during the month of November in 1986 and 1990, affecting some residential areas along this fast flowing river and causing surface erosion damages to several flood protection facilities (i.e., revetments and levees). The levees are located in the lower portion of the reach with revetments extending farther upstream

2.3.7 Revision 7

Recent large floods at the Carnation gage include November 1990, which had a discharge of 65,200 cubic feet per second and a flood elevation of 60.70 feet.

Two people were killed by flooding in the lower Snoqualmie River basin in the 1990s. Both failed in attempts to drive across the mile-wide valley bottom on flooded roadways. The November 1990 flood killed hundreds of dairy cows and other livestock in the lower Snoqualmie basin. Subsequent floods have not had similar animal mortality, in part because the dairy industry no longer dominates valley land use.

Homes and other structures throughout the lower Snoqualmie basin are subject to flood damage. For the most part, these structures were developed for agricultural use and have been placed on the highest portions of large floodplain parcels. Nonetheless, deep and fast flows are a hazard throughout the lower Snoqualmie River floodplain.

2.3.8 Revision 8

Cedar River – Within the Area of City of Renton - Significant flooding problems have occurred along the downstream end of the study reach at the Renton Airport and on Boeing company property. Flooding has also been a problem within the Maplewood subdivision upstream near the Highway 169 Bridge. Periodic surveys of the river channel indicate that the bed of the river in the channelized downtown reach near the airport aggrades fairly rapidly. Significant debris accumulations have also occurred in this reach during large floods. Both factors contributed to substantial flooding at the airport and Boeing during major floods in December 1975 and November 1990, and during a smaller flood in November 1995. Portions of the Maplewood area experienced flooding during these events as well.

The recurring flooding problems at the airport and on Boeing property prompted the development of a USACE Section 205 comprehensive flood-control plan for the lower Cedar River to prevent flooding up to the 1-percent-annual-chance flood. The project included the construction of levees and floodwalls, dredging of the riverbed and modifications to the south Boeing Bridge. USACE constructed the project in 1999 and 2000, which includes a series of levees and floodwalls along both sides of the river downstream of Logan Avenue and a levee on the left bank just upstream of Logan Avenue. The USACE also dredged the riverbed from Lake Washington upstream to approximately Logan

Avenue. In addition, the south Boeing Bridge was modified and fitted with hydraulic jacks to lift it above the water during flood events. The levees and floodwalls are USACE certified and designed to provide protection for the 1-percent-annual-chance flood with greater than 90 percent reliability, assuming the channel is periodically dredged as outlined in the Cedar River at Renton Flood Damage Reduction Project Operation and Maintenance Manual (Reference 144).

Cedar River – King County Unincorporated Areas - River mile 11 through 22 was aerial mapped and field surveyed in 1999. River mile 5 through 11 was aerial mapped and field surveyed in 2000. In early 2001 there was a major earthquake in the Seattle area that caused a landslide into the Cedar River at river mile 5. That portion was aerial mapped, and field surveyed again immediately after the change in condition.

Green River - Because of the flow regulation provided at Howard A. Hanson Dam, the Green River does not generally cause significant flooding in the study area. An exception to this is the area at the confluence of Mill Creek/Mullen Slough with the Green River. This area generally floods whenever flows in the Green River at Auburn exceed about 10,000 cfs. As flows approach 12,000 cfs, the flooding in this area may close roads, inundate houses and businesses, and cause other problems. This flooding can have significant impacts, as many people use these roads to access their homes or workplaces. While flooding in the Lower Green River and Middle Green River is likely significantly less pronounced than in the period prior to the construction of Howard A. Hanson Dam (1961), the potential impacts of flooding are now much greater due to the nearly complete development of the floodplain. Factors contributing to flooding along the Lower Green River include channel changes (both natural and man-made) such as aggradations, levees, and revetments.

There is significant overbank inundation along the entire study reach of the Middle Green River during large floods. This flooding, although natural for a low gradient stream, has significant impact to residents along the river, many of whom need to use the roads in the floodplain to access their homes. Flood levels in the lower end of the Middle Green River study reach may also be affected by backwater effects from a large natural log jam near RM 32.3.

Kelsey Creek - Anecdotal information provided by City of Bellevue staff indicates that significant overbank flooding along the Kelsey Creek study reach is minimal, with the exception of

flooding near the Illahee Apartments on Bel-Red Road and in the lower reaches near the Glendale Golf Course and within Kelsey Creek Park. Frequent flooding has also been observed on the West Tributary within the golf course and park.

Patterson Creek - There is significant overbank flooding along the mainstem of Patterson Creek during large storms. This flooding, although natural for a low gradient stream, has significant impact to residents along the stream, many of whom cross the floodplain to access their homes. Contributing factors to mainstem flooding include beaver dams, reed canary grass choking reducing channel capacity and limiting the ability of the channel to cut new channels around barriers such as beaver dams, and backwater effects from the Snoqualmie River. Flood levels in the lower two miles of Patterson Creek may be exceeded by up to 10 feet or more by flood levels on the Snoqualmie River.

Lower Snoqualmie River - The Snoqualmie Valley is a wide, low gradient floodplain mostly comprised of agricultural lands with a few relatively small residential communities. Flooding is most commonly associated with inundation of farm houses and barns, and the valley roads that parallel or cross the mainstem Snoqualmie River. Damage is often due to large areas of inundation along with localized erosion of outer river banks and revetments, overtopping of flood protection levees, and road embankments.

Although the mainstem Snoqualmie is characterized by relatively low velocities and a mild gradient, flooding can cause substantial localized erosion. Problems generally relate to constrictions, where flow energies become concentrated. The Carnation Farm Road is such an example; the road fill embankment forces flood waters through two small bridge openings. Both bridge approaches were washed out during the Thanksgiving 1990 flood event when flood flows exceeded their capacity. Existing King County flood control facilities (levees and revetments) in this basin sustained damages of just over one million dollars in the Thanksgiving 1990 flood.

In addition to this erosion damage, the deep, broad flooding of the Snoqualmie River valley brings other damages. The Thanksgiving 1990 flood killed hundreds of cows on the lower valley's dairy farms. Rising flood waters damaged homes near Carnation and scattered locations elsewhere throughout the valley. In two separate incidents (January 1990 and November 1990), motorists drowned when they attempted to drive across flooded valley roads.

Springbrook Creek – No additional information provided.

2.3.9 Revision 9

Puget Sound

No additional information to add.

Sammamish River - There are no known recent reports, from the County or from local communities, of the Sammamish River flooding into its overbanks. In January 1997, a flow of approximately 2,900 cfs occurred. This is the largest recorded flow at the Northeast 116th Street stream gage since monitoring began in water year 1966. Observed flooding in the overbanks for this event was attributed mostly to tributary flow and local runoff and not direct flooding from the Sammamish River. However, overbank flooding may occur for events approaching the 1-percent-annual-chance exceedance event, especially if water were to escape the berms along the edge of the main channel. Overbank flooding in the middle river segment, where land use is dominated by agriculture, has minimal impact on health and safety, but in more heavily developed areas it can have significant impacts on residents and commercial and industrial properties along the river. Potential impacts of the flooding will continue to increase if development in the floodplain increases. The existence and impact of future flooding problems along the study reach may also be affected by channel changes, constrictions at bridges, and other development in the floodplain.

White River - During large floods there is the potential for significant overbank inundation throughout White River. This flooding, although naturally occurring, can have significant impacts on residents along the river. While flooding along the White River is likely less frequent and less severe than in the period prior to the completion of Mud Mountain Dam in 1948 (Reference 186), the potential impacts of flooding continue to increase as development in the floodplain increases. Flood problems may also be exacerbated by channel changes, constrictions at bridges, and other infrastructure in the floodplain.

2.3.10 Revision 10

Thornton Creek – Flooding along Thornton Creek is usually associated with water backing-up behind culverts, bridges, or other crossing structures, being accentuated by the fact that these structures are often partially blocked with sediment and debris.

Flooding is more prevalent near the South Branch confluence and throughout the Thornton Creek mainstem, where overtopping at road crossings is not infrequent and can cause the closure of city arterials. There is typically minor or no flooding within the upper reaches of the North and South Branches, where channels have steep slopes and are sometimes located within deep ravines. However, these incised areas supply considerable volumes of sediment that aggravate downstream flooding.

On December 3, 2007, a flood on the order of a 2-percent-annual-chance event occurred on Thornton Creek. Residents and businesses were flooded at the downstream end of the North and South Branches and all along the mainstem. SPU recorded approximately 26 flooding claims by residents along the mainstem alone. Perhaps the area hardest hit by the flood was that near Meadowbrook Pond, located just downstream of the South Branch confluence. Overtopping occurred at 35th Avenue Northeast, 36th Avenue Northeast, and Northeast 105th Street, flooding numerous private residences. In addition, a significant backup and overtopping occurred at 30th Avenue Northeast on the South Branch, resulting in backwater flooding of Kramer Creek, flooding of residences fronting the road, and even across the road onto the Nathan Hale High School campus.

2.3.11 Revision 11 – No additional information provided.

2.4 Flood Protection Measures

The Seattle office of the National Weather Service maintains and collects hydrometeorological reports from a network of substations and uses this information to prepare flood forecasts for King County streams. Flood warnings are issued by them and given wide dissemination through all media by cooperative efforts with local and Federal agencies.

Levees exist in the study area that provide the county with some degree of protection against flooding. However, it has been ascertained that some of these levees may not protect the community from rare events such as the 1-percent-annual-chance flood. The criteria used to evaluate protection against the 1-percent-annual-chance flood are 1) adequate design, including freeboard, 2) structural stability, and 3) proper operation and maintenance. Levees that do not protect against the 1-percent-annual-chance flood are not considered in the hydraulic analysis of the 1-percent-annual-chance floodplain.

Levees on the Tolt River, near its confluence with the Snoqualmie River, provide moderate protection to urban development in the City of

Carnation and to adjacent agricultural lands. A 600-acre agricultural area on the left bank of the Snoqualmie River, 1 mile downstream from Fall City, is protected from minor spring floods by a levee approximately 1 mile long. Levees along the lower 2 miles of both banks of the Raging River and its confluence with the Snoqualmie River protect a portion of Fall City and agricultural lands. Levees along the South Fork of the Snoqualmie River provide approximately 2-percent-annual-chance flood protection to the City of North Bend.

Inflow to the Sammamish River is largely uncontrolled with the exception of discharges from Lake Sammamish which are controlled by an in-channel weir. This weir is located near the upstream end of the Sammamish River at river mile (RM) 13.3 and was built by the USACE in 1966 as part of a channel improvement project. The purpose of that project was to provide protection against spring floods with a 10-percent-annual-chance of occurrence without causing Lake Sammamish to rise higher than an elevation of 32.6 feet NAVD88 (29.0 feet NGVD29). The project included deepening the river, by approximately 5 feet throughout most of its length, and widening the channel, with the excavated material being placed on the river banks (Reference 1). The weir was modified in 1998 to repair degradation of the structure due to wear and to improve fish passage.

Bank erosion occurs at nearly all river stages, but is most severe during medium and high flows. Bank protection projects have been constructed at numerous locations along the Snoqualmie River and its major tributaries by riparian owners, local governmental agencies, and the Federal government.

In 1960, the City of Seattle constructed a water supply project on the South Fork of the Tolt River. Total storage capacity of the reservoir is about 58,000 acre-feet. Although flood control storage is not a project feature, some minor storage of flood discharges does occur.

The USACE operates the Howard A. Hanson Dam at Eagle Gorge on the upper Green River. Completed in 1962, the dam provides approximately a 500- to 600-year level of protection against overbank flooding by the Green River. The dam is a rockfill embankment approximately 235 feet high with a gated spillway and a maximum reservoir elevation of 1,222 feet. Stored water is released as soon as possible after a flood to provide for the possibility of a second flood. The USACE current operation of Hanson Dam provides that all runoff is passed through the dam until the flow at the Auburn gage is expected to reach 12,000 cfs. At that point, further releases are regulated to maintain no more than 12,000 cfs at Auburn.

Channelization and levee construction, primarily downstream of Auburn, has provided additional flood protection for the overbanks. A total of approximately 16 miles of levees have been constructed in addition to roadway systems that function as levees, between State Route 18 at Auburn and the Black River confluence at Tukwila.

Based on information received from the USACE, the levee system along the left (west) bank of the Green River, from Strander Boulevard to RM 16.7, in the City of Tukwila, will adequately provide protection against overtopping or failure caused by the 1-percent-annual-chance flood, with at least 2 feet of freeboard.

King County and the various incorporated cities along the Green River (Tukwila, Renton, Kent, and Auburn) are responsible for maintenance of portions of those levee systems. Since the adoption of enabling legislation by the State of Washington in 1945, the State and King County have combined to control riverbank erosion.

The Black River basin, including Springbrook Creek, has been the object of the ongoing East Side Green River Watershed Study (Reference 30). That study was initiated in 1965 by the former SCS with the support of King County and the Green River Valley cities. The P1 pumping station and storage pond, as part of the plan, were constructed in 1972 and 1984, respectively. A major box culvert replacement was installed at SW Grady Way in 1986 and is considered in this study in its partially obstructed condition. Preliminary plans exist for the construction of the P1 channel from SW Grady Way north to the storage pond and additional culvert replacements under Interstate 405 and SW 16th Street. The timing and funding for construction of these improvements is not finalized; therefore, they are not considered in this study.

A regional detention basin was constructed on Mill Creek (Kent) in 1981 at Earthworks Park in order to provide flood-control storage for reduction in downstream peak runoff. A second smaller upstream detention basin was previously constructed in the Upper Mill Creek basin to provide for additional reduction in peak flows to the lower valley areas. This has reduced the magnitude and frequency of, but not eliminated, flooding problems downstream of the Earthworks Park structure. The City of Kent is developing a plan to construct more detention storage in order to further alleviate their flooding problems.

Partial reduction in peak runoff conveyed to Mill Creek (Auburn) is provided by stormwater detention storage basins constructed on the south tributary to Mill Creek, above its confluence with the Peasley Canyon tributary. Locally referred to as the “Auburn 400” ponds, and located east of and adjacent to State Route 167 and 15th Street SW, they provide an

unidentified effect on routing of peak tributary flows to Mill Creek. Additional regional detention storage is being considered for other study reaches of Mill Creek, downstream of State Route 18, in an attempt to maintain adequate storage capacities for limiting downstream discharges with continued floodplain development.

On the White River, peak flows are regulated by the Mud Mountain Dam, a structure built by the USACE. Storage was initiated in 1942, and the project was finally completed in 1953. The structure is an earth and rockfill dam, 425 feet above bedrock. The reservoir has a storage capacity of 106,000 acre-feet of water and is capable of controlling floods 50 percent greater than the maximum flow of record.

Levees have also been constructed along portions of the White River along its course through the Cities of Auburn and Pacific.

The amount of storage provided naturally by Lake Sammamish has a moderating influence on flow, and the channelization project of the Sammamish River by the USACE has significantly reduced flood problems. Major drainage improvement and partial flood protection are provided by the channel improvement project completed in 1966 by the USACE for King County. The project extends from below Lake Sammamish to Kenmore, a distance of approximately 14 miles. The river channel was deepened an average of 5 feet and increased in width from a former average of about 15 feet to the improved 32 to 50 feet. Excavated material from the channel enlargement was used to construct the levees. A low weir with a crest elevation of 28.1 feet NAVD 1988 was constructed to control the outlet of Lake Sammamish. The channel improvement and outlet project provide protection against spring floods with a recurrence interval of 10 years without causing Lake Sammamish to rise higher than elevation 32.6 feet NAVD 1988. No significant flood-control measures have been developed on the Sammamish River tributaries except for channelization of the lower end of Bear Creek at Redmond (Reference 28).

Most of the channel of May Creek is in its natural condition. The lower 1,000 feet have been channelized to alleviate flooding problems caused by channel aggradation resulting from excessive siltation problems.

King County has established a flood fighting plan that is activated when the Cedar River reaches a discharge of about 4,000 cfs at Renton. The plan consists of patrolling and making emergency repairs to contain this discharge. When the flow exceeds 4,000 cfs, efforts are concentrated on protecting the safety of the affected residents and their personal property. The Sheriff's office, the Office of Civil Defense, fire districts, and the Red Cross are notified for assistance.

The lower 1 mile reach of the Cedar River channel was initially stabilized in 1912. King County and the City of Renton have provided major capital improvements and maintenance for flood and erosion control along the Cedar River. This has included riprap bank protection works, bulkheads construction, cleaning, and snag removal. Major reconstruction of levees and bank protection work was accomplished after the December 1975 flood. River channel dredging upstream from the mouth of the Cedar River has been performed, most recently in 1972, in an attempt to maintain 1-percent-annual-chance flood protection of the improved channel system through the City of Renton.

The major flood-control improvement to Thornton Creek is the diversion works with a 72-inch overflow pipeline to Lake Washington. The diversion reduced the peak flows to the lower mainstem reach of Thornton Creek such that only minimal downstream flooding hazards exist up to a 1-percent-annual-chance frequency existing conditions flooding event. This assumes that full unobstructed capacity is maintained to the diversion pipeline.

In 1946, the USACE constructed a levee along the south bank of South Fork Skykomish River in Skykomish. This levee is approximately 970 feet long and provides variable flood protection to a portion of the town.

A flood-protection structure that significantly influences flooding on Des Moines Creek is the road embankment from Marine View Drive located in the City of Des Moines, which creates enough detention storage to reduce the peak 1-percent-annual-chance flood by almost 50 percent on Des Moines Creek.

In 1983, the City of Seattle constructed a regional stormwater detention basin on Longfellow Creek south of SW Webster Street. The detention basin has helped reduce downstream flooding problems, although basin overflow for more severe storms, as evidenced in the January 1986 event, will reduce the basin's effectiveness on reduction in peak flows.

There are no other flood-control measures for other streams studied that significantly reduce flooding.

Within this jurisdiction, there are one or more levees that have not been demonstrated by the communities or levee owner(s)to meet the requirements of 44 CFR Part 65.10 of the NFIP regulations as it relates to the levee's capacity to provide 1-percent- annual -chance flood protection. Please refer to the Notice to Flood Insurance Study Users page at the front of this FIS report for more information.

2.4.1 Revision 1 - Miller Creek

In October 1992, King County completed the construction of the Lake Reba Regional Stormwater Detention Pond, which will attenuate flood flows in Miller Creek. The facility is located at the site of Lake Reba, just south of State Route 518. The effect of this facility has been accounted for in the hydrologic and hydraulic analyses. There are no other major structural flood-protection measures planned for Miller Creek.

2.4.2 Revision 2 - Snoqualmie River

No additional information to add.

2.4.3 Revision 3 - Raging River

No additional information to add.

2.4.4 Revision 4 - North Fork Issaquah Creek

There are no existing flood-protection measures along North Fork Issaquah Creek.

2.4.5 Revision 5 - North Creek (LOMR)

The flood-protection system comprises interconnected levees located along three separate project areas: the downstream reach of the levee system for the Quadrant Business Park project area is located along the east bank of North Creek from I-405 to 195th Street Northeast; the levee system for the Koll Business Center project area is located along the east and west banks of North Creek from 195th Street Northeast to Northeast 205th Street; and the upstream reach of the levee system for the Quadrant Monte Villa Center project area is located along the east bank of North Creek from Northeast 205th Street to Monte Villa Parkway.

2.4.6 Revision 6 - Tolt River and Upper South Fork Snoqualmie River

No additional information available in Revision 6.

2.4.7 Revision 7 - Snoqualmie River and Issaquah Creek

No additional information available in Revision 7.

2.4.8 Revision 8

Cedar River - One additional flood protection measure was identified along the river. This feature, a floodwall constructed by the City of Renton in 2000 to protect the old city hall, extends along the left riverbank just upstream of the library. The floodwall is not certified to FEMA standards, and was consequently disregarded for this flood study. No other flood protection measures exist within the study reach.

Kelsey Creek - The only flood protection measures along the study reach occur along the main stem of Kelsey Creek in Kelsey Creek Park. Here, along the right bank, a 500-foot long earthen embankment approximately 7 feet in height was constructed to keep overtopping flows within Kelsey Creek from entering a low-lying swale area immediately to the west. At one time, Kelsey Creek was actually located in this swale reach, but was later shifted east to its current alignment. Because this embankment fails to meet FEMA's certification requirements, it was not considered to provide flood protection, and was effectively not included in the analysis.

Patterson Creek - No major structural flood protection measures exist or are planned along Patterson Creek.

Green River – The Lower Green River is confined within natural banks or constructed levees over almost its entire length downstream of State Route 18. The King County facility inventory includes approximately 30 separately-named levees or revetments within the study area. Of these, however, only the left bank levee in the Southcenter area (RM 11 to RM 17) is a USACE certified flood protection levee. This certified levee is commonly referred to as the Tukwila 205 levee. The remaining levees are not certified and the hydraulic analyses described herein consider the effects on flood inundations of both "with levee" and "without levee" scenarios.

Interior drainage for much of the Green River floodplain is accomplished via pump stations. The three most significant pump stations in the valley are the Black River (PI) Pump Station (BRPS), the Southcenter (P 17) Pump Station, and the Horseshoe Acres Pump Station. The first two of these pump stations are operated by King County and have design capacities of about 2,900 cfs and 100 cfs respectively. The Horseshoe Acres pump station is operated by the City of Kent and has a discharge capacity of approximately 67 cfs. Numerous smaller pump stations also drain the areas behind the Lower Green River levees. These include the Strander Boulevard, South 180th Street, Washington Avenue, Union Pacific, and South 3rd Avenue Pump Stations.

The only significant structural flood protection measure along the Middle Green study reach is a levee along the left bank of the river between RM 34.5 and RM 35.0, near the SE Green Valley Road Bridge. This levee is not certified and the hydraulic analyses described herein consider the effects on flood profiles of both "with levee" and "without levee" scenarios.

2.4.9 Revision 9

Puget Sound - No additional information to add.

Sammamish River - The most significant structural flood protection measures along the Sammamish River are the in-channel weir at Marymoor Park and berms located along the river banks, principally between Leary Way, near the City of Redmond, and Northeast 145th Street, near the City of Woodinville. These berms act like levees, containing water in the main channel and preventing it from reaching overbank areas. However, these berms are not certified levees and have never been accredited by FEMA. Further discussion of the modeling approach taken for these berms is found in Section 3.2.9 Hydraulic Analysis.

White River- The only significant structural flood protection measures within the studied reach of White River are two small, privately built levees along the right bank of the river, near RM 26.4 and the other near RM 24.0. Neither of these levees is certified and hydraulic analyses indicate that both would be overtopped by the base flood. Therefore, it was not necessary to run "with" and "without" levee simulations as the base flood mapping in the area landward of these levees would be the same in either case.

2.4.10 Revision 10 - Thornton Creek

There are several constructed detention ponds located throughout the watershed that aid in attenuating peak flows in addition to benefitting water quality. The only major flood protection measures on Thornton Creek are Meadowbrook Pond and its associated bypass pipe. Meadowbrook Pond is a park-like facility that was completed in 1998 by SPU, with its focus being to limit flooding while increasing water quality. The pond can store up to 16 acre-feet of water, which is routed sequentially through three linked detention basins, called cells, for water quality purposes. When the water level in the pond rises enough, water flows into a 72-inch bypass pipe via a morning glory spillway and is routed directly to Lake Washington. In addition to entering the pipe

within Meadowbrook Pond, water can also flow into the bypass via an intake station located on Thornton Creek, due west of the pond. This intake station has an adjustable invert that can be raised and lowered to set the water stage at which bypass pipe first receives inflow. Currently, SPU has set this invert to its lowest setting, allowing water to enter the pipe at its earliest opportunity. Hydrologic analysis indicates that during a flood with an approximate 1-percent-annual-chance, this bypass withdraws approximately 385 cfs from Thornton Creek, thereby significantly reducing flood damage downstream of Meadowbrook Pond.

2.4.11 Revision 11 – Horseshoe Bend Levee Physical Map Revision and Levee Seclusion

A significant structural flood protection measure along the Green River study reach is the certified Horseshoe Bend Levee along the right bank of the river between RM 24.5 and RM 26.0, from 3rd Avenue S. to approximately 600 feet upstream of Central Avenue.

3.0 ENGINEERING METHODS

For the flooding sources studied by detailed methods in the community, standard hydrologic and hydraulic study methods were used to determine the flood-hazard data required for this study. Flood events of a magnitude that is expected to be equaled or exceeded once on the average during any 10-, 50-, 100-, or 500-year period (recurrence interval) have been selected as having special significance for floodplain management and for flood insurance rates. These events, commonly termed the 10-, 50-, 100-, and 500-year floods, have a 10-, 2-, 1-, and 0.2-percent chance, respectively, of being equaled or exceeded during any year. Although the recurrence interval represents the long-term, average period between floods of a specific magnitude, rare floods could occur at short intervals or even within the same year. The risk of experiencing a rare flood increases when periods greater than 1 year are considered. For example, the risk of having a flood that equals or exceeds the 1-percent-annual-chance flood in any 2-percent annual chance period is approximately 40 percent (4 in 10); for any 90-year period, the risk increases to approximately 60 percent (6 in 10). The analyses reported herein reflect flooding potentials based on conditions existing in the community at the time of completion of this study. Maps and flood elevations will be amended periodically to reflect future changes.

Note: Within this jurisdiction there are one or more levees that have not been demonstrated by the community or levee owner to meet the requirements of 44CFR 65.10 as it relates to the levee's capacity to provide 1-percent- annual -chance flood protection. Please refer to the Notice to Flood Insurance Study Users page at the front of this FIS report for more information.

3.1 Hydrologic Analyses

Hydrologic analyses were carried out to establish peak discharge-frequency relationships for each flooding source studied by detailed methods affecting the community.

For those flooding sources being restudied or that are extensions of previous detailed riverine studies, peak discharge results presented in the previous Flood Insurance Studies for King County and the Cities of Auburn, Kent, and Renton (References 1, 2, 8, and 15) were compared with updated discharges estimated to determine the appropriate values to be used in this revised study. The peak discharge estimates assume that existing basin hydraulic structures remain unobstructed and existing upstream dams or impoundment structures remain intact with no changes in operating characteristics.

Discharge-frequency for the Snoqualmie River, South, Middle, and North Forks Snoqualmie River, Sammamish River, North Creek, Bear Creek, Evans Creek, Issaquah Creek, North and East Forks Issaquah Creek, Tibbetts Creek, Vasa Creek, Cedar River, Mercer Creek, Right Channel Mercer Creek, Richards Creek, East and West Tributaries Richards Creek, Kelsey Creek, West Tributary Kelsey Creek, East Branch of West Tributary Kelsey Creek, North Branch Mercer Creek, McAleer Creek, Coal Creek, Lyon Creek, Meydenbauer Creek, North Fork Meydenbauer Creek, South Fork Skykomish River, Maloney Creek, and the Tolt River were developed from USGS stream gaging stations on the respective streams by applying the standard log-Pearson Type III methods with the expected probability correction as outlined by the U.S. Water Resources Council (Reference 31).

Discharge-frequency relationships in the revised study for Raging River, Issaquah Creek, Cedar River, Swamp Creek, May Creek, May Creek Tributary, and Big Soos Creek were developed from streamflow records at USGS gages within those watersheds. The gage reference numbers, descriptions, and periods of record (Reference 32) used in the analyses are summarized below. That listing includes additional gages used for correlating and transferring flows between local, hydrologically similar basins or for comparison of results. The Flood Flow Frequency Analysis computer program (Reference 15) was used to determine the discharge-frequency relationships by applying log-Pearson Type III analysis techniques in accordance with methods presented in USGS Bulletin 17B (Reference 33) to the annual peak flow data for each gage site.

Table 1 below shows the gage record data that were used for the original studies only. The studies subsequent to the original studies should have used more updated gage record information for flood flow estimations.

Table 1 - USGS GAGES

Flooding Source	USGS Gage Ref. No.	USGS Gage Description	Period of Record
Snoqualmie River	12-1490	Near Carnation	1930-1965
	N/A	Near Snoqualmie Falls	1929-1965
	12-1445000	Near Snoqualmie Falls	1959-1978
South Fork Snoqualmie River	N/A	At North Bend	1911-12, 1914-16, 1918-26, 1930-38, 1946-50, 1961-78
South Fork Snoqualmie River (continued)			1910-12,1914-18 1920, 1922-26
North Fork Snoqualmie River	N/A	Near North Bend	1930
Middle Fork Snoqualmie River	N/A	Near Tanner	1962-1978
Raging River	12-145500	Near Fall City	1946-1985
Tolt River	12-148500	Near Carnation	1959-1971
Green River	N/A	Near Tukwila	1959-1963
	N/A	Near Auburn	1937-1962
	N/A	Near Black Diamond	1940-1948
Big Soos Creek	12-112600	Above Hatchery, Near Auburn	1961-1986
Sammamish River	1250	At Bothell	1940-1963
	N/A	Near Redmond	1940-1957
Swamp Creek	12-127100	At Kenmore	1964-1986
Little Bear Creek	12-126000	North Creek, Near Bothell	1946-1976, 1986
Bear Creek	12-122500	Near Redmond	1946-49, 1980-81, 1986
	12-124500	At Redmond	1946-50, 1956-58, 1986
	12-124000	Evans Creek, Above Mouth Near Redmond	1956-1977
Issaquah Creek	12-121600	Near Mouth	1964-present
	12-121000	Near Issaquah	1946-1964

Table 1 – USGS GAGES *(Continued)*

Flooding Source	USGS Gage Ref. No.	USGS Gage Description	Period of Record
Cedar River	12-119000	At Mouth	1946-1985
	12-1175	Near Landsburg	1948-present
McAleer Creek	12-1276	At Lake Forest Park	1963-72, 1973-74
Mercer Creek	N/A	At Bellevue	1945-present
	N/A	At Bellevue	1949-present
South Fork Skykomish River	12-1330	Near Index	69 years
	12-1305	Near Skykomish	26 years
Beckler River	12-1310	Near Skykomish	28 years

Discharge-frequency relationships established for gage locations were transferred to selected runoff concentration points along the study reaches through the application of regional regression techniques per published regression equations (Reference 34).

USGS gage flow records from the adjacent, hydrologically similar North Creek basin were used to establish flow estimates for Little Bear Creek. Evaluation of peak recurrence interval discharges in the lower reaches of Little Bear Creek, downstream of the State Route 202 crossing, include reductions in main channel flow to reflect overflows away from the main channel that enter the Sammamish River at other locations.

Updated hydrology for flooding sources either being restudied or that are extensions of existing detailed studies were compared using statistical confidence limits with existing published Flood Insurance Study discharges at identified locations. Comparison of peak discharge estimates for the May Creek gage site with those published in the previous Flood Insurance Study for the City of Renton indicated no significant statistical differences. Therefore, in accordance with FEMA guidelines, the previous flow estimates for the gage site have been used in the present study.

Recurrence interval peak discharge estimates established for the added detailed study reach of Bear Creek, upstream from its confluence with Cottage Lake Creek, are based on the results of the statistical analysis of annual peak flows at USGS gage No. 12-122500 near Redmond. The limited period of gage record (8 years, including January 1986 event

provisional flow estimates) would normally preclude analysis using this method. However, additional gages located on Cottage Lake Creek (No. 12-123000), Evans Creek (No. 12-124000), and on the downstream reach of mainstream Bear Creek, (No. 12-124500) provided adequate data for comparative assessment of results.

Discharge-frequency relationships for Thornton Creek, Longfellow Creek, Mill Creek (Auburn), and Rolling Hills Creek were developed using the USACE HEC-1 computer program (Reference 35). The basic application of this synthetic hydrograph model included computation of drainage subbasin runoff hydrographs using the NRCS Type 1A storm distribution (Mill Creek and Rolling Hills Creek), routing of those hydrographs through channel reaches and detention storage areas, and combining them with downstream subbasin hydrographs at selected study reach runoff concentration points. Calibration of those models to discharge estimates, developed from high water mark data collected for the January 1986 event, was performed.

Peak-flow estimates for Thornton Creek include consideration of unobstructed diversion of flows to the overflow pipeline to Lake Washington. Runoff estimates for Thornton and Longfellow Creek used a multiple peak design storm distribution pattern based on the actual January 17 through 19, 1986, storm event, taken from a network of local precipitation gage data (Reference 36). In addition to localized culvert backwater routing effects, routing of flows through the SW Webster Street detention basin and outlet structure was included in the Longfellow Creek modeling analyses. Discharge estimates computed at the mouth of Mill Creek (Auburn) consider noncoincidence of peak flows in the Green River and Mill Creek. Storage routing effects of backwater storage at the location have therefore not been considered in this analysis. Discharge estimates for Mill Creek for the floodway determination were modified to reflect reduction in storage with encroachment on the storage provided by the natural floodplain.

Recent modeling analyses of the Mill Creek (Kent) and the Springbrook Creek basins using the NRCS TR-20 hydrograph program have been performed by a local consultant for the City of Kent Drainage Master Plan (Reference 37). That study developed 25-year and 1-percent-annual-chance recurrence interval discharge estimates based on a 12-hour duration, NRCS Type 1A storm distribution for the valley floor basins. It included consideration of significant storage-routing components within the Mill/Springbrook Creek system, including the recently completed Earthworks Park stormwater detention facility. The discharge estimates presented in the City of Kent Drainage Master Plan and supplemental computer output files for existing land use conditions have been accepted for use in this restudy. Additional recurrence interval flows were extrapolated from computer flows. The resultant flow estimates were reduced by overflow estimates to Springbrook Creek north of James

Street, computed using hydraulic backwater rating methods, to provide the downstream estimates.

Stream gage records are not available for the Black River and Springbrook Creek. In the absence of gaged discharge data for statistical determination of peak flow estimates, information from several previous hydrologic modeling studies within the Black River basin were collected and reviewed for comparison of results and for determination of acceptability for use in the restudy. Synthetic unit hydrograph modeling of basin runoff has been performed by the USACE using the HEC-1 Flood Hydrograph model (Reference 38); the NRCS using the TR-20 model (Reference 39); by the previous study contractor for the existing Renton Flood Insurance Study using the TR-20 model (Reference 15); and, more recently, by other consultants for upstream reaches of the basin, using the TR-20 model. The flow estimates from the previous Flood Insurance Study were determined to be the most representative of the conditions existing in the basin at the time of this restudy, and were therefore used. Since the previous Flood Insurance Study only calculated the 25- and 100-year hydrographs, the 0.2-percent-annual-chance hydrograph was interpolated from those previously computed. The 0.2-percent-annual-chance hydrograph was not analyzed because of the extensive changes in overbank storage that occur at P1 pond stages in excess on the 1-percent-annual-chance recurrence interval.

The Green River basin has been studied extensively by the Seattle District of the USACE. The USACE operation of Howard A. Hanson Dam provides flow regulation for flood protection to the downstream river reaches, particularly the lower Green River Valley downstream from Auburn. Current USACE operation of the dam regulates the peak downstream flow releases up to the standard project flood to 12,000 cfs at the USGS Auburn gage. This includes consideration of tributary inflows downstream of the dam (i.e., Newaukum Creek and Big Soos Creek). Discharge-frequency analyses have been performed by the USACE as part of the Green River Flood Reduction Study (Reference 23) for estimation of peak unregulated and regulated flood flows at the Auburn stream gage. Results of those analyses were reviewed and used in this restudy. The flows are also in agreement with previously published Flood Insurance Study discharge estimates.

Discharge-frequency relationships for the White River were obtained from a backwater channel-capacity study by the USACE (Reference 40). The selected stations were Mud Mountain Dam and the White River at the mouth. The peak discharges were adjusted for the White River near Auburn. Those adjusted discharges were used directly for this study.

Because there are no streamflow records on Forbes Creek and Yarrow Creek, runoffs for the floods of interest were calculated using rainfall relationships developed for the area and a computerized stormwater

routing model. The model incorporates the unit hydrograph methodology developed by the NRCS (Reference 41). The peak discharges obtained by this method were comparable to those derived from regional regression equations published by the USGS (Reference 42).

The hydrologic analysis of Miller and Walker Creek in the Sea-Tac communities plan (Reference 43) used a stormwater management model developed in earlier river basin studies. A single large storm and measurement at temporary gaging stations along the creeks were used to calibrate the model, and flows for the 10-, 2-, and 1-percent-annual-chance storms were computed. The 0.2-percent-annual-chance flood was estimated by extending the curve through the computed points.

A gaging station on Miller Creek was established in 1973 to provide a better understanding of hydrologic conditions in the stream.

No gage records exist for Des Moines Creek. Because of highly similar drainage basin characteristics, peak discharges per square mile for Miller and Walker were applied to the Des Moines Creek drainage basin. These flows gave flood elevations well in excess of local experience. The excessive flow rates were explainable because an 80-foot-high road embankment (Marine View Drive) crosses Des Moines Creek Canyon at the upper end of the detailed study area. The box culvert flowing under the embankment has a capacity of 300 cfs before peak flow storage begins. However, even assuming that no outflow was allowed, the impoundment can store 65 percent of the runoff that would occur during a 6-day, 1-percent-annual-chance storm. Therefore, reservoir routing capacity exists to significantly reduce peak flows. Utilizing rainfall-runoff data and techniques developed by the study contractor during a recent study of a similar urban area located several miles to the north, a 1-percent-annual-chance synthetic runoff hydrograph was developed for a 6-day storm for Des Moines Creek.

The 1-percent-annual-chance hydrograph was routed through the storage reservoir created by the road embankment, reducing the unrouted peak discharge. This same percentage of flow reduction was applied to the 10-, 2-, and 0.2-percent-annual-chance unrouted peak flows.

3.1.1 Revision 1

Miller Creek - Miller Creek passes through several communities as it flows downstream to Puget Sound. The upper end of the study reach passes through the newly formed City of SeaTac. About mid-reach, the channel passes under Des Moines Way (near State Route 509) and enters unincorporated King County. Downstream of 1st Avenue South, near 6th Avenue SW, the channel enters the City of Normandy Park and remains within the city limits until it empties into Puget Sound. Land neighboring the

stream channel is occupied by private residences and forest, farm, and pasture lands.

The average annual precipitation, as recorded at the nearby Seattle-Tacoma International Airport, is approximately 38 inches. The heaviest rainfall occurs during the months of November through January, with little rainfall during the summer months of July and August. The average annual temperature is 50°, with average daily high of 59°F and lows of 44°F. July and August are the warmest months, with average daily maximum temperatures of 75°F, while January is the coldest, with average daily minimum temperatures of 34°F.

Estimation of flood discharges along Miller Creek and its tributaries was based on a previous study performed by nhc in 1990 for the King County Division of Surface Water Management (Reference 95). In this study, the Environmental Protection Agency's Hydrologic Simulation Program – FORTRAN (HSPF) model (Reference 96), was used to describe the hydrology of the Miller Creek basin. HSPF is a state-of-the-art hydrologic simulation model that is rapidly becoming the model of choice for simulating streamflow values by many government and private agencies. The model was used to compute time series of streamflows estimated from observed rainfall, evaporation, and soil-characteristic data. The model included the effect of the Lake Reba Regional Stormwater Detention Pond, which was constructed in 1992 near the headwater of Miller Creek.

The Miller Creek basin HSPF model was calibrated using 2 years of recorded streamflow data collected at a gage near the Southwest Suburban Sewer District treatment plant, recorded precipitation at the National Weather Service SeaTac weather station, and evaporation data from the Puyallup station. Calibration was performed for current basin land-use conditions.

To develop flood-frequency curves, the calibrated model was then used to stimulate Miller Creek streamflows. A time series of streamflow values was created for the 29 years between October 1, 1961, and January 11, 1990, using historical SeaTac precipitation and Puyallup evaporation data. Log-Pearson III distributions were fit to the annual peaks from the simulation to determine the 10-, 2-, 1-, and 0.2-percent-annual-chance flood discharges for Miller Creek. It should be noted that considerable extrapolation was required to determine the 1-, and 0.2-percent-annual-chance flow rates. The areas of Tub Lake Tributary make up part of the total of 22 subbasins of the main stem of Miller Creek. Flood estimates for the Tub Lake Tributary were also computed using the HSPF model.

3.1.2 Revision 2

Snoqualmie River - No additional information to add.

3.1.3 Revision 3

Raging River - The discharge values for the downstream reach were developed using a statistical analysis of the stream-gage data at USGS Gage No. 12145500 along the Raging River. The period of record from 1945 to 1992, plus an historic event in 1932, was used in the analysis. The discharge values from this revised hydrologic analysis are significantly higher than the discharge values from the Summary of Discharges Table in the previous Flood Insurance Study for King County, Washington and Incorporated Areas, dated September 29, 1989 (Reference 94), which were used in the detailed study performed by CH2M HILL, Inc., for the reach upstream of I-90. Therefore, FEMA revised the discharge values for the upstream reach using drainage area-discharge relationships established in the detailed hydrologic analysis for downstream reach.

3.1.4 Revision 4

North Fork Issaquah Creek - North Fork Issaquah Creek originates in King County just northeast of the City of Issaquah and flows in a mostly southwesterly direction to the main stem of Issaquah Creek. The contributing basin area is 4.5 square miles, ranging in elevation from approximately 60 feet near the mouth to a maximum elevation of approximately 1,200 feet.

Much of the upper basin was forested as of 1989. Since then, the major "Klahanie" urban development has largely been completed and covers most of the northern side of the upper basin. A second major urban development, "Grand Ridge," is presently in the planning stages and will cover most of the southern side of the upper basin.

Flows estimated using the HSPF model are based on a model that was calibrated to streamflow data collected on North Fork Issaquah Creek for the years 1988 through 1990, based on the forested land-use conditions that existed. Peak flows from the calibrated HSPF model are substantially lower than other estimates primarily because the basin contains proportionally more highly permeable outwash soils than other gaged basins in the regions.

Revisions to the King County HSPF model were made as part of the restudy to reflect major residential developments that have

been constructed since 1989 and others that were in the planning stage as of 1995. The Klahanie and Grand Ridge developments will cover essentially all of the upper basin area. Both of these developments are located primarily within the North Fork Issaquah Creek basin, but extend across basin boundaries into other basins as well.

The Klahanie project is an 856-acre development located in the upper North Fork basin north of the Issaquah Fall City Road and covering approximately 25 percent of the North Fork basin (Reference 101). Construction for this development began in 1987 and was nearly complete as of 1995. Stormwater peak flows are controlled through a series of detention ponds including a major facility developed by construction of a control structure at the outlet of Yellow Lake within the development area. The stormwater facilities for the Klahanie development, and the Yellow Lake outlet control in particular, were designed so that peak flows leaving the site would not be increased as a result of the development.

The Grand Ridge project is a proposed 2,200-acre development located in the upper North Fork basin south of the Issaquah Fall City Road and which will cover approximately 50 percent of the North Fork basin. Environmental Impact Statement hearings for this project were in progress during 1995. Discussions with the project's engineers revealed that stormwater control is planned to be provided entirely through infiltration systems, which will preclude peak flows from developed areas being released directly to the stream system. With infiltration systems, the Grand Ridge development is not expected to cause any significant increase in peak flows in the North Fork basin.

While updating the HSPF model, it was discovered that the major stormwater detention control facility at Yellow Lake had been constructed in 1987 in advance of most other Klahanie development activity, but had not been included in the original HSPF model. Calibration of the original model had been attained to some extent by adjusting the model's previous surface runoff parameters to reflect the flow attenuation effects actually caused by the outlet controls at Yellow Lake (Reference 102).

Because of the changing land use, neither the original calibrated HSPF model nor the revised model with 1989 land use are directly suitable for estimating flood discharges for 1995 conditions. The original flood frequency curve for the calibration period is artificially suppressed because of the timing of the HSPF calibration in relation to phasing of the Klahanie development: the Yellow Lake stormwater facility had been constructed, but the

development to be serviced by that facility had not. The flood frequency curve from the revised model with 1989 land use underestimates the calibration-period flows by about 25 percent.

For purposes of the restudy, it is assumed that flows from the "HSPF Model Revised, 1995 Land Use" underestimate actual flows by 25 percent. The 25-percent value is based on the peak-flow reduction that resulted when the original calibrated model based on the 1989 land use was revised to include the Yellow Lake outlet control. For the restudy, a 1-percent-annual-chance discharge of 315 cfs was used near the mouth of North Fork Issaquah Creek.

Flood discharges in the lower portion of the restudy reach are supplemented by floodwater originating from the main stem Issaquah Creek. Main stem Issaquah Creek channel overtopping between the I-90 crossing and the confluence with the North Fork channel is shown by high-water-mark information to have occurred during the November 1986 flood, and probably also the January 1990 flood, which had a nearly identical main-channel discharge (Reference 103). These floods each have a return interval of approximately 30 years. Water that overtops the right bank of the main stem Issaquah Creek channel downstream of the I-90 crossing will flow toward the North Fork channel.

Bear Creek - Most of the Bear Creek study reach lies along Avondale Road NE, which is the extension of State Route 520. Avondale Road NE runs primarily north-south and crosses Bear Creek at three locations approximately at River Miles 1.4, 5.4, and 5.7 (Reference 107). The most upstream Avondale Road NE crossing is the upstream limit of the restudy. Bear Creek originates in an extensive network of wetlands near Paradise and Echo Lakes in southern Snohomish County, and flows primarily southward for approximately 14 miles to its confluence with the Sammamish River (Reference 105). The contributing drainage area is approximately 51 square miles at its mouth.

The lower portion of the restudy reach flows through a flat floodplain that ranges in width from approximately 250 feet wide downstream of Union Hill Road to nearly 1,800 feet wide downstream of the confluence of Bear and Evans Creeks. Most of the lower portion of the floodplain is bounded by road or business park fills including those of State Routes 202 and 520, Union Hill Road, Avondale Road Extension, Avondale Road NE, Bear Creek Business Park (Harvard College), and Redmond Village. Beginning approximately 0.5 miles upstream of the confluence with Evans Creek, the Bear Creek floodplain is generally narrower,

ranging between 200 and 350 feet wide, bordered by gentle, rolling hills.

Some flow may overtop sections of Union Hill Road upstream of Avondale Road NE. Although the area near Union Hill Road is presently developed, these flows were assumed to be relatively minor.

South Fork Skykomish River - The peak discharge-frequency relationships for the reach of the South Fork Skykomish River below the confluence with Beckler River were developed using a statistical analysis of the stream-gage data from the Index, Washington gage (No. 12133000). This gage has a total of 74 records for the water years ranging from 1897 through 1982. The hydrologic analysis for the South Fork Skykomish River upstream of the confluence with Beckler River was based on the annual peak-flow data from the Skykomish gage (No. 12130500), with 26 years of record from water years 1930 through 1970. The floodplain boundaries along the South Fork Skykomish River in Snohomish County are based on an approximate study and do not match those from the detailed study in King County at the county line.

Middle Fork Snoqualmie River - The hydrologic analysis for Middle Fork Snoqualmie River was based on flow rates from the previous effective FEMA study.

North Fork Snoqualmie River - The hydrologic analysis for the North Fork Snoqualmie River was based on peak-flow gage data on the river from the gages near North Bend, Washington (No. 12143000), and Snoqualmie Falls, Washington (No. 12142000). The North Bend gage includes 43 records from 1909 to 1978. The Snoqualmie Falls gage includes 61 peak records from 1930 to 1992.

3.1.5 Revision 5

North Creek - Peak discharge-frequency relationships for the revised reach of North Creek were determined from the hydrologic computer model developed for the original study of North Creek using the U.S. Environmental Protection Agency HSPF model (Reference 119). For the original study, the North Creek HSPF model was run with 39 years of 15-minute rainfall and daily evaporation to develop flood-frequency curves. The resulting 39-year time series of simulated North Creek stream flows were used to create 39 years of annual instantaneous peak flow data at four locations along the study reach. A Log-Pearson Type III distribution was fitted to the annual peaks using the procedures of

Water Resources Council Bulletin 17B, and the magnitudes of flows with return periods of 10-, 2-, 1-, and 0.2-percent-annual-chance flows, respectively, were determined.
Two small streams were identified for study by approximate methods. Horse Creek originates in a steep, wooded gully near the northern corporate limits and drains approximately 1 square mile. It flows through downtown Bothell in a series of culverts, ditches, and closed pipes. The unnamed creek that flows north along 96th Avenue Northeast drains approximately 0.6 square miles of wooded area south of the Sammamish River (Reference 122).

3.1.6 Revision 6

Tolt River - The hydrologic analysis for the Tolt River was based on a statistical analysis of peak-flow data from the gage near Carnation, Washington (No. 12148500). This gage has a total of 58 water years of record: 1929, 1931, and 1938 through 1993.

Upper South Fork Snoqualmie River – The hydraulic analysis of Upper South Fork Snoqualmie River upstream of the I-90 bridge was initially performed by Harper Righellis Inc. The data prepared by Harper Righellis were incorporated into analyses performed by the USACE and revised where necessary.

Middle and South Fork Snoqualmie River - Hydrologic analysis records for the various gages on the Snoqualmie River system were intermittent. Missing data in the intermittent records were synthetically reconstituted using the USACE Regional Frequency computer program HEC-REGFRQ (Reference 124). This program fills in and extends the records for all gages using flow data at nearby long-record stations. All stations above the Snoqualmie near Carnation station were included in the initial HEC-REGFRQ analysis. This initial HEC-REGFRQ analysis significantly improved the station statistics (primarily the regression coefficient and equivalent record length) for all stations except the Snoqualmie near Snoqualmie gage. Therefore, this station was eliminated from the analysis and the final HEC-REGFRQ analysis included only the gages on the South Fork. The reconstituted period of record for these gages was 89 years, from approximately 1909 to 1997.

A two-station comparison with the long-term gage at Carnation was used to extend the record for the short-term gage at Snoqualmie.

Log-Pearson Type III frequency curves were computed for all the gages with the USACE Flood Frequency Analysis computer program HEC-FFA (Reference 125) using the reconstituted HEC-

REGFRQ data as input for the gages on the North, Middle, and South Forks. The extended record from the two-station comparison was used as input for the gage on the mainstem of the Snoqualmie River near the City of Snoqualmie.

Discharges at locations other than the gages were computed using drainage area ratio equation with the nearest gage.

The resultant frequency curves were compared with previously published discharges in the Flood Insurance Study. With a few minor exceptions, the previously published discharges for the South Fork gages at the City of North Bend fell within the 25 percent and 75 percent confidence limits of the newly computed frequency curves. Therefore, the previously published discharge for the North Bend station was adopted for this restudy.

3.1.7 Revision 7

Snoqualmie River - The hydrologic analyses for this restudy were based on the USACE study completed in December 1998. The hydraulic analyses were performed by Harper Houf Righellis Inc. and completed in October 2001. This restudy effort was identified in Cooperating Technical Community Memorandum of Agreement dated September 26, 2000, between King County and FEMA.

Regulatory floodways were computed for all studied reaches of the Snoqualmie River; however, only the 1-percent-annual-chance flood event was analyzed for Ribary Creek and Gardiner Creek.

Hydrologic analyses were performed to establish peak discharge-frequency relationships for each flooding source affecting the communities that was studied by detailed methods. This hydrologic analysis was completed by Harper Righellis subsequent to Revision 6 (See section 3.1.6.).

The peak flows used in the steady-state analysis for the three forks of the Snoqualmie River were derived from values previously accepted by FEMA, based on the hydrologic analyses performed by the USACE, Seattle District, for South Fork, as described in Section 10.6.

The peak flows for Gardiner Creek and Ribary Creek were not based on runoff from their catchments, both of which are 1.3 square miles, but rather from an overflow of South Fork through an assumed breach in the left levee. At the downstream end, the 1-percent-annual-chance discharge for Ribary Creek used for this restudy is 2,675 cfs, which is the combined South Fork overflow and the Ribary Creek flow. At the upstream end, the combined

South Fork overflow and the Ribary Creek peak flow is 2,950 cfs. The Gardiner Creek 1-percent-annual-chance discharge at the downstream end is 575 cfs, which combines Gardiner Creek, South Fork, and the Ribary Creek split flow. The Gardiner Creek split of the combined South Fork overflow and Ribary Creek flow is 275 cfs (Reference 130). Discharges are shown in tabular format in Table 2.

Issaquah Creek - Hydrologic analyses were performed to establish updated recurrence interval peak discharge estimates for Issaquah Creek and East Fork (Reference 134). For those flooding sources being restudied or those that are extensions of previous detailed riverine studies, peak discharge results presented in the previous FIS for King County and in the Issaquah Creek Basin Plan (Reference 135) were compared to updated estimated discharges to determine appropriate values for this revised study. The peak discharge estimates assume that existing basin hydraulic structures remain unobstructed and that existing upstream dams or impoundment structures remain intact, with no changes in operating characteristics.

Discharge-frequency analysis in this revised study for Issaquah Creek and East Fork were performed as described in the hydrologic memorandum completed for this study (Reference 134). The Flood Flow Frequency Analysis computer program HEC-FFA (Reference 136) was used to determine the discharge-frequency relationships by applying log-Pearson Type III analysis techniques, in accordance with methods presented in the USGS publication *Guidelines for Determining Flood Flow Frequency, Bulletin 17B* (Reference 137) to the annual peak flow data for the gage sites.

The resulting flood flow frequency results for the Issaquah Creek gages and reported/adjusted periods of record were compared to previously published flood flow frequency values. In accordance with *Bulletin 17B* guidance, a generalized skew of -0.02 was used as a HEC-FFA input parameter applicable for this region.

Flood flow frequency analyses also were completed for the period 1964-75 in an attempt to validate the published FEMA record. The computed 1-percent-annual-chance peak flow result was much lower (2,990 cfs) than the 1-percent-annual-chance peak flow previously published (4,700 cfs). The expected probability estimate of 3,410 cfs was also considerably lower.

The revised flood flow frequencies were used because the difference compared to the previous flood flow frequencies was statistically significant. The updated flood flow frequency results

computed at Gage 12121600 were adopted for the FIS restudy. (The actual record used was for the period 1964-99 with some updates and was based on no loss of flow from Issaquah Creek.)

Flood flow frequency on East Fork could not be analyzed directly because of the limited stream gage record. Therefore, confidence limits could not be computed to measure against the standard FEMA criteria for acceptance of prior or new flood flow estimates. Considering the similarities in peak flow between the King County Basin Plan Modeling Results (for existing conditions) and the flood flows estimated from gage transfer (using USGS gage 12120600), the higher of those two flow estimates was adopted. Additional documentation of the hydrologic analysis procedures and results are found in the hydrologic analysis memorandum (Reference 134).

Discharge-frequency relationships established for gage locations on the creeks were transferred to selected runoff concentration points along the study reaches through the application of standard USGS methods for transfer of peak flow records (Reference 138).

An analysis of streambank overflows was conducted at five locations along Issaquah Creek (Reference 139). On Issaquah Creek, recurrence interval overflows were taken into account to establish peak flow estimates for downstream reaches. Overflows are located at the Pickering reach, two places along the Gilman reach, the Dogwood Street bridge, and the Newport Way bridge. An overflow path upstream of Gilman Boulevard was rated, and a separate overflow model was developed that extends approximately 0.6 miles downstream (northwest) of the main channel.

Two overflow paths were identified on East Fork, one located on the west bank upstream of the Dogwood Street bridge and the Crescent Drive footbridge. The discharges for the stream studied by detailed methods are shown in Table 2, "Summary of Discharges." However, the following estimates account for current loss of flows upstream and downstream of Gilman Boulevard.

3.1.8 Revision 8

Cedar River – City of Renton Area - The City of Renton provided the peak discharge values used herein to nhc. The flow values were developed by King County (King County, March 2000). The 10-, 2-, 1-, and 0.2-percent-annual-chance flows (see Table 2) were based on a flood frequency analysis of approximately 80 years of peak flow data, fit with a Log-Pearson III distribution.

Cedar River – King County Unincorporated Areas - The hydrology developed by King County in March 2000 was first used by Harper Righellis for the Unincorporated King County study of the Cedar River and then, subsequently utilized in the LOMR for the City of Renton.

Kelsey Creek - Flood frequency quantiles for current conditions on Kelsey Creek and the West Tributary were estimated using a Hydrologic Simulation Program - Fortran (HSPF) model originally developed by nhc, and later updated by City of Bellevue staff.

Patterson Creek - Hydrologic analyses were conducted out to establish the peak discharge-frequency relationship for Patterson Creek. A Hydrologic Simulation Program FORTRAN (HSPF) rainfall-runoff model was developed, calibrated, and applied to simulate a 57-year record of flows for the basin. Annual peak flows were extracted from the model at seven locations along the study reach and flow quantiles at each location were estimated by fitting flood frequency curves to these data. The estimated 10-, 2-, 1-, and 0.2-percent-annual-chance floods for existing land use conditions are summarized in Table 2.

Lower Snoqualmie River - The objective of the hydrologic analysis in this study was to develop 10-, 2-, 1-, and 0.2-percent-annual-chance (*i.e.* "N"-year) design flood hydrographs for input to the HEC-RAS unsteady hydraulic model at all model inflow points. Design flood hydrographs were developed for eleven inflow locations along the Snoqualmie River portion of the study area. Inflow points include the upstream boundaries of each river, major tributaries, and areas contributing significant direct discharge to the rivers.

Design event inflow hydrographs were developed using a process that included model calibration, application of the model to simulate a wide range of historic flood events, stage frequency analysis on the resultant historic flood stages at key locations, and then refinement of the N-year design event hydrologic inputs to achieve reasonable concurrence with the corresponding N-year stages at the key locations.

Inflow hydrographs from sixteen of the largest flood events that occurred between water years 1966 and 2003 were synthesized for input to the hydraulic model. The primary source of these flow data were USGS observed flow records. Where USGS data was not available, a range of methods were utilized to estimate historical flood hydrographs at the hydraulic model inflow points

including gage data transposition, rainfall-runoff modeling, and reservoir operations modeling.

Each of the sixteen historic floods was then simulated using the HEC-RAS unsteady hydraulic model. For water years in which two significant flood events occurred, both were simulated and the highest stage at each key location was retained. The resultant peak stages were then plotted on frequency paper and stage frequency curves were drawn through the data.

Of all of the floods simulated with the hydraulic model, two were found to produce stages that most closely corresponded to certain N-year stages at key locations throughout the study area. Peak stages produced by the December 1977 flood simulations most closely approximated 10-percent-annual-chance stages in the study area while the November 1990 flood simulations resulted in river stages that most closely matched 2- and 1-percent-annual-chance conditions. November 1990 is also the largest flood within the USGS's systematic gage record, and best suited for developing 0.2-percent-annual-chance design hydrographs. Consequently, historical inflow hydrographs for these two historic floods with relatively small adjustments were used to produce the N-year design input hydrographs for floodplain mapping, floodway analysis, and discharge quantile estimation. The resultant discharge quantiles are summarized in Table 2. These data represent the peak flows simulated in the hydraulic model at the listed locations using the corresponding design event model. The listed locations were included in Table 2 because the USGS operates a stream gage at each of the sites, allowing for easy comparison with the often reported discharges. It should be noted that during large flood events, water escapes the main channel at the Carnation and Duvall gages. Therefore, discharge quantiles at these sites is further divided into discharge remaining in the main channel and that passing by the gage in the overbank.

Green River – Hydrologic analyses were conducted to establish the peak discharge-frequency relationship for the Lower Green River. Annual peak flows for the post Howard A. Hanson Dam period (1961-2007) were obtained from the USGS for the Green River near Auburn (USGS gage 12113000) and flow quantiles were estimated by fitting flood frequency curves to these data. Because flood flows in the study reach are highly controlled by regulation at Howard A. Hanson Dam (HAHD), the applicability of traditional flood frequency analysis techniques may be questionable. Therefore an alternative, "target flow plus residual" model was also conceptualized and applied to estimate peak discharge quantiles at the Auburn gage. The estimated peak discharge quantiles at the Auburn gage were then transposed to

other locations and adjusted to account for flow attenuation in the Mill Creek/Mullen Slough floodplain plus other inflows within the study reach.

In addition to the peak discharge quantiles, discharge hydrographs for the 1-percent-annual-chance event were needed to allow hydrodynamic simulations of the levee failure scenarios. The Green River discharge hydrograph for the upstream end of the study reach was developed by scaling up the rising limb portion of the November 2006 flood event to match the 1-percent-annual-chance peak flow quantile (12,800 cfs) and then appending to this the Corps' 1-percent-annual-chance regulated condition target flow (i.e. 9 days at 12,000 cfs). This hydrograph thus maintains the peak discharge characteristics of the steady state hydrology but also reflects the Corps' theoretical regulated discharges from Howard A. Hanson Dam. An argument could be made that this hydrograph is overly conservative since the flows at Auburn in the 47 years since the construction of HAHD have never been sustained at levels as high as the theoretical condition for more than a few days. However, because the authorized operation at HAHD calls for targeting a flow of 12,000 cfs for 9 days in a 1-percent-annual-chance event, and because these discharges may be required for HAHD to be able to safely accommodate the Standard Project Flood, it was determined that incorporation of the extended duration of high flows together with the instantaneous peaks was appropriate for this study.

Hydrographs at other downstream inflow points were developed by various estimation techniques. For Mill Creek, Mullen Slough, Midway Creek, and Springbrook Creek flow hydrographs were created using the 1-percent-annual-chance, 9-day discharge for those streams based on past hydrologic modeling efforts by nhc**.** Inputs to the Green River at other locations (primarily pump stations and tightlines) were estimated based on the pump station or tightline capacity. It should be noted that the cumulative total of these downstream discharge points is approximately 10 percent of the discharge on the Green River near Auburn and thus any errors introduced by the estimation techniques are not expected to have any significant effect on the hydraulic simulations.

Hydrologic for Middle Green River analyses were conducted to establish the peak discharge-frequency relationship for the Middle Green River. Hydrologic data for the post Howard A. Hanson Dam period (1961-2007) were analyzed to determine the peak flow data for floodplain mapping. Annual peak flows were derived at three locations along the study reach, at the upstream study limit, at the confluence with Newaukum Creek, and at the confluence

with Soos Creek, and flow quantiles at each location were estimated by fitting flood frequency curves to these data.

3.1.9 Revision 9

Sammamish River - Defining appropriate hydrologic data for the Sammamish River was key to developing accurate floodplain analysis. The most significant challenge in developing these data was determining how flow hydrographs from the various tributary basins coincide in time to produce a given peak flow quantile on the Sammamish River. Tributaries to Lake Sammamish comprise a little less than half of the Sammamish River basin area upstream of Lake Washington and outflow from the lake significantly attenuated. Consequently, local runoff and tributary inflows downstream of Lake Sammamish are likely to peak much earlier than lake outflows. The downstream sub-basins, namely (Big) Bear Creek, Little Bear Creek, North Creek, and Swamp Creek, may also peak at different times from each other due to differences in precipitation patterns, land-use conditions (including level of urbanization) and basin storage characteristics. The hydrologic analysis specifically accounted for these differences; otherwise Sammamish River flows could be overestimated and result in an overly conservative floodplain analysis.

To address these timing issues, NHC generated long-time series of flows at multiple points along the Sammamish River (including the weir) under current watershed conditions. These time series were generated using a combination of two models; Hydrologic Simulation Program-FORTRAN (HSPF), to stimulate flow inputs from the tributary basins, and HEC-RAS, to route these inflows down the Sammamish River. Frequency analysis was then performed on the simulated peak flows to determine flows for use in the steady state HEC-RAS model for floodplain analysis. The use of continuous hydrologic modeling (HSPF) precluded the need to make judgments regarding the temporal correlation between tributary hydrographs and Sammamish River peak flows. It also allowed NHC to define flood frequency quantiles based on simulation of actual hydrologic response (with the most recently available land use and weir conditions).

HSPF Modeling

NHC obtained and used existing King County and Snohomish County HSPF models of basins tributary to Lake Sammamish and to the Sammamish River to produce a 60-year time series of flows for each basin (water year 1949 to 2009). The most recent available model for each of the tributary basins was used. King County developed and calibrated HSPF models for all basins in the

Sammamish River watershed as part of its Sammamish-Washington Analysis and Modeling Program (SWAMP). These models included Issaquah and Tibbetts Creeks, East Lake Sammamish Tributaries, West Lake Sammamish Tributaries, Bear Creek (including Evans Creek), Little Bear Creek, North Creek, Swamp Creek, and local drainage to the Sammamish River. Land-use conditions represented in these models were from 1995. In more recent work for Snohomish County, NHC has developed and/or updated and calibrated HSPF models for the Swamp, North and Little Bear Creek basins. These models use land-use data current to the time of this flood study analysis (2004 to 2008).

The initial simulation periods for the models provided by King County were limited to the period of record of the local precipitation gages used as input (approximately water years 1990 through 2003). To produce long-term simulations, precipitation records were extended back to October 1948 by transposing SeaTac precipitation data to each of the local gage locations. A multiplier on SeaTac precipitation was determined for each gage using the ration of local to SeaTac mean annual precipitation from overlapping periods of record. Local gage precipitation records used in the provided Snohomish County models had been extended by similar methods. NHC also extended the simulation period forward to 2009 to capture some recent large storm events. As needed, data gaps were filled by transposing data from nearby gages.

Unsteady HEC-RAS Modeling

NHC used the HSPF-simulated time series from each tributary as input to an unsteady HEC-RAS model (development of the HEC-RAS model geometry and model calibration is discussed in Section 3.2.9). The unsteady HEC-RAS model was used to route flows through Lake Sammamish and down the Sammamish River. An unsteady RAS model is preferable to HSPF for the river routing for several reasons:

- The HEC-RAS model geometry was already being developed for this study, and Lake Sammamish and the Sammamish River are not included in the existing HSPF models.
- HEC-RAS can directly model backwater effects and other dynamic conditions on the Sammamish River and at the weir, while HSPF requires static stage-discharge rating curves.

Lake Sammamish was modeled as a “storage area” in the unsteady HEC-RAS model with summed inflows from Issaquah, Creek,

Tibbetts Creek, and the East and West Lake Sammamish tributaries, as well as precipitation gains and evaporation losses on the lake surface. Precipitation and evaporation fluxes to the lake surface were generated from data sets used in the HSPF modeling assuming a constant lake surface area. HSPF simulated flows from Bear, Little Bear, North and Swamp Creeks were modeled as lateral inflows to the Sammamish River. Other local runoff to the Sammamish River was modeled as uniform lateral inflows in five separate reaches: Lake Sammamish to Bear Creek, Bear Creek to Little Bear Creek, Little Bear Creek to North Creek, North Creek to Swamp Creek, and Swamp Creek to the mouth. For the 60-year simulation, the weir was assumed to always be in place and the HSPF land uses unchanging (e.g. not reverting back to 1950s land use) to determine flow quantiles for the watershed conditions that exist today.

Flow Frequency Analysis

NHC performed flow frequency analysis on the 60 years of simulated Sammamish River flows to identify 10-, 2-, 1- and 0.2-percent-annual-chance exceedance flow quantiles at key locations along the Sammamish River between Lake Sammamish and Lake Washington. Flow quantiles were determined at the upstream end of the Sammamish River, at major tributary confluences (i.e., Bear, Little Bear, North, and Swamp Creeks), near Northeast 116th and Northeast 145th Streets, and at the confluence with Lake Washington, the computed peak flows were then used as input to steady HEC-RAS simulations to evaluate the 10-, 2-, 1- and 0.2-percent-annual-chance exceedance water surface profiles and define the regulatory floodway.

White River – Hydrologic analyses were conducted to establish the peak discharge-frequency relationship for the White River. Hydrologic data for the post Mud Mountain Dam period (1946-2007) were analyzed to determine the peak flow quantiles for use in the floodplain mapping. Annual peak flow quantiles were estimated at three locations along the studied reach: approximately 1,275 feet downstream of State Highway 410; at the confluence of Red Creek; and at the confluence of Boise Creek. Flow quantiles approximately 1,275 feet downstream of State Highway 410 were estimated using frequency analysis of the adjusted dam discharge record as described by NHC. Quantiles for the intervening locations were estimated based on the proportionate share of the local basin tributary to the White River between Mud Mountain Dam and the analysis point.

The USACE regulates the water level of Lake Washington at the Hiram M. Chittenden Locks on the Lake Washington Ship Canal.

The lake level is drawn down during the winter months and is typically regulated at elevation 16.8 NAVD for that period.

In the summer months, the lake level is raised to an elevation of 18.6 feet NAVD. That elevation exceeds the normal depth water-surface elevation determined at the mouth of the Cedar River for the 10-, 2-, and 1-percent-annual-chance recurrence interval flows. Therefore, the flood profiles for the Cedar River includes the backwater impact from Lake Washington until the profile that was started at normal depth exceeds the 15.0-foot elevation for the 1-percent-annual-chance recurrence interval event at the first cross section, with lake backwater shown for the lesser recurrence intervals.

Elevations on Lake Sammamish for the various frequency floods are controlled by the USACE Lake Sammamish outlet project built in 1966. This project consists of a low weir designed to maintain the lake elevation at 32.6 feet for the 10-percent-annual-chance flood. The elevations for the 2-, 1-, and 0.2-percent-annual-chance floods were computed by routing techniques through the lake.

3.1.10 Revision 10

Thornton Creek - Hydrologic analyses were performed to establish peak discharge-frequency relationships for Thornton Creek, Littlebrook Creek, Willow Creek, Victory Creek, Kramer Creek, and Maple Creek. Sixty years of annual peak flows were simulated for existing land use conditions using a calibrated and validated continuous HSPF model (Reference 96; Reference 200) for the entire Thornton Creek watershed. Local precipitation and pan evaporation data were used as input to the HSPF model.
The Thornton Creek HSPF model was originally developed by ENTRANCO (Reference 193), and updated by NHC to include more detailed descriptions of the Kramer Creek sub-basin (Reference 196) and of the portion of the North Fork Thornton Creek sub-basin within the City of Shoreline (Reference 194). NHC also modified elevation-storage-discharge relationships based on detailed bridge, culvert, and channel cross-section surveys, LiDAR data, and multi-discharge HEC-RAS simulations.
The hydrologic model was calibrated to the December 3, 2007, event, the largest on record for the watershed. Model calibration was an iterative process, requiring that, after adjustments to hydrologic parameters, HSPF was applied to simulate peak flows, which were used as input to the HEC-RAS model. Water surface elevations were then simulated by the hydraulic model, and compared to observed high water marks collected during the flood event. The fit of the backwater model to the high water marks was checked using both steady flow and unsteady flow modes;

differences between water levels predicted by the two modes were not significant.

The model was validated using data from a USGS gage near the mouth of Thornton Creek (USGS# 12128000) and from stream gages maintained by SPU along the North and South branches. For several recent storm events, HSPF simulated hydrographs compared reasonably well against observed gage data.

Flood frequency analysis was performed on annual peak flows at all significant flow change locations throughout the study area. Frequency curves were developed using either the Log-Pearson Type III distribution, as outlined in Bulletin 17B (Reference 33) or eye-fit curves. The Log-Pearson Type III distribution was used for most locations. Since the study area was not considered to be similar to basins from which regional skew values were developed, only the station skew was applied. Additionally, 60 years of peak annual flows were considered to provide a sufficient record for fitting the Log-Pearson III distributions. Eye-fits were selected for Meadowbrook Pond and the mainstem of Thornton Creek downstream of the Meadowbrook Pond. Eye-fits were considered to be the better choice for these study reaches because the bypass pipe to Lake Washington removes a significant amount of flood water from the study basin. Thus, both the pond and the stream system downstream exhibit atypical frequency curves that are not well represented by the Log-Pearson Type III or other distributions.

A detailed description of the hydrologic model, the rationale behind frequency curve fitting methods, and other details of the hydrologic analysis are presented in a Technical Memorandum in Appendix A of NHC's original Flood Study report (Reference 195).

3.1.11 Revision 11

Horseshoe Bend Levee Physical Map Revision and Levee Seclusion - HSPF, FLO-2D, and HEC-RAS were used to determine flooding from the Green River and Interior drainage. HSPF Hydrologic Model is used to generate local runoff contributions to the Horseshoe Bend interior drainage area for purposes of long term simulations. The HSPF model was used to generate long term (60 years) local basin runoff which was then used as flow input to the Horseshoe Bend HEC-RAS model. No new hydrology was performed for Springbrook and Mill Creeks, so their flood hazard zones were imported from the effective study.

The Horseshoe Bend certified levee has no impact on the Mill or Springbrook Creeks' flood hazard zones. Only Shaded Zone X (protected by Levee) was delineated as a result of the certification process.

Peak discharge-drainage area relationships for the streams studied by detailed methods are shown in Table 2.

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
BEAR CREEK					
At State Route 202	49.8	1,060	1,365	1,535	2,000
Above Evans Creek confluence	33.6	774	996	1,121	1,460
At River Mile 2.4	32.2	742	956	1,075	1,400
At N.E. 95th Street	30.1	710	915	1,028	1,340
At River Mile 3.5	29.3	689	887	998	1,300
Above Cottage Lake Creek confluence	14.7	320	460	520	690
Above Seidel Creek confluence	11.6	260	380	430	570
15 feet downstream of N.E. 145th Street	11.2	250	360	410	550
Above Struve Creek confluence	8.7	200	290	330	450
Above tributary confluence 3,200 feet upstream of N.E. 148th Street	8.0	190	270	310	410
1,500 feet downstream of Woodinville-Duvall Road	7.4	180	250	290	390
At Woodinville-Duvall Road	5.8	140	200	230	310
BIG SOOS CREEK					
At USGS gage 12-112600	66.7	1,130	1,440	1,550	1,790
Below Covington Creek confluence	49.4	870	1,110	1,190	1,380
Above Covington Creek confluence	31.2	580	740	800	920
Above Jenkins Creek confluence	13.5	270	350	390	450
Above Little Soos Creek confluence	9.3	200	250	280	320
At S.E. 244th Street	7.1	150	200	220	260
At S.E. 208th Street	4.5	100	130	150	170
BLACK RIVER					
Above Green River confluence	24.8	400[1]	400[1]	400[1]	400[1]
At P1 pump station inlet	24.8	650	1,040	1,230	1,730

[1]400 cfs discharge from pump station coincides with peak flows in Green River

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
CEDAR RIVER					
At USGS gage 12-119000	184	5,940	9,860	12,000	18,400
At 149th Avenue SE	--[2]	5,750	9,550	11,650	17,950
At Cedar Grove Road	--[2]	5,550	9,350	11,400	17,600
At Renton Maple Valley Road	--[2]	5,450	9,200	11,250	17,350
At State Route 18	--[2]	5,250	8,850	10,900	16,900
At Landsburg SE	121	4,880	8,340	10,300	16,100
COAL CREEK					
At mouth	7.31	228	306	340	420
At Interstate Highway 405	6.76	213	287	320	396
COAL CREEK TRIBUTARY (NEWPORT CREEK)					
At mouth	0.31	14	21	25	35
COTTAGE LAKE CREEK					
At confluence with Bear Creek	12.2	288	386	428	527
DES MOINES CREEK					
Below Marine View Drive South	5.8	400	600	702	945
EAST BRANCH OF WEST TRIBUTARY (KELSEY CREEK)					
At mouth	0.92	37	56	64	86
EAST BRANCH UPPER VASA CREEK					
At Confluence with Squibb Creek (Also known as Upper Vasa Creek)	0.16	26	40	47	64
EAST FORK ISSAQUAH CREEK					
At mouth	9.5	560	900	1,050	1,980
EVANS CREEK					
Above Bear Creek confluence (including Bear Creek split-flow return)	--[2]	314	476	581	905
At River Mile 0.4	15.3	280	360	400	496
Near Redmond, at River Mile 0.8	13.0	280	360	400	496

[2] Data Not Available

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
FORBES CREEK					
At mouth	3.7	150	180	220	260
GARDINER CREEK					
At Northwest 8th Street	1.3	150	--[2]	300	--[2]
GILMAN BOULEVARD OVERFLOW					
At divergence from Issaquah Creek	--[2]	0.0	370	610	1,250
GREEN RIVER					
RM 44.3-40.4 Reach 1 (Upstream of Newaukum Creek)	--[2]	11,060	11,890	12,070	12,290
RM 40.4-33.3 Reach 2 (Newaukum Creek to Soos Creek)	--[2]	11,250	12,080	12,250	12,460
RM 33.3-23.7 Reach 3 (Soos Creek to Mill Creek)	--[2]	11,230	12,420	12,810	13,460
Reach 4 (Mill Creek to Black River)			Varies by Subreach		
RM 23.7-21.5 Reach 4a (Downstream of Mill Creek Confluence	--[2]	11,580	12,500	12,530	12,610
RM 21.5-19.5 Reach 4b (Downstream of Mullen Slough	--[2]	11,700	12,650	12,690	12,800
RM 19.5-16.5 Reach 4c (Downstream of Midway Creek Confluence)	--[2]	11,740	12,700	12,750	12,870
RM 16.5-11.0 Reach 4d (Downstream of Tightline at RM 16.5)	--[2]	11,930	12,890	12,930	13,050
RM 11.0-0.0 Reach 5 (Black River to Mouth)	--[2]	12,410	13,370	13,410	13,530
Above Howard A. Hanson Dam	215.0	20,050	29,250	33,500	49,000
GREENWATER RIVER					
At Mouth	76.0	5,620	8,080	9,180	11,900
HOLDER CREEK					
Above confluence with Carey Creek	7.5	420	660	800	1,150

[2] Data Not Available

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
ISSAQUAH CREEK					
At mouth	55.6	2,890	3,700	3,960	4,490
City Limit to Gage at 12121600	54.3	2,890	3,400	3,560	3,940
Through Gilman Bridge	49.4	2,570	3,320	3,550	4,000
Upstream of Gilman Overflow	49.3	2,570	3,690	4,160	5,250
Downstream of East Fork	49.2	2,560	3,670	4,140	5,230
Upstream of East Fork	39.7	2,080	2,980	3,360	4,230
KELSEY CREEK					
At mouth	10.10	434	604	690	925
At 140th Avenue N.E.	6.69	279	390	447	601
At Lake Hills Boulevard	2.25	63	83	92	114
LITTLE BEAR CREEK					
Above Sammamish River confluence	15.6	320	450	500	570
Above SR-202	15.5	340	490	570	750
At Highway 522	14.7	330	480	550	740
At N.E. 205th Street	13.6	310	450	520	700
LONGFELLOW CREEK					
At S.W. Brandon Street	2.7	170	310	380	520
At 26th Street S.W.	2.5	160	290	350	480
At S.W. Juneau Street	2.2	140	250	310	420
At 25th Avenue S.W.	2.1	130	240	290	400
At S.W. Willow Street	2.0	120	230	280	380
At S.W. Myrtle Street	1.4	84	150	180	250
At S.W. Webster Street (Detention basin outflow)	1.2	76	130	150	220
At S.W. Holden Street	1.1	74	120	140	200
LYON CREEK					
At mouth	3.83	158	241	284	337
At Lake Forest Park Town Center	3.69	158	241	284	415
MALONEY CREEK					
At Skykomish	3.8	750	980	1,130	1,380

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
MAY CREEK					
At USGS gage 12-119600	12.7	480	800	870	1,020
At Coal Creek Parkway	8.9	350	580	640	750
At 146th Avenue S.E.	7.7	310	520	560	660
At 148th Avenue S.E.	6.9	280	470	510	600
At 146th Avenue S.E.	4.8	200	340	370	440
At S.E. Renton-Issaquah Road	2.9	130	220	240	280
At S.E. May Valley Road	1.2	59	100	110	130
At S.E. 109th Place	0.9	46	78	87	100
MAY CREEK TRIBUTARY					
Above confluence with May Creek	1.5	72	120	140	160
McALEER CREEK					
At mouth	8.12	145	230	259	336
At State Route 522	8.08	75	160	189	266
Approximately 1,800 feet upstream of mouth	8.07	145	230	259	336
MERCER CREEK (INCLUDING BOTH MAIN AND RIGHT CHANNEL)					
At mouth	17.79	490	628	686	819
At confluence with Kelsey and Richards Creeks	13.75	715	1,006	1,153	1,561
MEYDENBAUER CREEK					
At mouth	1.33	133	150	160	177
At S.E. 6th Street	0.12	--[2]	--[2]	41	--[2]
MIDDLE FORK LOWER OVERFLOW					
At divergence from Middle Fork	--[2]	200	1,600	2,300	4,200
Downstream of divergence of Middle Overflow	--[2]	100	1,100	1,400	2,600
MIDDLE FORK MIDDLE OVERFLOW	--[2]	100	500	900	1,600
MIDDLE FORK SNOQUALMIE RIVER					
At mouth	171.0	26,900	34,800	38,600	46,900
At Mt. Si Bridge	169.0	28,000	38,300	43,800	55,800

[2] Data Not Available

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
MIDDLE FORK UPPER NORTH OVERFLOW	--[2]	500	1,500	2,150	3,700
MIDDLE FORK UPPER SOUTH OVERFLOW					
At divergence from Middle Fork	--[2]	1,000	3,000	4,300	7,400
Downstream of divergence of Upper North Overflow	--[2]	500	1,500	2,150	3,700
MILL CREEK (AUBURN)					
Above confluence with Green River	12.8	250	360	410	510
At 277th Street	11.7	230/220	330/320	370/360	480/470
At 37th Street, N.W.	9.8	200/190	290/280	340/320	500/420
At 29th Street, N. W.	8.9	180	270	310	450
At Valley Freeway (SR-167)	8.0	180/170	270/250	310/280	500/400
At 15th Street, N.W.	7.6	190/170	300/250	370/290	570/480
At Main Street	6.2	160	250	310	490
At Peasley Canyon Way	5.7	140	230	290	450
At 15th Street, N.W.	0.7	--[2]	--[2]	40	--[2]
MILL CREEK (KENT)					
At confluence with Springbrook Creek	9.2	380	--[2]	650	--[2]
At Highway 167 culvert entrance	3.1	110	125	130	140
At Bowen-Scarff culvert outlet	2.9	110	115	120	130
Downstream of Springbrook Creek Overflow	2.7	85	90	100	110
At James Street	2.6	70	110	140	180
NORTH BRANCH MERCER CREEK (NORTH VALLEY CREEK)					
At mouth	3.10	111	157	177	227
At N.E. 40th Street	1.12	46	69	79	106
NORTH CREEK					
At mouth	30	958	1,290	1,440	1,810
Near Bothell (USGS gage No. 12-1260)	24.6	454	581	634	757

[2] Data Not Available

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
NORTH FORK ISSAQUAH CREEK					
At mouth	4.8	176	269	315	445
At mouth (including overtopping from Issaquah Creek)	4.8	176	489	835	1,995
NORTH FORK MEYDENBAUER CREEK					
At 102nd Avenue S.E.	1.03	94	105	113	128
NORTH FORK SNOQUALMIE RIVER					
At mouth	103.0	18,600	24,600	27,200	32,800
At North Bend gage	96.0	14,700	19,700	21,700	26,200
At Snoqualmie	64.0	12,300	16,300	18,000	21,700
PATTERSON CREEK					
Snoqualmie River to Tributary 0377	--[2]	560	740	820	990
Tributary 0377 to Canyon Creek	--[2]	410	550	610	750
Canyon Creek to RM 4.56	--[2]	300	410	450	550
RM 4.56 to RM 5.92	--[2]	270	360	390	470
RM 5.92 to RM 7.77	--[2]	220	290	320	380
RM 7.77 to Redmond-Fall City Road	--[2]	160	220	240	300
Upstream of Redmond-Fall City Road	--[2]	90	130	150	180
RAGING RIVER					
At mouth	32.9	4,031	6,286	7,413	10,465
At USGS gage 12-145500	30.6	3,790	5,910	6,970	9,840
Above Interstate Highway 90	25.7	3,268	5,095	6,009	8,483
Above Lake Creek confluence	20.2	2,652	4,135	4,877	6,885
Above Deep Creek confluence	13.3	1,851	2,887	3,404	4,806
RICHARDS CREEK					
At mouth	3.63	122	170	191	241
At Interstate Highway 90	1.11	44	65	75	99
At S.E. Newport Way	0.80	33	50	58	78

[2] Data Not Available

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
RICHARDS CREEK EAST TRIBUTARY					
Approximately 325 feet upstream of S.E. 26th Street[3]	0.06	4	36	47	81
RICHARDS CREEK WEST TRIBUTARY					
At mouth	0.91	37	55	64	85
ROLLING HILLS CREEK					
At Highway 405 culvert entrance near Highway 167	1.2	72[4]	86[4]	91[4]	--[2]
Below east storm drain confluence 600 feet upstream of Highway 405	1.2	77	110	130	--[2]
SAMMAMISH RIVER					
At confluence with Lake Washington	--[2]	3,950	4,890	5,260	6,060
Just downstream of the confluence of Bear Creek	--[2]	1,980	2,420	2,590	2,970
SNOQUALMIE RIVER					
At Duvall	--[2]	53,400	75,800	84,600	99,700
At Carnation	603.0	58,200	82,400	91,800	113,300
Near Snoqualmie	375.0	51,700	71,000	79,100	95,200
SOUTH FORK SKYKOMISH RIVER					
At Index gage	355.0	44,300	65,200	74,700	98,500
At Baring	336.0	42,300	62,200	71,300	94,000
Just upstream of Miller Creek	245.0	32,200	47,400	54,300	71,600
Just upstream of Beckler River	139.0	12,600	19,400	22,800	31,700
SOUTH FORK SNOQUALMIE RIVER					
At mouth	86.8	10,100	16,500	20,200	28,600
At North Bend gage	81.7	9,000	13,000	15,000	19,700
At Edgewick gage	65.9	8,900	12,900	14,900	19,500

[2]Data Not Available
[3]Includes overflow from Richards Creek for 2-, 1-, and 0.2-percent-annual-chance-discharge
[4]Downstream decrease in discharge results from routing effects of hydraulic structures

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
SPRINGBROOK CREEK					
Upstream of confluence with Black River	21.9	590[5]	930	1,100[5]	1,550
Downstream of confluence with Mill Creek (River Mile 3.03)	16.1	680[1]	--[2]	1,055	--[2]
SQUIBB CREEK (Also known as Upper Vasa Creek)					
At SE 152nd Avenue	0.43	63	97	113	157
Just downstream of East Branch Upper Vasa Creek confluence	0.80	95	140	161	217
SWAMP CREEK					
At USGS gage 12-127100	23.1	600	810	910	1,160
At tributary confluence downstream of 73rd Avenue N.E.	21.9	570	770	870	1,110
At N.E. 205th Street	20.9	550	740	830	1,060
THORNTON CREEK MAINSTEM					
Above mouth at Lake Washington	11.3	150	400	420	528
At 44th Avenue N.E.	10.8	150	410	435	559
Approximately 250 feet downstream of N.E. 105th Street	10.6	150	470	525	728
Upstream of 39th Ave N.E.	10.5	140	470	525	742
At Meadowbrook Pond return weir	10.4	48	59	64	78
At Meadowbrook Pond forebay weir	10.4	563	785	893	1,187
THORNTON CREEK NORTH BRANCH					
Above confluence with South Fork	6.5	296	408	463	607
Below confluence with Littlebrook Creek	5.1	222	290	320	395
Below confluence with Littles Creek, downstream 15th Avenue N.E.	2.7	118	151	164	196

[2]Data Not Available

[5]Decrease in discharges due to P1 pumping plant pumping 300 cfs into Green River flood stages

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
THORNTON CREEK NORTH BRANCH					
Approximately 350 feet downstream of 1st Avenue NE	2.2	66	93	106	137
At Flow Splitter and confluence with Thornton Creek Overflow Bypass	2.0	21	22	22	23
Just downstream of Transit Acrd	1.0	45	61	68	87
Approximately 500 feet downstream of North 171st Street	1.0	28	38	43	55
THORNTON CREEK OVERFLOW	--[2]	--[2]	--[2]	--[2]	--[2]
THORNTON CREEK OVERFLOW BYPASS					
Approximately 600 feet upstream of North 155th Street	1.5	34	53	62	84
THORNTON CREEK SOUTH BRANCH					
Above confluence with Thornton Creek	3.7	269	388	449	618
Below confluence with Willow Creek	2.4	204	294	339	464
Above confluence with Victory Creek	1.7	164	234	269	363
TIBBETTS CREEK					
At mouth	3.9	220	355	425	600
At confluence with West Fork Tibbetts Creek	2.8	183	254	286	367
At approximately 600 feet upstream of Southwest 83rd Place	1.9	129	180	203	261
TOLT RIVER					
At mouth	97.0	13,900	19,500	22,000	27,800
At USGS Gage 12148500 (near Carnation)	81.4	11,900	16,700	18,800	23,800

[2]Data Not Available

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
UNNAMED DRAINAGEWAY					
In the central business district in the City of Kirkland	1.5	--[2]	--[2]	--[2]	--[2]
VASA CREEK (Also known as Lower Vasa Creek)					
At 163rd Avenue Southeast	0.80	7	12	15	31
At mouth with Lake Sammamish	1.08	32	43	49	63
WALKER CREEK					
Above confluence with Miller Creek	1.5	281	400	461	605
WEST FORK ISSAQUAH CREEK					
Above Issaquah Creek confluence	4.9	290	460	550	790
2,900 feet upstream of 229th Drive S.E.	4.7	270	440	530	770
Above tributary confluence near 208th Avenue S.E.	1.5	100	160	200	280
WEST TRIBUTARY KELSEY CREEK					
At mouth	1.75	146	225	268	395
At upstream confluence of East Branch	0.34	16	25	29	41
WHITE RIVER					
At Auburn Pacific	454	14,000	15,300	15,500	19,000
From confluence with Boise Creek to downstream study limit	--2	13,000	13,900	14,000	16,800
From confluence with Red Creek to confluence with Boise Creek	--2	12,300	12,900	13,000	15,400
From Mud Mountain Dam to confluence with Red Creek	--2	11,900	12,300	12,350	14,500

[2]Data Not Available

Table 2- Summary of Discharges

Flooding Source and Location	Drainage Area (square miles)	Peak Discharges (cfs) 10-Percent-Annual-Chance	2-Percent-Annual-Chance	1-Percent-Annual-Chance	0.2-Percent-Annual-Chance
YARROW CREEK					
At mouth	2.2	--[2]	--[2]	126	--[2]
At unnamed drainageway in Central Business District	1.5	--[2]	--[2]	339	--[2]
At N.E. 40th Street	0.73	29	44	41	68

[2]Data Not Available

Elevations for floods for the selected recurrence intervals are also presented in Table 3.

Table 3 – Summary of Elevations
Elevation in Feet (NAVD 88)

Flooding Source and Location	10-percent-annual-chance	2-percent-annual-chance	1-percent-annual-chance	0.2-percent-annual-chance
Lake Sammamish	34.5	35.8	36.1	37.3
Meadowbrook Pond	48.3	49.7	50.0	51.7
Phantom Lake	*	*	263.8	*
Ronald Bog	367.0	368.2	368.7	369.8

*Data Not Available

3.2 Hydraulic Analyses

Analyses of the hydraulic characteristics of flooding from the sources studied were carried out to provide estimates of the elevations of floods of the selected recurrence intervals. Users should be aware that flood elevations shown on the FIRM represent rounded whole-foot elevations and may not exactly reflect the elevations shown on the Flood Profiles or in the Floodway Data tables in the FIS report. Flood elevations shown on the FIRM are primarily intended for flood insurance rating purposes. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS in conjunction with the data shown on the FIRM.

Cross section data for the backwater analysis for Miller Creek, Walker Creek, and a portion of Des Moines Creek were taken from topographic maps with 2 foot contour intervals (Reference 44). Cross section data for North Creek and White River (left bank overflow) were taken from aerial photographs (References 45 and 46). Cross section data for the Snoqualmie River and North, Middle, and South Forks Snoqualmie River were obtained from field surveys and aerial photographs (References 1, 47, 48, and 49). The cross section data for the backwater analyses for the remaining streams studied by detailed methods were obtained by field survey. Cross section data for the overbank areas of Green River, Tibbetts Creek, Issaquah Creek, and East Fork Issaquah Creek were based on topographic base maps (References 50 and 51).

The flooding potential, in the form of ponding, for the unnamed drainageway in the central business district in Kirkland, is directly related to the capacity of the existing stormwater drainage system. The capacity of this system was determined and removed from the runoff produced by the design storm. The volume of the remaining excess runoff was then compared to a storage-elevation curve developed for the central business district. This comparison yielded the maximum expected elevation for the predicted 1-percent-annual-chance event. Based on a Letter of Map Revision (LOMR) dated January 30, 1989, and due to improvements done in that area, the drainageway was moved to reflect the LOMR.

Water-surface elevations of floods of the selected recurrence intervals on Mercer Creek, Right Channel Mercer Creek, Coal Creek, Vasa Creek, Richards Creek East Tributary, Richards Creek West Tributary, East Branch of West Tributary Kelsey Creek, North Branch Mercer Creek, and Yarrow Creek were computed using the USGS E-431 step-backwater computer model (Reference 52). Water-surface elevations of floods of the selected recurrence intervals on Lyon Creek and McAleer Creek downstream of Northeast 178th Street were computed by hand calculations.

McAleer Creek passes through 10 significant hydraulic structures, one private culvert, and numerous private bridges. Lyon Creek passes through 12 significant hydraulic structures. Each of these structures was rated for hydraulic capacity by applying standard hydraulic calculations and hydraulic nomographs (References 53, 54, 55, and 56).

The water-surface elevations for a portion of the upper Green River Valley were computed using the USACE G3722110 Water-Surface Profiles computer program (Reference 57).

The water-surface elevations of floods of the selected recurrence intervals on the remaining streams studied by detailed methods were computed

using the USACE HEC-2 step-backwater computer program (Reference 58).

The starting water-surface elevations for the Snoqualmie River and North, South, and Middle Forks Snoqualmie River, Sammamish River, Tibbetts Creek, and Green River were developed using the slope-area method or were developed from hydraulic rating data. For the most downstream portion of the Green River, the starting water-surface elevation was based on previous studies. The starting water-surface elevation of 6.6 feet, which lies below the highest estimated tide and above the mean high water elevation, was calculated by the USACE with the coordination of FEMA Region X.

Starting water-surface elevations for Raging, Cedar, and South Fork Skykomish River, and Big Soos, Swamp, Issaquah, West Fork Issaquah, Thornton, Longfellow, Forbes, Yarrow and Maloney Creek were determined using normal depth from slope-area methods.

Starting water-surface elevations for Rolling Hills Creek and May Creek were determined to be critical depth. Starting water-surface elevations for May Creek Tributary were the corresponding recurrence interval event water-surface elevations in the main stem at the point of confluence with the tributary.

The starting water-surface elevations for Bear and Evans Creeks are coincident with the elevations at the confluences of the Sammamish River and Bear Creek, respectively.

Starting water-surface elevations for the White River were taken from the USACE computer printout and flood profiles prepared in 1974 (Reference 40).

The starting water-surface elevation for Lyon Creek and McAleer Creek was the maximum control elevation of Lake Washington, which is 15 feet.

The starting water-surface elevation for North Creek at its mouth was the 10-percent-annual-chance flood elevation from the Sammamish River.

Starting water-surface elevations for Little Bear Creek were based on a coincident 25-year recurrence interval Sammamish River flood stage, as was estimated to occur for the January 1986 flooding event. The starting water-surface elevation for Mill Creek (Auburn) was based on computed Green River backwater elevations at the Mill Creek outlet using mean monthly Green River flow data for December and January.

The starting water-surface elevation on Mill Creek (Kent) was obtained from the Springbrook Creek flood profile.

Starting water-surface elevations for the flood profiles for Miller Creek and Walker Creek were taken from the hydraulic study of Puget Sound. Starting elevations for the flood profiles for Des Moines Creek were taken using the 10-percent-annual-chance elevation computed for Puget Sound.

For the coastal area studied by detailed methods, the effects of high tidal levels and wave runup were combined to determine the maximum flood elevations above the NAVD 1988 datum. Wave prediction and wave runup calculations were performed by methods prescribed in the USACE Shore Protection Manual (Reference 59).

Starting water-surface elevations for Mercer, Right Channel Mercer, Meydenbauer, North Fork Meydenbauer, Coal, Vasa, Richards, East Tributary Richards, West Tributary Richards, Kelsey, West Tributary Kelsey, East Branch of West Tributary Kelsey, and North Branch Mercer

Creeks were computed form:

1. Frequency analysis of lake elevations
2. Profile conveyance of downstream cross sections
3. Culvert ratings where an approach section was the section farthest downstream

The starting water-surface elevations for the Black River, North and East Forks Issaquah Creek, and North and South Forks Thornton Creek are coincident with the elevations at the confluences of the Green River, Issaquah Creek, and Thornton Creek, respectively.

For the Green River, analyses were performed in accordance with FEMA's levee policy. In accordance with those guidelines, two backwater profiles were computed for the reach under study, one for flows confined to the levee system, and a second for the condition of complete levee systems assumed removed for analysis, where levee system freeboard is less than minimum FEMA standards. The general freeboard standard of 3 feet for consideration of levee flood protection was lowered by FEMA for the Green River to 2 feet based on USACE review and recommendations, at the request of King County (Reference 60). Based on the computed with levees water-surface profiles and surveyed cross section and levee profile data, a total of approximately 5.7 river miles of levees were identified as having less than 2 feet of freeboard at some locations along a particular levee system.

On Little Bear Creek, high water marks for the January 1986 event were used to calculate flows through culverts and to reduce flows at overbank breakout points, from upstream of the SR 202 culvert, downstream to the Sammamish River confluence. The HEC-2 step-backwater model was calibrated to these conditions. A range of flows were input to the model to develop rating curves for the structures and overflow weirs. The recurrence flows, derived from the hydrologic analyses, were modified to reflect the overflow conditions from review of the rating curves. Sheetflow and ponding caused by the channel overflow was approximated from photographs, topographic maps, high water marks, and local accounts of flooding extent and depths.

The maximum water-surface elevation of the P1 storage pond in Renton was determined by routing the hydrograph through the storage pond and pumping station by using the storage-elevation relationship for the pond and the pumping station's firm capacity of 875 cfs as the maximum discharge. The 10-percent-annual-chance water-surface profile for Springbrook Creek was started at normal depth because normal depth was greater than 3.5 feet NGVD, which is the maximum water-surface elevation of the P1 storage pond under standard operating procedures. The peak 10-percent-annual-chance flow into the storage pond is less than the maximum pumping rate and, therefore, no rise in the water-surface elevation of the storage pond should occur during the 10-percent-annual-chance event. Two conditions were considered for each of the 2-, and 1-percent-annual-chance events. The first consisted of modeling the effects on the Springbrook Creek study reach of the computed maximum water-surface elevation that may be reached in the storage pond (the starting water-surface elevation) coincident with the flow that would be discharged from Springbrook Creek at that time step in the inflow runoff hydrograph. The second condition of analysis consisted of modeling the effects of Springbrook Creek peak inflows for the recurrence interval event under consideration, with a starting water-surface elevation of the higher of normal depth, or the coincident elevation of the storage pond at the time of the peak inflow. For each recurrence interval, the higher water-surface elevation resulting from each of those analysis conditions at the study reach cross sections was used for final flood profile determination.

Areas of coastline subject to wave attack are referred to as coastal high hazard zones. Factors considered in determining wave runup included length of fetch, sustained wind velocities, coastal water depths, land slopes, and other physical features of the coastline that could appreciably affect wave propagation. Much of the coastline along Des Moines is protected by a breakwater that extends north and south along the coast to protect the Des Moines Marina. The area west of this breakwater and the unprotected area north and south of the breakwater have been designated coastal high hazard zones. The unprotected sections of the coastline are

subject to wave attack generated by high winds from a southwest direction across Puget Sound. The remaining coastal areas inland from the breaking waves, subject only to wave runup, and areas sheltered by the breakwater are not exposed to severe wave attack and have not been designated as part of a coastal high hazard zone.

Channel and overbank roughness factors (Manning's "n") used in the hydraulic computations were chosen by engineering judgment and were based on field observations of the stream and floodplain areas, and hydraulic calibration of flood profiles to available high water mark data. The range of channel and overbank "n" values for the various flooding sources are listed in Table 4.
Flood profiles were computed an accuracy of approximately 1 foot for floods of the selected recurrence intervals and are shown in Exhibit 1. The degree of accuracy of the water-surface profiles is limited to 1 foot by the location and accuracy of the cross sections, the extent of the various energy losses of the system, and the general limitations of backwater calculations. The accuracy of 1 foot is consistent with the accuracy of predicted peak discharges and the knowledge that unpredictable events during actual floods will likely cause deviations from the predicted profile.

Locations of selected cross sections used in the hydraulic analyses are shown on the Flood Profiles (Exhibit 1). For stream segments for which a floodway was computed (see Section 4.2), selected cross section locations are also shown on the Flood Insurance Rate Maps (Exhibit 2).

For streams studied by approximate methods, the 1-percent-annual-chance floodplains were approximated by field inspections and observations and by normal depth calculation using estimated 1-percent-annual-chance recurrence interval flood flows and approximate cross sections taken from field investigations or from topographic maps, where available. Computed depth from minimum channel elevation and average flood flow velocity are shown on the maps.

The hydraulic analyses for this study were based on unobstructed flow. The flood elevations shown on the profiles are thus considered valid only if hydraulic structures remain unobstructed, operated properly, and do not fail.

3.2.1 Revision 1

Miller Creek - Analyses of the hydraulic characteristics of Miller Creek were carried out to provide estimates of flood elevations for the 10-, 2-, 1-, and 0.2-percent-annual-chance events. Water-surface elevations were computed using the September 1990 release of the USACE HEC-2 backwater computer program

(Reference 97). Data required to develop the HEC-2 model include channel and floodplain geometry, roughness coefficients, and starting water-surface elevations. Cross-section data for the backwater analyses were obtained from field surveys performed between November 1990 and January 1991. A total of 32 sections were surveyed. All significant bridges, culverts, and weirs were surveyed to obtain elevation data and structural geometry. A total of six bridges, eight culverts, and 11 weirs were surveyed.

In the HEC-2 program, the special bridge routine was used for bridges with piers and for those where pressure flow occurred. The normal bridge routine was used for bridges without piers and for low-flow conditions where the water surface was below the low-chord elevation of the bridge. Local residents have built a number of small, wooden foot bridges across the creek. These were not included in the model.

Water-surface elevations at each culvert were also computed using the HEC-2 model, which incorporated the capability to simulate culvert hydraulics using Federal Highway Administration culvert procedures. For weir flow, water-surface elevations at each weir were computed using the HEC-2 model. The geometry of each weir was defined in the model, and water-surface elevations were computed using standard step-backwater analyses.

Channel roughness (Manning's "n") values used in hydraulic computations were determined using engineering judgment, reference to classical publications (References 98 and 99), and calibration to observed conditions. Flood profiles were matched with high-water marks and discharge data collected during January and February 1991 events. Selected channel "n" values range from 0.040 to 0.057, and overbank values range from 0.070 to 0.110.

The starting water-surface elevation was calculated using the slope-area method, based upon an assumed water-surface slope of 0.003.

Tub Lake Tributary flows from a depression area south of Beverly Park along Des Moines Way heading south. It then empties into the Lake Reba Detention Pond through a culvert underneath State Highway 518. Because this is a minor tributary to the mainstem of Miller Creek, approximate methods were used to assess the flood hydraulics. This tributary consists of approximately 1,300 feet of open channel and 250 feet of piped segments. From its confluence with Miller Creek, the tributary begins as an open channel. Approximately 900 feet upstream, a 200-foot long, 18-inch-

diameter steel pipe carries flow under a little league baseball field. Upstream, 400 feet of open channel carry flow from a 240-inch-diameter corrugated metal pipe (CMP) culvert that conveys flow under South 144th Street. The Tub Lake marsh area begins north of South 144th Street. Both open channel reaches are represented in the HEC-2 model by a trapezoidal cross section that has a 4-foot depth, a 4-foot bottom width, and 2H:1V side slopes. Channel and floodplain geometry used in the model were estimated from available topographic mapping and data collected during a site reconnaissance.

Channel roughness coefficients were assumed to be 0.065 for open channel, 0.070 for overbanks, 0.015 for the steel culvert, and 0.024 for the CMP culvert.

The hydraulic analyses for this study were based on unobstructed flow. The flood elevations shown on the profiles are thus considered valid only if hydraulic structures remain unobstructed, operate properly, and do not fail.

Elevation Reference Marks (ERMs) were established at eight sites along the stream. Floodplain boundaries were delineated in the detailed study reach of Miller Creek and its tributary using topographic maps at a scale of 1:2,400, with a 5-foot contour intervals, provided by the King County Department of Public Works and the City of Seattle Engineering Department.

The floodways developed in this study were computed with the HEC-2 model, generally with the assumption of equal-conveyance reduction from each side of the floodplain. Floodway widths were computed at each cross section. Between sections, the floodway boundaries were interpolated. The results of the floodway study are tabulated for each cross section in Table 6, "Floodway Data." No floodway was computed for the Tub Lake Tributary.

The information for this restudy of Miller Creek supersedes the data presented in the previous Flood Insurance Study for King County, dated September 29, 1989 (Reference 94). The discharges used in this study of Miller Creek were revised to account for the effects of urbanization and operations of the newly constructed Lake Reba Detention Pond. This restudy was completed in September 1991.

3.2.2 Revision 2

Snoqualmie River - Nhc compared the two hydraulic studies performed by Hosey & Associates for Puget Power and measured high-water marks with the profiles published by FEMA for the Snoqualmie River in the vicinity of the City of Snoqualmie. The more recent of these two studies incorporated updated topographic information and was calibrated using information from recent storms. When the profiles produced by these studies matched FEMA's profile, it was determined that a restudy of the area was not warranted at that time. However, upon comparison between the base (1-percent-annual-chance) flood elevation (BFE) placements shown on Flood Insurance Rate Map Panels 53033C0737 K, 53033C0739 K, 53033C0741 K, and 53033C0743 K and those shown on the published profile, it was determined that the BFE placements shown on the above-mentioned Flood Insurance Rate Maps were incorrect. Therefore, the BFE placements shown on the above-mentioned Flood Insurance Rate Map panels were revised along the Snoqualmie River from approximately 1,530 feet upstream of State Highway 202 to its confluence with the South Fork Snoqualmie River to match those shown on the published profiles for that reach.

3.2.3 Revision 3

Raging River - The hydraulic analysis for the revised study of the downstream reach was performed using the USACE HEC-2 backwater computer program (Reference 97). Data for the cross sections, including overbank areas, were taken from field surveys performed in April 1993. A total of 52 sections were surveyed, including seven bridges. There are additional bridges along the Raging River that were not modeled because they do not affect the water-surface elevations of the river.

Channel and overbank roughness coefficients (Manning's "n") used in the computer program for the downstream reach were estimated from experience and field observations. Values range from 0.035 to 0.055 in the channel and from 0.050 to 0.090 in the overbank areas.

The starting water-surface elevation was obtained by the slope-area method based on an estimated slope of the energy-grade line.

Downstream of 328th Way to the confluence with the Snoqualmie River, the Raging River is confined between levees. However, these levees do not meet FEMA freeboard requirements. Therefore, the water-surface profiles for the area affected by the levees were computed as follows:

1. For the area between the levees, the profiles were determined considering that both levees would remain in place.

2. For the right overbank (looking downstream), the profiles and floodplain boundary were determined without considering the effects of the right levee.

3. For the left overbank, the profiles and floodplain boundary were determined without considering the effects of the left levee.

For the upstream reach, the revised discharge values were used to complete a revised hydraulic analysis using HEC-2 and the cross-section information and Manning's "n" values from the previous Flood Insurance Study. The water-surface elevations increased by a maximum of 4.7 feet approximately 0.6 mile upstream of I-90 and the floodplain width increased by a maximum of 120 feet approximately 1.3 miles upstream of I-90.

The 1-, and 0.2-percent-annual-chance floodplain boundaries for both the upstream and downstream reaches were delineated using the flood elevations determined at each cross section. Between cross sections, the boundaries were interpolated using topographic maps at a scale of 1:2,400, with a contour interval of 2 feet (Reference 100) for the downstream reach. The topographic work maps (Reference 65) from the previous Flood Insurance Study were used to delineate the floodplain boundaries between cross sections for the upstream reach. In cases where the lines are collinear, only the 1-percent-annual-chance flood boundary has been shown.

The floodway determined for the Raging River was computed based on equal conveyance reduction from each side of the floodplain, and in the floodplain area downstream of 328th Way, the floodway was determined without consideration of the levees. Floodway widths were computed at each cross section. Between sections, the floodway boundaries were interpolated. In cases where the floodway line is collinear with the 1-percent-annual-chance floodplain line, only the floodway line has been shown.

Locations of selected cross section used in the hydraulic analyses are shown on the Flood Profiles (Exhibit 1).

The hydraulic analyses for this study were based on unobstructed flow. The flood elevations shown on the profiles are thus

considered valid only if hydraulic structures remain unobstructed, operate properly, and do not fail.

3.2.4 Revision 4

North Fork Issaquah Creek - Updated estimates of Issaquah Creek 1-percent-annual-chance elevations affecting the North Fork channel have been reported by the City of Issaquah in 1992, based on a HEC-2 model that was calibrated to high-water marks for the January 1990 flood (Reference 103).

Estimates of Issaquah Creek overbank flow entering the North Fork channel were made by assuming weir flow in two segments that correspond to relatively low sections along the channel banks. The first (upstream) section was represented as a 500-foot-long weir located between Cross Sections C and D. The second (downstream) section was represented as a 200-foot-long weir between Cross Sections B and C. Average depths of flow over these sections under 1-percent-annual-chance flood conditions were estimated to be 0.5 and 0.3, respectively. Depths of flow for 2-, and 0.2-percent-annual-chance events were estimated to be approximately 0.2 foot lower and 0.5 foot higher, respectively, than the 1-percent-annual-chance flow depths. A broad-crested weir coefficient of 2.5 was assumed for computing overbank flow. Approximately 440 cfs additional flow enters North Fork Issaquah Creek from Issaquah Creek between Cross Sections C and D, and approximately 80 cfs enters between Cross Sections B and C. The floodway analyses considered only the basin flows and did not include additional flows due to overtopping.

A detailed backwater model was created for the entire study reach using the February 1991 release of HEC-2 (Reference 104). An existing HEC-2 model of the lower portion of the study reach was obtained from King County and modified for purposes of the restudy.

The physical geometry of the North Fork Issaquah Creek channel was represented by 11 cross sections surveyed in 1989 and 1994. Channel cross sections were surveyed in April and May 1989 by David Evans and Associates (DEA) for King County at six locations from the mouth to just upstream of SE 64th Place. An additional five channel cross sections were surveyed in October and November 1994 by nhc to define the upstream portion of the study reach.

Floodplain geometry was estimated from a 2-foot contour mapping obtained from the City of Issaquah Department of Public Works in digital and hard-copy format. The contour mapping was prepared by David C. Smith and Associates of Portland, Oregon, based on photography dated April 11, 1989.

Eight bridges, one rectangular weir, and a complex multiple-culvert crossing at the I-90 interchange are represented in the North Fork Issaquah Creek HEC-2 model. The data to define these structures were obtained from DEA surveys made for the lower portion of the study reach in 1989, from nhc field surveys made for the upper portion of the study reach in 1994, and from construction drawings for the I-90 interchange obtained from the WSDOT.
A small footbridge located approximately 20 feet upstream of the rectangular weir in the upstream portion of the study reach was not represented in the model. The footbridge spans the full channel without any fill or encroachments, and appeared unlikely to survive a major flood.

Approximate methods were sued to assess the complex culvert crossing at the I-90 interchange. The existing crossing consists of an original dual-culvert system that was augmented by a large bypass culvert after the original system failed to perform satisfactorily.

The original I-90 crossing design was constructed in 1968/1969. It is a complex design with three sections of dual 42-inch- and 54-inch-diameter culverts at different invert elevations and slopes, alternating with two open-water sections in the areas enclosed by on and off ramps between I-90 and East Lake Sammamish Parkway. In each of the dual-culvert segments, one of the two culverts is constructed with zero slope. Sediment obstruction of the upstream (3.5-foot-diameter) zero-slope culvert is believed to have been a major cause of upstream flooding following completion of the original crossing design. The I-90 crossing design was substantially modified in 1973, with the addition of a single 260-foot-long, 66-inch-diameter bypass culvert beneath East Lake Sammamish Parkway.

The complex crossing at the I-90 interchange is represented in the HEC-2 model by an equivalent culvert that was determined using the WSDOT's HY-8 culvert program. In determining an equivalent culvert, it was assumed that the zero-slope culvert from the original design is completely ineffective due to sediment obstruction, consistent with verbal reports that such blockage has

occurred during past flood events. All remaining culverts were assumed to be in good hydraulic condition and free of blockages.

Individual rating curves based on a constant (approximately 1-percent-annual-chance) tailwater level of 66.5 feet were determined for the two active flow paths, and manually summed to derive a composite rating curve. An equivalent culvert was then determined by trial and error so that the equivalent rating curve matches the composite rating curve at the 1-percent-annual-chance discharge.

The equivalent culvert used in the HEC-2 model is a single 6.3-foot-diameter culvert that is 250 feet long and follows the alignment and slope of the bypass culvert under East Lake Sammamish Parkway.

Channel roughness values (Manning's "n") in the HEC-2 model were determined by calibration to observed water levels and by reference to USGS Water Supply Papers 1849 and 2339, which discuss roughness characteristics of natural channels and floodplains (References 105 and 106).

Manning's "n" values ranged from 0.03 to 0.12 for channel sections and from 0.06 to 0.20 for overbank areas. The highest channel roughness values correspond to reaches of the channel having well-established trees and other vegetation within the sections coded in the HEC-2 model as being the main channel section. The values presented in the model are reasonable in relation to values presented by the USGS (1978 and 1989) (Reference 106).

Inundated areas that do not convey flow were assigned "n" values of 0.99 or higher. High "n" values were defined during the hydraulic analysis of the 1-percent-annual-chance flood condition and were used to balance the horizontal distribution of main-channel and overbank flows, with consideration of contraction and expansion of flow upstream and downstream of bridge crossings.

Starting water-surface elevations for the analysis assume coincident peak water levels in the main stem Issaquah Creek channel. Coincident peaks were assumed because 1-percent-annual-chance flood conditions in the lower reach of North Fork Issaquah Creek will be dominated by flows that originate from the main stem channel.

There are floodplain boundary discontinuities between the North Fork Issaquah Creek and main stem channels in the vicinity of Cross Section D. Issaquah Creek floodplain boundaries through this reach were last studied in 1977. Most of the Zone X areas between the North Fork Issaquah Creek and main stem channels are subject to inundation during a 1-percent-annual-chance flood on Issaquah Creek.

The normal depth of flow was used to determine the starting water-surface elevation for the floodway analysis.

The flood risk in the upper study reach from SE 66th Street to the downstream crossing at the I-90 interchange is highly dependent on culvert maintenance at the I-90 interchange and on channel aggradation upstream from the rectangular weir located in this reach. At the I-90 interchange, it was assumed for the restudy that the zero-slope culvert of the original design is fully obstructed, but that the second (sloping) culvert from the original design plus the bypass culvert are both maintained to be in good hydraulic condition. It was further assumed that the channel from the SE 66th Street bridge to the rectangular weir is not prone to aggradation, which would cause a significant reduction of the channel capacity.

The floodway boundaries developed in the restudy were computed with the HEC-2 model based on the North Fork basin 1-percent-annual-chance discharge of 315 cfs, which excludes any additional flow originating from the main stem Issaquah Creek. The starting water level for the encroachment analyses was set at 1 foot above the normal depth of flow for the 1-percent-annual-chance discharge of 315 cfs.

The stream has a small active channel, typically approximately 10 feet wide and 3 feet deep, which is contained within a larger main channel that is typically approximately 35 to 50 feet wide and 8 feet deep. Top-of-bank stations in the HEC-2 model are coded to reflect the smaller active channel in order to recognize substantial variations in roughness across the larger main channel. However, top-of-bank stations corresponding to the larger main channel are more appropriate in the context of determining minimum floodway widths.

The floodway width and other floodway data that correspond to encroachment limits set at the top of the main channel banks were incorporated in Table 6, “Floodway Data.”

The profile for North Fork Issaquah Creek was revised as a result of the restudy.

Bear Creek - The restudy of Bear Creek included detailed and approximate hydraulic analyses to estimate floodplain and floodway boundaries along the entire study reach. Detailed methods were used to determine the floodway boundaries and estimate the majority of the floodplain along Bear Creek. Approximate methods were used to determine depths of flow and inundation limits in the overbank area associated with a flow split downstream of NE 95th Street near the Friendly Village mobile-home park. At the upstream end of the study reach, the detailed hydraulic analyses were extended approximately 420 feet upstream of Avondale Road NE to tie into the previous study (Reference 94).

Because discharges for intermediate points along the main stem of Bear Creek appeared unreasonable in the previous study, new discharges were computed based on a combination of the peak flows at the mouth of Bear Creek and the distribution of flows across the study reach computed by Entranco Engineers, Inc., in the 1993 HSPF hydrologic analysis (Reference 108). To determine the flow at any point along Bear Creek, the appropriate recurrence interval flow at the downstream end of the study reach, from the previous study, was multiplied by the ratio of discharges at the two locations from the Entranco analysis. Discharges along Bear and Evans Creeks were incorporated in Table 2, "Summary of Discharges."

Evans Creek - Discharges from the previous study dated September 1989 were used directly at three locations in the HEC-2 model: at the downstream end of the study reach on Bear Creek, near the mouth of Evans Creek, and at the upstream end of the study reach above the confluence with Cottage Lake Creek. Discharges at other points in the study reach were recomputed after review of the previous model indicated discharges at intermediate points were not consistent or reasonable.

Cottage Lake Creek - The hydraulic analyses performed for the restudy only extended up Cottage Lake Creek approximately 150 feet to include the entire width of the floodplain shared jointly by the two creeks. No further analysis or floodplain mapping was performed for Cottage Lake Creek.

The KCSWM developed backwater models of Bear, Evans, and Cottage Lake Creeks for the 1990 Bear Creek Basin Plan using the USACE HEC-2 model (Reference 104).

The HEC-2 model was modified as follows:

- More detailed cross-section data from a recent LOMR issued April 28, 1994, on lower Bear Creek were substituted for the King County data for the reach between State Route 202 and Union Hill Road (Reference 109).

- The representation of the Union Hill Road bridge was updated to reflect the construction of a new bridge in 1994.

- The KCSWM HEC-2 model was augmented with additional detailed cross-section data from a 1986 hydraulic investigation for the reach between Union Hill Road and the Redmond Animal Clinic (Reference 110).

- Encroachment cards in the KCSWM HEC-2 model, used to limit effective flow areas at bridges, were replaced with NH cards to facilitate floodway analyses. The locations of the fully expanded flow sections were also adjusted consistent with recommendations in the HEC-2 User's Manual.

- The model configuration at several bridges was updated to more accurately simulate roadway overtopping and corresponding hydraulic losses.

- Split-flow analyses were included to represent areas in the Bear and Evans Creeks models where significant flow exits the main channel and flows in a hydraulically separate flow path before returning to the main channel downstream.

- The Bear Creek model was updated to reflect recent bridge replacements on Avondale Road NE at the two most upstream crossings, approximately at River Miles 5.4 and 5.7. Updated bridge geometry was based on nhc field surveys performed in August 1995.

- The model was calibrated to high-water marks from the January 18, 1986, and January 10, 1990, flood events. Calibration led to modifications in Manning's "n" roughness values and the addition of several intermediate cross sections.

The physical geometry of the Bear Creek channel was represented by 74 surveyed cross sections. These cross sections were developed primarily by the KCSWM based on field surveys by DEA in 1987. Surveyed cross sections were extended by the KCSWM using the 1987 aerial topographic mapping prepared by David Smith and Associates. Some cross sections were further extended by nhc to encompass the entire Bear Creek floodplain. Intermediate cross sections were added at several locations to improve the model's stability and accuracy or as necessary for computation of bridge expansion and contraction losses. These were developed by interpolating the channel portion of adjacent cross sections and extending the overbanks based on the topographic base map.

Simulated water-surface elevations, field reconnaissance, and anecdotal reports from residents indicate that during severe floods, flow breaks out of the main Bear Creek channel downstream of NE 95th Street and passes to the east of the Friendly Village mobile-home park. This split flow travels overland in a southerly direction, joins floodwater from Evans Creek, and returns to the Bear Creek system near the confluence of these creeks. The split flow was modeled in the HEC-2 model using the weir split-flow option. The split flow returns to Bear Creek via the Evans Creek overbank so the modeled Evans Creek discharges were modified to reflect this additional flow.

Because the Bear Creek split flow affects water-surface elevations in Evans Creek, and the two creeks jointly share an extensive floodplain at their confluence, the restudy included detailed hydraulic modeling of Evans Creek from its mouth at Bear Creek upstream to River Mile 0.74.

Roughness values (Manning's "n") used in the HEC-2 model were determined by calibrating the Bear Creek model to the January 18, 1986, and January 10, 1990, flood events. High-water data for these events were obtained from various sources, including a report by CH2M HILL for the City of Redmond (Reference 111); a hydraulic analysis by CH2M HILL for the WSDOT (Reference 112); and photographs by the City of Redmond, the owners of Friendly Village, and the owners of the Redmond Animal Clinic. Anecdotal reports of flooding were also provided by the owner of the farm near the confluence of Bear and Evans Creeks and the owners of property near the NE 106th and NE 116th Street crossings. These events are the most significant floods recorded in recent history and provide useful data for calibration of roughness coefficients both in the channel and on the overbank floodplain.

Most of the calibration data are for the reach of Bear Creek downstream of NE 95th Street. For other reaches of the creek for which little or no calibration data were available, roughness coefficients were estimated using engineering judgment and reference to classical publications (References 113 and 114). Manning's "n" values range from 0.045 to 0.075 for the main channel and from 0.050 to 0.200 for the overbank and floodplain.

Starting water-surface elevations at the downstream end of the Bear Creek restudy reach were extracted from the most recent approved LOMR for lower Bear Creek by the Montgomery Water Group, Inc., (References 115-117).

The 1987 aerial photogrammetry and base maps show that the restudy reach of Bear Creek (between State Route 202 and the uppermost Avondale Road crossing) is approximately 0.4 mile longer than that shown in the previous study profiles. This could be the result of changes in the stream channel but is most likely a result of improved photogrammetric techniques. The revised profile panels are measured in feet above State Route 202 along the restudied portion of Bear Creek.

The floodplain boundaries for the 1-, and 0.2-percent-annual-chance events were taken from a topographic work map at a scale of 1:2,400. The base map was obtained from the KCSWM and was prepared by David Smith and Associates from aerial photographs taken in March 1987.

The floodway boundaries developed in the restudy were computed with the HEC-2 model, generally with the assumption of equal-conveyance reduction from each side of the floodplain (HEC-2 encroachment method 4). The floodway model run was complicated by several factors. First, subsequent to the preparation of the previous study, several large fills were placed in the floodway fringe, thus using a portion of the allowable floodway surcharge. These fills include a large fill on the left bank downstream of Union Hill Road, a fill on the right bank between Union Hill Road and the Avondale Road Extension, the roadway fill of the Avondale Road Extension, and a large fill on the left bank upstream of the Avondale Road Extension to the north side of Union Hill Road. Similarly, several bridges have been replaced with large structures subsequent to the previous hydraulic analysis, tending to lower water-surface elevations for the same discharges. Based on NFIP regulations, target water-surface elevations for the floodway runs were based on a 1 foot surcharge above baseline conditions at the time of the previous study of 1978.

The second factor complicating the floodway analysis is that the current hydraulic modeling shows significant deviations from the computed 1-percent-annual-chance water-surface elevations reported in the previous study, particularly in the reach below the confluence with Evans Creek. Some of the differences result from the floodplain modifications described above. However, further investigation showed that the greatest portion of the difference is a result of the selection and application of the hydraulic model. The previous study analysis was performed with the USACE, Seattle District, step-backwater model (1983) using a total of six channel cross sections and one bridge to define the reach between State Route 202 and the confluence of Bear and Evans Creeks. In contrast, the restudy uses the USACE HEC-2 model and a total of 30 channel cross sections and four bridges in this reach.

A third factor complicating the floodway analysis was that HEC-2 is unable to use the split-flow option and automatic floodway encroachment options together. This necessitated the construction of a model of the existing condition with the split flow removed (a pseudo 1-percent-annual-chance flood model) as the basis for the floodway runs. Finally, although the automated encroachment option in HEC-2 is designed to meet target water-surface elevations at each cross section, there are cases where the model does not limit the surcharge to the desired elevation or results in an unusual floodway shape. Therefore, the floodway model runs were performed in the following manner:

- A baseline HEC-2 model was configured corresponding to the 1978 conditions using recent channel survey data with the overbanks modified to remove fills and bridge modifications that have occurred since 1978. This model was run to determine appropriate regulatory BFEs.

- Target floodway elevations were computed as the regulatory BFEs plus 1 foot.

- A floodway HEC-2 model was configured to reproduce results of the existing condition 1-percent-annual-chance profile while eliminating the split-flow cards. This model was run using only the flow in the main channel (minus the portion that had previously been computed as split flow) to develop a pseudo 1-percent-annual-chance profile that provided HEC-2 with a basis for the automatic encroachment run.

- A second profile was run using the floodway model with the full 1-percent-annual-chance discharge and the equal-

conveyance reduction encroachment option (HEC-2 method 4). Target surcharges as established using the 1978 baseline model were input for this model run.

- The floodway model was revised iteratively using manual encroachments (HEC-2 method 1) to meet surcharge targets (regulatory BFEs plus 1 foot) and provide a reasonable shaped floodway.

Using the final HEC-2 floodway model, floodway widths were computed at each cross section. Between cross section, the floodway boundaries were interpolated. As a result of the restudy, Table 6, "Floodway Data," was revised. The "Regulatory" and "Without Floodway" elevations are based on existing conditions. The surcharge is the difference between the existing "With Floodway" elevation and the 1-percent-annual-chance water-surface elevation using the 1978 baseline model. Flood Profile Panels for Bear and Evans Creeks were revised as a result of the restudy.

South Fork Skykomish River - The cross-section data for the study along the South Fork Skykomish River was taken from field surveys and topographic mapping prepared by David C. Smith and Associates, Inc. The water-surface elevations of the floods of the selected recurrence intervals were computed using HEC-2. The 1-percent-annual-chance floodplain boundary was delineated using water-surface elevation determined at each cross section. Between cross sections, the 1-percent-annual-chance floodplain was interpolated using topographic mapping at a scale of 1:2,400, with contour intervals of four feet.

Channel and overbank roughness factors (Manning's "n") used in the hydraulic analyses were based on engineering judgment. The range of channel roughness factors of 0.038 to 0.048 and overbank roughness factors of 0.080 to 0.120 were used to model the South Fork Skykomish River.

Middle Fork Snoqualmie River - The cross-section data for the study along the Middle Fork Snoqualmie was taken from field surveys and topographic mapping prepared by David C. Smith and Associates, Inc. The water-surface elevations of the floods of the selected recurrence intervals were computed using HEC-2. The 1-percent annual chance floodplain boundary was delineated using water-surface elevation determined at each cross section. Between cross sections, the 1-percent-annual-chance floodplain was interpolated using topographic mapping at a scale of 1:2,400, with

contour intervals of 2 and 10 feet. Flood profiles for the Middle Fork Snoqualmie River were calibrated using high-water marks at the Mount Si Road bridge.

Channel and overbank roughness factors (Manning's "n") used in the hydraulic analyses were based on engineering judgment. The hydraulic profile for the Middle Fork Snoqualmie River was generally calibrated to a known flood-stage water-surface elevation (at the bridge where a high-water mark was identified). The estimated roughness coefficients for this study were adjusted to attain a relatively close elevation match to known high-water marks.

North Fork Snoqualmie River - The cross-section data for the study along the North Fork Snoqualmie Rivers was taken from field surveys and topographic mapping prepared by David C. Smith and Associates, Inc. The water-surface elevations of the floods of the selected recurrence intervals were computed using HEC-2. The 1-percent-annual-chance floodplain boundary was delineated using water-surface elevation determined at each cross section. Between cross sections, the 1-percent-annual-chance floodplain was interpolated using topographic mapping at a scale of 1:2,400, with contour intervals of 2 and 10 feet.

The range of channel roughness factors of 0.035 to 0.046 and overbank roughness factors of 0.070 to 0.100 were used to model the North Fork Snoqualmie River.

The floodway was determined based on equal-conveyance reduction from both sides of the floodplain. Floodway widths were determined at each cross section, and between cross sections the floodway boundaries were interpolated. In cases where the floodway line is collinear with the 1-percent-annual-chance floodplain line, only the floodway line has been shown.

3.2.5 Revision 5

North Creek - The hydraulic analyses for the revised study were performed using the USACE HEC-2 computer program (Reference 97). The physical geometry of the North Creek channel was represented by 39 cross sections surveyed by nhc between December 1993 and February 1994. Only the channel portion of each section was surveyed. The cross sections were extended to include the floodplain using 2-foot-contour-interval mapping provided by the City of Bothell Department of Public Works (Reference 120) and the Quadrant Company. The HEC-2 model

contains the surveyed sections as well as sections synthesized from the survey data to define the characteristics of bridges and complex study areas.

The starting water surface elevations were determined from the flood profiles computed for the original study for the 10-, 2-, and 1-percent-annual-chance events. The 0.2-percent-annual-chance flood profile was not computed for the previous study due to complex hydraulic conditions downstream of the County line. Therefore, the starting water-surface elevation for the 0.2-percent-annual-chance event was determined based on normal depth.

Channel roughness coefficients (Manning's "n" values) used in the HEC-2 model were determined by calibrating the model to conditions observed in the field on December 10, 1993. The December 10 calibration event generally stayed within the channel banks. Therefore, floodplain "n" values were estimated using engineering judgment and reference to classical publications (References 98 and 99). The final calibrated "n" values for North Creek are shown in Table 4, "Manning's "n" Values."

Twelve bridges are represented in the HEC-2 model for the revised reach of North Creek. The data used to define these structures were obtained during nhc field surveys. No other permanent structures were identified that would significantly affect flood levels.

Downstream of the King-Snohomish County line, North Creek is confined between levees. At the County line, tieback levees have been constructed across both the left and right floodplains to direct upstream flow into the North Creek channel. Just upstream of the County line, in the Monte Villa Center development, a setback levee parallels the channel to the east. At the County line, it connects to the downstream levee. At its upstream end, it tapers into higher ground near 240th Street Southeast.

The 1-, and 0.2-percent-annual-chance floodplain boundaries were delineated using the flood elevations determined at each cross section. Between cross sections, the boundaries were interpolated using topographic maps at a scale of 1"=200', with a contour interval of 2 feet (Reference 121).

North Creek (LOMR) - The base condition HEC-2 hydraulic model (Reference 97) for North Creek was revised to reflect the levee system and new topographic information. The use of a revised base condition hydraulic model resulted in both increases

and decreases in the BFEs along the revised reach of North Creek within the levee system. The BFEs decreased by 0.2 foot to 0.3 foot from approximately 400 feet upstream of I-405 to just downstream of the southernmost North Creek Parkway bridge crossing, and increased by 0.3 feet to 1.4 feet from approximately 500 feet upstream of the southernmost North Creek Parkway bridge crossing to just upstream of the northernmost North Creek Parkway bridge crossing.

The Special Flood Hazard Area (SHFA) is contained by the levee system along this reach of North Creek and, therefore, the SFHA width decreased and the areas protected form 1-percent-annual-chance flooding by the levee system have been redesigned Zone X.

The floodway for the reach of North Creek from I-405 to 240th Street Southeast was computed based on incorporating the credited levee system and equal conveyance reduction from each side of the flooding.

3.2.6 Revision 6

Tolt River - The hydraulic analysis was performed by Harper Righellis Inc. using the USACE HEC-2 step backwater computer program (Reference 97). Data for the cross sections were taken from field surveys performed in August through November 1994 and from data extracted from planimetric maps. The starting water-surface elevation was obtained by the slope-area method based on an estimated slope of the energy grade. The roughness coefficients were adjusted to calibrate the hydraulic model to observed high water marks, and the range of values is shown in "Manning's "n" Values", Table 4.

From just upstream of the abandoned railroad (Snoqualmie Valley Trail) to the Holberg levee area, Tolt River is confined between levees. However, these levees do not meet FEMA freeboard requirements. Therefore, the water-surface profiles for the area affected by the levees are computed for both with and without consideration of the levees.

The 1-percent-annual-chance floodplain boundaries for Tolt River were delineated using the flood elevations determined at each cross section. Between cross sections, the boundaries were interpolated using topographic maps at a scale of 1:2,400, with a contour interval of 2 feet (Reference 123).

South Fork Snoqualmie River – The study reach is called the Upper South Fork Snoqualmie River for the purposes of this study to better describe the affected flooding area.

Topographic maps from studies completed by Harper Righellis, Inc. for the South Fork were used for this restudy (Reference 126).

Cross sections for the mainstem were converted from an HEC-2 data deck from a study currently underway by the USACE (Reference 127). Overbank portions of some of these cross sections were modified using the new topographic maps as produced by Harper Righellis Inc. Cross sections for the Middle Fork and the South Fork upstream of I-90 were converted from the HEC-2 data deck from a study recently completed by Harper Righellis Inc. (Reference 128).

3.2.7 Revision 7

Snoqualmie River - Analyses of the hydraulic characteristics of flooding from the studied sources were performed to provide estimates of the elevations of floods of the 10-, 2-, 1-, and 0.2-percent-annual-chance recurrence intervals. Users should be aware that flood elevations shown on the Digital Flood Insurance Rate Map (DFIRM) represent rounded whole-foot elevations and may not exactly reflect the elevations shown on the Flood Profiles (Exhibit 1) or in the Floodway Data table in the FIS report. Flood elevations shown on the DFIRM are primarily intended for flood insurance rating purposes. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS in conjunction with the data shown on the DFIRM.

The prior USACE hydraulic analyses were reviewed in detail, and appropriate revisions were made. The revisions include updating some cross sections based on more recent channel surveys and modifying the effective limits of flow, roughness coefficients, expansion and contraction coefficients, peak flows, and starting condition methods.

Water surface elevations (WSELs) for the 1-percent-annual-chance flood on the Snoqualmie River, Ribary Creek, and Gardiner Creek were computed using the USACE Hydrologic Engineering Center River Analysis System (HEC-RAS Version 2.2 Reference 131), step-backwater computer program.

Because the Middle Fork and South Fork peak flows are near coincident, all the hydraulic analysis models assume coincident peak flows; therefore, the starting condition for each model is the WSEL of the appropriate cross section of the downstream model. The main stem model starting WSEL was taken from the FEMA published WSELs. The overflow values from Middle Fork to South Fork were estimated using engineering judgment based on the terrain, because cross sections were not available at the split location to yield a more precise computation. The Gardiner Creek and Ribary Creek starting WSELs were based on a known WSEL at the downstream end.

Roughness coefficients (Manning's "n") values for South Fork Snoqualmie River, Snoqualmie River main stem, Middle Fork Snoqualmie River-Overflows, Gardiner Creek, and Ribary Creek are shown in Table 4.

Ribary Creek detailed study elevations were superseded by the elevations of South Fork using the "without levee" analysis. The floodplain delineation at the confluence of Gardiner Creek with South Fork was based on the South Fork model.

Because the levees on South Fork, beginning at the I-90 bridge and extending downstream to the Snoqualmie Valley Trail bridge, did not meets FEMA's standards for providing protection from the 1-percent-annual-chance flood, "with levee" and "without levee" conditions were analyzed. To reflect the levees on both sides of the river, the following analyses were conducted: "with both levees", "without right levee", "without left levee."

The regulatory floodway along the Snoqualmie River study reach was determined using the equal-conveyance reduction option in the HEC-RAS backwater model from each side of the floodplain.

The Floodway Data Table and the FIRM show the results of the floodway computation for the studied reach of the Snoqualmie River.

The boundaries of the area inundated by the 1-percent-annual-chance flood were plotted on USGS 1:24,000-scale Digital Raster Graphic (DRGs) enlarged to 1:2,400 (Reference 132). Topographic data, roads, and canals on the DRGs; recent aerial photographs; and field observations were reviewed to aid in plotting the flood boundaries between cross sections. Inundated areas with little or no flow were identified. More precise data on the extent of inundation may be determined at any given location

by using the computed WSEL and detailed field surveys of the land surface.

Issaquah Creek - Analyses of the hydraulic characteristics of flooding from the sources studied were performed to provide estimates of the elevation of floods of the selected recurrence intervals. Users should be aware that flood elevations shown on the DFIRM represent rounded whole-foot elevations and may not exactly reflect the elevations shown on the Flood Profiles or in the Floodway Data tables in the FIS report. Flood elevations shown on the DFIRM are primarily intended for flood insurance rating purposes. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS in conjunction with the data shown on the DFIRM.

Cross-section and bridge data for the backwater analysis on Issaquah Creek and East Fork were field surveyed in April and May 2000 and February 2001 to obtain invert elevations and other hydraulic parameters. To define overbank areas and areas in-between cross sections, these data were supplemented with City of Issaquah digital mapping with a contour interval of 2 feet from Nies based on a March 1988 aerial survey. High-water mark data based on community input were also field surveyed as part of this study.

WSELs of floods of the selected recurrence intervals on Issaquah Creek, East Fork, and Gilman Boulevard Overflow were computed using the USACE HEC-RAS, Version 3.0.1, step-backwater computer program (Reference 140). The hydraulic analyses for this study were based on unobstructed flow. Therefore, the flood elevations shown on the profiles are considered valid only if hydraulic structures remain unobstructed, are operated properly, and do not fail.

All elevations are referenced to North American Vertical Datum of 1988 (NAVD). Refer to section 3.3 Vertical Datum for more information. To obtain up-to-date elevation information on NGS ERMs shown on the DFIRM, please contact the Information Services Branch of the NGS at (301) 713-3242 or visit their website at www.ngs.noaa.gov. Map users should seek verification of non-NGS ERM monument elevations when using these elevations for construction or floodplain management purposes.

The starting WSELs on Issaquah Creek at the northern corporate limit of the City of Issaquah were based on previous studies. The

water surface elevations published in the King County FIS closely matched the predicted elevations for this analysis at that location.

The starting WSELs on East Fork were developed through normal depth computation using the slope-are method. The regulatory WSELs were influenced by backwater from the main stem of Issaquah Creek, as shown on the Flood Profiles.

The starting WSELs of floods of the selected recurrence intervals on the Gilman Boulevard Overflow and the main stem of Issaquah Creek were set using computed WSELs at hydraulic control sections. The upper main stem starting WSEL was set at the upper fish hatchery weir control section. The Gilman Boulevard Overflow model starting WSEL was set below a culvert control section.

Channel and overbank roughness factors (Manning's "n" Values) used in the hydraulic computations were chosen by engineering judgment and were based on field observations of the stream and floodplain areas and on hydraulic calibration of flood profiles to available high-water mark data. The February 8, 1996, flood event was used for hydraulic model calibration. Model calibration results are discussed in detail in the calibration and bridge improvement memorandum by the Montgomery Water Group for Issaquah Creek, East Fork, and the Gilman Boulevard Overflow path are listed in Table 4.

Locations of selected cross section used in the hydraulic analyses are shown on the Flood Profiles. For stream segments for which a regulatory floodway was computed (see Section 4.2), selected cross-section locations are also shown on the DFIRM.

The NFIP encourages State and local governments to adopt sound floodplain management programs. To assist in this endeavor, each FIS provides 1-percent-annual-chance floodplain data, which may include a combination of the following: 10-, 2-, 1-, and 0.2-percent-annual-chance flood elevations; delineations of the 1-, and 0.2-percent-annual-chance floodplains; and the 1-percent-annual-chance floodway. This information is presented on the DFIRM and in many components of the FIS, including Flood Profiles, Floodway Data tables, and the Summary of Discharges table. Users should reference the data presented in the FIS as well as additional information that may be available at the local community map repository before making flood elevation and/or floodplain boundary determinations. Overflows from Issaquah

Creek and East Fork are shown on the maps as shallow flooding zone (Zone AO) with average depths identified.

To provide a national standard without regional discrimination, the 1-percent-annual-chance flood has been adopted by FEMA as the base flood for floodplain management purposes. The 0.2-percent-annual-chance flood is employed to indicate additional areas of flood risk in the community. For each stream studied by detailed methods, the 1- and 0.2-percent-annual-chance floodplain boundaries have been delineated using the flood elevations determined at each cross section. Between cross sections, the boundaries were interpolated, using digital topographic maps with contour intervals of 2 feet (Reference 142).
The 1- and 0.2-percent-annual-chance floodplain boundaries are shown on the DFIRM. On this map, the 1-percent-annual-chance floodplain boundary corresponds to the boundary of the areas of special flood hazards (Zones AE, AH, and AO), and the 0.2-percent-annual-chance floodplain boundary corresponds to the boundary of areas of moderate flood hazards. In cases where the 1- and 0.2-percent-annual-chance floodplain boundaries are close together, only the 1-percent-annual-chance floodplain boundaries may lie above the flood elevations but cannot be shown because of limitations of the map scale and/or lack of detailed topographic data.

Encroachment on floodplains, such as structures and fill, reduces flood-carrying capacity, increases flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard. For purposes of the NFIP, a regulatory floodway is used as a tool to assist local communities in this aspect of floodplain management. Under this concept, the area of the 1-percent-annual-chance floodplain is divided into a floodway and a floodway fringe. The floodway is the channel of stream, plus any adjacent floodplain areas, that must be kept free of encroachment so that the 1-percent-annual-chance flood can be carried without substantial increases in flood heights. Minimum Federal standards limit such increases to 1 foot, provided that hazardous velocities are not produced. The floodways in this study are presented to local agencies as a minimum basis for additional floodway studies.

The floodways presented in this study were computed for certain stream segments on the basis of equal conveyance reduction from each side of the floodplain. Floodway widths were computed at

cross sections. Between cross sections, the floodway boundaries were interpolated. The results of the floodway computations are tabulated at selected cross sections. In cases where the floodway and 1-percent-annual-chance floodplain boundaries are either close together or collinear, only the floodway boundary has been shown.

The area between the floodway and 1-percent-annual-chance floodplain boundaries is termed the floodway fringe. The floodway fringe encompasses the portion of the floodplain that could be completely obstructed without increasing the water-surface elevations of the 1-percent-annual-chance flood more than 1 foot at any point. The Flood Profiles, Floodway Data tables, and the DFIRM show the results of the floodplain and floodway computations for the studied reaches of Issaquah Creek, including East Fork. Floodways were not computed for the Gillman Boulevard Overflow. The Gillman Boulevard Overflow area is designated on the DFIRM as a breakout flow area, where the flow conveyance during the base flood must be maintained to avoid increasing downstream flood hazards in Issaquah Creek. This breakout flow area extends from the left overbank (looking downstream) of Issaquah Creek between Cross Sections M and N toward the west along Gillman Boulevard.

3.2.8 Revision 8

Cedar River – King County Unincorporated Area - The river was modeled using HEC-RAS 2.2. The computations are based on sub-critical flow and use the slope (normal depth) method for the starting condition. The HEC-RAS model conforms to the criteria of hydraulic modeling. There are a few locations where water-surface elevations are higher than the end points of cross sections; but in all cases, the end points are at the effective flow limit for that cross section. Aside from directly within some bridges, negative floodway surcharges are limited in location and are negligible (i.e., all are much less than -0.1 feet).

Cedar River – City of Renton Area - Detailed methods were used to define the hydraulic characteristics of the 5.36-mile study reach. A HEC-RAS model was previously created for the main channel and overbank floodplain of the Cedar River from Lake Washington upstream to 149th Avenue Southeast (also referred to as Jones Road or the Elliot bridge). During this current study, the model was modified to include four additional split flow reaches and updated survey data at select cross sections. The first of these split flow reaches occurs at Maplewood Golf Course (about river mile 4.5). This reach, designated as the “Golf Course Split”,

defines the flow path where a portion of the 0.2-percent-annual-chance flood flow leaves the main channel and travels overland through the golf course before rejoining the main channel at approximately river mile 2.8. A second split flow reach, termed the "Maplewood Overflow", routes floodwaters through a portion of the Maplewood subdivision. Another split flow reach, designated as the "Old Channel Split", was defined for the portion of the old channel that was cut-off as a result of the landslide. The fourth and final split flow reach occurs south of Highway 169 between river miles 4.2 and 5.36. Floodwaters enter this reach, designated as the "Highway 169 Overtopping Split", between river miles 5.0 and 5.3 and are prevented from rejoining the main channel again until river mile 4.5 (approximately 140th Ave. SE).

One of the most notable features of this model is that the channel geometry used to determine flood risk represents the maximum "allowable" bed elevation prior to mandatory dredging of the lower river as detailed in the Cedar River at Renton Flood Damage Reduction Project Operation and Maintenance Manual (O&M Manual) (Reference 144). This future aggraded condition depicts a significantly higher channel bed profile than existed at the time of the channel surveys for this study. Because the maximum "allowable" bed profile defines the highest possible bed profile allowed in the O&M Manual, FEMA requires that it must be considered when determining flood risk. The difference in the allowable bed and surveyed channel bed profiles is illustrated in Exhibit 1.

The HEC-RAS model was used to compute water surface profiles for the 10-, 2-, 1- and 0.2-percent-annual-chance flood events, floodplain inundation limits for the 1-, and 0.2-percent-annual-chance events, and floodway boundaries for the 1-percent-annual-chance flood.

Fifteen bridges influence hydraulic conditions within the study reach. Three other bridges completely span the river (the two I-405 bridges and the Burlington Northern railroad bridge just downstream of I-405), and one other bridge is hydraulically lifted above the water surface during large flood events (the south Boeing bridge at river mile 0.75). The deck of the old railroad bridge at river mile 2.9 (now a pedestrian bridge) is above both the 1-, and 0.2-percent-annual-chance flows, and therefore only the bridge piers were included in the model. This was also the case with the 149th Avenue Southeast bridge, at the upstream end of the study reach. In two locations, immediately adjacent parallel bridges were modeled as a single bridge. This was done at the

Houser Way and downstream pedestrian bridges, as well as at the Highway 169 and downstream pedestrian bridges. Seven of the bridges experience partial or complete pressure flow during the 1-percent-annual-chance flood and eight at the 0.2-percent-annual-chance flood. Sensitivity analysis showed that three of these bridges were best modeled using the pressure flow option for high flows while the remainder was more accurately simulated using the energy method for high flows. The three bridges modeled with the pressure flow option were: the pedestrian bridge under I-405, the Houser Way/pedestrian bridge, and Wells Avenue Bridge in downtown Renton.

Channel and overbank roughness coefficients (as represented by Manning's "n" values) were initially estimated from several established references (References 99 and 147). These values were further refined by calibrating the HEC-RAS model to two recent flood events, the flood of record on November 24, 1990 and a lesser event on November 30, 1995. The 1990 flood had a peak discharge of 10,600 cfs as estimated by the USGS at Gage 12119000 in downtown Renton, and the 1995 flood had a peak discharge of 7,650 cfs. Highwater marks were surveyed by the U.S. Army Corps of Engineers after both floods.

Calibration was difficult at the downstream end of the study reach because the channel and overbank have changed significantly since the 1990 and 1995 events. The reach extending from Lake Washington upstream to Logan Avenue was dredged in 1986 and again in 1998, while periodic surveys showed that the channel experienced significant aggradation between dredging operations. In addition, a new floodwall-levee system was recently constructed downstream of Logan Avenue which would prevent water from leaving the main channel and flowing across the airport and Boeing property, as occurred during the 1990 event. Manning's "n" values in this reach were largely taken from a previously calibrated HEC-RAS model created by USACE to design the floodwall-levee system.

Upstream of I-405 the current model calibrated fairly well to observed highwater marks. The resultant Manning's "n" values range from 0.02 to 0.045 in the main channel, which varies from 80 to 150 feet wide and has a gradually meandering planform with occasional gravel bars. Main channel "n" values are typically 0.033 throughout most of this reach, but were raised in the vicinity of the old railroad bridge at river mile 2.9 to reflect the turbulence generated by the two sharp bends in the river and to match highwater marks surveyed just upstream. The channel banks are

typically overgrown with dense vegetation such as blackberry bushes, while the floodplain varies from groomed lawn to thick brush. Manning's "n" values ranging from 0.03 to 0.15 were used on the overbank and floodplain.
Starting water surface elevations at the downstream end of the modeled reach were set at 17.06 feet (NAVD 88). Water levels in Lake Washington are regulated by the Chittenden Locks. This elevation corresponds to the maximum expected water surface elevation in Lake Washington between November 1 and March 31 (Reference 146), as well as the elevation used in the design of the flood protection project by USACE.

The USACE designed and constructed a series of floodwalls and levees along the lower end of the study reach, extending from Lake Washington to just upstream of Logan Avenue. The levees and floodwalls, in conjunction with modifications to the south Boeing Bridge and a program of dredging, were designed to provide 1-percent-annual-chance flood protection at the 90 percent reliability level. Because the project is USACE certified, the reach was modeled with the levees and floodwalls in place, without the south Boeing Bridge (which is lifted hydraulically above the water during flood events), and using an aggraded bed scenario consistent with the maximum "allowable" bed profile specified in the Cedar River at Renton Flood Damage Reduction Operation and Maintenance Manual (Reference 144).

The flood profiles for the 10-, 2-, 1-, and 0.2-percent-annual-chance floods along the main stem of the Cedar River were generated using the HEC-RAS model, and are illustrated in Exhibit 1.

The 1-percent-annual-chance floodway boundaries developed in this study were determined with the HEC-RAS model, generally with the assumption of equal conveyance reduction from each side of the floodplain (HEC-RAS method 4). At some locations, applying the automatic encroachment feature available in HEC-RAS produced flood elevation increases greater than 1 foot and resulted in an unusual floodway shape. Thus, the encroachments were manually adjusted using HEC-RAS method one until a reasonable floodway was established. Further upstream, the floodway was located at the edge of the active channel, existing wetlands, and salmon spawning channels, even though additional encroachment would be possible without causing greater than a 1 foot rise in water surface elevations. No separate floodway was computed for the split flow reaches because flow was assumed to be contained in the main channel by the floodway encroachments.

Floodway widths were computed at each cross section. Between sections, the floodway boundaries were interpolated. The results of the floodway analysis are tabulated for each cross section in Table 5. In locations where the floodway and the 1-percent-annual-chance floodplain boundary coincide, only the floodway boundary is shown.

Kelsey Creek - Analysis of the hydraulic characteristics of flooding along Kelsey Creek and the West Tributary study reaches were performed using detailed methods. Detailed methods involved using a HECRAS (USACE, 2005) water surface profile computer model for Kelsey Creek and the West Tributary developed by nhc. The following sections describe the data, information, and assumptions used to construct the hydraulic model.

Channel and Floodplain Topography

The HEC-RAS model for Kelsey Creek and the West Tributary includes 197 and 42 cross sections, respectively. These cross sections serve to represent the geometry of the channel and floodplain along the study reach. Cross-section data for this study came from two different sources. Channel cross sections along Kelsey Creek were surveyed by the City of Bellevue in early 2006, while cross sections on the West Tributary were surveyed by nhc as part of a different project for the City of Bellevue Parks Department in 2004. Topographic data consisting of two foot contour intervals, provided by the City of Bellevue, were used to extend the surveyed channel cross sections to include the floodplain.

Hydraulic Structures

The hydraulic analysis of the Kelsey Creek and West Tributary study reaches includes 16 culvert, 31 bridge, 21 inline weir, and seven lateral weir structures. Within the HEC-RAS model, all culverts were modeled using the Highest Upstream Energy method, while bridges were modeled either with the Energy, or Pressure and/or Weir methods, depending on level of inundation. The 21 inline weirs are located on the main stem of Kelsey Creek between Cross Sections K and P, and generally consist of concrete grade control structures.

Split Flow

Lateral weir structures were utilized in the HEC-RAS model to transfer flow between the main stem of Kelsey Creek and an

adjacent swale-like reach located in Kelsey Creek Park immediately to the west. As previously discussed, an earthen embankment was 'failed' to allow overtopping flow in the main stem to move into the swale. In this reach the current location of the creek is perched at an elevation above the adjacent swale, such that any overbank flow will be uncontained and move laterally. A split flow optimization routine was used for this analysis to balance water surface elevations in the main channel and discharges flowing into the swale reach.

Starting Water Surface Elevation

The downstream limit of the Kelsey Creek HEC-RAS model is located at the outlet of the culvert structure under I-405. Immediately downstream of this culvert outlet, the creek flows through a concrete fish ladder structure. Because the top of the structure is elevated approximately 8 feet above the receiving body of the water (Mercer Slough), and the flow is likely of mixed regime, i.e. rapidly transitions between super and subcritical, a critical flow depth was chosen as a starting water surface condition. Because the channel upstream of the 630-foot long I-405 culvert structure is deeply entrenched within a narrow gully, the floodplain extents are not significantly affected by starting water surface elevation. Thus, the choice of using the critical depth boundary condition is considered reasonable in this situation.

Model Calibration

Twelve high water marks along Kelsey Creek and the West Tributary were observed by City of Bellevue staff following the major flood event of October 20, 2003 (approximately 25-year return period). Initial channel and floodplain roughness factors (Manning's "n" values) were estimated based on field observations and engineering judgment. To calibrate the hydraulic model, these initial roughness factors were adjusted, but kept within a range of values that is consistent with past experience, until the computed water surface elevations closely matched the recorded high water mark elevations. The resulting channel and floodplain "n" values for Kelsey Creek and the West Tributary range from 0.035 to 0.06 and 0.035 to 0.15, respectively.

Flood Profiles

The 10-, 2-, 1-, and 0.2-percent-annual-chance flood profiles events for the Kelsey Creek and the West Tributary study reaches generated using the HEC-RAS model constructed for this study. These profiles represent conditions of unobstructed flow, meaning that the bridge and culvert openings as well as the main channel remain unobstructed during flood events.

Other Studies

In 2003, a LOMR (Case No. 03-10-0399P) was submitted for the reach just upstream (south) of NE 6th Street and accepted by FEMA's reviewing agents (Montgomery, 2003). The upstream most 1-percent-annual-chance BFE for the current study is estimated at 252 feet, NAVD 88 located just upstream of NE 6th Street, while the 2003 LOMR uses a starting water surface elevation of 253 feet, NAVD 88, approximately 400 feet upstream. These values are sufficiently close to tie in the floodplain hazard areas and profiles between this and the 2003 LOMR studies. It should be noted that the limit of the floodway analysis is defined at the upper most cross section of this study, as a floodway did not exist for effective Kelsey Creek FIS, or the 2003 LOMR.

Patterson Creek - A HEC-RAS computer model was created to simulate the hydraulic characteristics of the study reach. The model was used to compute water surface profiles corresponding to the 10-, 2-, 1-, and 0.2-percent-annual-chance floods, flood inundation limits for the 1-percent-annual-chance (base flood) and 0.2-percent-annual-chance events, and the floodway boundary for the 1-percent-annual-chance flood.

One hundred and five cross sections are used in the HEC-RAS model to represent the channel and floodplain geometry along the study reach. Most of these cross sections were surveyed by Minister-Glaeser Surveying (MGS) in December 2005. Additional cross sections were interpolated from the survey and topographic data where needed. The cross-section surveys typically only included the stream channel from bank to bank. The floodplain was not surveyed; therefore, the overbank portion of each cross section was added using the digital topographic data developed for this study by 3Di-West. The topographic data was created using a combination of photogrammetric techniques and LIDAR data. Aerial photographs of the study reach were taken in March 2004.

One culvert and 13 bridges influence hydraulic conditions within the study reach. The culvert is located at the upper-most crossing of the Redmond-Fall City Road. The 12 bridges included in the model are located on driveways to private residences or private and public roads; including State Highway 202. One bridge within the study reach, at NE 4th Place, was not included in the model because access to the private road was denied and therefore detailed information on the bridge was not available. All other bridges and the Redmond-Fall City Road culvert were surveyed by nhc to obtain elevation data and structural geometry for input into the hydraulic model.

The hydraulic model was extended downstream to the confluence with the Snoqualmie River to provide a more refined estimate of water levels at the downstream end of the detailed study reach. In accordance with the *Guidelines and Specifications for Flood Hazard Mapping Partners* (2003), the starting water surface elevation for the backwater model was assumed to be normal depth. The assumption of coincident peaks with the Snoqualmie River did not meet the acceptance criteria in the FEMA guidelines. Backwater flooding from the Snoqualmie River will influence the lower two miles of Patterson Creek. FEMA will use the information contained in this study and the information contained in the Snoqualmie River Floodplain Mapping Study (Section 10.8.3) to determine base flood elevations to be shown for this reach in the final FIS and mapped on the final DFIRM.

Channel and overbank roughness factors (Manning's "n" values) used in the hydraulic computations were chosen using engineering judgment and were based on field observations, orthophotos, and published data. The "n" values for the main channel of Patterson Creek range from 0.04 at the downstream end of the study reach to 0.12 in the heavily vegetated and narrow wetlands areas. Overbank "n" values range from 0.02 on the golf course to 0.08 in the thick brush of the wetlands.

There were no high water marks available to calibrate the model. The only marks available for calibration were the water surface elevations at each cross section noted by the surveyors. The discharge in the channel at the time of the survey varied from 1 to 23 cfs, depending on day and location. The model was calibrated to reproduce the observed stages, all the while keeping in mind the focus of the model is for a 1-percent-annual-chance event.

All flood insurance studies are referenced to a specific vertical datum. The vertical datum provides a starting point against which flood, ground, and structure elevations can be referenced and compared. Until recently, the standard vertical datum used for newly created or revised studies was the National Geodetic Vertical Datum of 1929 (NGVD 29). With the finalization of the North American Vertical Datum of 1988 (NAVD 88), most studies are being prepared using NAVD 88 as the referenced vertical datum. The hydraulic analysis for Patterson Creek was conducted using the NAVD 88 vertical datum. Elevation conversion factors between the two vertical datums vary by location and can be obtained from the National Geodetic Survey's VERTCON utility (Reference 133). In general, elevations along the Patterson Creek

study reach can be converted from NAVD 88 to NGVD 29 elevations by subtracting 3.58 feet. Refer to section 3.3 Vertical Datum for more information.

Users should be aware that base flood elevations shown on the work map represent rounded whole foot elevations and may not exactly reflect the elevations shown on the Flood Profiles or in the Floodway Data table. Base flood elevations shown on the work map are primarily intended for flood insurance rating purposes. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in the Floodway Data table as well as the Flood Profiles in conjunction with the data illustrated on the work map.

A Regulatory Floodway was delineated for Patterson Creek using the HEC-RAS model and following the FEMA *Guidelines and Specifications for Flood Hazard Mapping Partners*. In general, the floodway was developed using Encroachment Method 4 in HEC-RAS. Method 4 automatically computes encroachment stations by targeting a predefined surcharge (1 foot) while achieving an equal loss of conveyance on each overbank, where possible. At some locations, applying the automatic encroachment feature produced flood elevation surcharges significantly greater or less than 1 foot and/or resulted in an unusual floodway shape. As a result, the encroachments were manually adjusted using HEC-RAS Method 1 until a reasonable floodway was established. At some cross sections the floodway boundary coincides with the top of the channel banks. As required by FEMA, the floodway does not encroach into the active channel.

Floodway widths were computed at each cross section. Between sections, the floodway boundary was interpolated based on topographic information and to reflect general hydraulic principles. The results of the floodway analysis are tabulated for each cross section in Table 5. The floodway boundary is also shown on the work map. In locations where the floodway and the 1-percent-annual-chance floodplain boundary coincide, only the floodway boundary is shown.

Lower Snoqualmie River - A HEC-RAS unsteady flow hydraulic model was created to simulate the hydraulic characteristics of the 49-mile study reach. The model was used to compute water surface profiles corresponding to the 10-, 2-, 1-, and 0.2-percent-annual-chance floods, floodplain inundation limits for the 1-, and 0.2-percent-annual-chance events, and floodway boundaries for the 1-percent-annual-chance flood.

All of the mainstem cross sections were surveyed in March 2004 by Minister-Glaeser Surveying using bathymetric techniques. The surveyed transects included only the wetted river channel from the water's edge, bank to bank. Topographic data for the overbank portions of each cross section was derived from digital topographic data developed by 3Di-West. The topographic data was created using a combination of photogrammetric techniques and LiDAR data. Aerial photographs of the study reach were taken in March 2004.

Six bridges have potential to significantly impact hydraulic conditions within the study reach. These include the following bridges on the Snoqualmie River: SR-202 Bridge at Fall City, Tolt Hill Road Bridge over the Snoqualmie River, NE Carnation Farm Road Bridge (Stossel Fill), Novelty Bridge (NE 124th Street), Woodinville-Duvall Road Bridge, and High Bridge (Crescent Lake Road). Bridge dimensions were obtained from as-built drawings and were supplemented with field survey by nhc as necessary.

The general approach applied in this study was to characterize the probability of flooding based on an evaluation of annual peak stages rather than annual peak flows. Because of numerous complicating factors the only reliable approach to estimate flood inundation frequency was to apply an unsteady flow hydraulic model (HEC-RAS) to estimate 10-, 2-, 1-, and 0.2-percent-annual-chance (N-year) flood profiles throughout the study reach. The following steps were executed to develop the N-year, unsteady hydraulic models:

1. Reviewed USGS gage records in the Snohomish River basin and selected 16 large historic flood events to model.
2. Developed inflow hydrographs to the unsteady HEC-RAS model for the historic events. These hydrographs utilized available 15-minute and/or hourly USGS flow data, correlation coefficients, rainfall-runoff modeling, and information about reservoir operations on the Tolt and Sultan Rivers.
3. Performed hydraulic modeling of the selected flood events, including calibration/verification to seven of these historic events, and extracted peak stages at 20 key locations throughout the study reach.
4. Estimated plotting positions associated with the 16 selected flood events.

5. Manually fit non-parametric frequency curves to the peak stages obtained from step 3 using plotting positions from step 4.
6. Used the curves developed in step 5 to provide estimates of the 10-, 2-, 1-, and 0.2-percent-annual-chance stages at each key location.
7. Developed the N-year HEC-RAS models. Used a trial-and-error method to adjust historic flood inflows so that the peak stage at all key locations match the N-year stage developed in step 6.
8. Applied N-year unsteady HEC-RAS models to estimate the 10-, 2-, 1-, and 0.2-percent-annual-chance profiles throughout the study reach.

Channel and overbank roughness factors (Manning's "n" values) used in the hydraulic computations were chosen using engineering judgment and were based on field observations, orthophotos, and published data. Within the study reach, in-channel roughness values on the Snoqualmie River from 0.03 to 0.055. Overbank roughness values range from 0.02 to 0.15.

The hydraulic model was calibrated and verified to high water marks (HWMs) and/or aerial photography from seven recorded events. The Seattle District USACE provided HWMs for the following flood events: January 5, 1969; December 3, 1975; December 26, 1980; and November 23, 1986. King County and several long time valley residents provided HWMs for the November 24, 1990 storm. King County also provided oblique aerial photos of the storms on November 24, 1990, November 29, 1995, and February 9, 1996.

A significant effort was made to match each of the high water marks through refinement of the model parameters and structure. Calibration efforts included changes to the delineations of overflow reaches, adjustment of roughness and contraction and expansion coefficients, and modifications to model inputs that govern breakout flows. In some cases, the model simulated water surfaces that were higher than reported HWMs for one event while in other events the simulations yielded lower than reported peak water surface elevations. Where conflicting information was found, an effort was made to split the difference, giving more weight to the recent and larger flood events. The final calibration/verification is felt to be adequate given the complexities of the system and the limitations of a one-dimensional hydraulic model.

In general, the estimated 1-percent-annual-chance floodplain limits

within the Snoqualmie Valley extend from the west valley wall to the east valley wall. There are two exceptions to this generalization. The first occurs in the reach between Snoqualmie Falls and Fall City, where the Snoqualmie River channel slope is its steepest and the mapped floodplain does not extend all the way to the east valley wall. The second exception is in the vicinity of Carnation, where the Tolt River alluvial fan has raised the valley topography and Snoqualmie River flood waters do not reach the east valley wall. The flattest portion of the flood profile on the lower Snoqualmie River occurs between the High Bridge (Crescent Lake Road) and the Woodinville-Duvall Road Bridge. The 1-percent-annual-chance water surface rises less than 2 feet across this span of 7 RM.

All flood insurance studies are referenced to a specific vertical datum. The vertical datum provides a starting point against which flood, ground, and structure elevations can be referenced and compared. Until recently, the standard vertical datum used for newly created or revised studies was the National Geodetic Vertical Datum of 1929 (NGVD 29). With the finalization of the North American Vertical Datum of 1988 (NAVD 88), most studies are being prepared using NAVD 88 as the referenced vertical datum. The hydraulic analysis for the Snoqualmie River was conducted using the NAVD 88 vertical datum. Elevation conversion factors between the two vertical datums vary by location and can be obtained from the National Geodetic Survey's VERTCON utility (Reference 133). Refer to section 3.3 Vertical Datum for more information.

A Regulatory Floodway was delineated for the Lower Snoqualmie River using the unsteady HEC-RAS model and following the FEMA Guidelines and Specifications for Flood Hazard Mapping Partners. The hydraulic model for the baseline floodplain included eight distinct secondary flow branches in addition to the main channel reaches on the Snoqualmie River. These secondary flow branches were added to improve the model's simulation of complex floodplain hydraulic conditions including breakout flows, topographic divides, overflow channels, and storage areas. For the floodway analysis, the baseline model was modified to reflect floodplain encroachments as could be made while maintaining a flow corridor that could pass the 1-percent-annual-chance exceedance event without exceeding a 1.0 foot surcharge at any point in the main channel. The process of developing the floodway model comprised the following steps:

1. Begin with the 1-percent-annual-chance exceedance event (base flood) floodplain model.
2. Transfer the floodway limits from the effective FIS to the new hydraulic model.
3. Evaluate the surcharge of the effective floodway encroachments on water surface elevations in the new model. Like the base flood model, the floodway model is run using unsteady HEC-RAS. Thus, the surcharge reflects both a loss of conveyance capacity and a reduction in flood storage.
4. Make adjustments to the effective floodplain encroachments to the extent necessary to pass the base flood without exceeding a 1-foot surcharge at any point in the main channel. To the extent possible, encroachment adjustments were made to provide an equal conveyance reduction on the left and right overbanks.
5. The modeled floodway encroachments at each cross section were plotted on the project work maps and floodway encroachments were adjusted to provide a smooth transitioning floodway delineation and to account for any areas of high ground between model cross sections.
6. The adjusted floodway encroachments from Step 5 were then reinserted in the HEC-RAS model and final floodway simulations were conducted to ensure that the surcharge criteria for the main channel were achieved.

As noted, the floodway analysis conducted by nhc focused on achieving a 1-foot surcharge in the main channel. It should be noted that there are areas where the newly estimated Base Flood Elevations (BFEs) in the overbank are not at the same level as the newly estimated main channel BFEs on the adjacent reach. This is because discharge to overflow reaches is affected by hydraulic controls in the floodplain, such as roads or high ground. Comparing the base flood elevations for the main channel with the BFEs in the adjacent overflow reaches shows that elevation differences of greater than 1 foot occur in several locations, including along the overflow branch north of Carnation, and the overflow branch east of Fall City. In these locations, and throughout the study area, the analysis focused on maintaining floodway surcharges in the main channel within the allowable 1-foot limit.

The extents of the floodway were extracted from the final floodway model at each modeled cross section. Between sections, the floodway boundary was interpolated based on topographic information and to reflect general hydraulic principles.

3.2.8.1 Springbrook Creek – No new hydraulic analysis was included for Springbrook and Mill Creeks, so their flood hazard zones were imported from the effective study. The starting water-surface elevations on Mill Creek (Kent) was obtained from the Springbrook Creek flood profiles. The Horseshoe Bend certified levee has no impact on the Mill or Springbrook Creeks' special flood hazard zones. Only Shaded Zone X (protected by Levee) was delineated as a result of the Horseshoe Bend Levee certification process.

3.2.8.2 Green River (lower Green River) - A steady-state HEC-RAS computer model was created to simulate the hydraulic characteristics of the study reach under the condition that all levees remained in place (i.e. the current channel geometry). The model was used to compute water surface profiles corresponding to the 10-, 2-, 1-, and 0.2-percent-annual-chance floods, in-channel flood inundation limits for the 1-percent-annual-chance (base flood) and 0.2-percent-annual-chance events, and floodway data for the in-channel portion of the floodway and several isolated levee failure scenarios. A second numerical hydraulic model was developed using FLO-2D to simulate the effects of complex levee failure scenarios through the leveed portion of study reach (RM 10.6 to RM 29.7) and to define the floodplain limits and floodway path through the overbank areas. The following sections provide detailed descriptions of the development and application of the hydraulic models used in this study.

HEC-RAS Channel and Topography

Two hundred and twenty-three cross sections are used in the HEC-RAS model to represent the channel and bank geometry along the Lower Green River. The in-water portions of most of these cross sections were surveyed by Minister-Glaeser Surveying (MGS) in February 2006 with additional survey work taking place in early 2007. The in-channel cross section surveys typically only included the stream channel from edge of water to edge of water. The levee slopes and channel banks were not field surveyed; therefore, the upland portion of each cross section was added using the digital topographic data developed for this study by 3DI- West. The topographic data was created using photogrammetric techniques based on aerial photographs of the study reach that were taken on February 19, 2006. Feature data, including buildings, vegetation, hydrography, and road surfaces, were added to the topographic data to finalize the base mapping in January 2008.

HEC-RAS Hydraulic Structures

Thirty-six bridges crossing the Lower Green River within the study reach were coded into the HECRAS model. Detailed information on some of the bridges was obtained from the effective FIS study model. However, most of the bridges were either newer than the effective study or simply not included in the effective model. Data for these structures were obtained from as-built drawings of the bridges and limited field surveys by nhc in December 2006. All bridge data were field verified to the extent possible by nhc.

HEC-RAS Starting Water Surface Elevation

The hydraulic model extends to the downstream study limit at RM 3.85. For calibration runs the starting water surface at the downstream end of the model was set equal to the observed tidal water surface elevation at the NOAA Seattle Station (No. 9447130) coincident with the peak of the simulated flood. For the flood profile simulations, the starting water surface elevation was set equal to the mean high water level at the Seattle station. It should be noted that the starting water surface used in the model has very little effect on simulated water surface elevations upstream of about RM 12.0 (e.g. lowering the starting water surface by 9 feet drops the BFE at RM 12 by about 0.08 feet).

HEC-RAS Model Calibration

Initial channel and overbank roughness factors (Manning's "n" values) used in the hydraulic computations were taken from the effective FIS model. These values were then adjusted by calibration to four observed flood events and one low flow event. High water mark data were collected by nhc and MGS for the high flow events of January 7, 2006, November 11, 2006, and March 25, 2007. High water mark data were also obtained from King County and other sources for the February 8-9, 1996 flood event.

Water level observations are available for 22 locations in the Lower Green Study reach during the January 2006 flood event. Corresponding high water mark data are also available for five of these locations. The January event had an estimated peak discharge of 11,200 cfs at the USGS gage near Auburn. Nine high water marks are available for the November 2006 flood and 11 were recovered for the March 2007 flood event. The November event had an estimated peak discharge at the Auburn gage of 12,200 cfs while the estimated peak discharge for the March 2007 event was 8,500 cfs. For the February 1996 event, nhc had HWM

information at two locations, the Black River Pump Station Discharge Channel and the USGS gage at Auburn. In addition, approximate HWM information was extracted from oblique aerial photographs taken by King County near, or slightly after, the peak of this event. In all, 20 HWMs were identified on the photographs with elevations estimated from the topographic data created for this study by 3DI - West.

In addition to calibration to the high flow events, the model was also calibrated to the water surface elevation observed at the time of the aerial flight on February 19, 2006. The flow was about 1,100 cfs at the Auburn gage.

The final calibrated "n" values for the Lower Green River channel ranged from 0.026 at the upstream end of the study reach to 0.047 in the reach near the Horseshoe Acres pump station in Kent (RM 24.26 - 28.21). In general, Manning's "n" values downstream of RM 29 ranged from 0.039 to 0.047.

These in-channel roughness values account for both the heavily vegetated channel banks as well as the main channel bed. An attempt was made to define separate "n" values for the banks and bed but the composite "n" value computation that is used in HEC-RAS whenever multiple "n" values are defined between the bank stations results in unreasonable values for the Lower Green River. Thus, manually estimated composite "n" values were used for the channel.

Overbank "n" values used in the HEC-RAS model range from:

- 0.02 for roadways and other paved surfaces
- 0.04 to 0.055 for turf grass or pastured agricultural areas
- 0.07 to 0.09 for areas of thick brush or other dense vegetation.

The model was calibrated to reproduce observed stages for each of the calibration events as closely as possible, while bearing in mind that the most important event for Flood Insurance Study purposes is the 1-percent-annual-chance event and thus calibration to the highest observed discharges is more valuable than to the lower flow events. High water marks were generally matched to within 0.5 feet although in a few instances the difference between simulated and observed water levels was as great as 1 foot.

FLO-2D Model Development

Simulation of the complex floodplain hydraulics under the levee

failure scenarios is not feasible with the HEC- RAS 1-Dimensional model. Therefore, a FLO - 2D model was developed for the floodplain and channel between RM 29.7 (near the Auburn Golf Course) and RM 10.6 (just downstream of the Black River Pump Station). The extents of the FLO-2D model are, compiled on February 12, 2008, was used in this study.

A grid size of 180 feet was selected, resulting in a model domain of approximately 21,000 cells. Grid cell elevations were calculated by averaging elevations of a l0-foot resolution DEM produced from the 3DI- West TIN. Prior to averaging, areas of fill such as roadway embankments that would be modeled as levees were removed from the DEM to avoid biasing elevation values upwards. River bank grid cell elevations were set equal to the natural bank elevations to ensure accurate bank overflow rates in the levee failure simulations. Mill Creek, Mullen Slough and lower Springbrook Creek were simulated by setting the elevations of individual grid cells to approximate channel thalweg elevations, and adding width reduction factors as necessary to match actual channel widths.

Area reduction factors (ARFs) are used in FLO-2D to handle reductions in flood storage within cells (e.g. due to buildings). These ARFs were calculated on an individual grid cell basis by setting the ARF value to the percent of the cell covered by structures as seen in the feature data coverage developed for the topographic base mapping. Width reduction factors (WRFs) are used to account for conveyance loss caused by structures obstructing the flow paths FLO-2D computes in each of the eight primary compass directions (i.e. N, NE, E, SE, etc.). WRFs were calculated by subdividing each model cell into a 3x3 sub-grid (9 sub-grid cells of 60 feet by 60 feet) and determining the percent of the area covered by structures within each sub-grid cell. The WRF for each flow path direction was then set to the larger of the covered area percentages for the pair of sub-grid cells that defined that particular flow path.

FLO-2D channel cross sections were generated by first using the interpolation tool in HEC-RAS to produce a cross section corresponding to each grid cell along the channel alignment. These cross sections were then clipped vertically at the natural bank elevations, which were determined on a cell by cell basis by taking the average elevation along a profile line delineated in GIS just outside the outer toe of the levee or on the top of the natural bank. Levees along the Green River, railroads, and roadways on fill were coded as levees in the model. Levee crest elevations were taken

from the topographic mapping.

The FLO-2D model's downstream boundary condition was set as a rating curve generated by running a series of flows through the HEC-RAS model and fitting a best-fit power function though the resultant stage-discharge points.

Three hydraulic structures were incorporated in the model using rating tables: the Mill Creek (Auburn) culvert at SR-167, the lowest Mill Creek (Kent) bridge at the BNSF Railroad and the Black River Pump Station. A rating table for the SR-167 culvert was generated from an existing nhc FEQ model of Mill Creek. Preliminary modeling of floodway alternatives revealed that the Mill Creek (Kent) bridge opening under the railway tracks just upstream of its confluence with Springbrook Creek is a critical control on water levels over a large area upstream. Therefore, this opening was simulated using a rating table generated using the Springbrook Creek HEC-RAS model, which has far greater detail on the multiple bridges, culverts and channel cross sections that control the rating at this location. As discussed above, the Black River Pump Station was simulated using the nominal pump rating curve, with the contribution of local interior drainage flows (the 9-day, 1-percent-annual-chance flow) subtracted from the capacity. It should be noted that most of the bridges over the Green River within the study reach have clear spans, do not experience pressure flow, have their abutments behind the river levees, and present little or no constriction to flow. The water surface profiles in the HEC-RAS model and observed high water marks confirm this, showing no significant backwater effects at bridges. Therefore, the bridges were not explicitly included in the FLO-2D model. The reasoning behind this decision is discussed in detail below.

In the HEC-RAS model, the bridges were all modeled in the “low flow-energy” mode which converts bridges to standard step-backwater cross sections. In the FLO-2D model, the upstream face cross section of each bridge in the HEC-RAS model was extracted for use as the cross section for the grid cell containing that bridge. The result is that the two models use similar approaches for bridges using only cross sectional data tables in the solution of the hydraulic equations. The only difference between the models is in the numbers of cross sections at each bridge (4 for HEC-RAS versus 1 for FLO-2D), and in the basic solution algorithm, with HEC-RAS using steady state step backwater methods and FLO-2D using an explicit unsteady flow solver. Special rating tables are not used for bridges in either model.

Discussions with FLO-2D developer Dr. Jim O'Brien and USACE staff on another NHC project (Skagit River) revealed that inclusion of bridge rating tables in FLO-2D was a common problem, and the tables typically needed modification from the HEC-RAS outputs to calibrate correctly, even where the bridge was not hydraulically significant. Given the number of bridges in the Green River system, that the bridges are hydraulically insignificant, that adding rating tables for every bridge promised to add significant stability and calibration complexities to the model, and that the FLO-2D and HEC-RAS models treated bridges in a similar way, it was decided that the selected modeling approach for the Green River bridges was appropriate.

FLO-2D Model Calibration

The FLO-2D Model was calibrated to the February 8-9, 1996 flood event. High water marks from the November 2006 event (with a peak flow at the Auburn gage of only 200 cfs less than the Feb 1996 event) showed a very similar profile above RM 18 and were also used to guide and validate the model calibration. Downstream of RM 18, the observed high water mark profiles for the 2 events diverge, and greater weight was given in the calibration to the higher February 1996 HWMs. The average absolute error of the calibrated profile to the 18 high water marks from the February 1996 event was 0.37 ft, and the largest error was -0.86 ft. Calibrated in-channel Manning's "n" values ranged from 0.035 to 0.045, except at the Auburn Mill Creek and Mullen Slough confluences, where single cell values of 0.050 were used to dampen transient surges in the solution.

Calibration of the model in the floodplain areas is not possible because the areas protected by levees have not experienced flooding during any of the recent high flow events. Therefore, Manning's "n" values for the floodplain areas were set based on engineering judgment and past experience. The floodplain was delineated into zones of similar roughness based on vegetative and land-use coverage and the FLO-2D model grid cells were attributed accordingly. Floodplain roughness values ranged from 0.04 for open pasture, golf courses and parks, 0.075 for large warehouse industrial areas, 0.08 for dense residential areas, up to a maximum of 0.09 for thickly forested and brushy wetlands.

FLO-2D Model Application to Levee Failure Simulations

Approximately 30 individual levee elements (facilities) were identified along the Lower Green River study area, primarily from

the King County facility inventory. Some of these levee elements did not fully block the flow of water from the riverward side to the landward side of the levee, either because they had openings, e.g. culverts through the levee prism, or they were not high enough to contain the 1-percent-annual-chance event. Mapping of the area behind these levees, therefore, was done by transferring the in-channel BFE to the area behind the levee. The remaining levee elements were then grouped into "failure reaches" based on the landward area that would be inundated if the leveed reach was failed.

In other words, all levees and appurtenant structures that protect the same land area are combined into a single levee failure reach. Combining the levee elements resulted in a total of five levee failure scenarios; Reddington, Reddington plus Mill Creek/Mullen Slough, Horseshoe Bend, Midway and Johnson Creek, and the East Valley. The five levee failure scenarios were analyzed individually using FLO-2D. In addition, the "all levees intact" condition, and the "fail all levees" condition were simulated. The floodplain map described below is a composite of the highest simulated water surface elevations at each grid cell from among these simulations.

An additional consideration for the levee failure analyses was the model's representation of the Black River Pump Station (BRPS). The currently installed nominal pump capacity of the BRPS is approximately 2,945 cfs (King County, 2007). The flow from the Green River into the East Valley area under the "East Valley" and "Fail-all" levee failure scenarios is about 2,200 cfs at its equilibrium condition. This flow would ultimately need to be pumped back into the Green River via the BRPS. The BRPS must also handle interior drainage for the East Side Green River watershed which is estimated at approximately 350 cfs for the 1-percent-annual-chance, 9-day condition. Based on these considerations, the installed BRPS pump capacity is adequate to handle the simulated pump station inflows without requiring storage of Green River floodwaters at the BRPS. To confirm the pumping capacity of the BRPS and verify routine operational needs, King County conducted a rigorous inspection and maintenance project of the BRPS during 2007 and 2008. During the inspection, all elements of the BRPS system were visually and mechanically tested. In the summer of 2008 as part of necessary maintenance, accumulated sediment was removed from the pump bays (i.e., chambers) of each pump. Subsequent to the sediment removal and with adequate forebay water levels, each pump was operated to ensure its functionality. Historically the BRPS has handled local stormwater runoff using only five of the eight pumps

available at the facility. However, as described above, King County has verified that the full installed capacity is operational. In addition, under the newly formed countywide Flood Control Zone District, the County has the financial capability to provide the staff resources for operations and inspections, routine maintenance, and repairs as necessary to ensure the BRPS can continue to operate up to its design capacity. Therefore, under the scenario of an assumed levee failure of the Green River, the County and four valley cities mutually supported using the full pumping capacity (2,945 cfs) in the flood study modeling. The design pumping capacity would be adequate to handle both the interior runoff and the simulated Green River overflows. The FLO-2D model was therefore configured to use the BRPS design capacity (reduced by 350 cfs to account for interior runoff).

For the purposes of this flood study, only the certified Tukwila 205 Levee is recognized in the modeling and mapping. All other levees in the Lower Green River are not certified and thus are not recognized as providing flood protection for purposes of this mapping study. The FLO-2D model was used to analyze levee failure scenarios for all levees in the middle reach (between RM 10 and RM 30). The floodplain extents and depths of inundation were simulated for the five levee failure scenarios as described above. A composite floodplain map for the overbank areas was developed showing the worst case flooding from these simulations.

The final floodway configuration includes an area along the main channel corresponding to the HECRAS floodway, the Mill Creek off-channel floodway and the split flow floodway path on the right bank near RM 15. Review of the proposed floodway shows that the Mill Creek (Auburn) off-channel floodway was reduced slightly because simulated base flood elevations in this area are slightly lower than those previously mapped. The Springbrook Creek floodway was retained as delineated on the Preliminary DFIRM, with a minor expansion near the SW 41st Street crossing, and used to pass flows which exit the Lower Green River near RM 15 and return to the river via the Black River Pump Station. Validation of the adequacy of the Springbrook Creek floodway was demonstrated by routing flows calculated with the FLO-2D model down Springbrook Creek floodway and verifying that the water surface elevation did not exceed the FLO-2D "fail all" water surface by more than 1 foot at any location.

No profiles were generated for overbank areas modeled using the FLO-2D model. However, base flood elevations for these areas were established by manually fitting BFE contours at 1-foot

increments to the grid of the maximum simulated water surfaces generated from the FLO- 2D results.

Green River (Middle Green River) – A steady-state HEC-RAS computer model was created to simulate the hydraulic characteristics of the study reach. The model was used to compute water surface profiles corresponding to the 10-, 2-, 1-, and 0.2-percent-annual-chance discharge, flood inundation limits for the 1-percent-annual-chance (i.e. base flood) and 0.2-percent-annual-chance events, and the floodway boundary for the 1-percent-annual-chance flood.

The following sections provide detailed descriptions of the development and application of the HEC-RAS model for this study.

Channel and Floodplain Topography

Seventy-three cross sections are used in the HEC-RAS model to represent the channel and floodplain geometry along the study reach. The in-channel portions of most of these cross sections were surveyed by Minister-Glaeser Surveying (MGS) in August and September 2006. Additional cross sections were interpolated from the survey and topographic data where needed. The in-channel cross section surveys typically only included the stream channel from bank to bank. The floodplain was not surveyed; therefore, the overbank portion of each cross section was added using the digital topographic data developed for this study by 3Di-West. The topographic data was created using a photogrammetric technique based on aerial photographs of the study reach that were taken on February 19, 2006.

Hydraulic Structures

Six bridges cross the Middle Green River within the study reach. These are located at:

- State Highway 18 (two spans) at RM 33.27,
- Burlington Northern Railroad Crossing at RM 33.32,
- SE Auburn - Black Diamond Road at RM 33.38,
- SE Green Valley Road at RM 34.62,
- 218th Avenue SE (Whitney Bridge) at RM 41.20, and
- SE Flaming Geyser Road at RM 42.54

Detailed information on the bridges was obtained from an earlier floodplain mapping study performed for King County by Harper Houf Righellis, Inc. (HHR, 1995). These data were field verified

to the extent possible by nhc and additional data were collected as necessary in March 2007.

Starting Water Surface Elevation

The hydraulic model was extended downstream to include the Lower Green River Study reach to provide the downstream starting water surface elevation. This approach ensures that the hydraulic effects of the large logjam near RM 32.3 were reflected in the modeling. The cross section and topographic data collected in 2006, provided the most reasonable and representative approach for establishing starting downstream water surface elevations. It is not anticipated that future refinements in the downstream HEC-RAS model will have any significant effect on water surface elevations at the SR-18 Bridge.

Model Calibration

Initial channel and overbank roughness factors (Manning's "n" values) used in the hydraulic computations were selected using engineering judgment and were based on field observations, orthophotos, published data, and values used in the previous flood studies. These values were then adjusted by calibration to three observed flood events and one low flow event. High water mark data were collected by nhc and MGS for the high flow events of January 7, 2006, November 11, 2006, and March 25, 2007.

High water mark data are available for seven locations in the study reach for the January 2006 flood event which had estimated peak discharges ranging from 9,480 cfs at the upstream end of the study to 11,070 cfs at the downstream end. Two high water marks were available for each of the November 2006 and March 2007 flood events. The November event had estimated peak discharges ranging from 10,250 to 12,170 cfs while the estimated peak discharges for the March 2007 event ranged from 8,070 to 8,730 cfs. In addition to calibration to these high flow events, the model was also calibrated to the water surface elevation observed at the time of the aerial flight on February 19, 2006. The flow at this time ranged from 730 cfs at the upstream end of the study reach to 1,100 cfs at the downstream end.

The final calibrated "n" values for the main channel range from 0.026 at the downstream end of the study reach to 0.045 in the reach through Flaming Geyser State Park. Overbank "n" values range from:

- 0.02 for roadways and other paved surfaces

- 0.04 to 0.055 for turf grass or pastured agricultural areas
- 0.07 to 0.09 for areas of thick brush or other dense vegetation.

The model was calibrated to reproduce observed stages for all calibration events as closely as possible, while bearing in mind that the focus of the model is for the 1-percent-annual-chance event. High water marks were generally matched to within 0.25 feet, although in some cases the difference between simulated and observed water levels was as great as 0.5 feet.

Floodplain Discussion

Within the limits of this floodplain mapping study, the Middle Green River can be divided into two general reaches. The upstream reach, from River Mile 44.3 to about RM 39 is relatively steep with a single thread and relatively straight channel and a floodplain that is generally confined to the main channel at most locations. Downstream of RM 39 to the downstream study limit at RM 33.25, the channel has a lower gradient, includes several large meander bends, and the floodplain is much wider than the channel and often covers the valley from side wall to side wall. The width of the floodplain in the upper reach is generally 200 feet to 500 feet wide. The floodplain in the lower reach ranges up to 2,500 feet wide or wider. Overbank inundations in the lower reach range from a few feet, near the transition between the upper and lower reach, to 6 feet or more near the downstream end of the study near RM 34.5

Table 4, "Manning's "n" Values," Table 6 (located in Volume 2 of the FIS), "Floodway Data," and the Flood Profiles were revised to reflect the results of the study.

3.2.9 Revision 9

Sammamish River and White River - A steady-state HEC-RAS, Version 4.0, computer model (Reference 188) was developed to stimulate the hydraulic characteristics of the White River. The HEC-RAS model was used to compute water surface profiles corresponding to the estimated 10-, 2-, 1-, and 0.2-percent-annual-chance floods, map flood inundation limits for the 1-percent-annual-chance (i.e. based flood) and 0.2-percent-annual-chance events, and define the floodway boundary for the 1-percent-annual-chance flood.

Channel and Floodplain Topography

Sammamish River

One hundred and seventeen surveyed cross-sections were used in the Sammamish River model geometry. The in-channel portions of these cross-sections were surveyed by Pacific Geomatic Services, Inc. (PGS) in April 2009. The bathymetric surveys for the cross-sections included the river channel from the bottom of the channel to just above the water surface elevation at the time of the surveys; the overbank portion of each cross-section was obtained from the digital topographic data developed for this study by 3Di-West. This topographic data was created using photogrammetric techniques based on aerial photographs taken in March 2009. Two-foot contour topographic maps at a map scale of 1 inch equals 200 feet were developed for this study.

White River

Thirty-eight cross sections are used in the White River model. The in-channel portions of most of these cross-sections were surveyed by Minister-Glaeser Surveying (MGS) in April and May 2007. Additional cross-sections were interpolated from the survey and topographic data where needed. The surveys for most of the cross-sections only included the river channel from bank to bank. Where the floodplain was not surveyed, the overbank portion of each cross-section was added using the digital topographic data developed for this study by 3Di-West. The topographic data was created using photogrammetric techniques based on aerial photographs that were taken on March 29, 2007. Two-foot contour topographic maps at a map scale of 1 inch equals 200 feet were developed.

The cross-section information sources included "Field Survey" indicating the channel was directly surveyed in the field by MGS or NHC, "Topographic Map" meaning the channel or floodplain geometry was extracted from the topographic contours and "Interpolated" signifying the cross-section was interpolated from the upstream and downstream sections in the HEC-RAS model.

Hydraulic Structures

Sammamish River

Hydraulic structures in the Sammamish River include numerous bridges with piers and/or abutments located throughout the river and the weir at RM 13.3. Detailed information on these structures was obtained from various state and local agencies, including Washington Department of Transportation, the City of Bothell, and

the City of Redmond. These data were field verified to the extent possible by PGS in March 2009 and NHC in October 2009.

White River

Hydraulic structures include the State Highway 410 Bridge at RM 22.45 and the White River Hydro Project diversion weir at RM 23.6. Detailed information on these structures was obtained from various state and local agencies, including Washington Department of Transportation, King County, the USACE, and Puget Sound Energy. These data were field verified to the extent possible by NHC in March 2008.

Starting Water Surface Elevations

Sammamish River

Lake Washington stage, recorded at the Hiram M. Chittenden Locks, was used as the downstream boundary condition for the 60-year unsteady flow simulation period. Observed data were available only back to 1991 so a constant stage of 16.5 feet (NAVD 88) was used prior to that date for the unsteady HEC-RAS simulations. The stage of 16.5 feet (NAVD 88) corresponds with winter lake stages when peak flows typically occur on the Sammamish River. The observed stage at the Locks was converted to NAVD 88 using the following: NAVD 88 = USACE Lake Washington Datum – 6.82 feet (conversion to NGVD 29) + 3.6 feet (conversion to NAVD 88) +0.25 feet (to account for the average increase in lake stage between the Locks and Kenmore, (Reference 187).

The steady state modeling required a constant tailwater elevation. For the steady state HEC-RAS modeling, a tailwater condition of 18.5 feet (NAVD 88) was used corresponding to the maximum normal operating level of the Lake (the annual variation in lake stage is between 16.5 and 18.5 feet (NAVD 88). By using the annual maximum instead of the typical winter stage used in the unsteady analysis (16.5 feet NAVD 88), the resulting 1-percent-annual-chance event hydraulic and mapping results in a stage near the typical summer time river stage (instead of below it) near the downstream end of river. The significance of choosing the higher, but summer time, water level in Lake Washington was investigated by a sensitivity analysis. The sensitivity analysis varies the downstream boundary condition over the range of observed flows 16.5 to 18.5 feet (NAVD 88) and showed that there is relatively small change in upstream river stage. For the 1-percent-annual-chance event, there is less than 0.7 feet difference at the 68th Avenue Northeast Bridge (1,900 feet upstream) and less than 0.2

feet at the 96th Avenue Northeast Bridge when specifying the two different boundary conditions.

White River
The starting water surface elevation for the HEC-RAS hydraulic model was obtained using a normal depth approximation, with a slope set to a value of 0.0072 feet.

Model Calibration

White River
Initial channel and overbank roughness factors (Manning's "n" values) used in the hydraulic model were selected based on field observations, orthophotos, published data, values used in the previous FISs, and engineering judgment. The model was calibrated to high water marks along the length of the river and stage and flow hydrographs, when available, at the Willows Run gage and at the weir for three observed flood events (Reference 189). The Willows Run gage (King County gage 51t/USGS gage 12125200) has observed data from 1965 to 2009, and the weir (King County gage 51m) from 2001 to 2009. High water marks were generally matched to within 0.25 feet, but all values were within 0.5 feet. Manning's "n" values were varied for these events to reflect the increase in bank vegetation growth over time. The January 2009 calibration, representing current conditions, was used for the 60-year simulation and final analysis of the 10-, 2-, 1-, and 0.2-percent-annual-chance events and floodway.

The final calibrated "n" values for the channel ranged from 0.035 to 0.06 for the January 2009 event. The final calibrated "n" value for the overbanks ranged from 0.03 to 0.15 as listed below.

High water mark data were collected by NHC and MGS for the high flow event of January 11-12, 2006. High water marks were available at six locations for the January 2006 event. The corresponding flows estimated for these marks ranged from 6,090 cfs at the upstream end on January 12th, to an event peak discharge of 10,750 cfs at the downstream end. High water mark data were available for the flood event in November 2006 at the two USGS gaging stations in the reach (No. 12098500 and No. 12099200). The USGS estimated peak discharge at the downstream gage, above the confluence of Boise Creek, was 14,700 cfs. A single high water mark was available for the December 2007 event. The discharge corresponding to that mark was estimated at 6,830 cfs.

With and Without Levees Modeling

Sammamish River
FEMA requires a "without levee" analysis be conducted for the 1- and 0.2-percent-annual-chance event flows when non-certified levees are present. This is done in addition to a simulation that allows the "levees" to hold back water. The higher water surface elevations between the "with levee" and "without levee" simulations are then mapped. Berms along the Sammamish River banks, acting like "levees," obstruct water from getting into the floodplain. These berms are not certified as levees. Therefore, to meet FEMA requirement, the hydraulic analysis for this study assumes that these berms do not hold back water. This affects the extents of inundated area for the 1-and 0.2-percent-annual-chance events. The floodway analysis (Section 4.2) assumes that the berms do not provide flood protection.

Floodplain Discussion

Sammamish River
The Sammamish River can be divided into two general reaches of differing characteristics. The upstream reach, from Lake Sammamish down to approximately RM 6.2, has a wide valley relative to the lower section and a flat valley floor. Broad overbanks are exposed to potential inundation. Distances from valley wall to valley wall in some areas are upwards of 4,500 feet. Downstream of RM 6.2, the valley narrows considerably, with 1,000 feet or less between valley walls. The channel is also more sinuous in the downstream reach.

White River
White River can be divided into 2 general reaches of differing characteristics. The upstream reach, from Mud Mountain Dam at RM 28.6 to about RM 27.0 is very steep and is confined within a canyon with steep sidewalls. The river has a single thread and the floodplain is generally limited to the area between the channel banks. The width of the floodplain in this upper reach is generally 100 feet to 250 feet. Downstream of RM 27 to the downstream study limit at RM 22.01, the channel has a slightly lower gradient and includes several large meander bends and side channels. The floodplain in the lower reach is often much wider than the channel and in some locations extends from valley wall to valley wall. The floodplain in the lower reach ranges from several hundred up to 1,600 feet wide. Overbank inundation in the lower reach of the studied area ranges from a few feet to 6 feet or more in the low lying side channels where flow splits occur.

3.2.10 Revision 10

Thornton Creek - A steady-state HEC-RAS (Version 4.0) computer model (Reference 188) was created to simulate the hydraulic characteristics of the study reach. The model was used to compute water surface profiles corresponding to the 10-, 2-, 1-, and 0.2-percent-annual-chance floods, flood inundation limits for the 1- and 0.2-percent-annual-chance events, and the floodway boundary for the 1-percent-annual-chance flood.

Channel and Floodplain Topography

Three hundred ninety-eight cross-sections are used in the model to represent the three reaches of Thornton Creek studied with detailed methods. The in-channel portion of almost all of these cross-sections was surveyed by SPU in the latter half of 2008. Otherwise, there were three cross-sections surveyed within Meadowbrook Pond by SPU in 2002, and four cross-sections surveyed by NHC in 2009 on the North Branch near Northeast 130th Street. There were also four cross-sections on the South Branch near the Northeast 105th Street crossing that were created based on design drawings of a project underway to replace the road culvert and regrade the channel.

The in-channel cross-section survey typically only included the stream channel from the top of bank to top of bank, as well as a couple overbank ground points. Topographic data for the overbank portions of each cross-section were based on the Puget Sound LiDAR Consortium's (PSLC) aerial survey of Seattle in 2000/2001. This bare-earth topographic data has a 6-foot grid spacing with a vertical accuracy approximately ± 1 foot. Because the topography of Jackson Park Golf Course along the North Branch was significantly altered since the PSLC survey, engineering drawings of the golf course (provided by SPU) were used in place of the LiDAR in that area.

Hydraulic Structures

The 2008 SPU stream survey included a detailed inventory of Thornton Creek's crossing features. Because the creek is typically less than fifteen feet wide and winds through a densely populated section of Seattle, there are numerous crossing structures, including: city arterials, private and public footbridges, driveways, water and sewer mains, inline weirs, a trash rack, privacy fences, and even houses.

As a result, one hundred eighteen structures that cross Thornton Creek were coded into the HEC-RAS model. Pursuant to FEMA standards, all the structures crossing Thornton Creek were assumed to be fully open and not blocked by debris, sediment, or vegetation. This is important to note, since the culverts and some of the driveway bridges are of such size that small objects typically found on residential and/or commercial properties could block a significant portion of the flow area. For instance, it would not be unusual for a lawn chair, a basketball, or small tree branches to significantly restrict the capacity of a culvert or cause a backup at a footbridge, thereby flooding a home. Determining this type of flooding was not investigated since it was beyond the scope of this study.

Starting Water Surface Elevation

For the 10-, 2-, 1-, and 0.2-percent-annual-chance simulations, the starting water surface elevation for the backwater model was set at 17.56 feet NAVD. This elevation corresponds to the maximum expected water surface elevation in Lake Washington between the middle of October and the middle of March, which corresponds to the flood season in Western Washington and represents a slightly conservative starting condition.

For the model calibration runs of the December 3, 2007, flood, the starting water surface elevation was set at 16.73 feet NAVD, which was the lake elevation recorded at the Hiram M. Chittenden Locks at 8:00 am on the morning of the event. It should be noted that the starting water surface used in the model has very little effect on simulated water surface elevations more than 500 feet from the mouth.

Hydraulic Model Calibration

The HEC-RAS model was calibrated to observed high water marks and flooding extents during the flood of December 3, 2007, which hydrologic analysis reveals was approximately a 2-percent-annual-chance event. This event was selected for calibration due to its recent occurrence, its extent of flooding, and its abundance of calibration data. Calibration of the HEC-RAS model was an iterative process because the discharges used to simulate the event were derived from the HSPF model, which was also undergoing calibration. In a general sense, the model calibration process involved adjusting hydrologic parameters to determine the flood flows of December 3, 2007; then using those flows in the backwater model with a range of reasonable hydraulic

coefficients to determine a water surface profile. The resulting backwater profile was compared with the available evidence of the recent flood; which thereby resulted in determining which model parameters needed adjusting. The final coefficients used in both HSPF and HEC-RAS models are well within the range of acceptable limits and do a very good job of simulating the recent, high volume event.

In the HEC-RAS model, the hydraulic parameters adjusted most frequently during calibration included the channel and overbank roughness, ineffective flow limits, blocked obstructions, and culvert and bridge modeling routines.

Ineffective flow limits and blocked obstructions were used freely throughout the study reach in order to give some 2-dimensional sense to the 1-dimensional model. With countless buildings and other urban obstructions located within the floodplain, these parameters were used to either reduce or completely prevent HEC-RAS from using certain areas for flow conveyance; insuring that the portion of each cross-section available for conveyance would actually be flowing downstream, and not laterally or even just ponding. Ineffective flow limits were also used to simulate the expansion and contraction of flow as it moves through culverts and bridges or around buildings.

Perhaps more important than any other hydraulic parameter in calibrating the backwater model were the bridge and culvert geometry and their associated modeling routines. Because there are numerous stream crossing features in the study reach, the water surface profile for much of Thornton Creek has a "step-pool" profile during storm events. Mimicking the backup of flow behind culverts in steep ravines or road overtopping was critical in meeting the calibration points recorded on December 3, 2007. Accurate structure geometry was provided by the SPU survey and the various routing routines in HEC-RAS were simulated in search of the best fit to the calibration points.

For the December 3, 2007, event, sixty-five calibration points were obtained from gage records, photographs, survey, and anecdotes from residents and SPU staff. Of the sixty-five points, only thirty-nine were used in the model calibration; the remaining points were determined to be unreliable or an artifact of localized flooding not reflective of the main channel water surface.

There were five stream gages within the Thornton Creek study reach on December 3, 2007. One gage is operated by the USGS

and the remaining four are maintained by SPU. USGS gage 12128000 (Thornton Creek near Seattle) is located immediately downstream of Sand Point Way Northeast on the mainstem and was very helpful in calibration of both the HSPF and HEC-RAS models. The North Branch is gaged at the downstream end of Jackson Park Golf Course (SPU Gage #66) and again where it crosses Northeast 110th Street before the South Branch confluence (SPU Gage #33). The South Branch is gaged at Roosevelt Way (SPU Gage #39) and upstream of the confluence at 35th Avenue Northeast (SPU Gage #49). Unfortunately gage #39 was not operational during the flood event due to vandalism earlier in the year, and gage #49 stopped recording when the maximum level of the sensor was exceeded. However, SPU surveyed a high water mark at the gage #49 from flood evidence.

Photographs of the flood were obtained from SPU as well as from a publicly available photo album published on the internet by a resident near Meadowbrook Pond (Reference 197). The photos, which spanned the area near the confluence down to Matthews Beach, had digital timestamps that were compared to the stage hydrographs recorded on the stream gages. Many of the photos were taken within a four-hour window of the observed peak stage. The evidence of flooding in these photographs was surveyed by NHC in the spring of 2009. The water surface elevations from this survey were used as calibration information with the knowledge that they did not necessarily represent the highest water surface attained during the flood.

The HEC-RAS model was calibrated to reproduce observed stages for each of the calibration events as closely as possible. Calibration marks were generally matched to within one-half foot; although some points did vary from modeled water surface elevations by more. Considering the complex nature of flooding in a highly urbanized setting and the complex hydraulic interaction of Meadowbrook Pond and the Lake Washington bypass, the model calibration was deemed to be very successful.

Floodplain Analysis

The Thornton Creek floodplain is heavily influenced by the culverts, bridges, and other structures that impede the waters downstream progress and cause backwater ponding and subsequent flooding. This effect gives many reaches of the creek a “step-pool” profile, as evidenced in the flood profile plots. It should be noted that the backup of water behind these structures, especially culverts

within steep ravines, provides inline storage and peak flow attenuation for downstream reaches of the creek.

For much of the study reach, however, the floodplain is contained within the natural channel banks, especially in the upper reach of the North and South Branches. Indeed, upstream from Northeast 107th Street on the South Branch, no residential or commercial flooding was simulated, with the minor exception of some road overtopping near the intersection of 8th Avenue Northeast and Northeast 105th Street. On the North Branch upstream of Northeast 110th Street, there are only four locations that flooding was simulated to directly impact residents, totaling approximately 15 properties. Flooding is limited on these reaches due to the steep slope of the streams in addition to the deep, vegetated corridor surrounding much of the system.

However, in the vicinity of the South Branch confluence, the floodplain expands greatly, inundating numerous commercial and residential properties. This is primarily due to the change to a relatively flat stream slope that begins near the confluence and the fact that the channelized creek has essentially no floodplain since significant development has occurred within five feet of the channel banks, and in some cases directly on top of the creek itself.

On the South Branch Thornton Creek, significant flooding is first evident immediately downstream of Northeast 107th Street Floodwaters here join with Kramer Creek and overtop approximately 300 feet of 30th Avenue Northeast. This water flows due east and floods the lower elevations on the Nathan Hale High School campus to shallow depths, eventually returning to the South Branch channel before crossing 35th Avenue Northeast. Again, significant overtopping of 35th Avenue Northeast occurs before merging with the mainstem just north of Meadowbrook Pond.

The floodplain on the North Branch widens dramatically immediately downstream of Northeast 110th Street between Northeast 110th Street and the confluence, the water cannot be contained within the channel banks, instead flowing around and through residential properties, and even down 36th Avenue Northeast. As the water moves through this reach, the water surface profile displays the “stepped” profile described earlier.
At the confluence of the branches, the HEC-RAS model and photographs of the December event show that the water breaks out of its main channel and takes an overland path into Meadowbrook Pond Cell #2 via a south-easterly path. This breakout of

floodwater has between a 10- and 2-percent-annual-chance. Due to the extremely complex nature of flow distribution in this location, including the hydraulic interaction with Meadowbrook Pond and the Lake Washington bypass, the distribution of the overland breakout flow was calculated with an XPSWMM model. This model was originally built for SPU by ENTRANCO (Reference 193), but has been significantly enhanced by NHC in the region downstream of 30th Ave NE on the South Branch, downstream of Northeast 110th Street on the North Branch, and upstream of 39th Avenue Northeast on the mainstem. The XPSWMM model modifications were performed under contract with SPU for multiple projects dating back to 2005. Being a dynamic model, and, hence, better able to capture the hydraulic complexity in this region, the XPSWMM model was used to generate the HSPF FTABLE that was the basis for computing the discharge into Meadowbrook Pond and the Lake Washington bypass pipe. According to a routing of the 1-percent-annual-chance storm through the XPSWMM model, the distribution of flow taking the overflow path into Meadowbrook Pond is about 16% of the combined discharge at the confluence.

Downstream of the confluence and before entering Meadowbrook Pond, the floodwater has its first opportunity to enter the bypass pipe to Lake Washington via a river intake located at river station 6,898. Downstream of the river intake, the water enters Meadowbrook Pond proper, flowing through cells #1 and #2 before again entering the bypass pipe via a morning glory spillway. Hydrologic analysis indicates that in the 1-percent-annual-chance scenario, this bypass withdraws approximately 385 cfs from Thornton Creek, or somewhat in excess of 40% of the total flow of the creek at the confluence of the North Branch and South Branch. During smaller floods, the portion of the flow removed by the bypass pipe is even higher, exceeding 60% of the total flow at the confluence during floods with a 10-percent-annual-chance.

Downstream of Meadowbrook Pond, the floodplain remains wide inundating approximately 20 residents in the blocks north and south of Northeast 105th Street. The HEC-RAS model and photographs of the December 3 storm indicate that water can break out of the channel at the intersection of Northeast 105th Street and 40th Avenue Northeast and flow south down 40th Avenue Northeast, flooding homes that front the street.
Just downstream of this area, near 42nd Avenue Northeast, the 1-percent-annual-chance flood water surface elevation is actually controlled by the culverts under Northeast 95th Street and the Burke-Gilman crossing. Assuming no partial blockage of these

culverts, which is an ideal if not realistic condition; the headwater behind Northeast 95th Street backs up as deep as 13 feet and sets the flooding elevation for almost 2,000 feet of the creek, potentially flooding approximately 30 homes.

Downstream of the Burke-Gilman crossing, Thornton Creek flows through and around multiple private properties before entering Lake Washington at Matthews Beach. This area was hard-hit during the December 2007, storm. The floodplain maps show approximately 10 homes are within the 1-percent-annual-chance flood zone in this neighborhood.

Floodway Analysis

The FEMA regulatory floodway provides a corridor of adequate size to pass the 1-percent-annual-chance flood without exceeding a one-foot rise in water surface elevation at any point. For much of the study reach, especially the upper reach of the North and South Branches, the floodplain could be encroached up to the channel bank stations without more than a one-foot rise in water surface. In some portions of the creek that were particularly steep, the floodway was set to be coincident with the floodplain because the floodplain is located within the channel banks.

A long stretch of the creek where the floodway was set coincident with the floodplain was through Jackson Park Golf Course. When topographic alterations were made to the golf course in 2002 and 2003, the North Branch was relocated within a newly constructed channel that is 30 to 40 feet wide. Flood flows within this channel are well contained, and in fact usually only occupy a small, "low flow" portion channel; perhaps 10 feet wide. This 10 feet wide floodplain is more indicative of natural sections throughout the North Branch. Since this reach represents a synthetic channel that completely contains the floodplain, the floodway was made to be coincident with the floodplain.

3.2.11 Revision 11

Horseshoe Bend Levee Physical Map Revision and Levee Seclusion - FLO-2D and HEC-RAS were used to determine flooding from the Green River and Interior drainage. HSPF Hydrologic Model is used to generate local runoff contributions to the Horseshoe Bend interior drainage area for purposes of long term simulations. The HSPF model was used to generate long term (60 years) local basin runoff which was then used as flow input to the Horseshoe Bend HEC-RAS model. The unsteady state

HEC-RAS model was then simulated for a 60-year period. The results of this 60-year simulation were then analyzed to determine 100-year joint probability water surface elevations for the four Horseshoe Bend subbasins. A FL0-2D Model was used to simulate flooding in the Green River right overbank with the Horseshoe Bend Levee in place. HEC-RAS was used to model the flooding for the Green River Channel. No new hydraulic analysis was performed for Springbrook and Mill Creeks, so their flood hazard zones were imported from the effective study. The Horseshoe Bend certified levee has no impact on the Mill or Springbrook Creeks' special flood hazard zones. Only Shaded Zone X (protected by Levee) was delineated as a result of the certification process.

The Manning's "n" values for all detailed studied streams are presented in Table 4.

Table 4. Manning's "n" Values

Stream	Channel "n" Range	Overbank "n" Range
Bear Creek	0.040-0.100	0.060-0.300
Big Soos Creek	0.024-0.090	0.040-0.150
Black River	0.011-0.050	0.050-0.150
Cedar River	0.02 - 0.045	0.03 - 0.15
Coal Creek	0.035-0.042	0.055-0.075
Des Moines Creek	0.030-0.040	0.050-0.100
East Branch of West Tributary Kelsey Creek	0.035-0.042	0.055-0.075
East Fork Issaquah Creek	0.035-0.060	0.050-0.250
Evans Creek	0.039-0.063	0.056-0.135
Forbes Creek	0.045	0.050
Gardiner Creek	0.070-0.080	0.070-0.200
Gilman Boulevard Overflow	0.040-0.045	0.030-0.045
Green River	0.020-0.055	0.060-0.300
Holder Creek	0.030-0.055	0.020-0.120
Issaquah Creek	0.030-0.088	0.035-0.300
Kelsey Creek	0.035-0.042	0.055-0.075
Little Bear Creek	0.012-0.080	0.016-0.150
Longfellow Creek	0.025-0.065	0.065-0.070
Lyon Creek	0.025	0.050
Maloney Creek	0.037-0.055	0.050-0.100
May Creek	0.030-0.090	0.055-0.150
May Creek Tributary	0.040	0.070
McAleer Creek	0.025-0.050	0.013-0.080
Mercer Creek	0.035-0.042	0.055-0.075
Meydenbauer Creek	0.035-0.042	0.055-0.075
Middle Fork Snoqualmie River Overflow Channels	0.040-0.045	0.075
Mill Creek (Auburn)	0.012-0.090	0.045-0.095
Mill Creek (Kent)	0.012-0.041	0.050-0.120
Miller Creek	0.040-0.050	0.060-0.120
North Branch Mercer Creek	0.035-0.042	0.055-0.075
North Creek	0.030-0.055	0.050-0.100
North Fork Issaquah Creek	0.026-0.055	0.070-0.120
North Fork Meydenbauer Creek	0.035-0.042	0.055-0.075

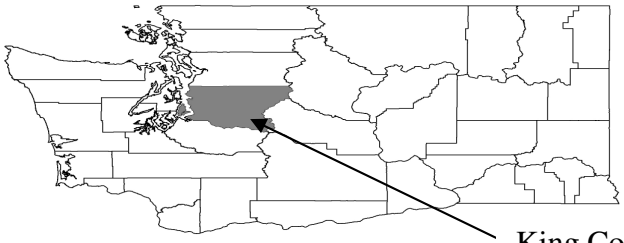
Table 4. Manning's "n" Values *(Continued)*

Stream	Channel "n" Range	Overbank "n" Range
Patterson Creek	0.040-0.120	0.020-0.080
Raging River	0.035-0.080	0.050-0.090
Ribary Creek	0.045-0.048	0.050-0.120
Richards Creek	0.035-0.042	0.055-0.075
Richards Creek East Tributary	0.035-0.042	0.055-0.075
Richards Creek West Tributary	0.035-0.042	0.055-0.075
Right Channel Mercer Creek	0.035-0.042	0.055-0.075
Rolling Hills Creek	0.025-0.040	0.020-0.060
Sammamish River	0.026-0.057	0.027-0.042
Snoqualmie River (Mainstem)	0.030-0.055	0.020-0.150
Snoqualmie River (Middle and North Forks)	0.028-0.058	0.040-0.170
South Fork Skykomish River	0.038-0.048	0.080-0.120
South Fork Snoqualmie River	0.038-0.100	0.070-0.120
Springbrook Creek	0.050-0.070	0.030-0.040
Swamp Creek	0.045-0.085	0.050-0.120
Thornton Creek Mainstem	0.035-0.070	0.028-0.120
Thornton Creek North Branch	0.035-0.070	0.028-0.120
Thornton Creek South Branch	0.035-0.070	0.028-0.120
Tibbetts Creek	0.027-0.055	0.080-0.130
Tolt River	0.042-0.055	0.070-0.100
Vasa Creek	0.035-0.042	0.055-0.075
Walker Creek	0.050	0.060-0.120
West Fork Issaquah Creek	0.024-0.050	0.035-0.120
West Tributary Kelsey Creek	0.035-0.042	0.055-0.075
White River	0.027-0.057	0.015-0.99
Yarrow Creek	0.045	0.150

FLOOD INSURANCE STUDY



KING COUNTY, WASHINGTON AND INCORPORATED AREAS



Volume 5 of 5

COMMUNITY NAME	COMMUNITY NUMBER
*ALGONA, CITY OF	530072
AUBURN, CITY OF	530073
*BEAUX ARTS VILLAGE, TOWN OF	530242
BELLEVUE, CITY OF	530074
BLACK DIAMOND, CITY OF	530272
BOTHELL, CITY OF	530075
BURIEN, CITY OF	530321
CARNATION, CITY OF	530076
*CLYDE HILL, CITY OF	530279
COVINGTON, CITY OF	530339
DES MOINES, CITY OF	530077
DUVALL, CITY OF	530282
ENUMCLAW, CITY OF	530319
FEDERAL WAY, CITY OF	530322
*HUNTS POINT, TOWN OF	530288
ISSAQUAH, CITY OF	530079
KENMORE, CITY OF	530336
KENT, CITY OF	530080
KING COUNTY, UNINCORPORATED AREAS	530071
KIRKLAND, CITY OF	530081
LAKE FOREST PARK, CITY OF	530082
*MAPLE VALLEY, CITY OF	530078
*MEDINA, CITY OF	530315
*MERCER ISLAND, CITY OF	530083
MUCKLESHOOT INDIAN TRIBE	530165
NEWCASTLE, CITY OF	530134
NORMANDY PARK, CITY OF	530084
NORTH BEND, CITY OF	530085
PACIFIC, CITY OF	530086
REDMOND, CITY OF	530087
RENTON, CITY OF	530088
SAMMAMISH, CITY OF	530337
SEATAC, CITY OF	590320
SEATTLE, CITY OF	530089
SHORELINE, CITY OF	530327
SKYKOMISH, TOWN OF	530236
SNOQUALMIE, CITY OF	530090
*SNOQUALMIE INDIAN TRIBE	530066
TUKWILA, CITY OF	530091
WOODINVILLE, CITY OF	530324
*YARROW POINT, TOWN OF	530309

*No Special Flood Hazard Areas Identified

REVISED DATE: AUGUST 19, 2020

Federal Emergency Management Agency

Flood Insurance Study Number
53033CV005B

NOTICE TO
FLOOD INSURANCE STUDY USERS

Communities participating in the National Flood Insurance Program have established repositories of flood hazard data for floodplain management and flood insurance purposes. This Flood Insurance Study (FIS) report may not contain all data available within the Community Map Repository. Please contact the Community Map Repository for any additional data.

The Federal Emergency Management Agency (FEMA) may revise and republish part or all of this FIS report at any time. In addition, FEMA may revise part of this FIS report by the Letter of Map Revision process, which does not involve republication or redistribution of the FIS report. Therefore, users should consult with community officials and check the Community Map Repository to obtain the most current FIS report components.

Selected Flood Insurance Rate Map panels for this community contain information that was previously shown separately on the corresponding Flood Boundary and Floodway Map panels (e.g., floodways, cross sections). In addition, former flood hazard zone designations have been changed as follows:

Old Zone(s)	New Zone
Al through A30	AE
V1 through V30	VE
B	X
C	X

Initial Countywide FIS Effective Date: September 29, 1989

Revised Countywide Date(s): May 16, 1995
May 20, 1996
March 30, 1998
November 8, 1999
December 6, 2001
April 19, 2005
August 19, 2020

ATTENTION: On FIRM panels 53033C0663G, 53033C0664G, 53033C0957G, 53033C0959G, 53033C0966G, 53033C0967G, 53033C0969G, 53033C0976G, 53033C0977G, 53033C0978G, 53033C0979G, 53033C0986G, 53033C0988G, 53033C1232G, 53033C1251G, 53033C1253G, and 53033C1254G the Green River (except Horseshoe Bend, Fenster, Muellen, Potter, Neeley, and Hammakami) levees have not been demonstrated by the community or levee owners to meet the requirements of Section 65.10 of the NFIP regulations in 44 CFR as it relates to the levee's capacity to provide 1-percent- annual -chance flood protection. The subject areas are identified on FIRM panels (with notes and bounding lines) and in the FIS report as potential areas of flood hazard data changes based on further review.

FEMA has updated the levee analysis and mapping procedures for non-accredited levees. Until such time as FEMA is able to initiate a new flood risk project to apply the new procedures, the flood hazard information on the aforementioned FIRM panels that are affected by the Green River (except Horseshoe Bend, Fenster, Muellen, Potter, Neeley, and Hammakami) levees are being added as a snapshot of the prior previously effective information presented on the FIRMs and FIS reports dated May 16, 1995. As indicated above, it is expected that affected flood hazard data within the subject area could be significantly revised. This may result in floodplain boundary changes, 1-percent- annual -chance flood elevation changes, and/or changes to flood hazard zone designations. The effective FIRM panels (and the FIS report) will again be revised at a later date to update the flood hazard information associated with the Green River (except Horseshoe Bend) levees when FEMA is able to initiate and complete a new flood risk project to apply the updated levee analysis and mapping procedures.

TABLE OF CONTENTS

Volume 1 – August 19, 2020

Page

1.0 INTRODUCTION 1

1.1 Purpose of Study 1

1.2 Authority and Acknowledgements 2

1.3 Coordination 7
1.3.1 Revision 1 – Miller Creek 16
1.3.2 Revision 2 – Snoqualmie River 16
1.3.3 Revision 3 – Raging River 16
1.3.4 Revision 4 – North Fork Issaquah Creek, Bear Creek, Evans Creek, Middle Fork Snoqualmie River, South Fork Skykomish River, Upper Middle Fork Snoqualmie River, North Fork River, Tate Creek, South Fork Snoqualmie River 16
1.3.5 Revision 5 – North Creek 18
1.3.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie River 18
1.3.7 Revision 7 – Snoqualmie River, Issaquah Creek 18
1.3.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River 19
1.3.9 Revision 9 – Puget Sound, Sammamish, White River 21
1.3.10 Revision 10 – Thornton Creek 22
1.3.11 Revision 11 – Horseshoe Bend Levee 22

2.0 AREA STUDIED 22

2.1 Scope of Study 22
2.1.1 Revision 1 – Miller Creek 29
2.1.2 Revision 2 – Snoqualmie River 29
2.1.3 Revision 3 – Raging River 30
2.1.4 Revision 4 – North Fork Issaquah Creek, Bear Creek, Evans Creek, Middle Fork Snoqualmie River, South Fork Skykomish River, Upper Middle Fork Snoqualmie River, North Fork River, Tate Creek 30
2.1.5 Revision 5 – North Creek 31
2.1.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie River 32
2.1.7 Revision 7 – Snoqualmie River, Issaquah Creek 32
2.1.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River, Kelsey Creek 32
2.1.9 Revision 9 – Puget Sound, Sammamish River, White River 34
2.1.10 Revision 10 – Thornton Creek 35
2.1.11 Revision 11 – Horseshoe Bend Levee 36

2.2 Community Description 38

2.3 Principal Flood Problems 43

TABLE OF CONTENTS (continued)

2.3.1 Revision 1 – Miller Creek....57
2.3.2 Revision 2 – Snoqualmie River....58
2.3.3 Revision 3 – Raging River....58
2.3.4 Revision 4 – North Fork Issaquah Creek....58
2.3.5 Revision 5 – North Creek....59
2.3.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie....59
2.3.7 Revision 7 – Snoqualmie River....60
2.3.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River, Kelsey Creek....60
2.3.9 Revision 9 – Puget Sound, Sammamish River, White River....63
2.3.10 Revision 10 – Thornton Creek....63
2.3.11 Revision 11 – Horseshoe Bend Levee 64

2.4 Flood Protection Measures....64
2.4.1 Revision 1 – Miller Creek....69
2.4.2 Revision 2 – Snoqualmie River....69
2.4.3 Revision 3 – Raging River....69
2.4.4 Revision 4 – North Fork Issaquah Creek....69
2.4.5 Revision 5 – North Creek....69
2.4.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie....69
2.4.7 Revision 7 – Snoqualmie River, Issaquah Creek....69
2.4.8 Revision 8 – Patterson Creek, Cedar River, Green River, Kelsey Creek....69
2.4.9 Revision 9 – Puget Sound, Sammamish River, White River....71
2.4.10 Revision 10 – Thornton Creek....71
2.4.11 Revision 11 – Horseshoe Bend Levee 72

3.0 ENGINEERING METHODS....72

3.1 Hydrologic Analyses....73
3.1.1 Revision 1 – Miller Creek....78
3.1.2 Revision 2 – Snoqualmie River....80
3.1.3 Revision 3 – Raging River....80
3.1.4 Revision 4 – North Fork Issaquah Creek, Bear Creek, Middle Fork Snoqualmie River, South Fork Skykomish River, North Fork Snoqualmie River....80
3.1.5 Revision 5 – North Creek....83
3.1.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie, Middle and South Fork Snoqualmie River....84
3.1.7 Revision 7 – Snoqualmie River, Issaquah Creek....85
3.1.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River, Kelsey Creek....87
3.1.9 Revision 9 – Sammamish River, White River....91
3.1.10 Revision 10 – Thornton Creek....94
3.1.11 Revision 11 – Horseshoe Bend Levee 95

3.2 Hydraulic Analyses....108
3.2.1 Revision 1 – Miller Creek....113
3.2.2 Revision 2 – Snoqualmie River....115
3.2.3 Revision 3 – Raging River....116

TABLE OF CONTENTS (continued)

3.2.4 Revision 4 – North Fork Issaquah Creek, Bear Creek, Evans Creek, Cottage Lake Creek, Middle Fork Snoqualmie River, South Fork Skykomish River, North Fork Snoqualmie River....118
3.2.5 Revision 5 – North Creek....128
3.2.6 Revision 6 – Tolt River, Upper South Fork Snoqualmie....130
3.2.7 Revision 7 – Snoqualmie River, Issaquah Creek....131
3.2.8 Revision 8 – Patterson Creek, Lower Snoqualmie River, Springbrook Creek, Cedar River, Green River, Kelsey Creek....136
3.2.8.1 Springbrook Creek....149
3.2.8.2 Green River....149
3.2.9 Revision 9 – Sammamish River, White River....159
3.2.10 Revision 10 – Thornton Creek....164
3.2.11 Revision 11 – Horseshoe Bend Levee....170

Volume 2 – August 19, 2020

3.3 Wave Height Analysis....174
3.4 Vertical Datum....175

4.0 FLOODPLAIN MANAGEMENT APPLICATIONS....178

4.1 Floodplain Boundaries....178
4.2 Floodways....180
4.3 Base Flood Elevations....282
4.4 Velocity Zones....282

5.0 INSURANCE APPLICATION....283

6.0 FLOOD INSURANCE RATE MAP....284

7.0 OTHER STUDIES....285

8.0 LOCATION OF DATA....285

9.0 BIBLIOGRAPHY AND REFERENCES....287

10.0 REVISION DESCRIPTIONS....304

10.1 First Revision....304
10.2 Second Revision....304
10.3 Third Revision....306
10.4 Fourth Revision....306
10.5 Fifth Revision....306
10.6 Sixth Revision....307
10.7 Seventh Revision....307
10.8 Eighth Revision....308
10.9 Ninth Revision....315
10.10 Tenth Revision....316
10.11 Eleventh Revision....316

Table of Contents (continued)

FIGURES

Volume 2 – August 19, 2020

Figure 1 – Transect Schematic....175

Figure 2 – Floodway Schematic....282

TABLES

Volume 1 – August 19, 2020

Table 1 – USGS Gages....74
Table 2 – Summary of Discharges....97
Table 3 – Summary of Elevations....108
Table 4 – Manning's "n" values....172

Volume 2 – August 19, 2020

Table 5 – Datum Conversion Factors....176
Table 6 – Floodway Data....182
Table 7 – Community Map History....286

EXHIBIT

Volume 3 – August 19, 2020

Exhibit 1 – Flood Profiles

Bear Creek	Panels	01P-10P
Big Soos Creek	Panels	11P-20P
Black River	Panel	21P
Cedar River	Panels	22P-33P
Cherry Creek	Panel	34P
Coal Creek	Panels	35P-38P
Cottage Lake Creek	Panels	39P-44P
Des Moines Creek	Panel	45P
East Branch of West Tributary Kelsey Creek	Panels	46P-49P
East Branch Upper Vasa Creek	Panels	50P
East Fork Issaquah Creek	Panels	51P-53P
Evans Creek	Panels	54P-55P

Table of Contents (continued)

EXHIBIT (continued)

Volume 3 – August 19, 2020

Exhibit 1 – Flood Profiles (continued)

Forbes Creek	Panels	56P-60P
Gardiner Creek	Panel	61P
Gilman Boulevard Overflow Issaquah Creek	Panel	62P
Green River	Panels	63P-84P
Greenwater River	Panels	85P-87P
Holder Creek	Panel	88P
Issaquah Creek	Panels	89P-96P
Kelsey Creek	Panels	97P-104P
Little Bear Creek	Panels	105P-106P
Longfellow Creek	Panels	107P-111P
Lower Overflow	Panel	112P
Lyon Creek	Panels	113P-114P

Volume 4 – August 19, 2020

Maloney Creek	Panels	115P
May Creek	Panels	116P-121P
May Creek Tributary	Panel	122P
McAleer Creek	Panels	123P-125P
Mercer Creek	Panel	126P
Meydenbauer Creek	Panels	127P-128P
Middle Fork Snoqualmie River	Panels	129P-134P
Middle Overflow	Panel	135P
Mill Creek-Auburn	Panels	136P-141P
Mill Creek-Kent	Panels	142P-146P
Miller Creek	Panels	147P-150P
North Branch Mercer Creek (North Valley)	Panels	151P-155P
North Creek	Panels	156P-157P
North Fork Issaquah Creek	Panel	158P
North Fork Meydenbauer Creek	Panel	159P
North Fork Snoqualmie River	Panels	160P-161P
Patterson Creek	Panels	162P-165P
Patterson Creek Overflow Reach	Panel	166P
Raging River	Panels	167P-174P
Richards Creek	Panels	175P-186P
Richards Creek East Tributary	Panel	187P
Richards Creek West Tributary	Panel	188P
Right Channel Mercer Creek	Panel	189P
Rolling Hills Creek	Panel	190P
Sammamish River	Panels	191P-196P
Snoqualmie River	Panels	197P-212P
Snoqualmie River Overflow Reach 1	Panels	213P-214P
Snoqualmie River Overflow Reach 2	Panels	215P-216P

Table of Contents (continued)

EXHIBIT (continued)

Volume 4 – August 19, 2020 (continued)

Exhibit 1 – Flood Profiles (continued)

Snoqualmie River Overflow Reach 3	Panels	217P-218P
Snoqualmie River Overflow Reach 4	Panel	219P
Snoqualmie River Overflow Reach 5	Panels	220P-221P

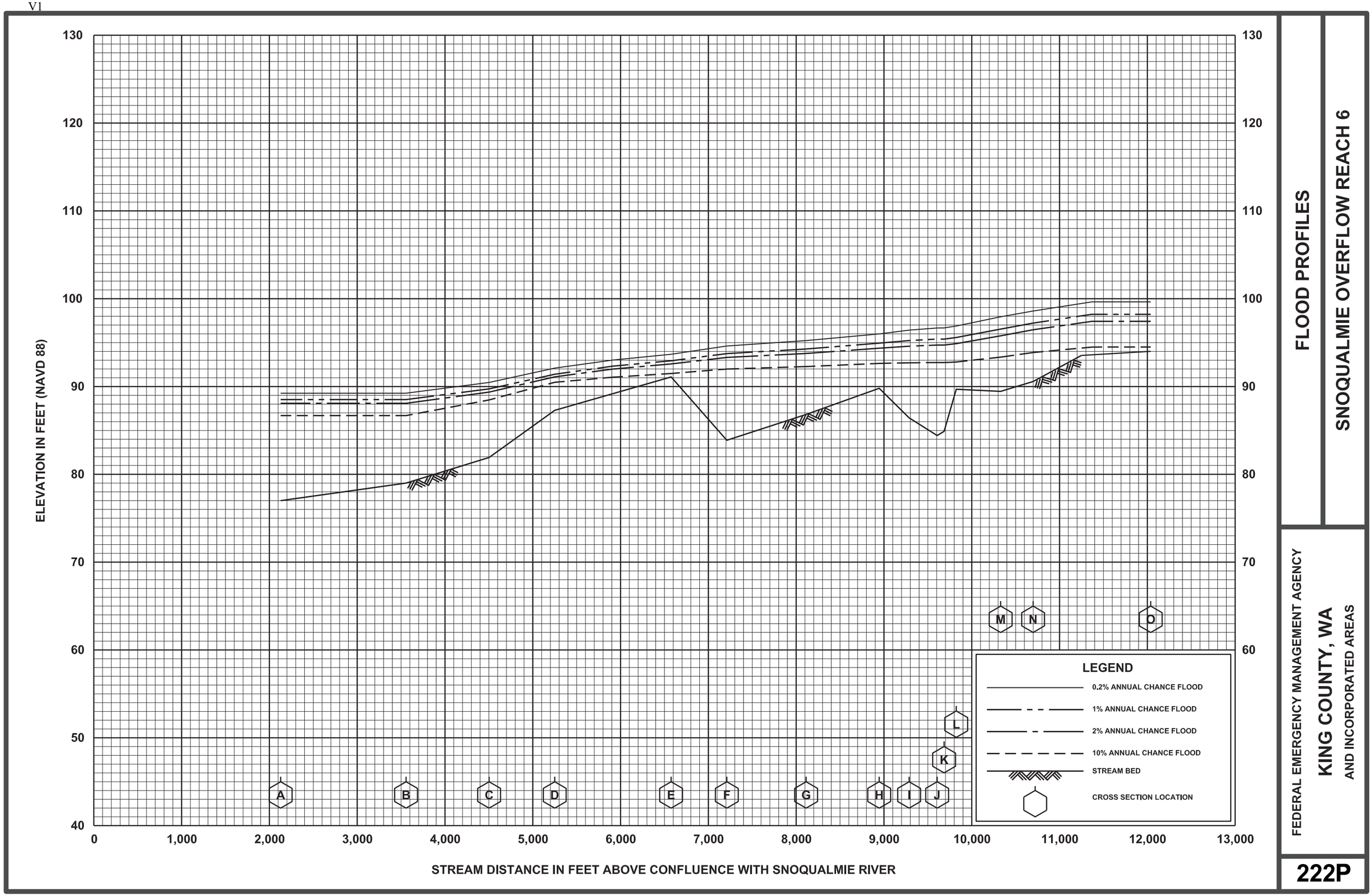
Volume 5 – August 19, 2020

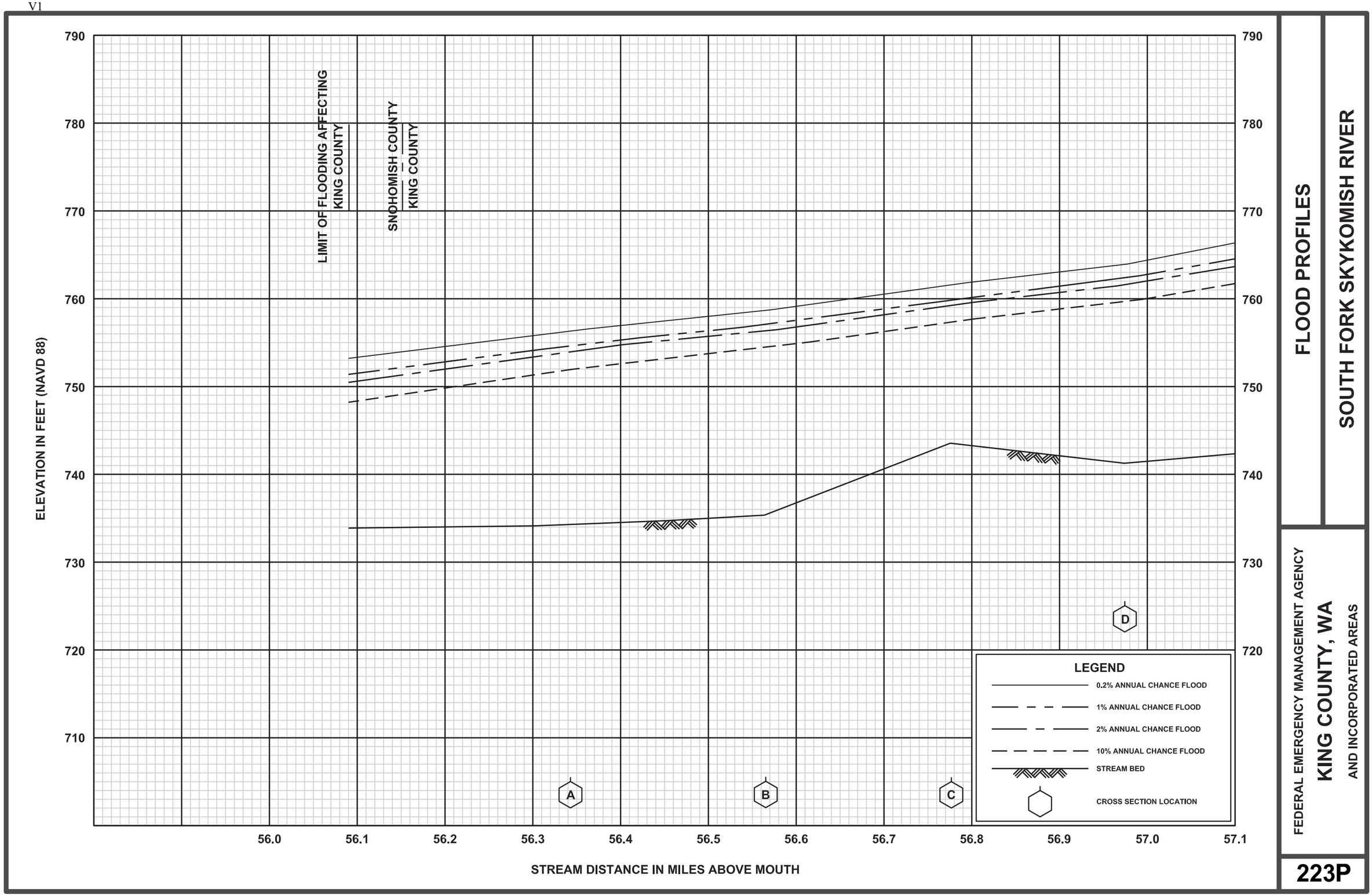
Snoqualmie River Overflow Reach 6	Panel	222P
South Fork Skykomish River	Panels	223P-233P
South Fork Snoqualmie River (Without Levees)	Panel	234P
South Fork Snoqualmie River (With Levees)	Panels	235P-241P
South Fork Snoqualmie River (Without Left Levee)	Panels	242P-246P
South Fork Snoqualmie River (Without Right Levee)	Panels	247P-251P
Springbrook Creek	Panels	252P-254P
Squib Creek (Upper Vasa Creek)	Panels	255P-256P
Swamp Creek	Panels	257P-259P
Swamp Creek Overbank	Panel	260P
Thornton Creek Mainstem/North Branch	Panels	261P-282P
Thornton Creek Overflow	Panel	283P
Thornton Creek Overflow Bypass	Panel	284P
Thornton Creek South Branch	Panels	285P-294P
Tibbetts Creek	Panels	295P-299P
Tolt River (With Levee)	Panels	300P-302P
Tolt River (Without Left Levee)	Panel	303P
Tolt River (Without Right Levee)	Panel	304P
Upper North Overflow	Panel	305P
Upper South Overflow	Panel	306P
Vasa Creek (Lower Vasa Creek)	Panels	307P-308P
Walker Creek	Panel	309P
West Fork Issaquah Creek	Panels	310P-311P
West Tributary Kelsey Creek	Panels	312P-316P
White River	Panels	317P-325P
White River (Left Bank Overflow)	Panel	326P
Yarrow Creek	Panels	327P-328P

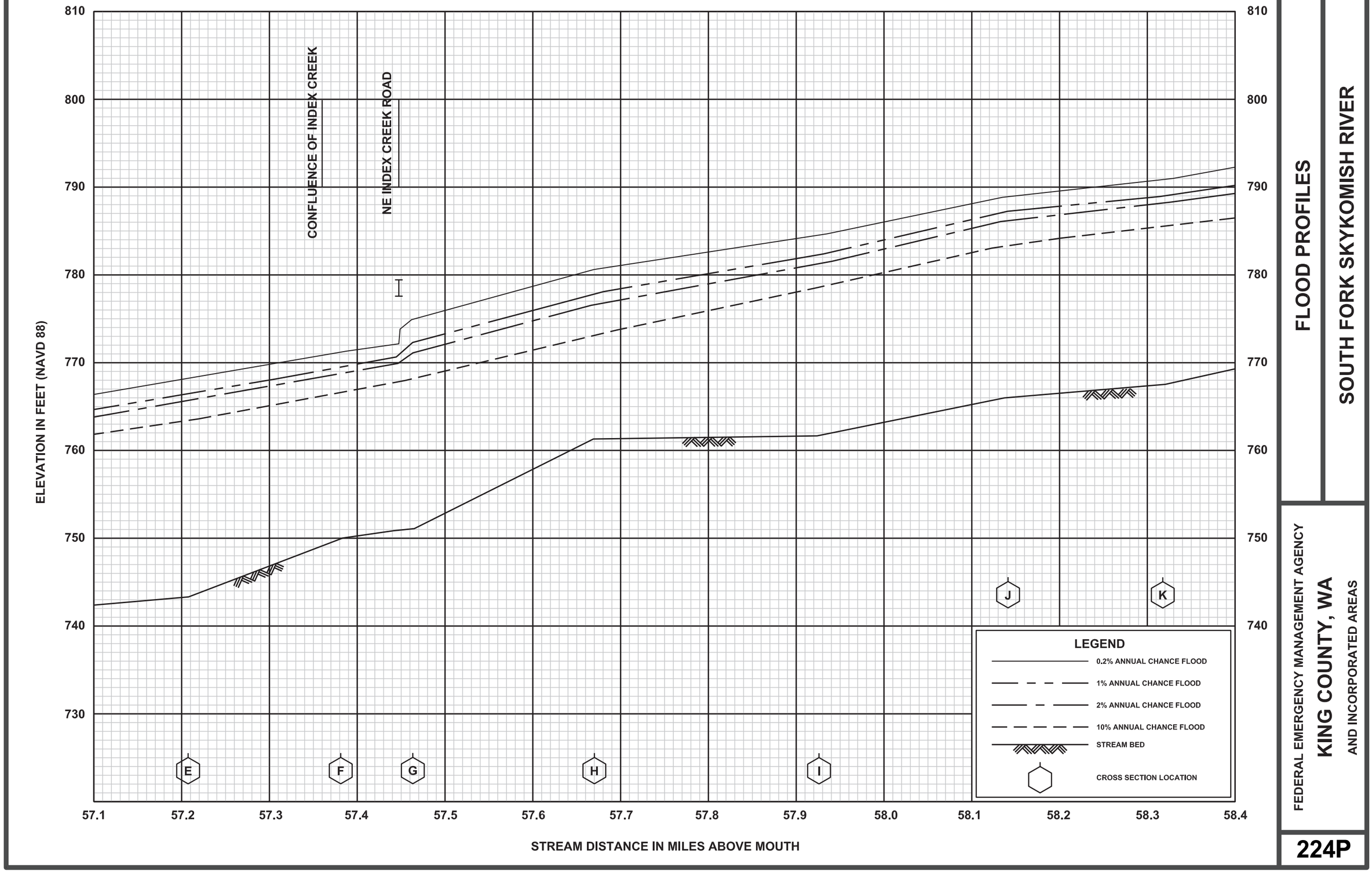
PUBLISHED SEPARATELY

Flood Insurance Rate Map Index

Flood Insurance Rate Maps


130
120
110
100
90
80
70
60
50
40
ELEVATION IN FEET (NAVD 88)
0
1,000
2,000
3,000
4,000
5,000
6,000
7,000
8,000
9,000
10,000
11,000
12,000
13,000
STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
SNOQUALMIE OVERFLOW REACH 6
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
222P


790
780
770
760
750
740
730
720
710
ELEVATION IN FEET (NAVD 88)
LIMIT OF FLOODING AFFECTING
KING COUNTY
SNOHOMISH COUNTY
KING COUNTY
A
B
C
D
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
56.0
56.1
56.2
56.3
56.4
56.5
56.6
56.7
56.8
56.9
57.0
57.1
STREAM DISTANCE IN MILES ABOVE MOUNTH
FLOOD PROFILES
SOUTH FORK SKYKOMISH RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
223P



FLOOD PROFILES

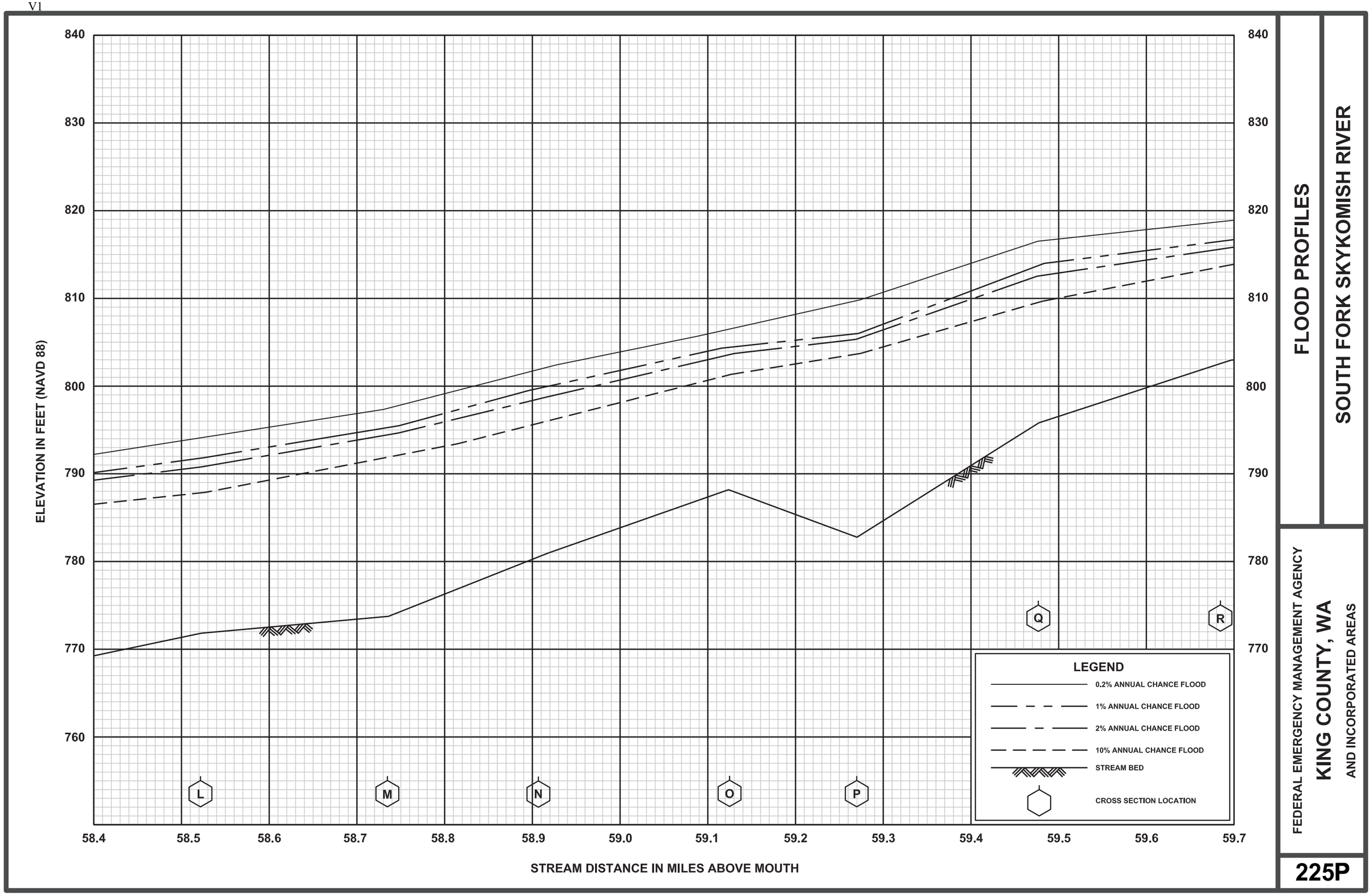
SOUTH FORK SKYKOMISH RIVER

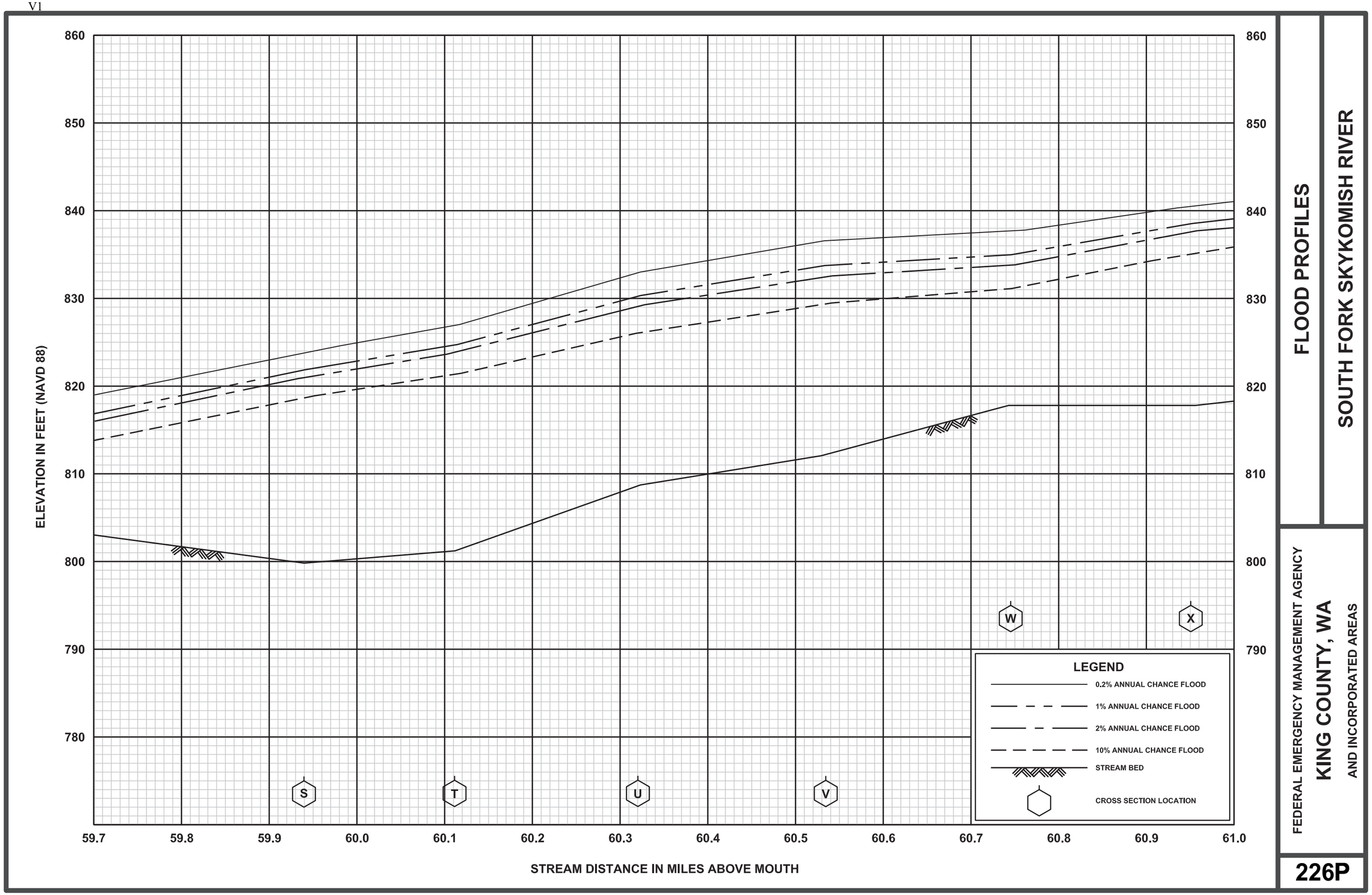
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

224P


840
830
820
810
800
790
780
770
760
ELEVATION IN FEET (NAVD 88)
L
M
N
O
P
Q
R
58.4
58.5
58.6
58.7
58.8
58.9
59.0
59.1
59.2
59.3
59.4
59.5
59.6
59.7
STREAM DISTANCE IN MILES ABOVE MOUTH
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
SOUTH FORK SKYKOMISH RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
225P



FLOOD PROFILES

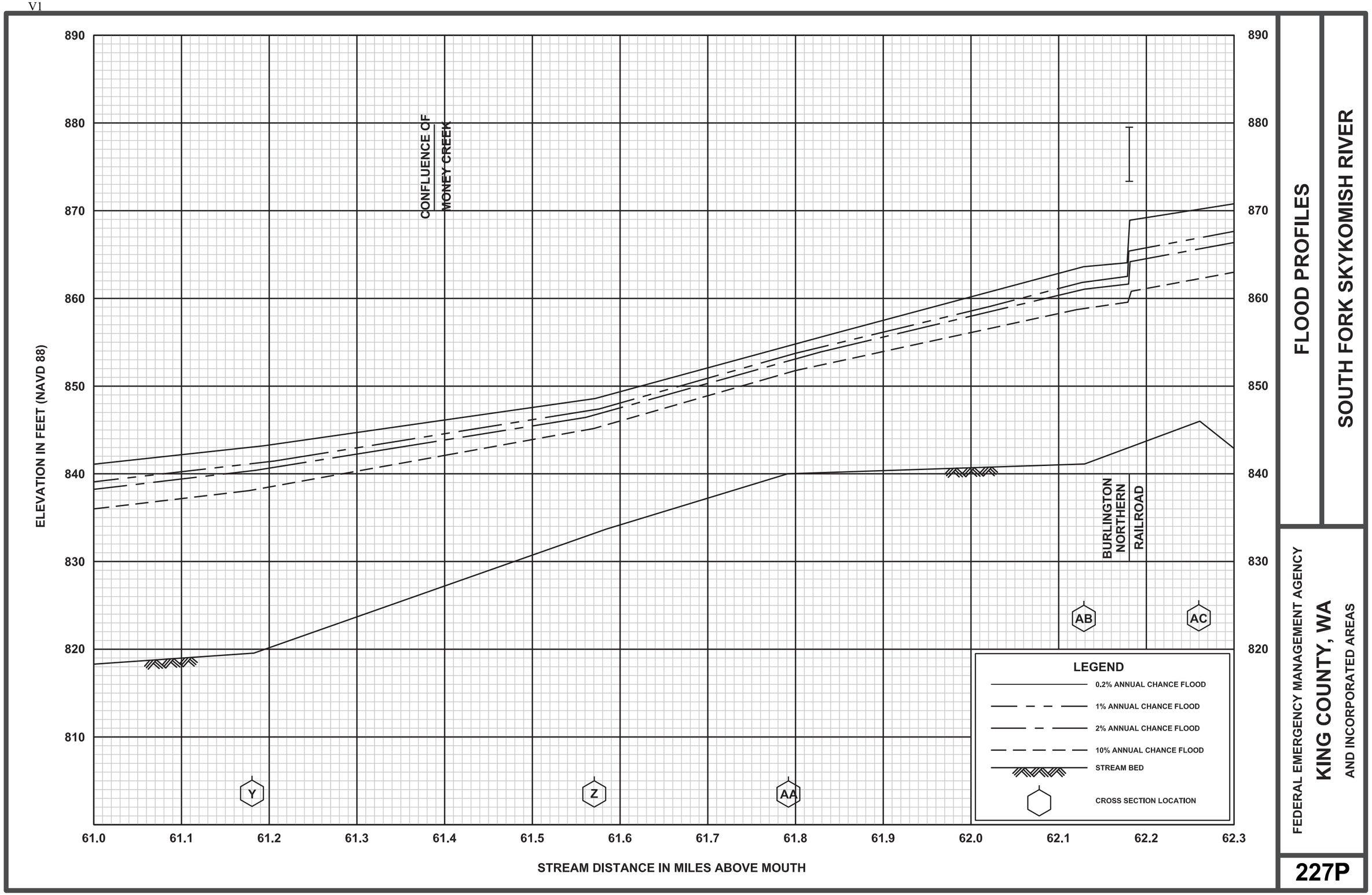
SOUTH FORK SKYKOMISH RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

226P



FLOOD PROFILES

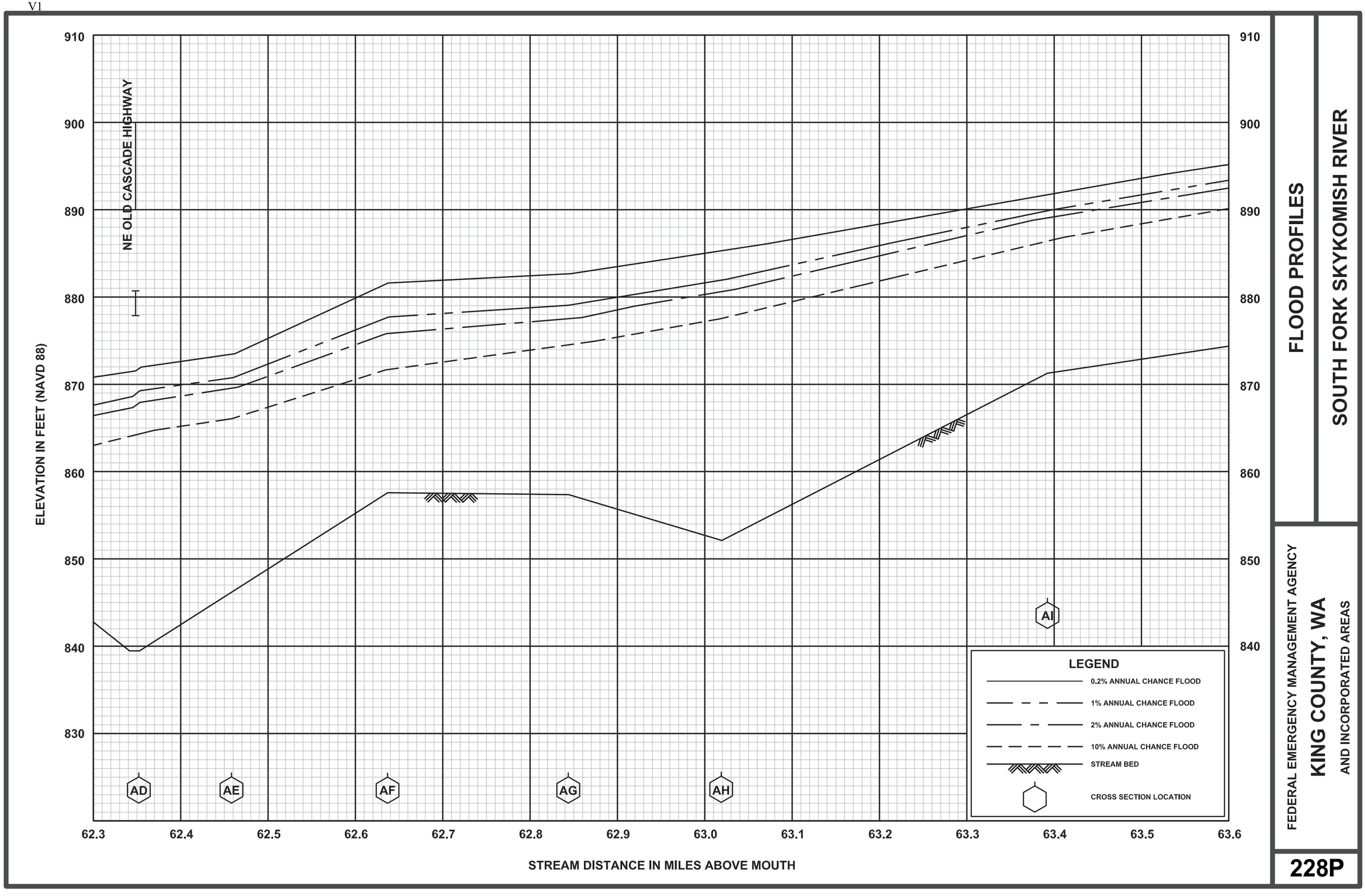
SOUTH FORK SKYKOMISH RIVER

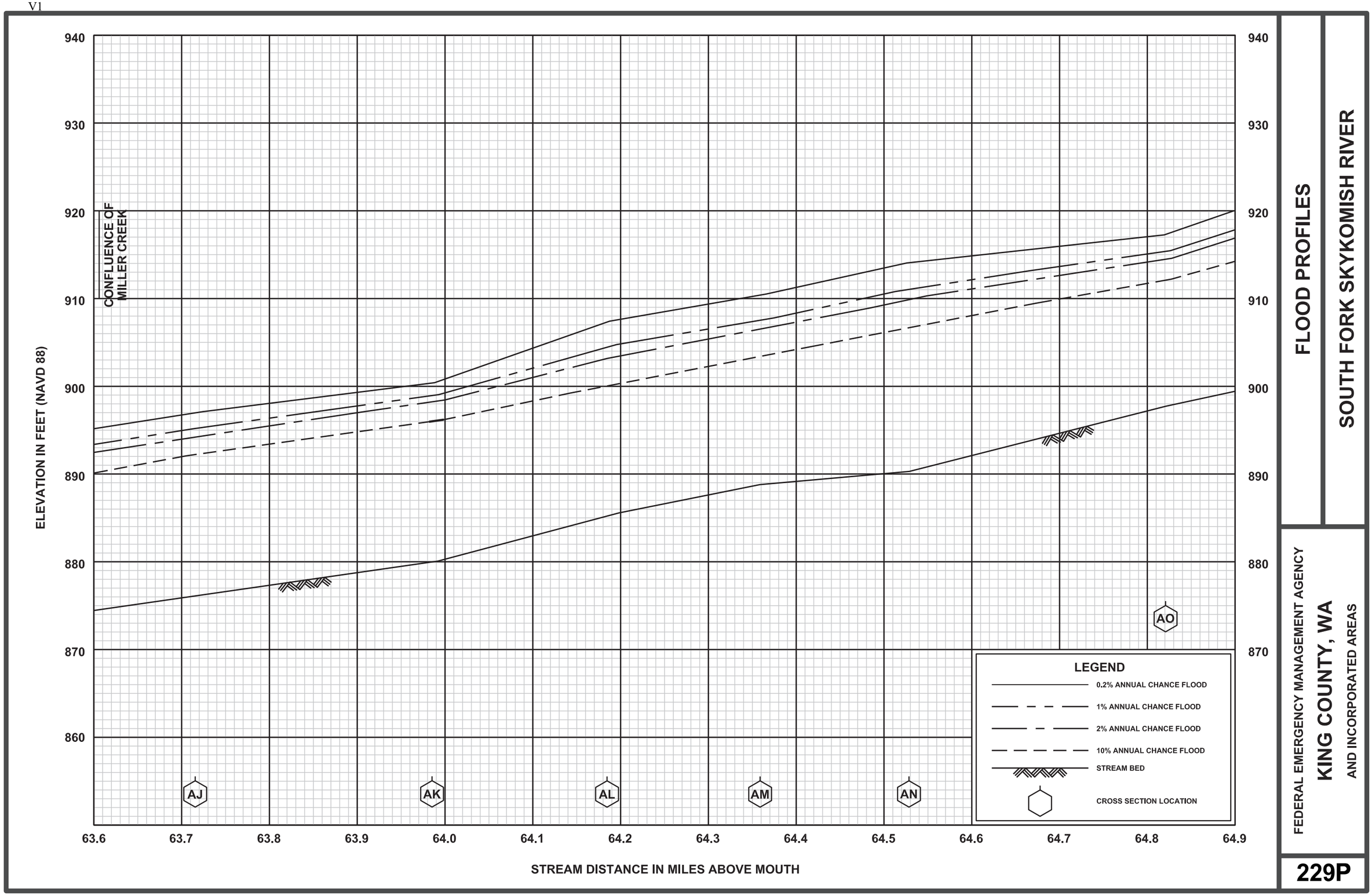
FEDERAL EMERGENCY MANAGEMENT AGENCY

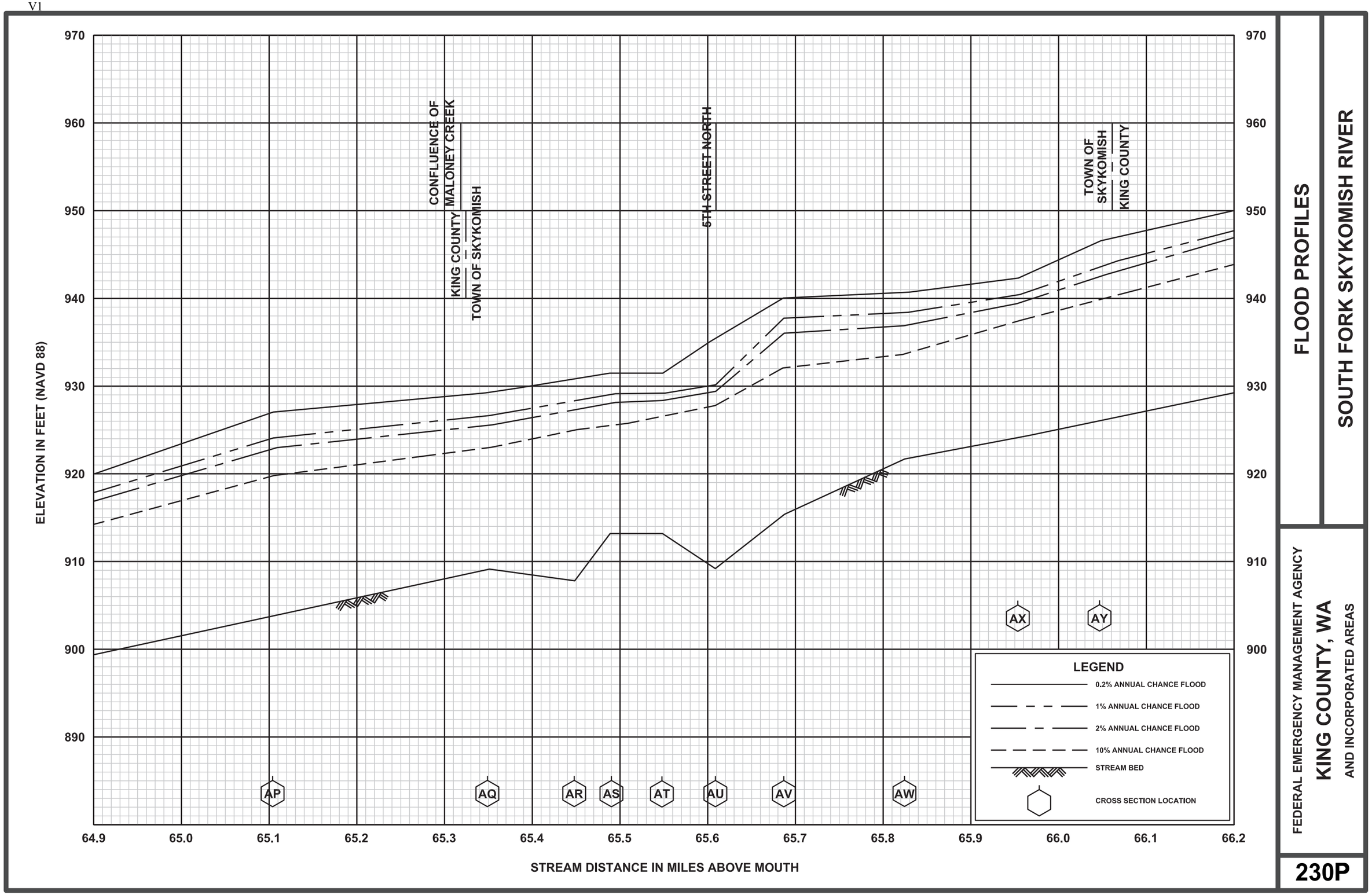
KING COUNTY, WA

AND INCORPORATED AREAS

227P


NE OLD CASCADE HIGHWAY
ELEVATION IN FEET (NAVD 88)
910
900
890
880
870
860
850
840
830
AD
AE
AF
AG
AH
AI
62.3
62.4
62.5
62.6
62.7
62.8
62.9
63.0
63.1
63.2
63.3
63.4
63.5
63.6
STREAM DISTANCE IN MILES ABOVE MOUTH
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
SOUTH FORK SKYKOMISH RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
228P


940
930
920
910
900
890
880
870
860
ELEVATION IN FEET (NAVD 88)
CONFLUENCE OF MILLER CREEK
AJ
AK
AL
AM
AN
AO
63.6
63.7
63.8
63.9
64.0
64.1
64.2
64.3
64.4
64.5
64.6
64.7
64.8
64.9
STREAM DISTANCE IN MILES ABOVE MOUNTH
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
SOUTH FORK SKYKOMISH RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
229P



FLOOD PROFILES

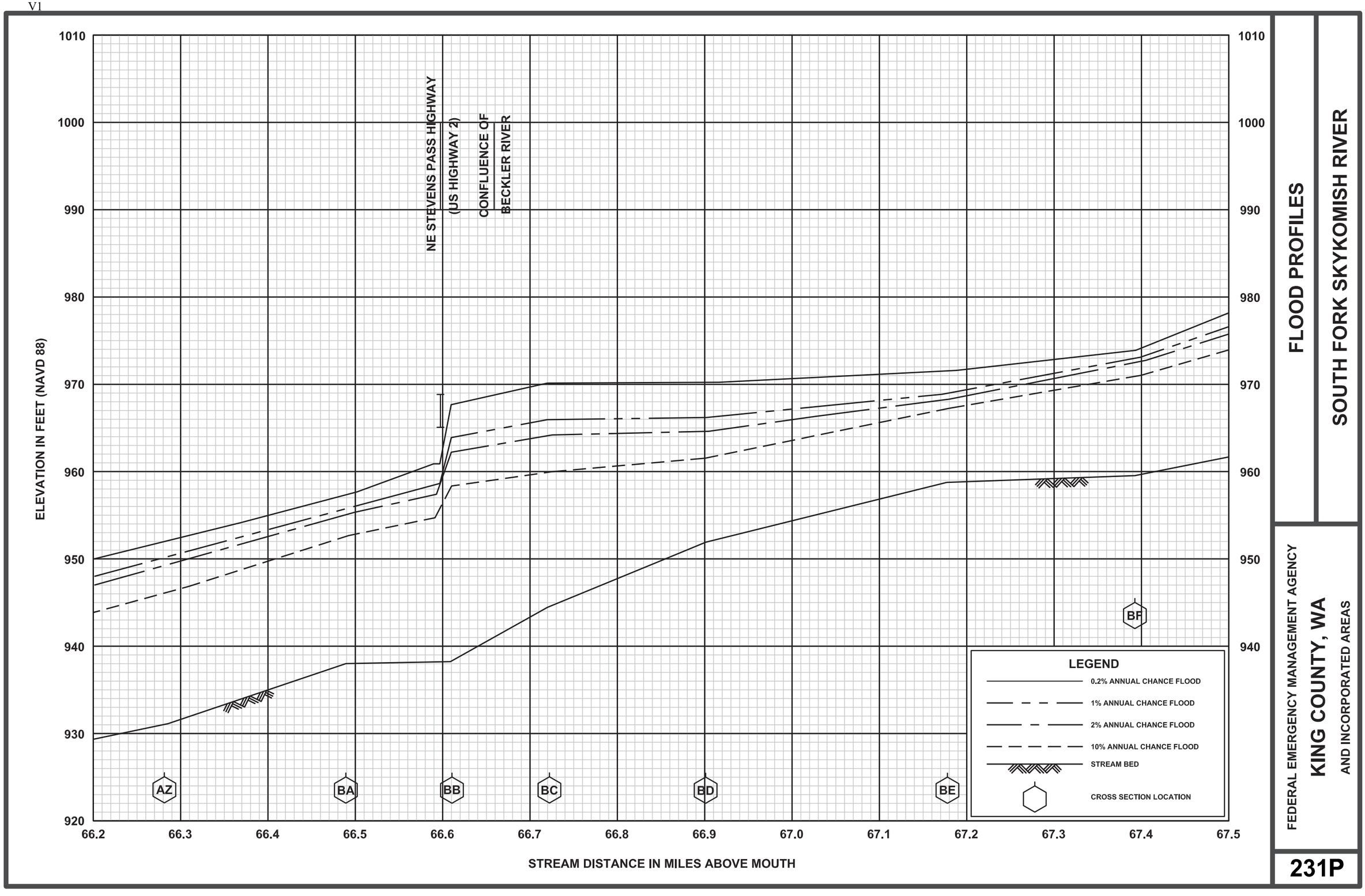
SOUTH FORK SKYKOMISH RIVER

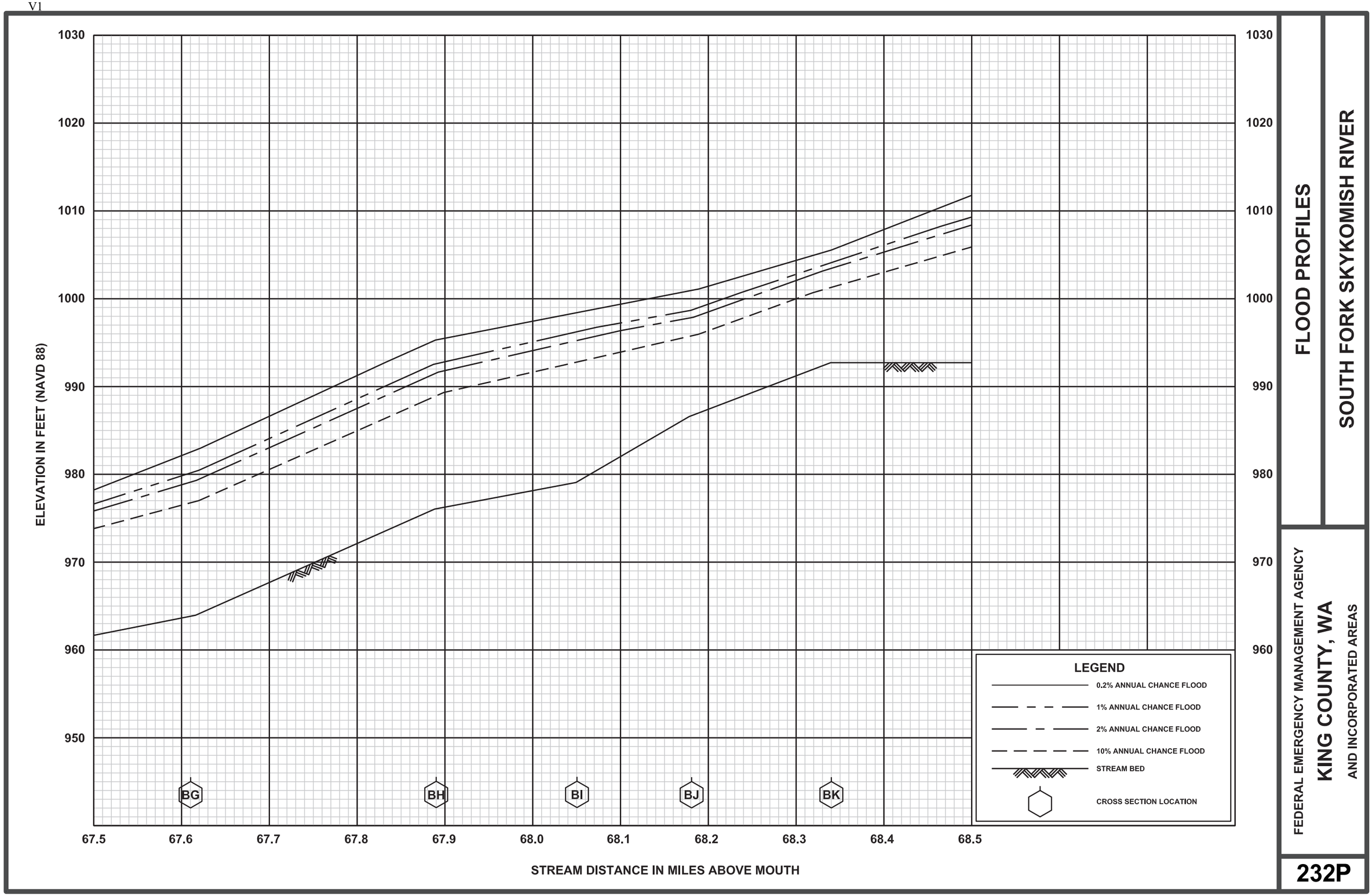
FEDERAL EMERGENCY MANAGEMENT AGENCY

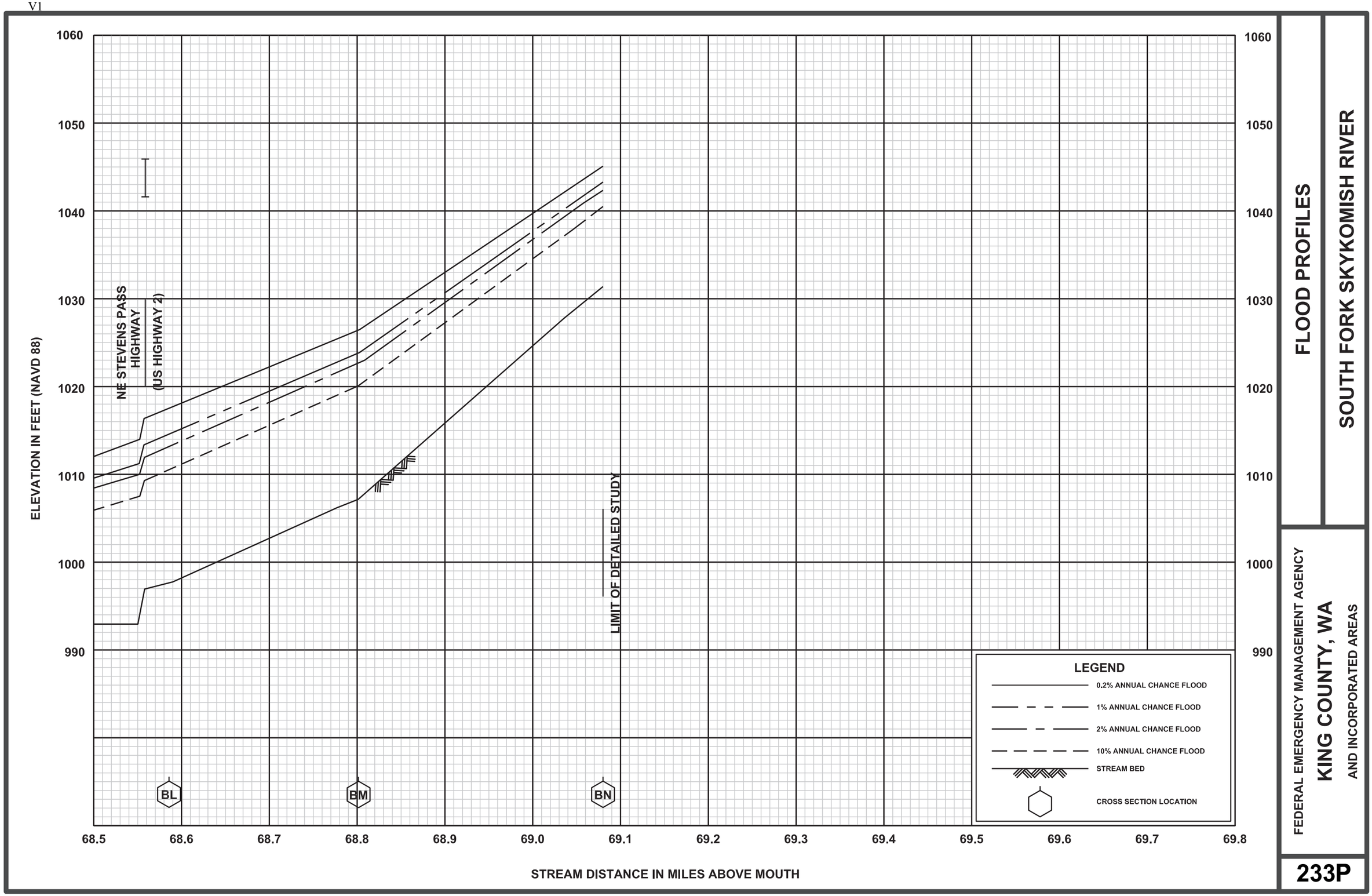
KING COUNTY, WA

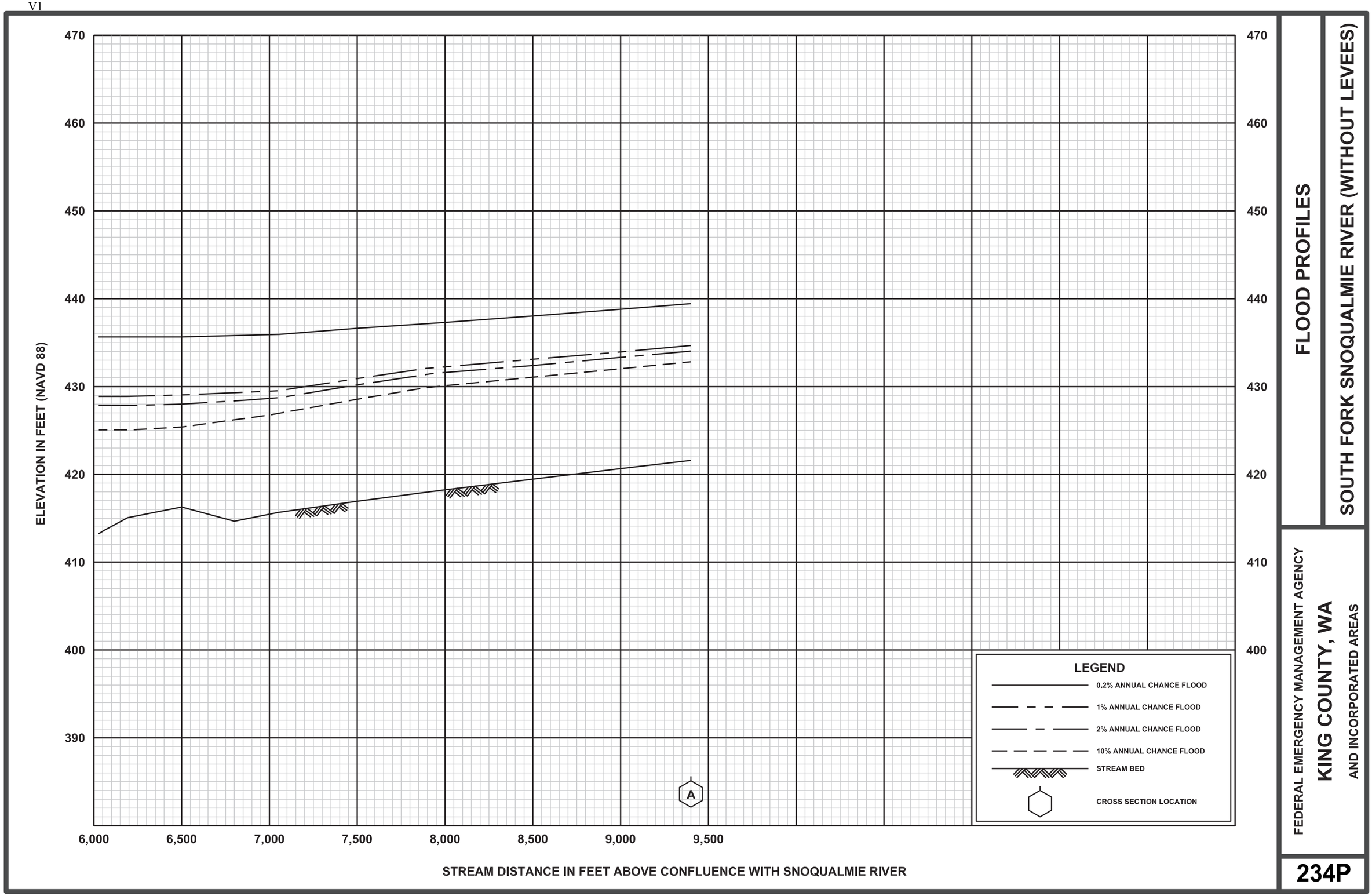
AND INCORPORATED AREAS

230P


1010
1000
990
980
970
960
950
940
930
920
ELEVATION IN FEET (NAVD 88)
NE STEVENS PASS HIGHWAY
(US HIGHWAY 2)
CONFLUENCE OF
BECKLER RIVER
AZ
BA
BB
BC
BD
BE
BF
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
66.2
66.3
66.4
66.5
66.6
66.7
66.8
66.9
67.0
67.1
67.2
67.3
67.4
67.5
STREAM DISTANCE IN MILES ABOVE MOUTH
FLOOD PROFILES
SOUTH FORK SKYKOMISH RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
231P


1030
1020
1010
1000
990
980
970
960
950
ELEVATION IN FEET (NAVD 88)
67.5
67.6
67.7
67.8
67.9
68.0
68.1
68.2
68.3
68.4
68.5
STREAM DISTANCE IN MILES ABOVE MOUTH
BG
BH
BI
BJ
BK
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
SOUTH FORK SKYKOMISH RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
232P


1060
1050
1040
1030
1020
1010
1000
990
ELEVATION IN FEET (NAVD 88)
NE STEVENS PASS HIGHWAY
(US HIGHWAY 2)
LIMIT OF DETAILED STUDY
BL
BM
BN
68.5
68.6
68.7
68.8
68.9
69.0
69.1
69.2
69.3
69.4
69.5
69.6
69.7
69.8
STREAM DISTANCE IN MILES ABOVE MOUTH
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
SOUTH FORK SKYKOMISH RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
233P



FLOOD PROFILES

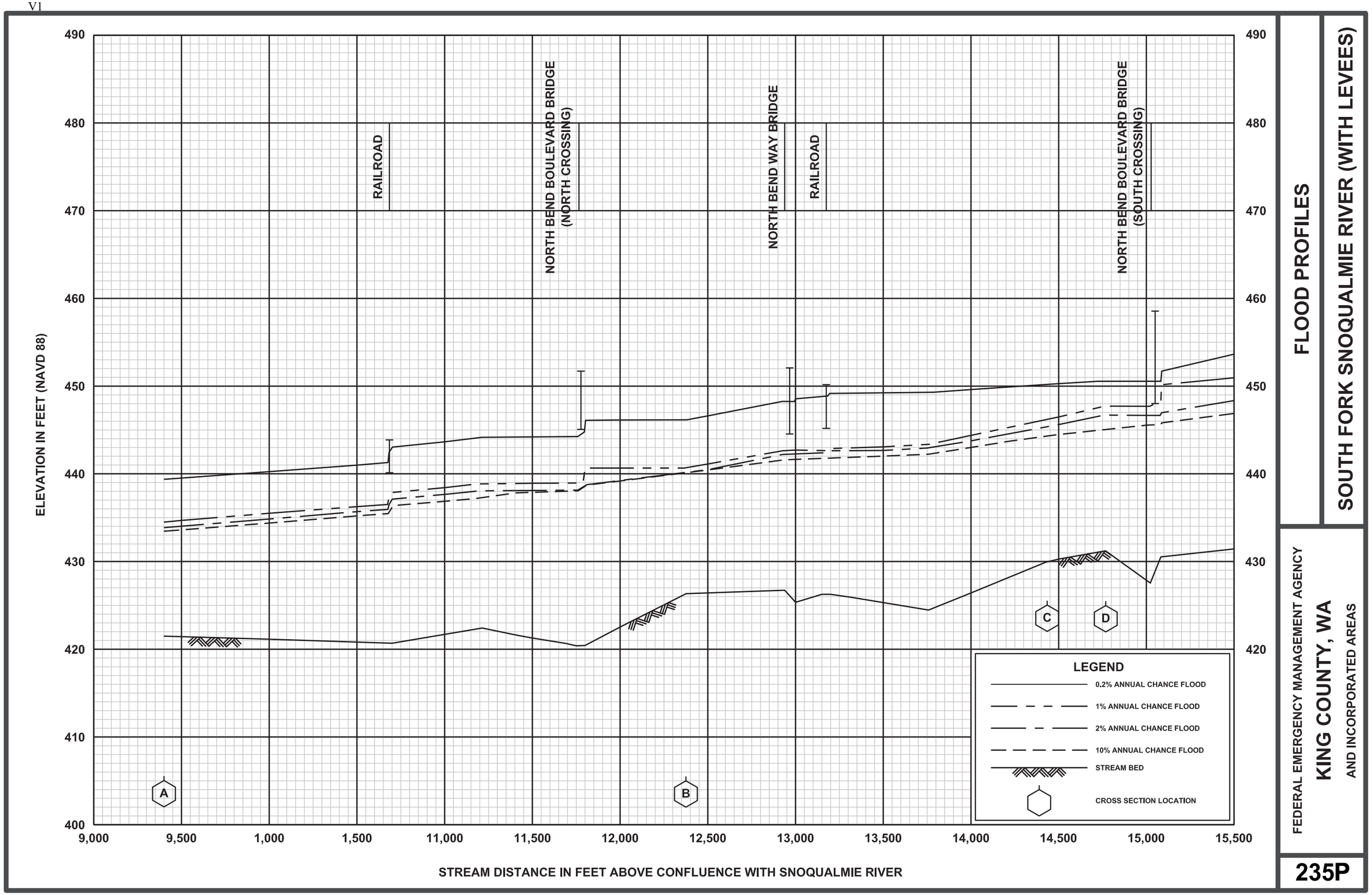
SOUTH FORK SNOQUALMIE RIVER (WITHOUT LEVEES)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

234P



FLOOD PROFILES

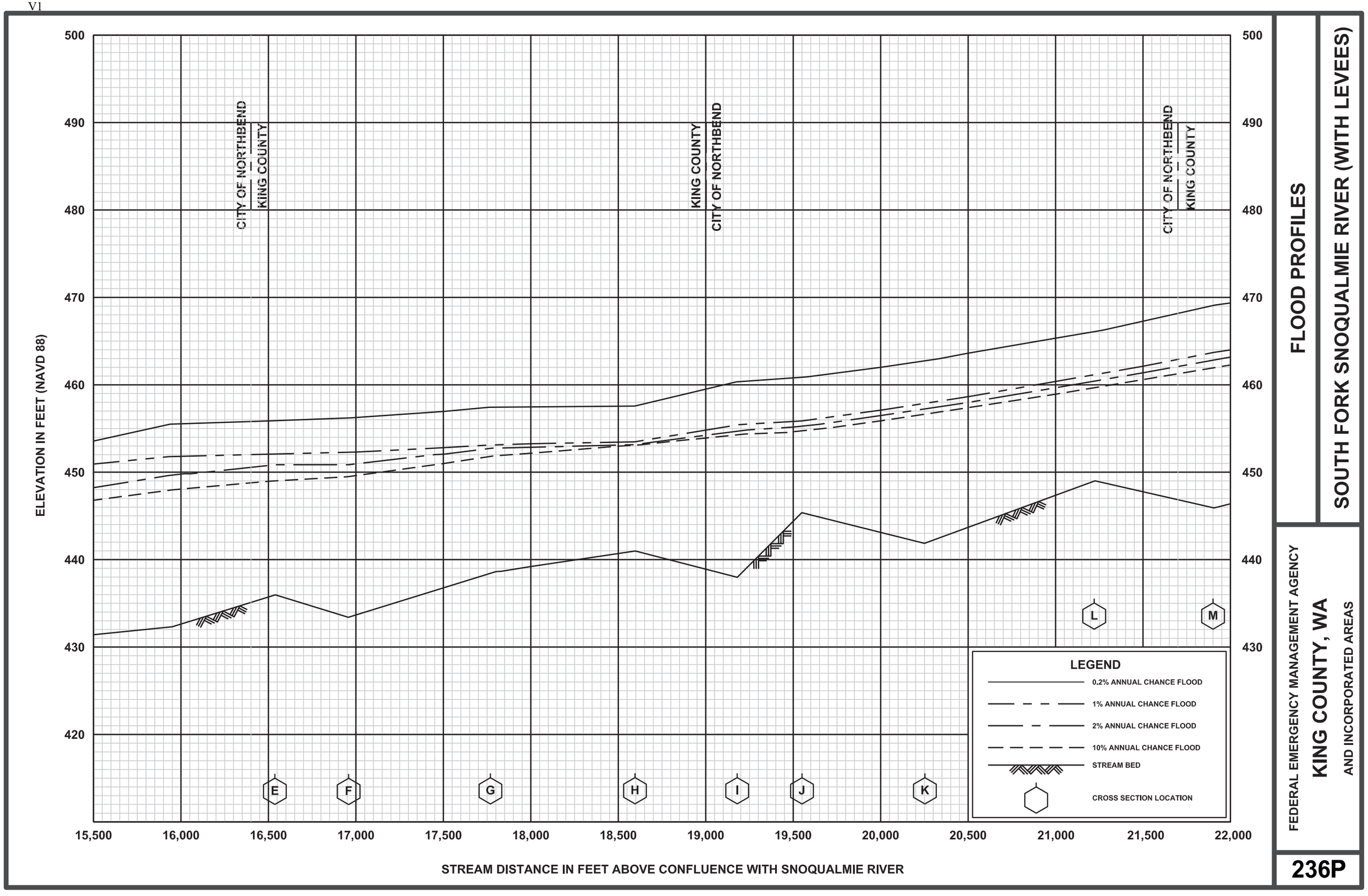
SOUTH FORK SNOQUALMIE RIVER (WITH LEVEES)

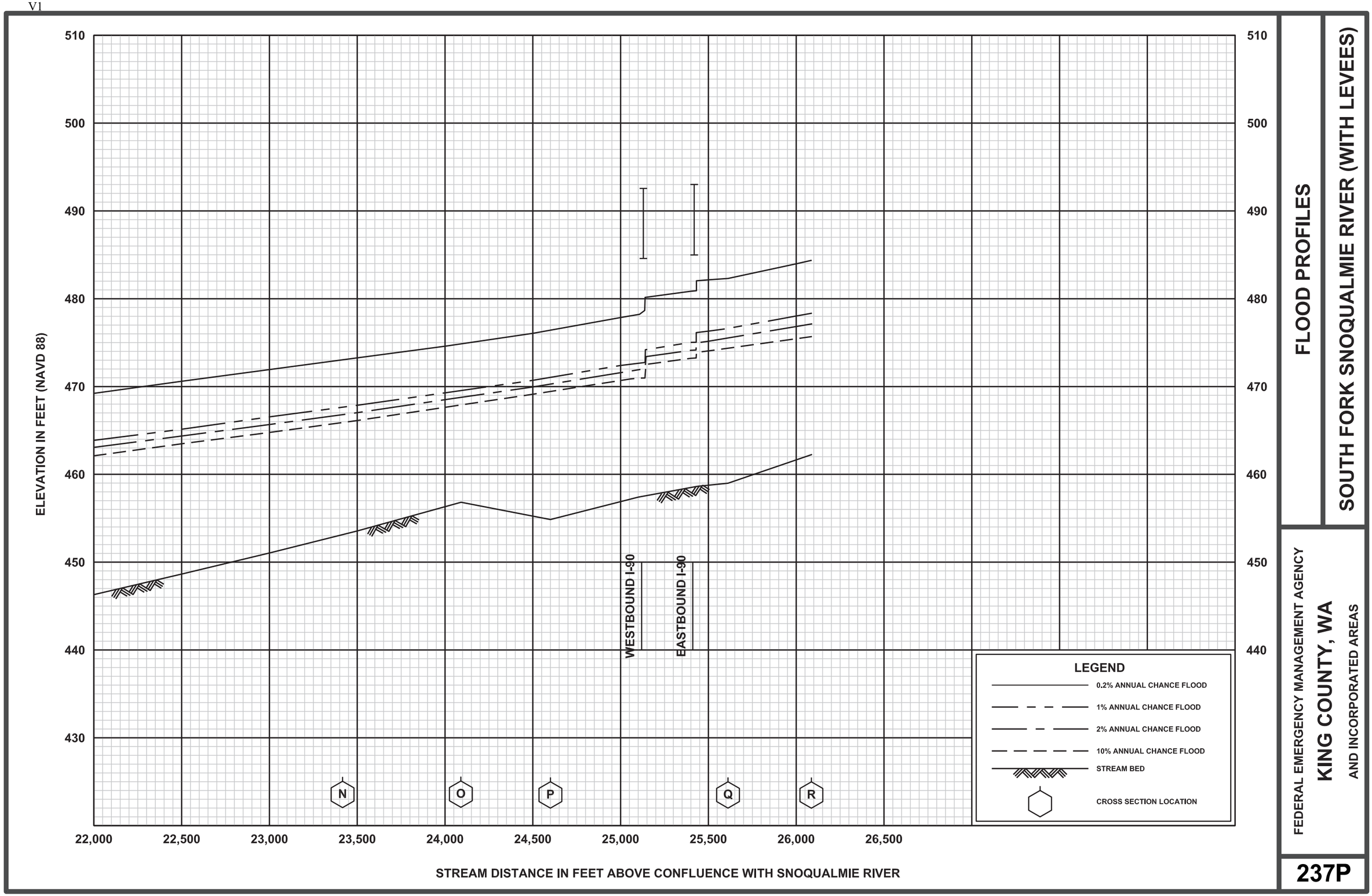
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

235P


ELEVATION IN FEET (NAVD 88)
500
490
480
470
460
450
440
430
420
CITY OF NORTHBEND
KING COUNTY
KING COUNTY
CITY OF NORTHBEND
CITY OF NORTHBEND
KING COUNTY
E
F
G
H
I
J
K
L
M
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
15,500
16,000
16,500
17,000
17,500
18,000
18,500
19,000
19,500
20,000
20,500
21,000
21,500
22,000
STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER
FLOOD PROFILES
SOUTH FORK SNOQUALMIE RIVER (WITH LEVEES)
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
236P



FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITH LEVEES)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

237P

ELEVATION IN FEET (NAVD 88)

520
510
500
490
480
470
460
450
440

436TH AVENUE SE

R S T U V W X Y Z AA

LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION

26,000 26,500 27,000 27,500 28,000 28,500 29,000 29,500 30,000 30,500 31,000 31,500 32,000 32,500

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER

FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITH LEVEES)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

238P

ELEVATION IN FEET (NAVD 88)

550
540
530
520
510
500
490
480
470

SNOQUALMIE VALLEY TRAIL

AB AC AD AE AF AG AH AI AJ AK AL AM

32,500 33,000 33,500 34,000 34,500 35,000 35,500 36,000 36,500 37,000 37,500 38,000 38,500 39,000

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITH LEVEES)

FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS

239P

ELEVATION IN FEET (NAVD 88)

590
580
570
560
550
540
530
520
510

CAMP WASKOWITZ FOOT BRIDGE

AN AO AP AQ AR AS AT AU AV AW AX

39,000 39,500 40,000 40,500 41,000 41,500 42,000 42,500 43,000 43,500 44,000 44,500 45,000 45,500

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

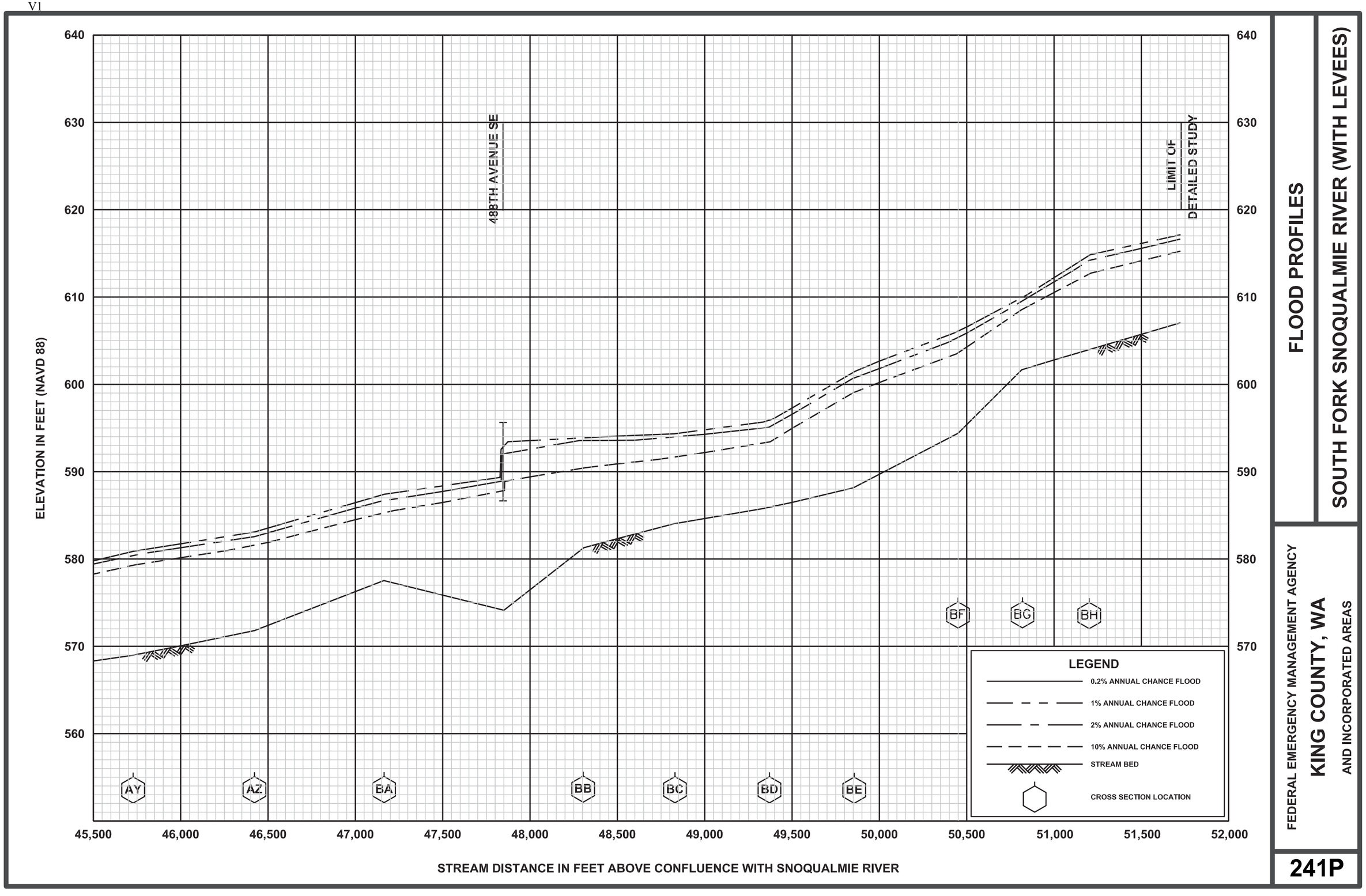
SOUTH FORK SNOQUALMIE RIVER (WITH LEVEES)

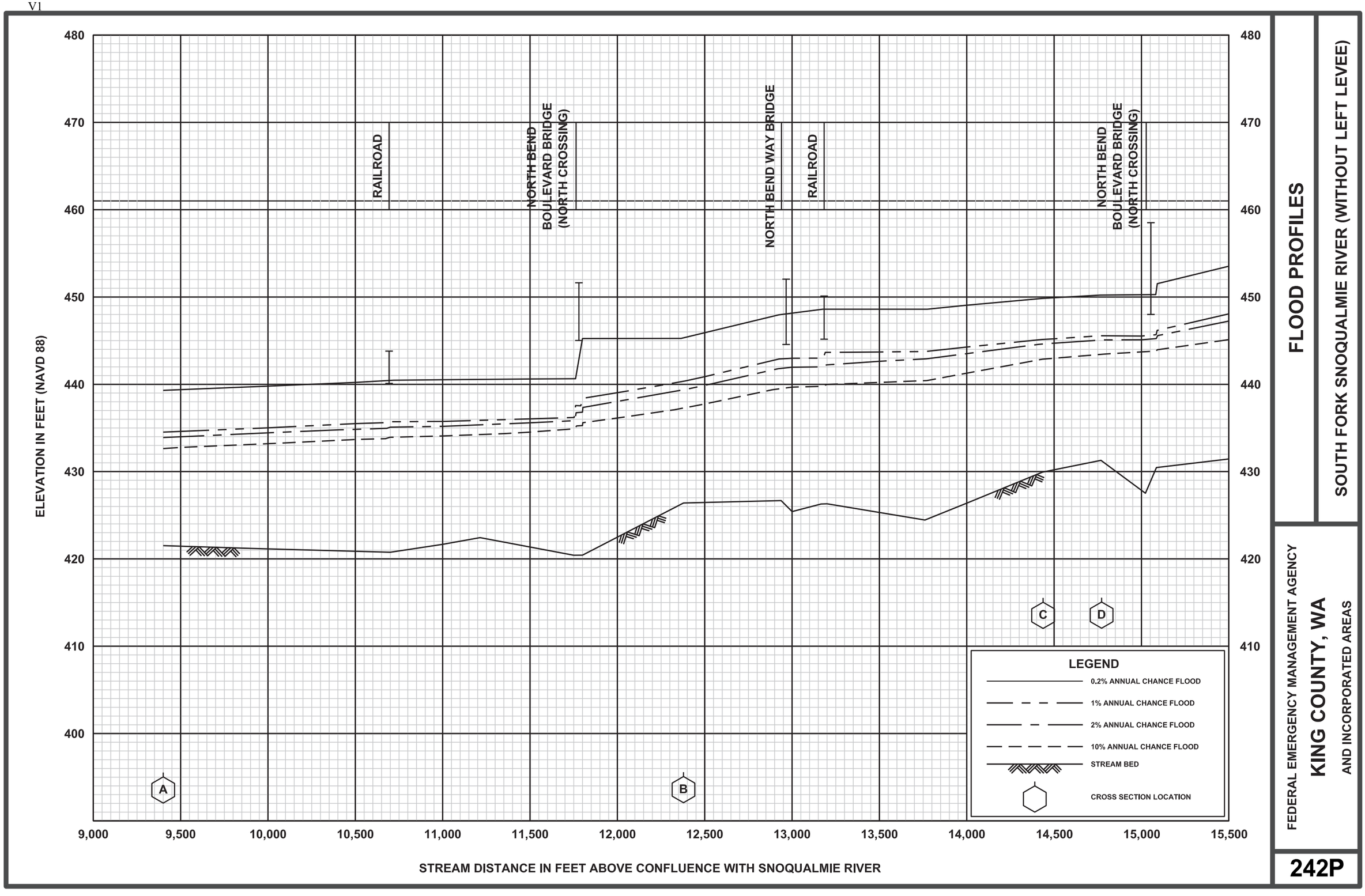
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

240P


640
630
620
610
600
590
580
570
560
ELEVATION IN FEET (NAVD 88)
488TH AVENUE SE
LIMIT OF
DETAILED STUDY
AY
AZ
BA
BB
BC
BD
BE
BF
BG
BH
45,500
46,000
46,500
47,000
47,500
48,000
48,500
49,000
49,500
50,000
50,500
51,000
51,500
52,000
STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
SOUTH FORK SNOQUALMIE RIVER (WITH LEVEES)
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
241P



FLOOD PROFILES

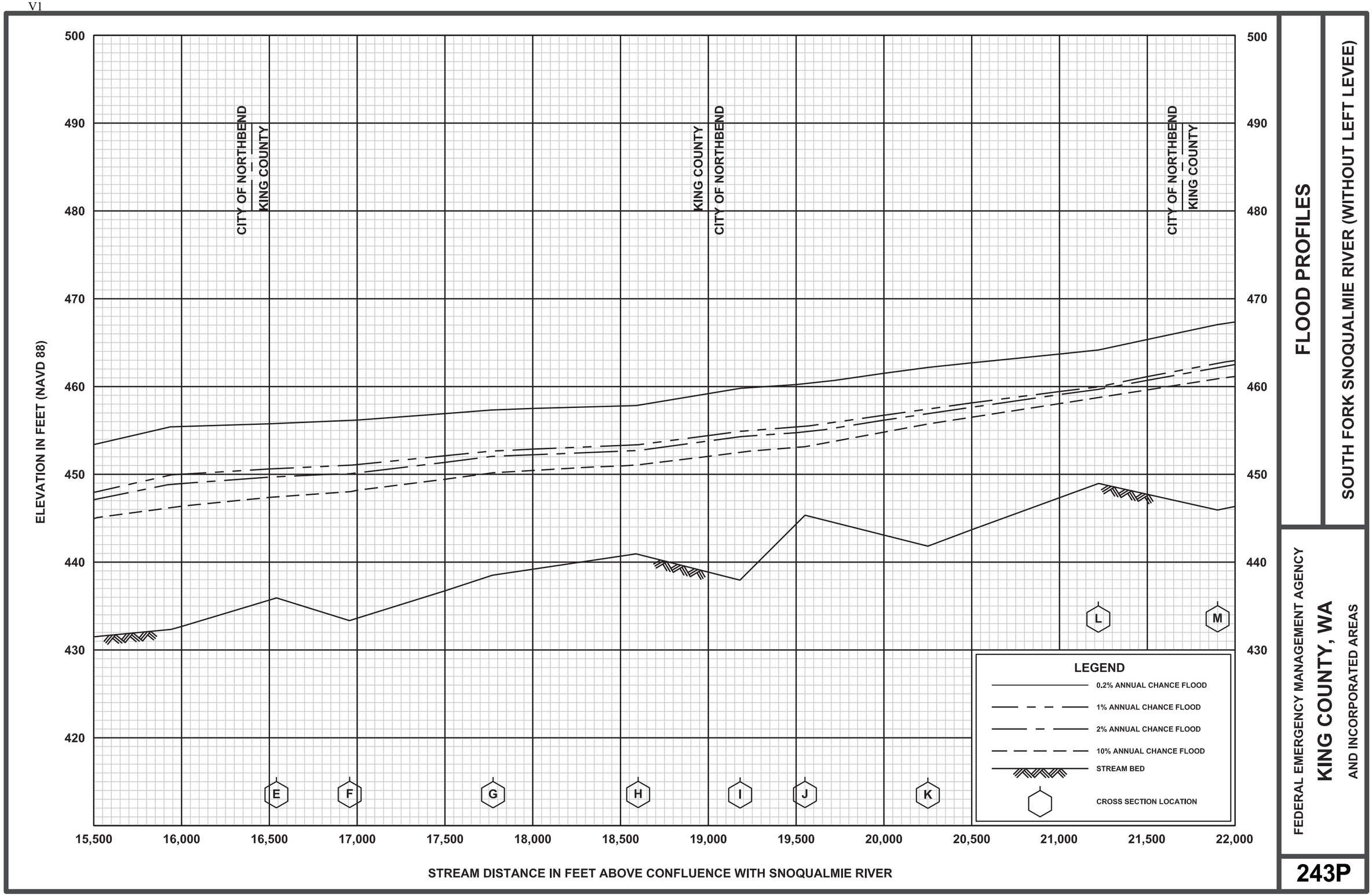
SOUTH FORK SNOQUALMIE RIVER (WITHOUT LEFT LEVEE)

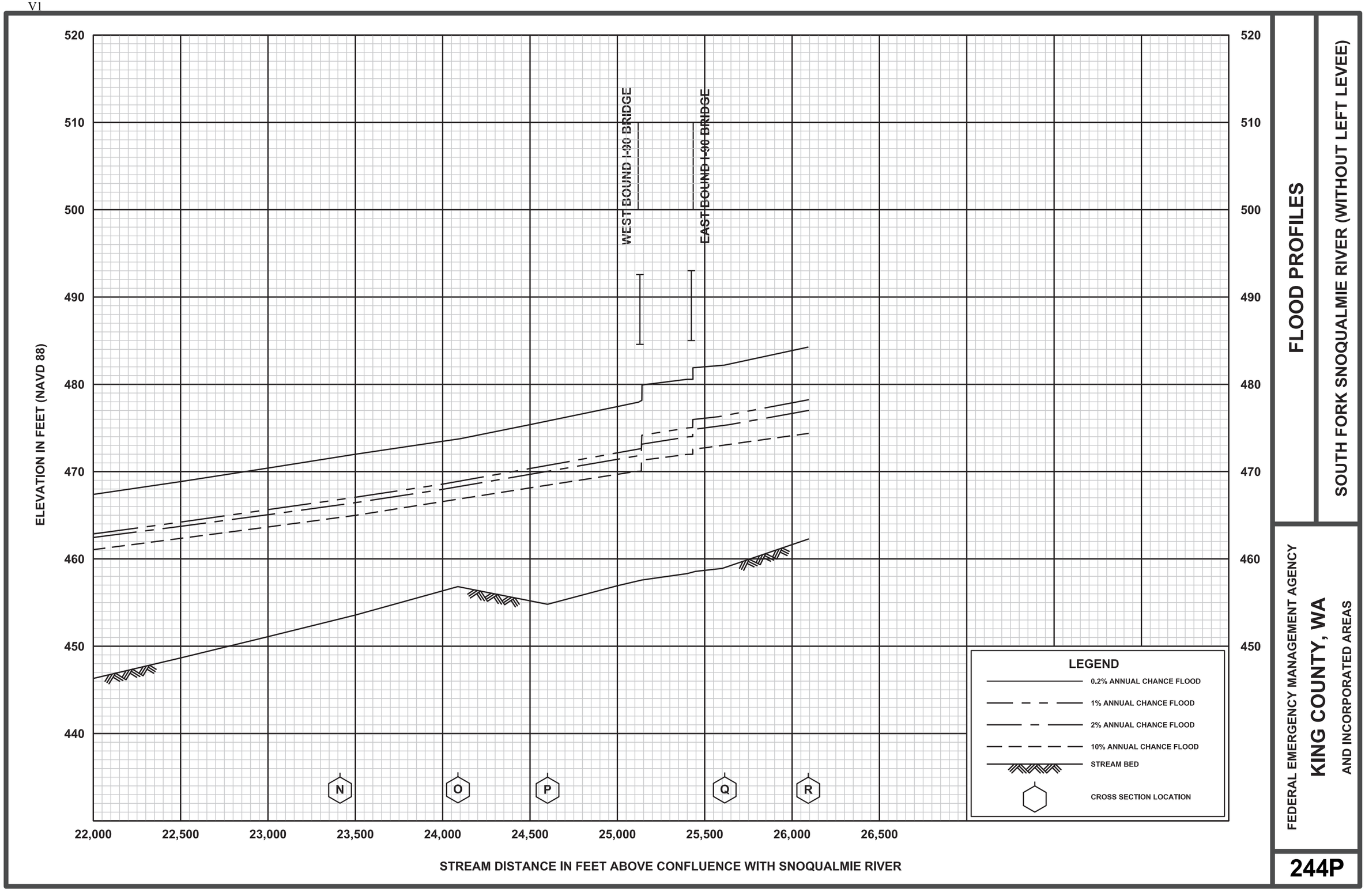
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

242P


ELEVATION IN FEET (NAVD 88)
500
490
480
470
460
450
440
430
420
CITY OF NORTHBEND
KING COUNTY
KING COUNTY
CITY OF NORTHBEND
CITY OF NORTHBEND
KING COUNTY
E
F
G
H
I
J
K
L
M
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
15,500
16,000
16,500
17,000
17,500
18,000
18,500
19,000
19,500
20,000
20,500
21,000
21,500
22,000
STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER
FLOOD PROFILES
SOUTH FORK SNOQUALMIE RIVER (WITHOUT LEFT LEVEE)
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
243P



FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITHOUT LEFT LEVEE)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

244P

ELEVATION IN FEET (NAVD 88)

520
510
500
490
480
470
460
450
440

436TH AVENUE SE

S T U V W X Y Z AA

LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION

26,000 26,500 27,000 27,500 28,000 28,500 29,000 29,500 30,000 30,500 31,000 31,500 32,000 32,500

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER

FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITHOUT LEFT LEVEE)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

245P

ELEVATION IN FEET (NAVD 88)

550
540
530
520
510
500
490
480
470

SNOQUALMIE VALLEY TRAIL

AB AC AD AE AF AG AH AI AJ AK AL AM

32,500 33,000 33,500 34,000 34,500 35,000 35,500 36,000 36,500 37,000 37,500 38,000 38,500 39,000

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

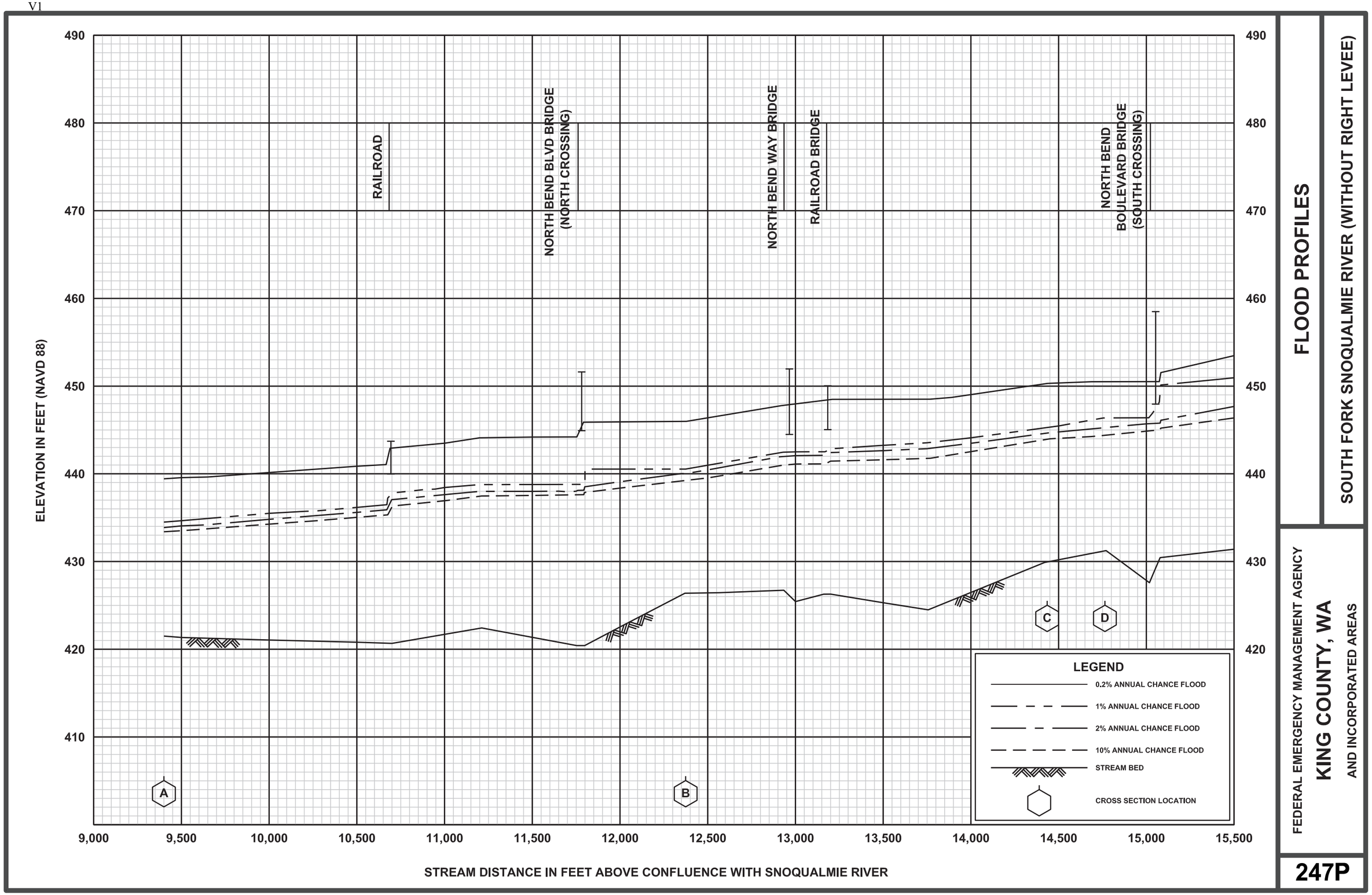
SOUTH FORK SNOQUALMIE RIVER (WITHOUT LEFT LEVEE)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

246P



FLOOD PROFILES

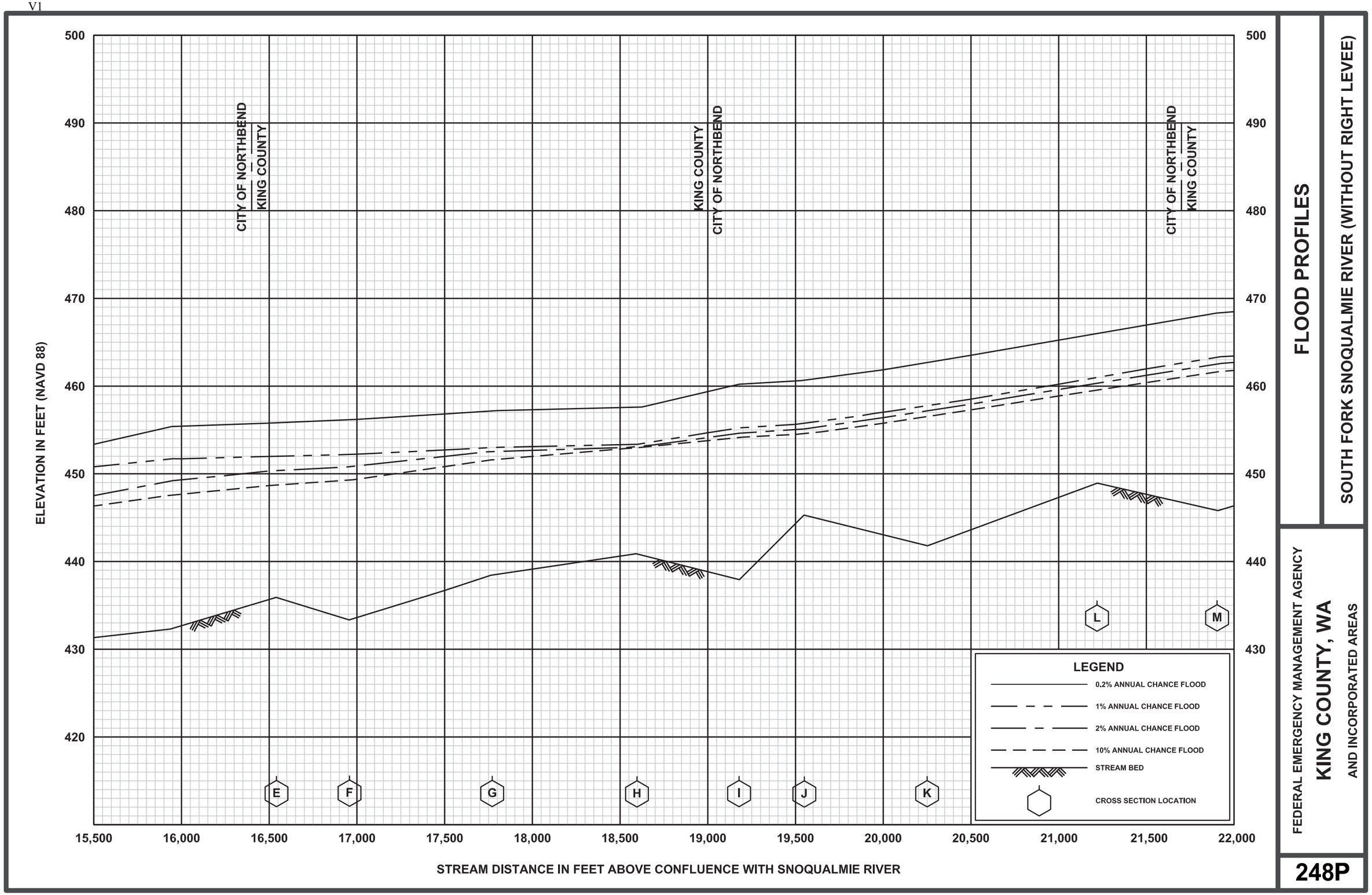
SOUTH FORK SNOQUALMIE RIVER (WITHOUT RIGHT LEVEE)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

247P



FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITHOUT RIGHT LEVEE)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

248P

ELEVATION IN FEET (NAVD 88)

510
500
490
480
470
460
450
440
430

WESTBOUND INTERSTATE-90 BRIDGE

EASTBOUND INTERSTATE-90 BRIDGE

N O P Q R

22,000 22,500 23,000 23,500 24,000 24,500 25,000 25,500 26,000 26,500

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITHOUT RIGHT LEVEE)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

249P

ELEVATION IN FEET (NAVD 88)

520
510
500
490
480
470
460
450

436TH AVENUE SE

S T U V W X Y Z AA

LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION

26,000 26,500 27,000 27,500 28,000 28,500 29,000 29,500 30,000 30,500 31,000 31,500 32,000 32,500

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER

FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITHOUT RIGHT LEVEE)

FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS

250P

ELEVATION IN FEET (NAVD 88)

550
540
530
520
510
500
490
480
470

RAILROAD

AB AC AD AE AF AG AH AI AJ AK AL AM

LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION

32,500 33,000 33,500 34,000 34,500 35,000 35,500 36,000 36,500 37,000 37,500 38,000 38,500 39,000

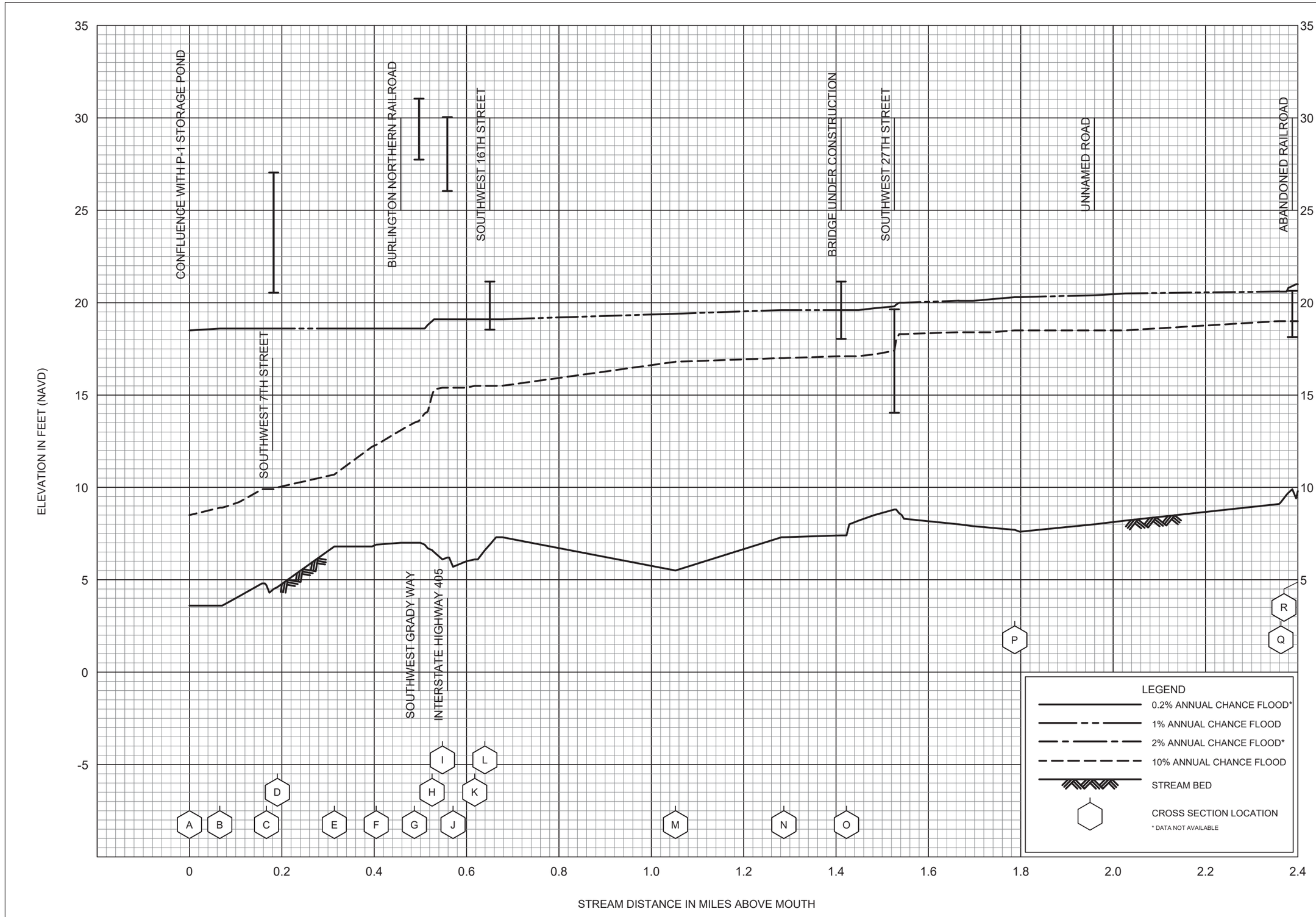
STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH SNOQUALMIE RIVER

FLOOD PROFILES

SOUTH FORK SNOQUALMIE RIVER (WITHOUT RIGHT LEVEE)

FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS

251P



FLOOD PROFILES

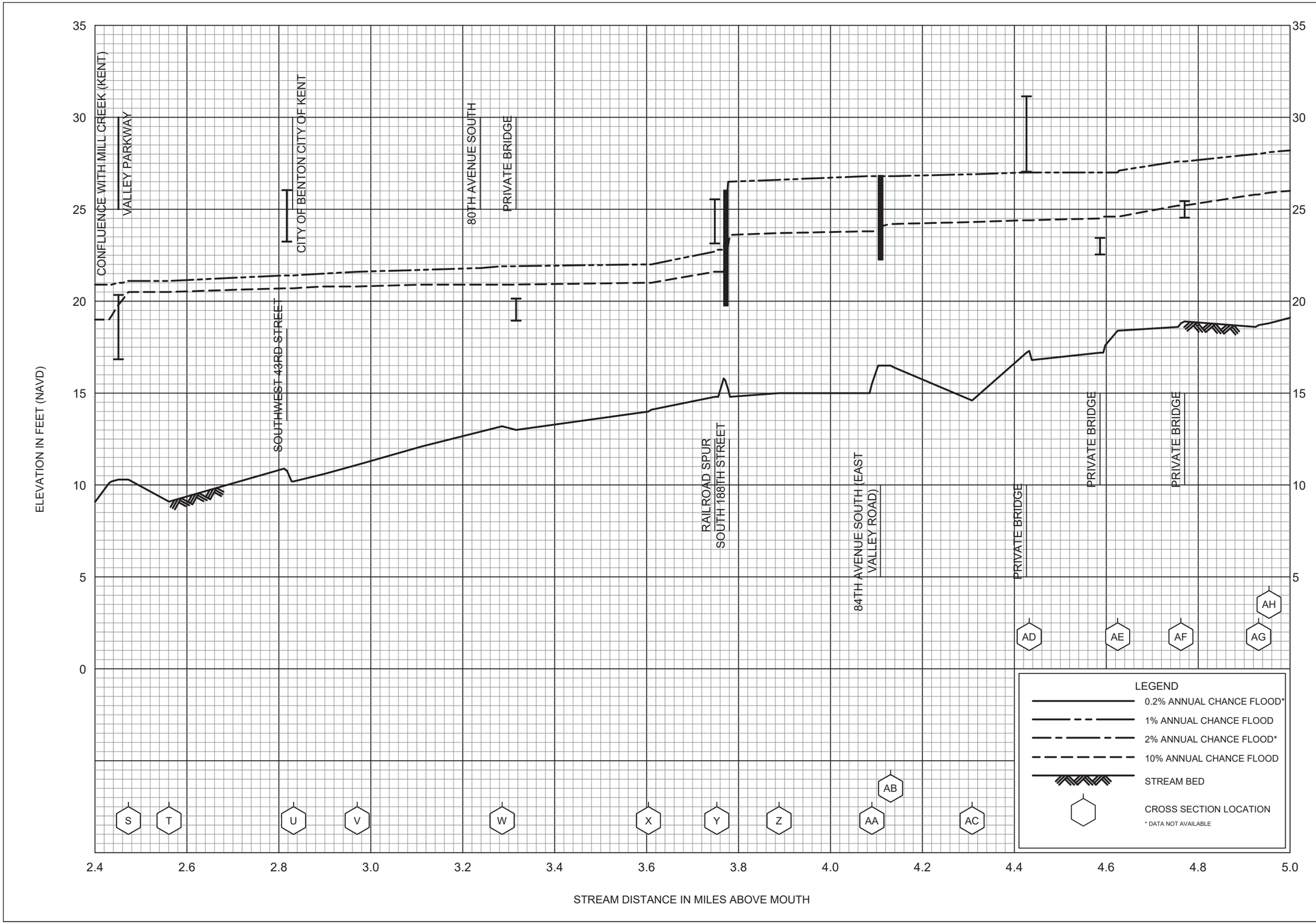
SPRINGBROOK CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

252P



FLOOD PROFILES

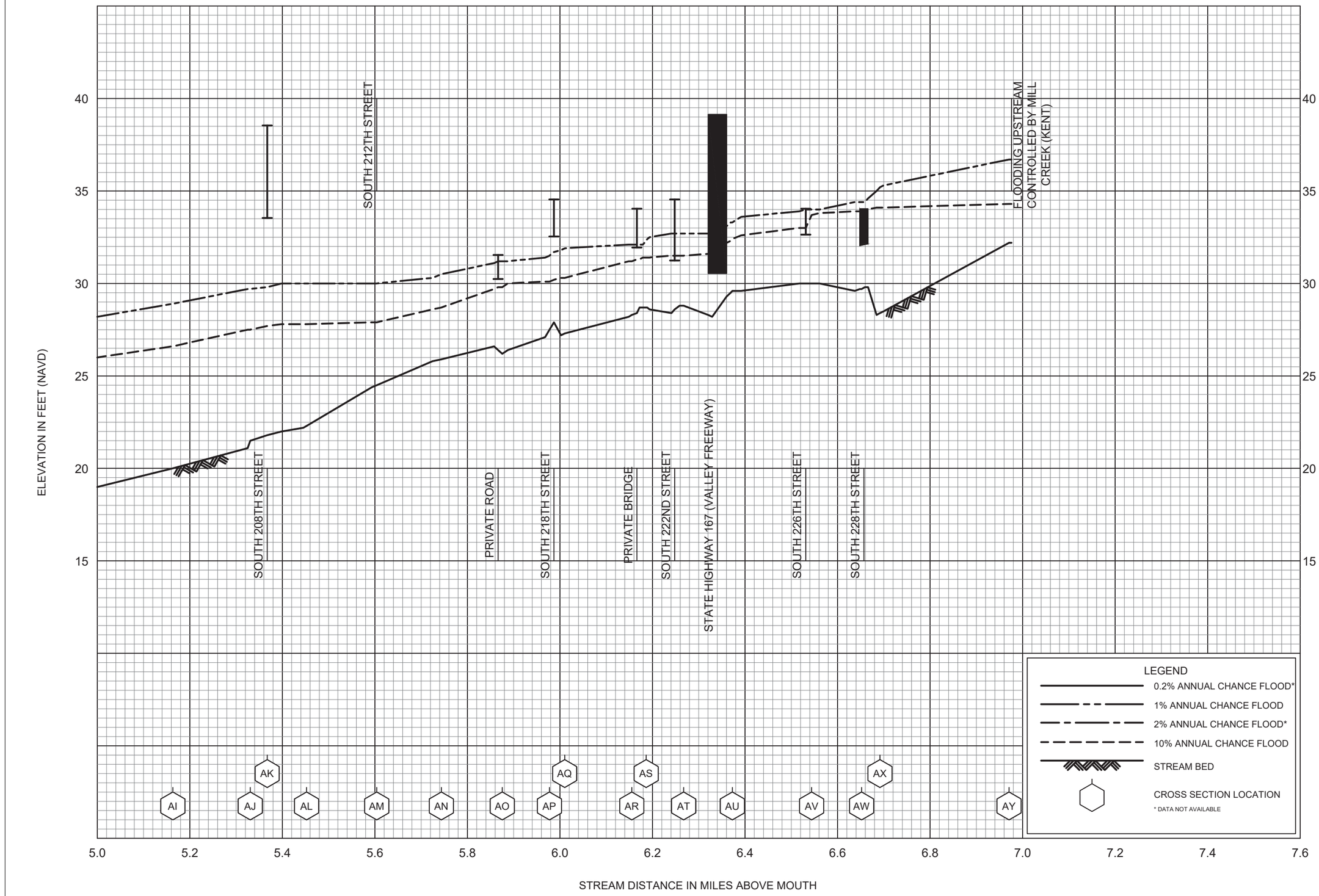
SPRINGBROOK CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

253P



FLOOD PROFILES

SPRINGBROOK CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

254P

CITY OF BELLEVUE
KING COUNTY

THE 2% AND 0.2% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD 88)

390
380
370
360
350
340
330
320
310
300

1,100 1,300 1,500 1,700 1,900 2,100 2,300 2,500 2,700 2,900 3,100 3,300 3,500 3,700

STREAM DISTANCE IN FEET ABOVE I-90

A B C D

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- A — CROSS SECTION LOCATION
  * DATA NOT AVAILABLE

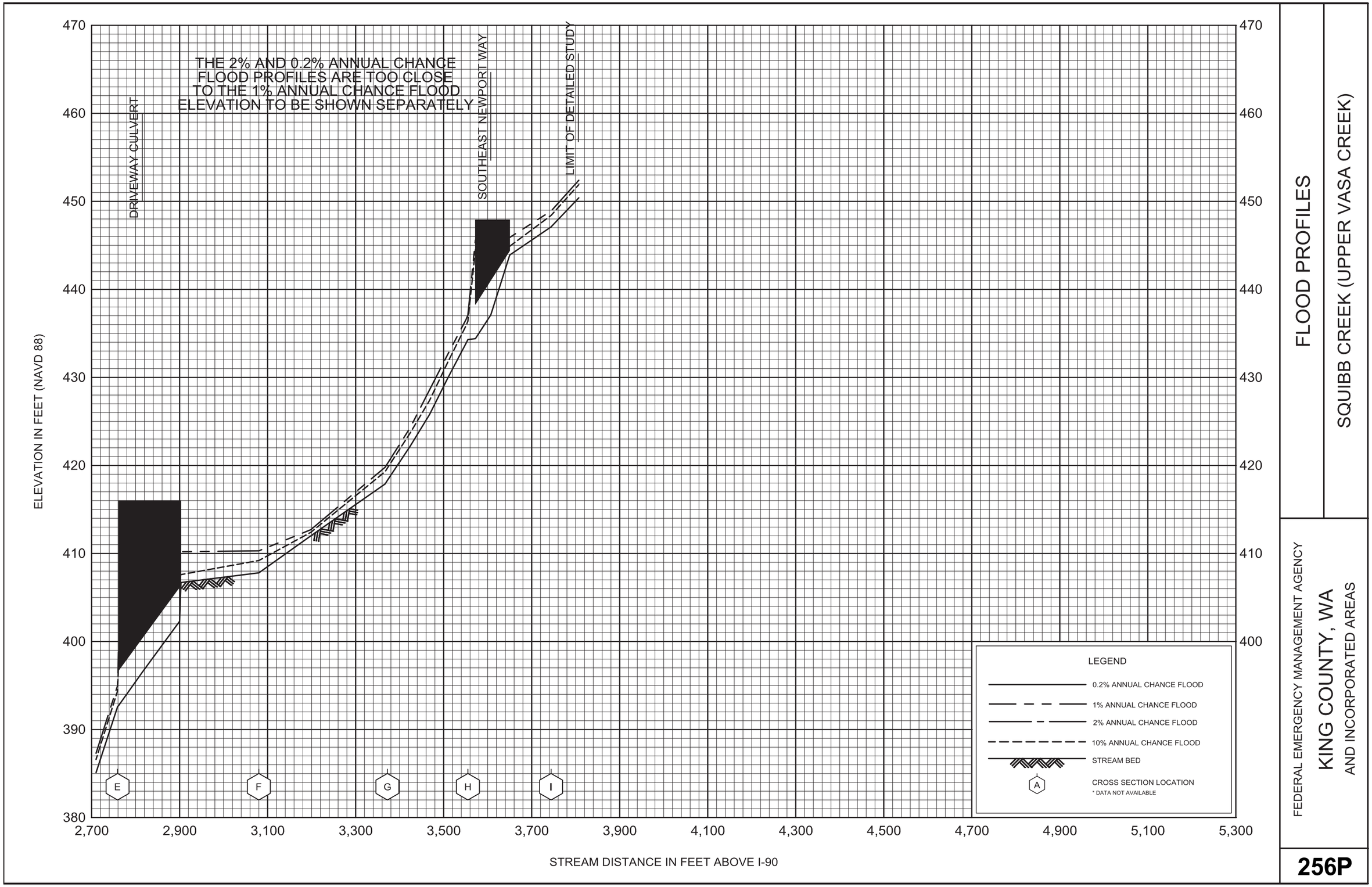
FLOOD PROFILES

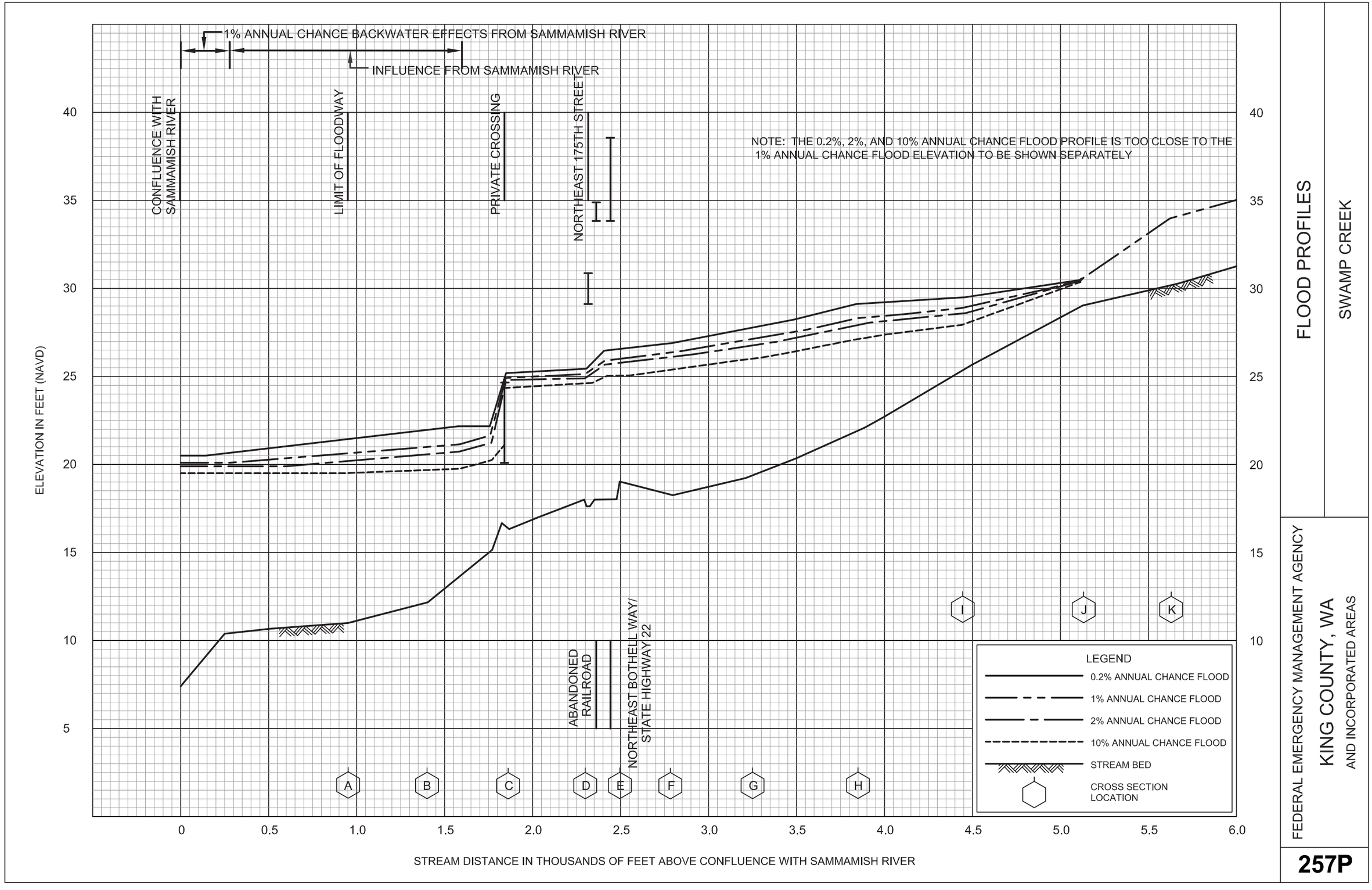
SQUIBB CREEK (UPPER VASA CREEK)

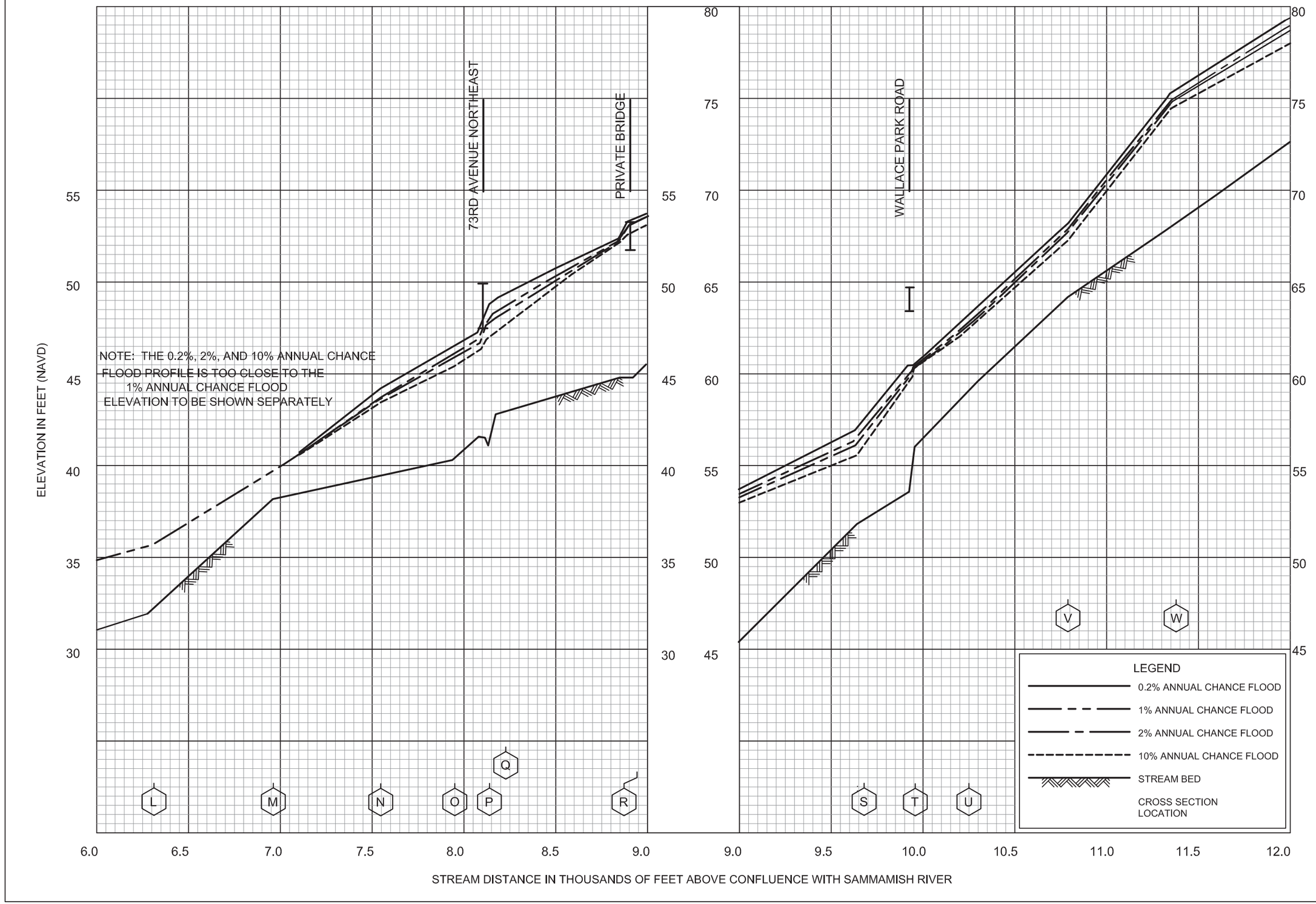
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA
AND INCORPORATED AREAS

255P


THE 2% AND 0.2% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD ELEVATION TO BE SHOWN SEPARATELY
DRIVEWAY CULVERT
SOUTHEAST NEWPORT WAY
LIMIT OF DETAILED STUDY
ELEVATION IN FEET (NAVD 88)
470
460
450
440
430
420
410
400
390
380
E
F
G
H
I
2,700
2,900
3,100
3,300
3,500
3,700
3,900
4,100
4,300
4,500
4,700
4,900
5,100
5,300
STREAM DISTANCE IN FEET ABOVE I-90
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
A
CROSS SECTION LOCATION
* DATA NOT AVAILABLE
FLOOD PROFILES
SQUIBB CREEK (UPPER VASA CREEK)
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
256P


1% ANNUAL CHANCE BACKWATER EFFECTS FROM SAMMAMISH RIVER
INFLUENCE FROM SAMMAMISH RIVER
CONFLUENCE WITH SAMMAMISH RIVER
LIMIT OF FLOODWAY
PRIVATE CROSSING
NORTHEAST 175TH STREET
NOTE: THE 0.2%, 2%, AND 10% ANNUAL CHANCE FLOOD PROFILE IS TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD ELEVATION TO BE SHOWN SEPARATELY
ELEVATION IN FEET (NAVD)
40
35
30
25
20
15
10
5
ABANDONED RAILROAD
NORTHEAST BOTHELL WAY/ STATE HIGHWAY 22
A
B
C
D
E
F
G
H
I
J
K
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
0
0.5
1.0
1.5
2.0
2.5
3.0
3.5
4.0
4.5
5.0
5.5
6.0
STREAM DISTANCE IN THOUSANDS OF FEET ABOVE CONFLUENCE WITH SAMMAMISH RIVER
FLOOD PROFILES
SWAMP CREEK
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
257P



FLOOD PROFILES

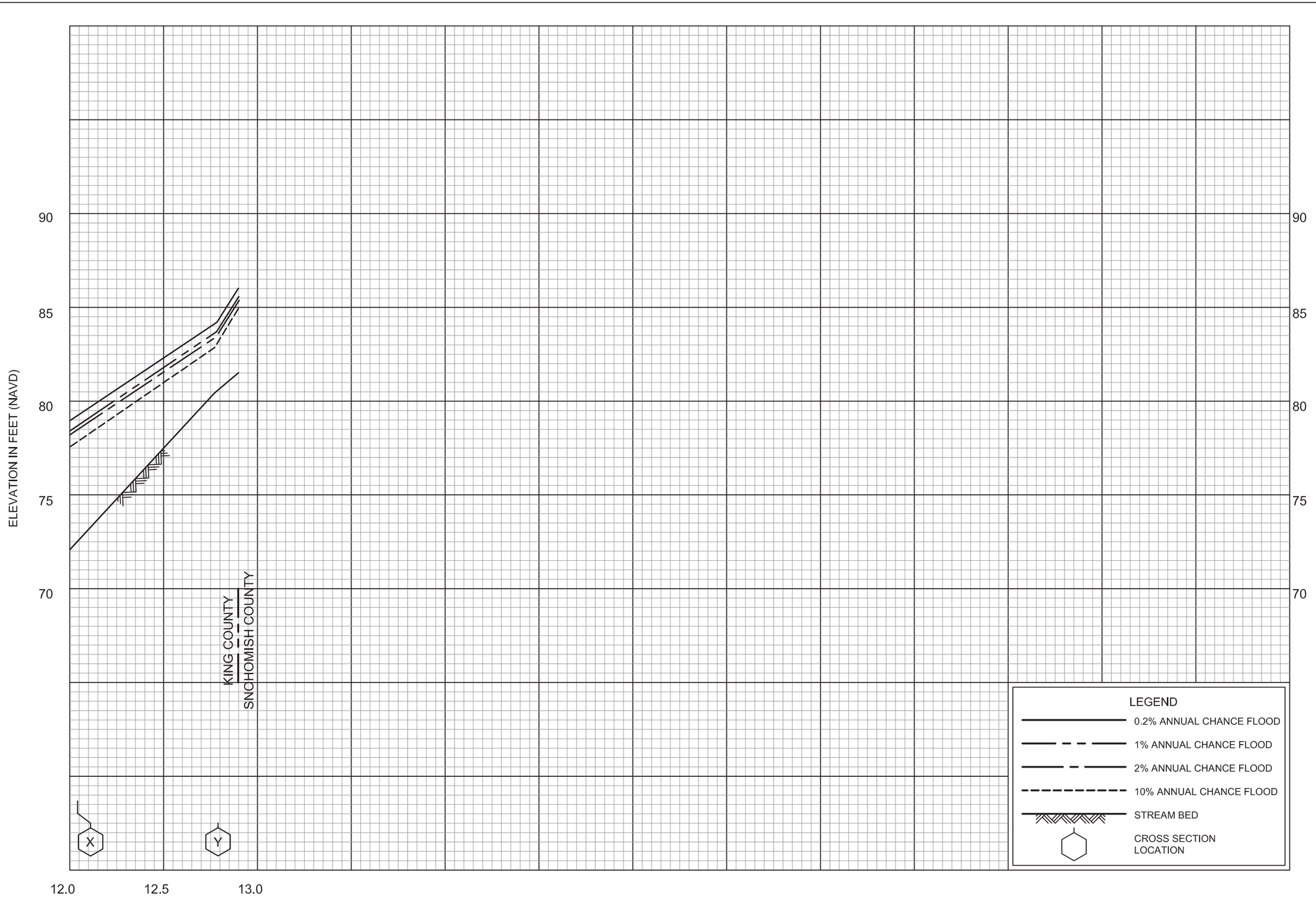
SWAMP CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

258P



FLOOD PROFILES

SWAMP CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

259P

ELEVATION IN FEET (NAVD 88)

60
55
50
45
40
35
30
25
20

73RD AVENUE

H I J K L M N O

3.5 4.0 4.5 5.0 5.5 6.0 6.5 7.0 7.5 8.0 8.5

STREAM DISTANCE IN THOUSANDS OF FEET ABOVE MOUTH

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

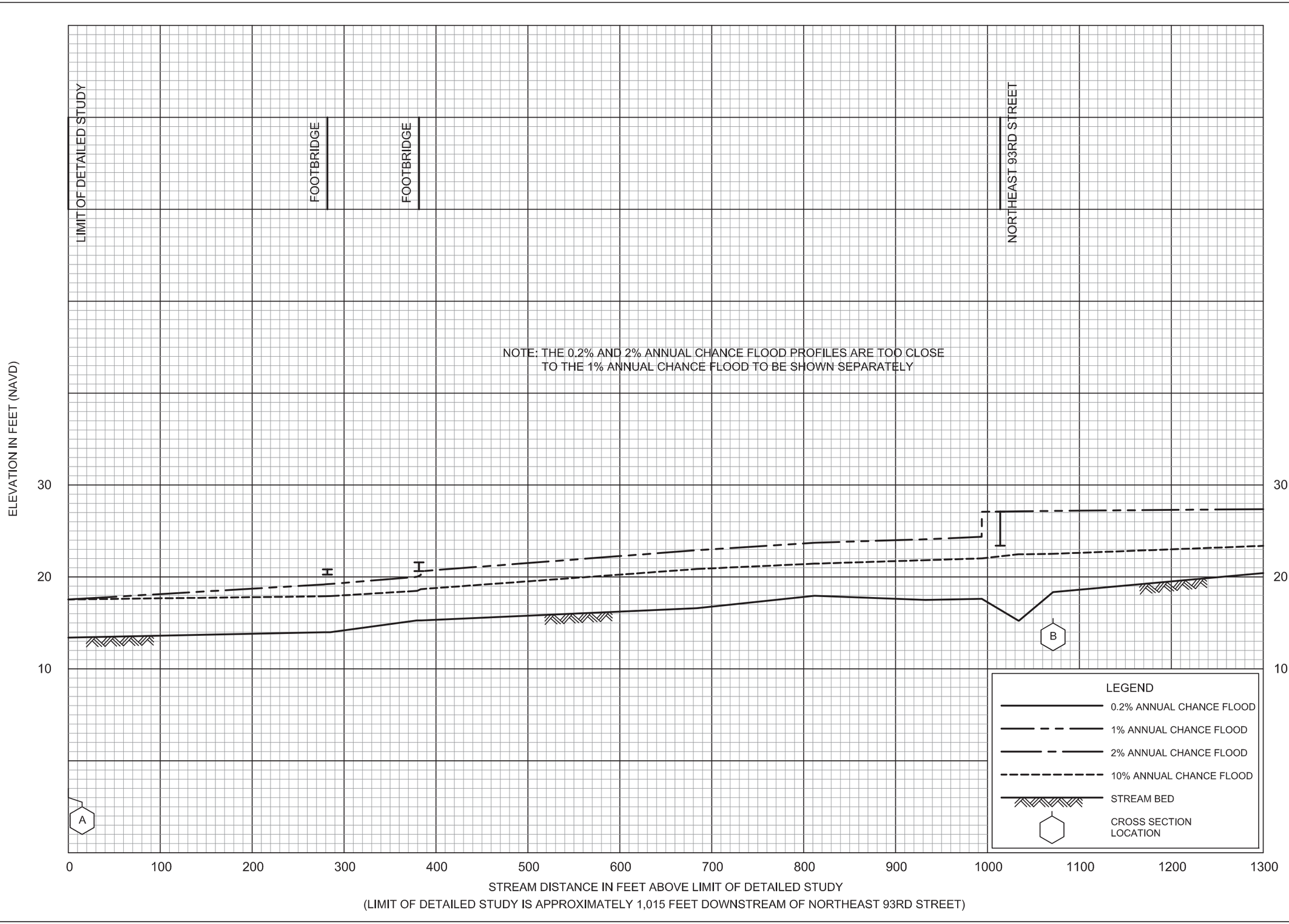
SWAMP CREEK - OVERBANK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

260P



FLOOD PROFILES

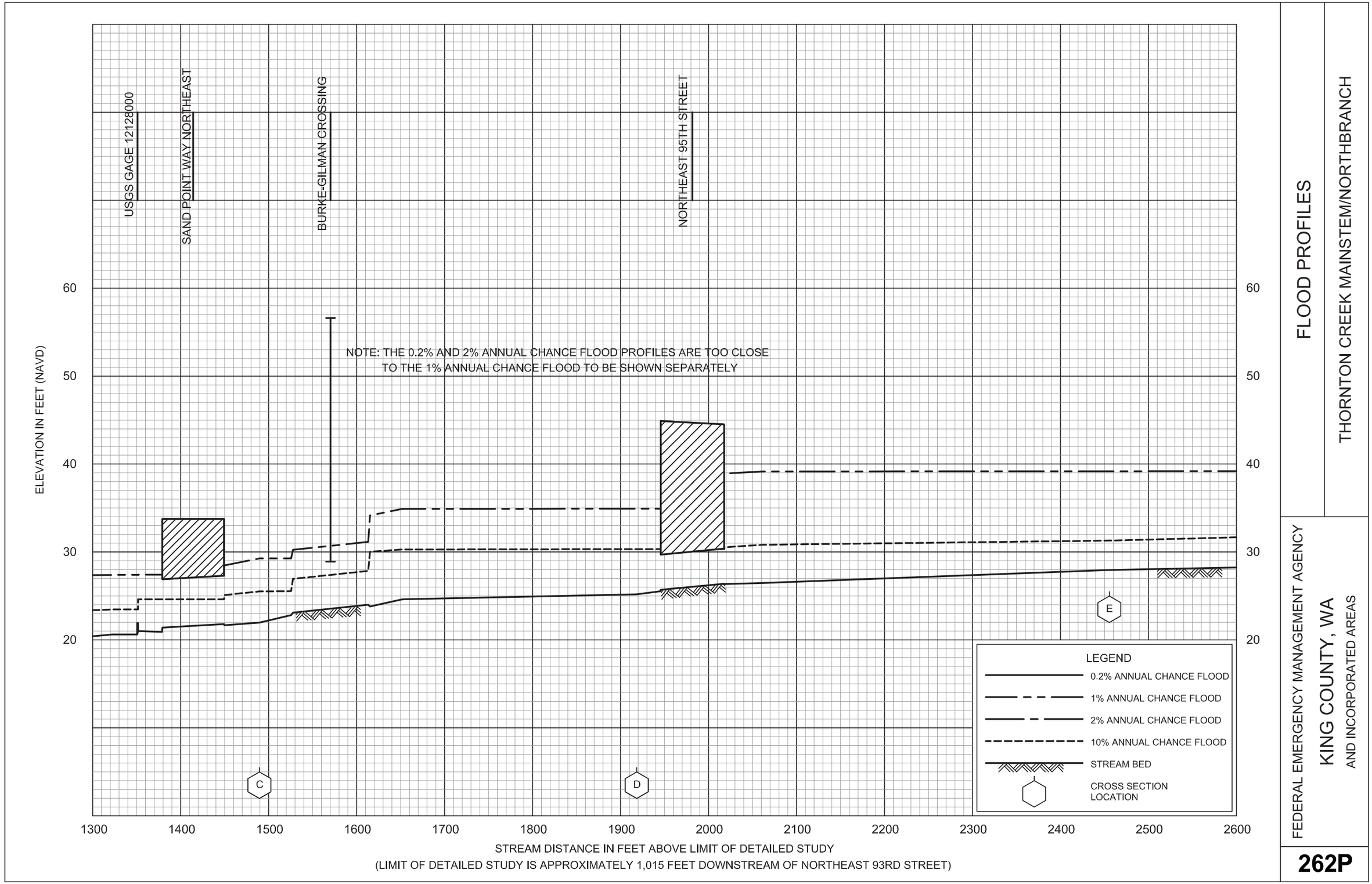
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

261P



FLOOD PROFILES

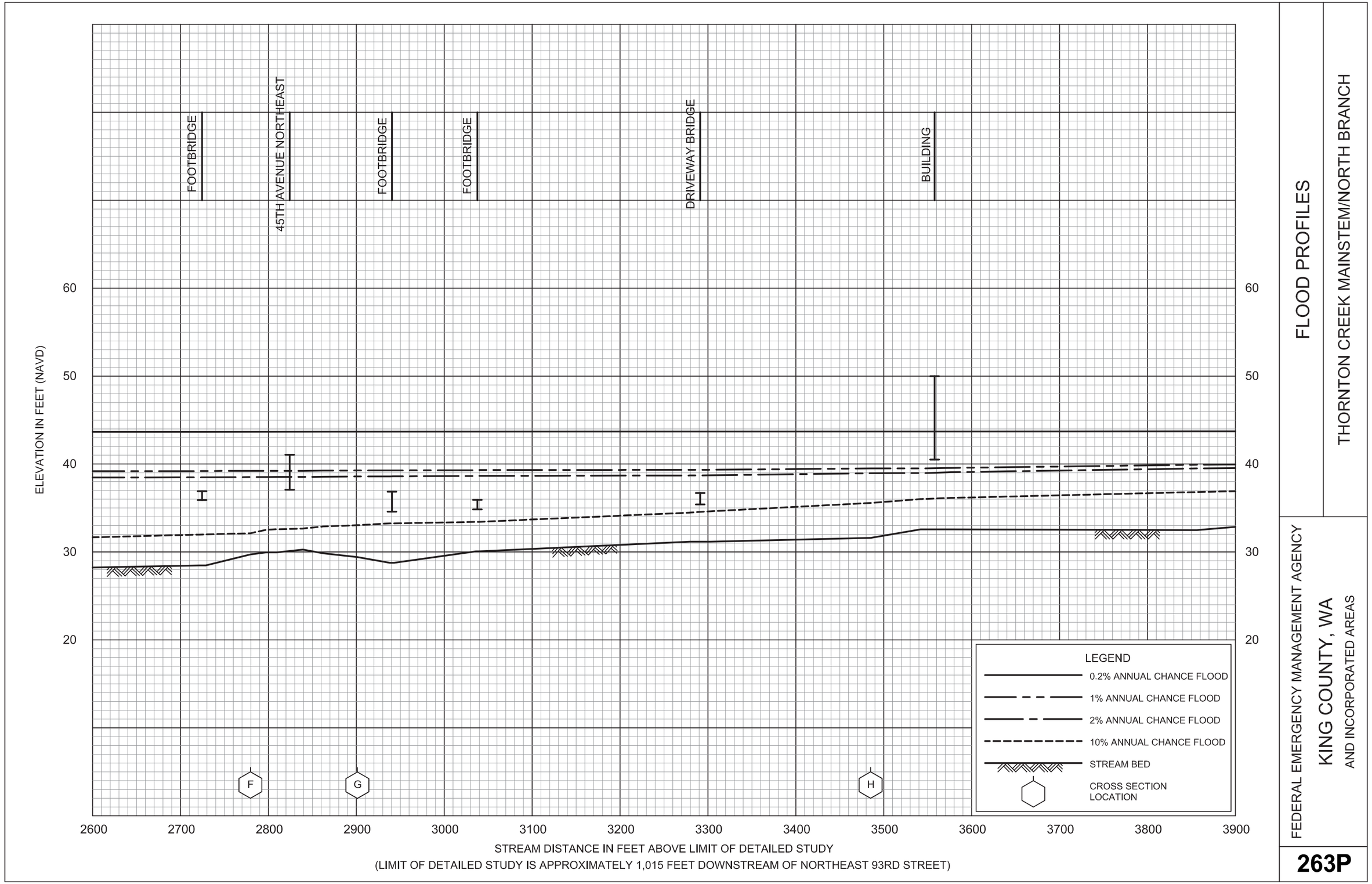
THORNTON CREEK MAINSTEM/NORTHBRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

262P



FLOOD PROFILES

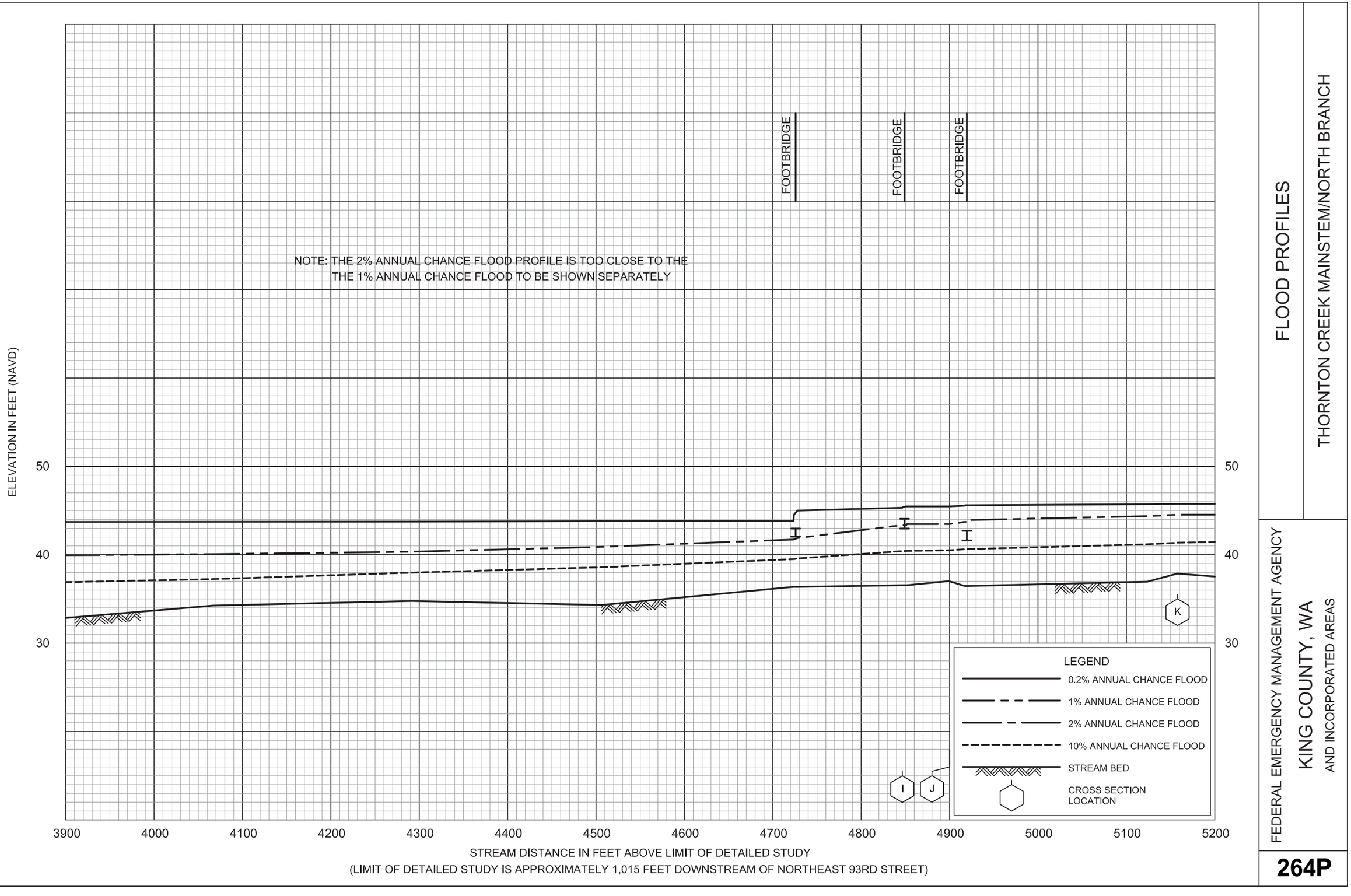
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

263P



FLOOD PROFILES

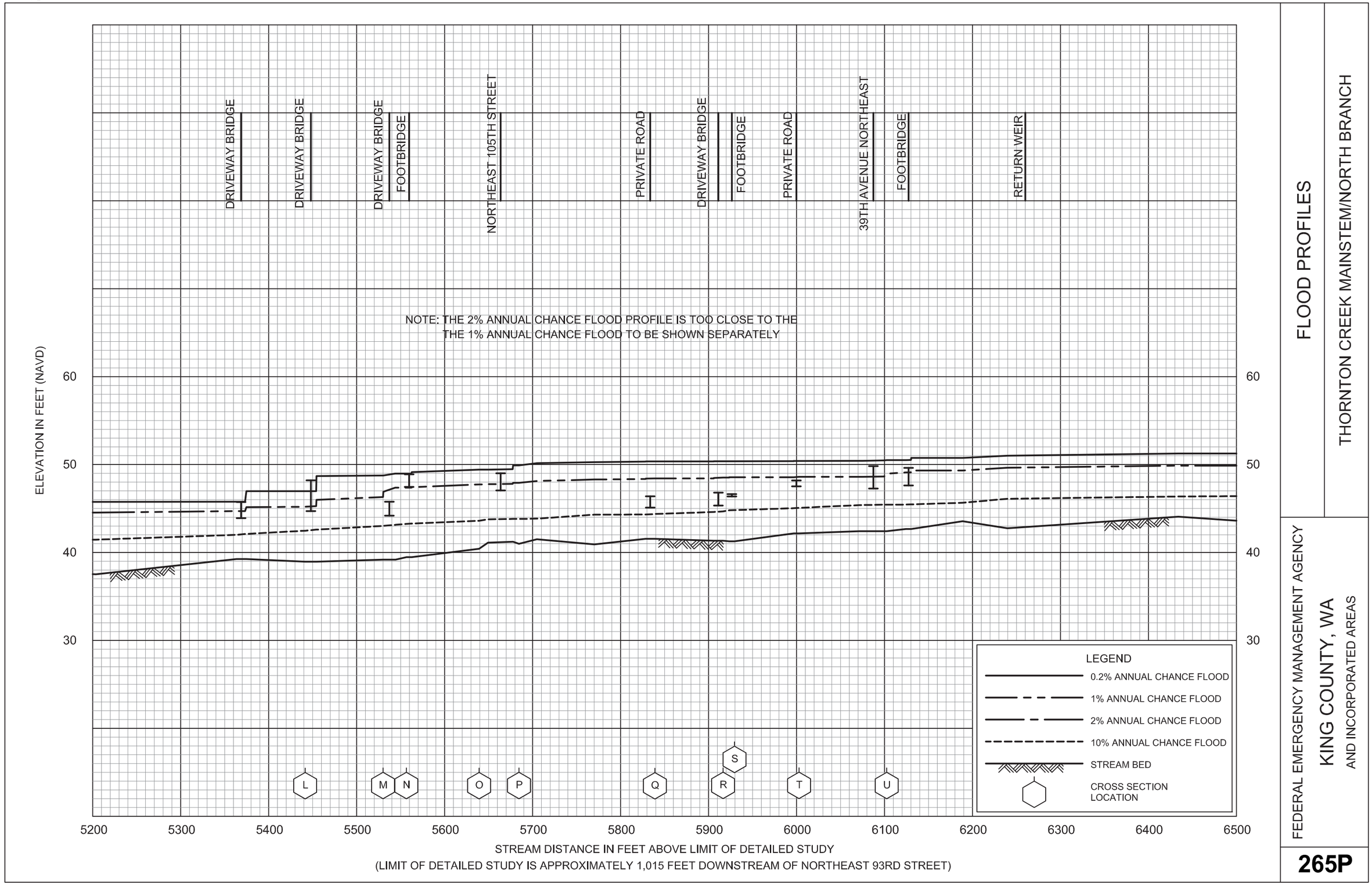
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

264P



FLOOD PROFILES

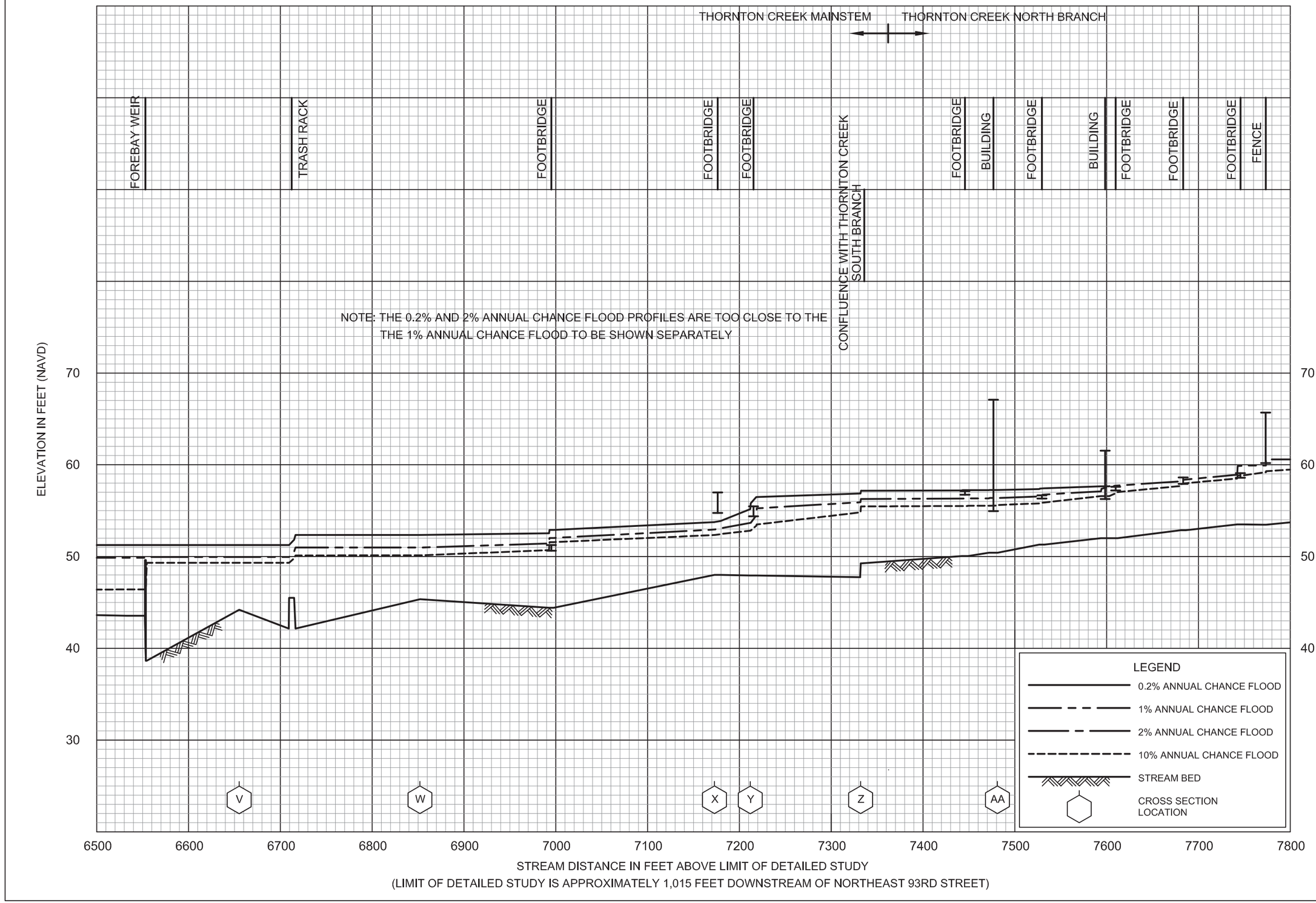
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

265P



FLOOD PROFILES

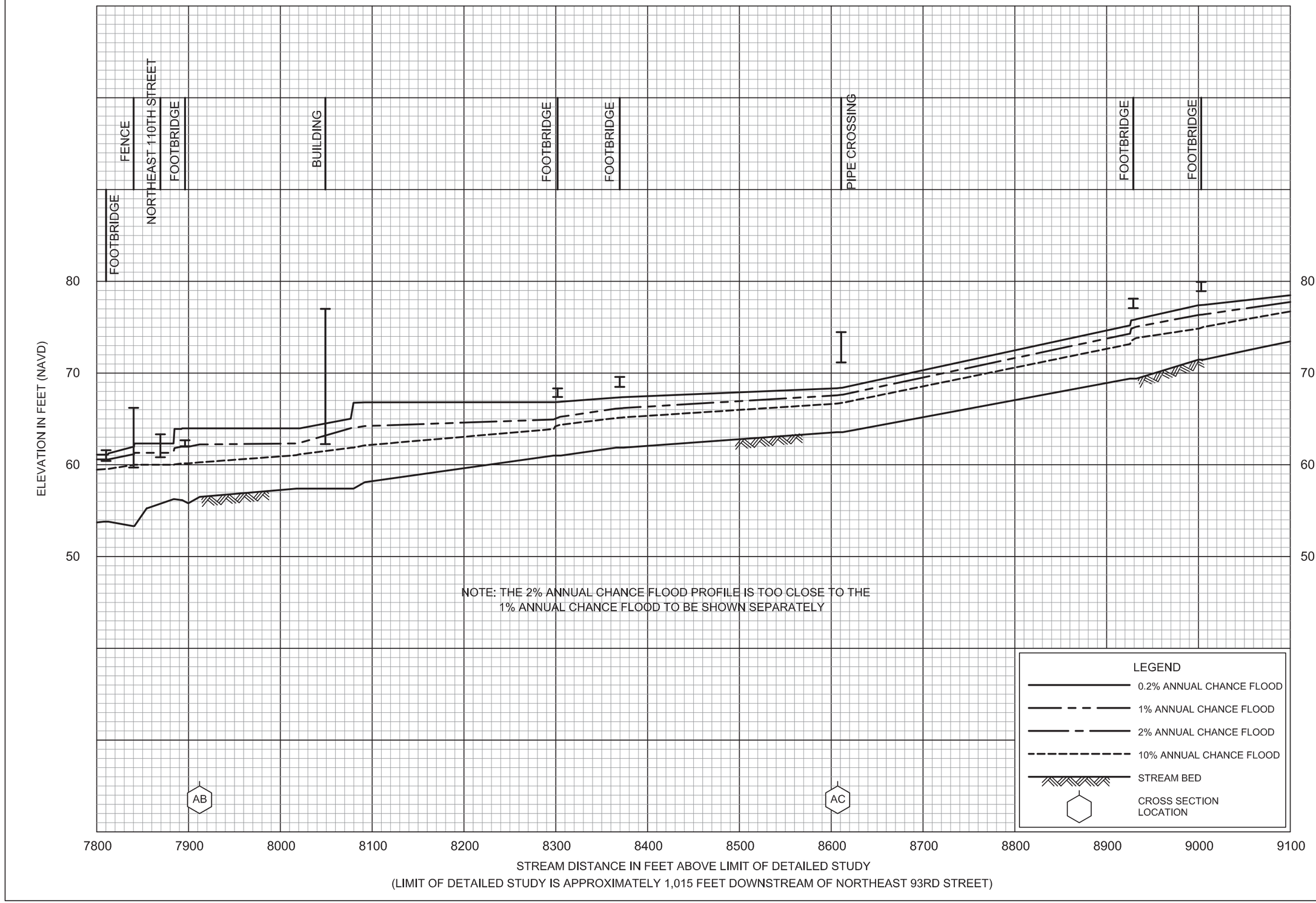
THORTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

266P



FLOOD PROFILES

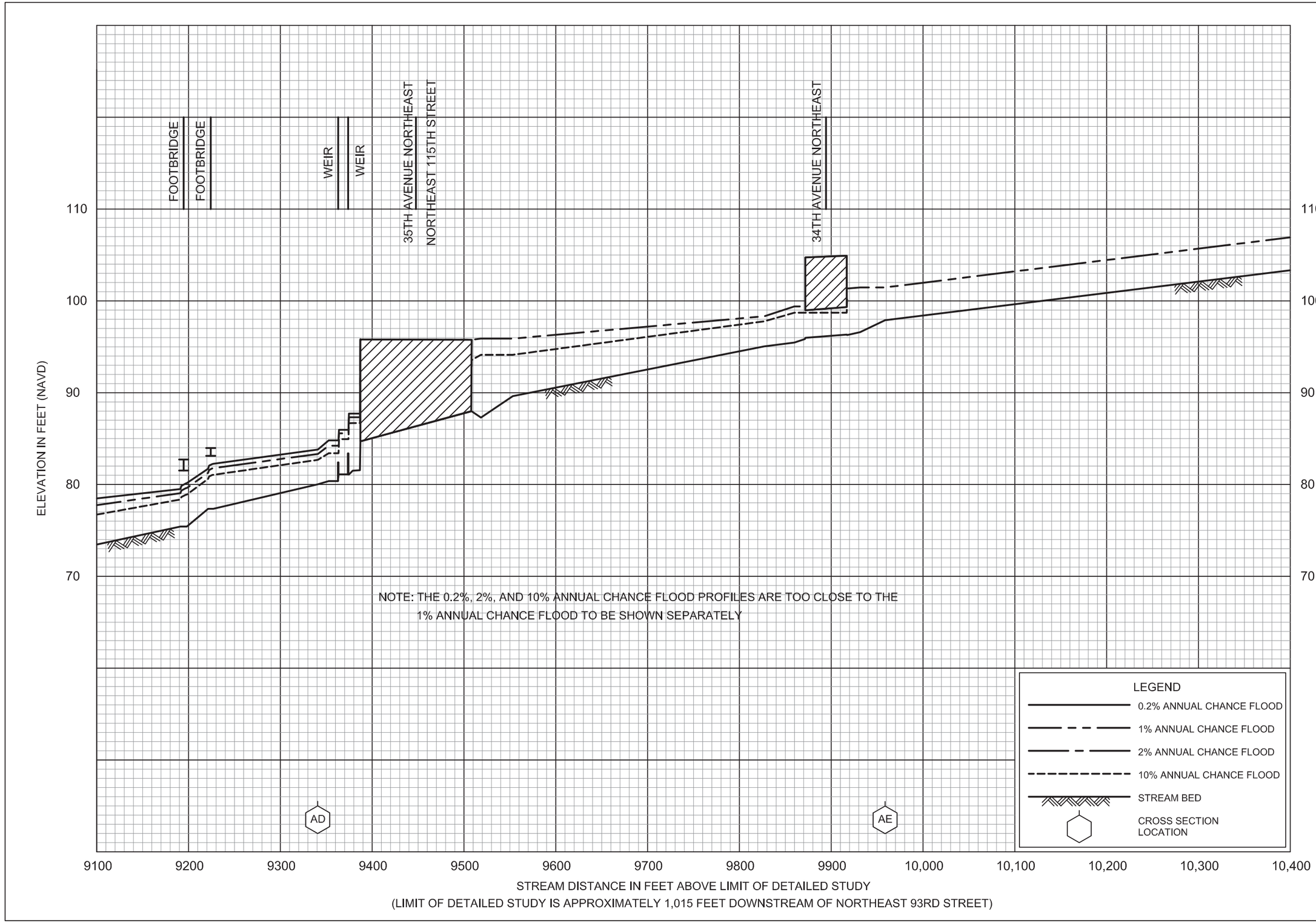
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

267P



FLOOD PROFILES

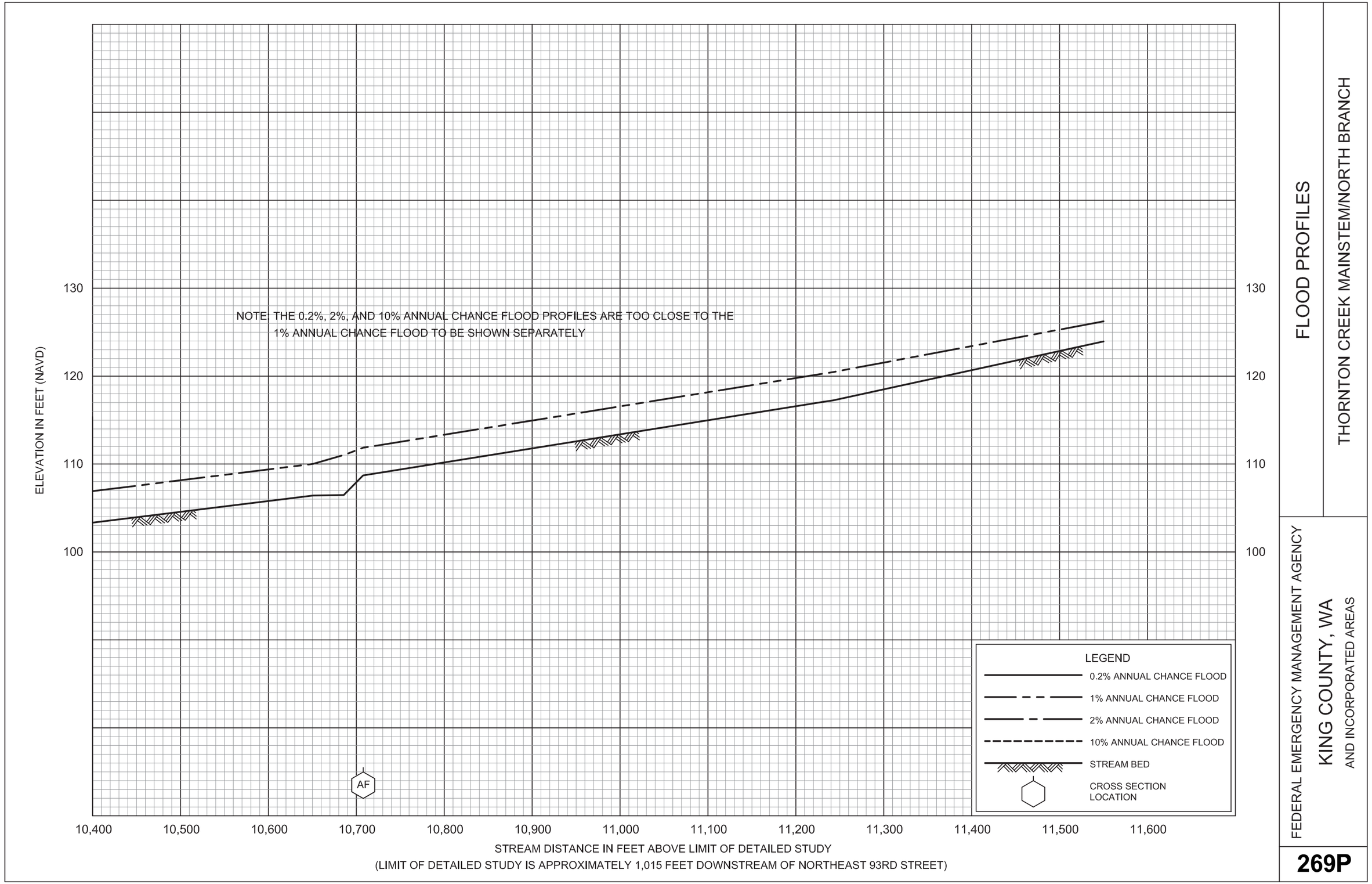
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

268P



FLOOD PROFILES

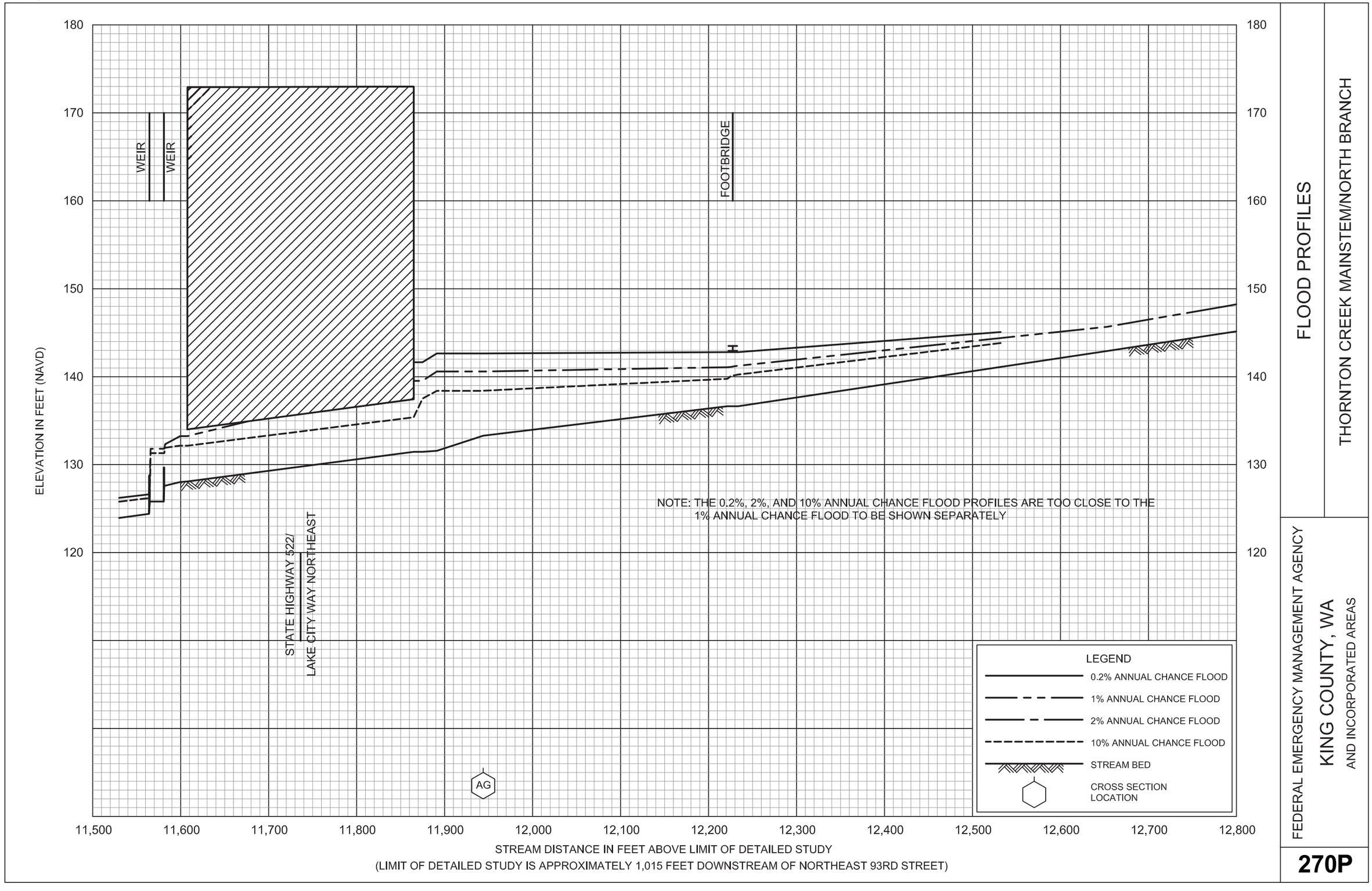
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

269P



FLOOD PROFILES

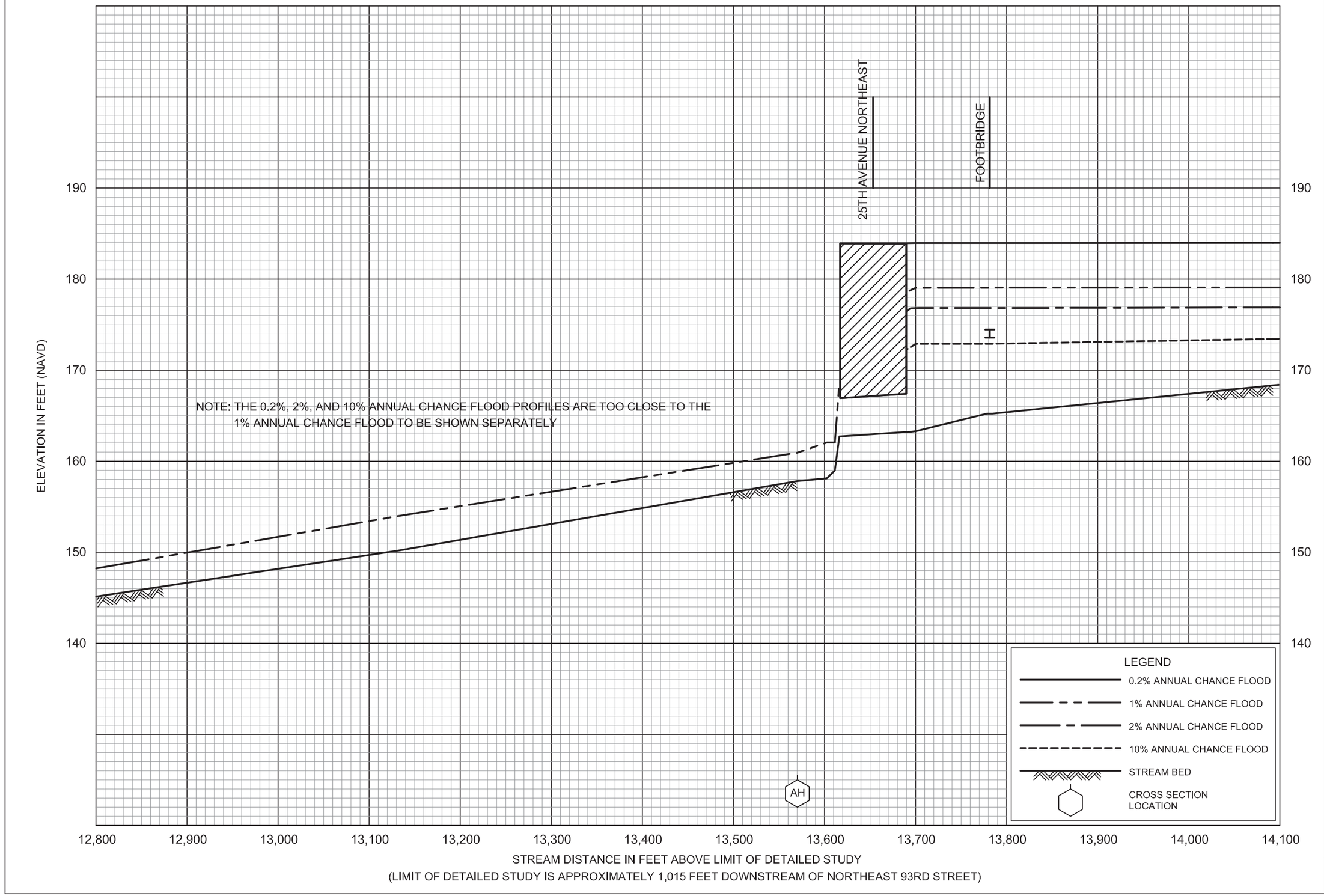
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

270P



FLOOD PROFILES

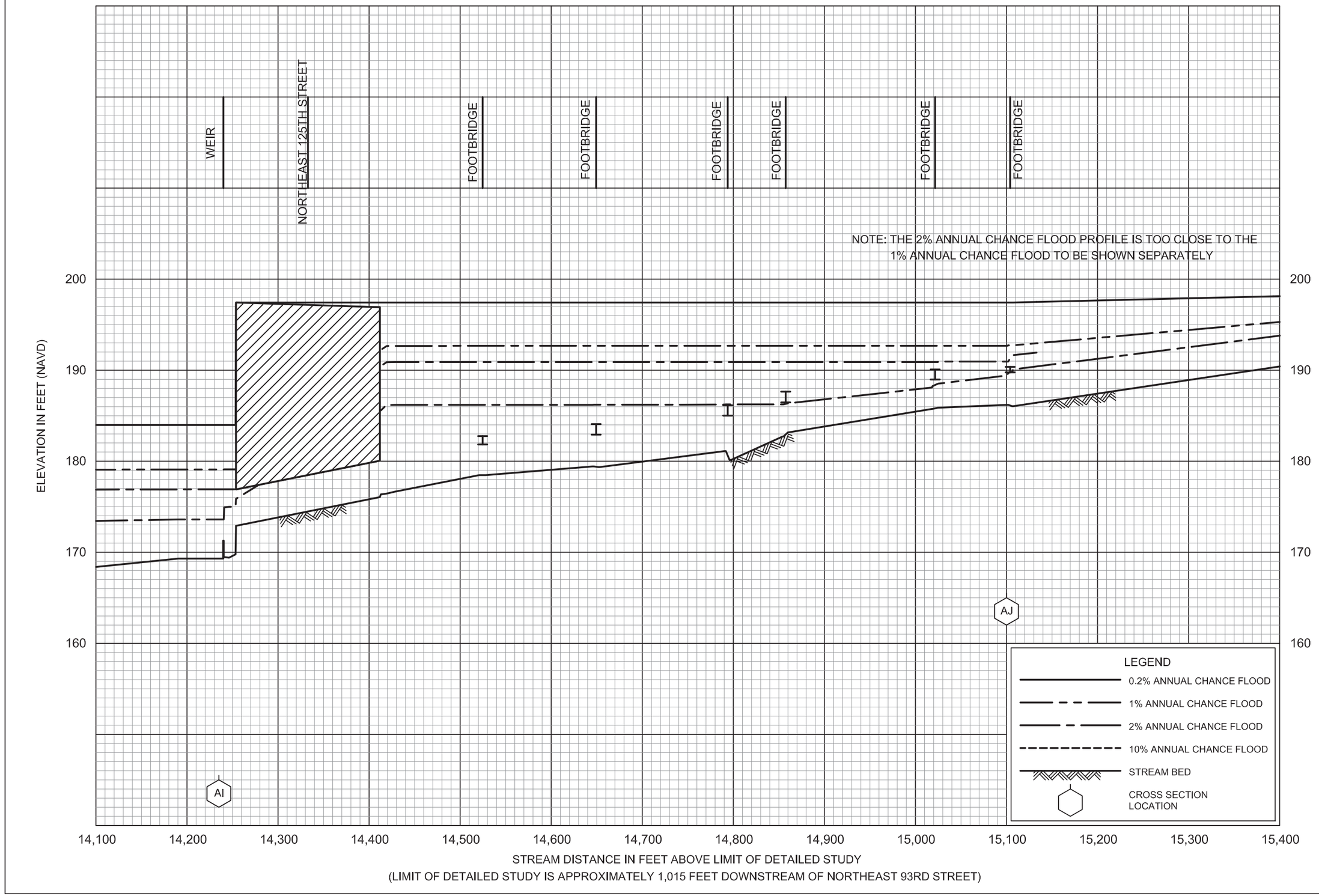
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

271P



FLOOD PROFILES

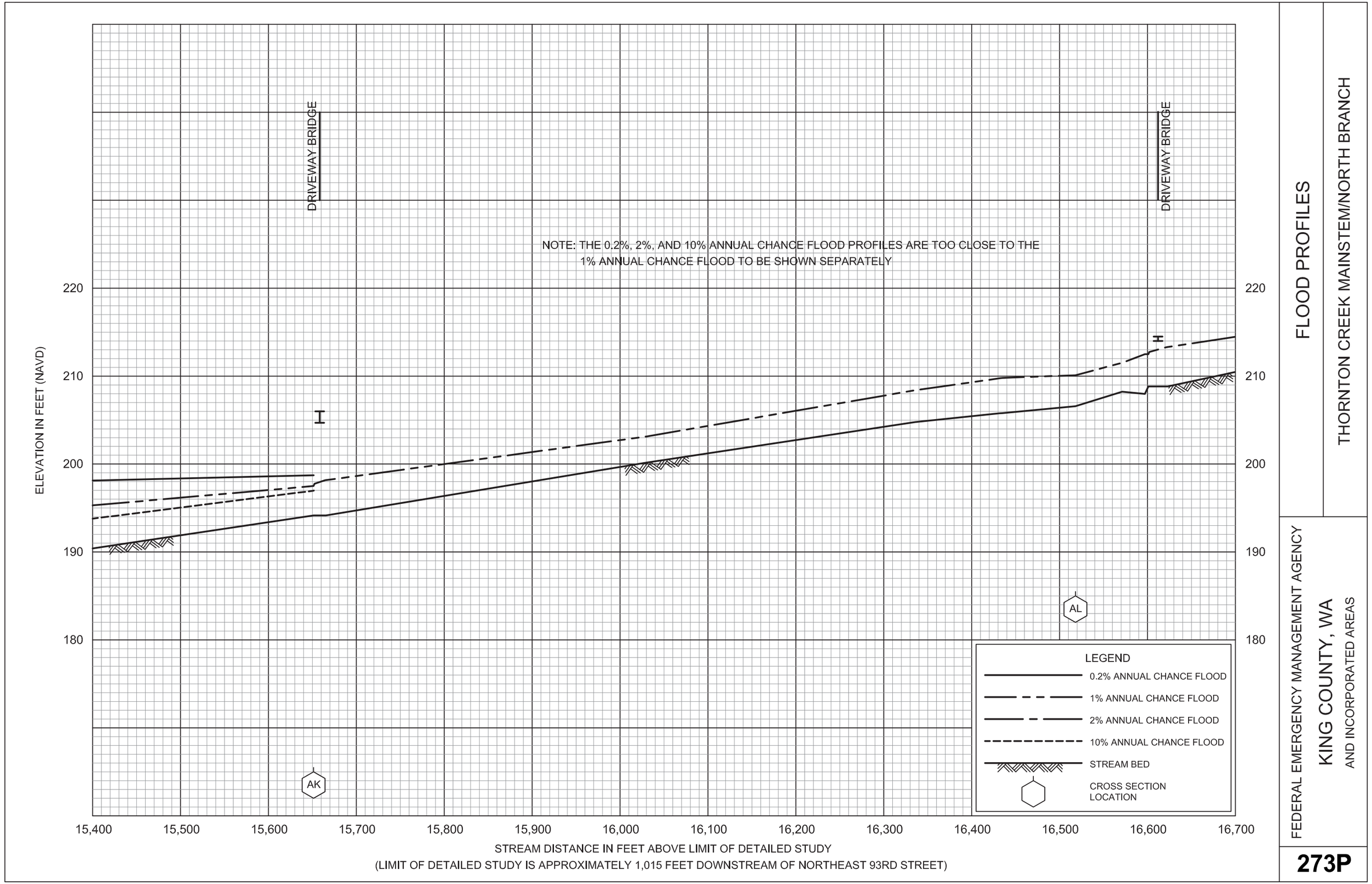
THORNTON CREEK MAINSTEM/NORTH BRANCH

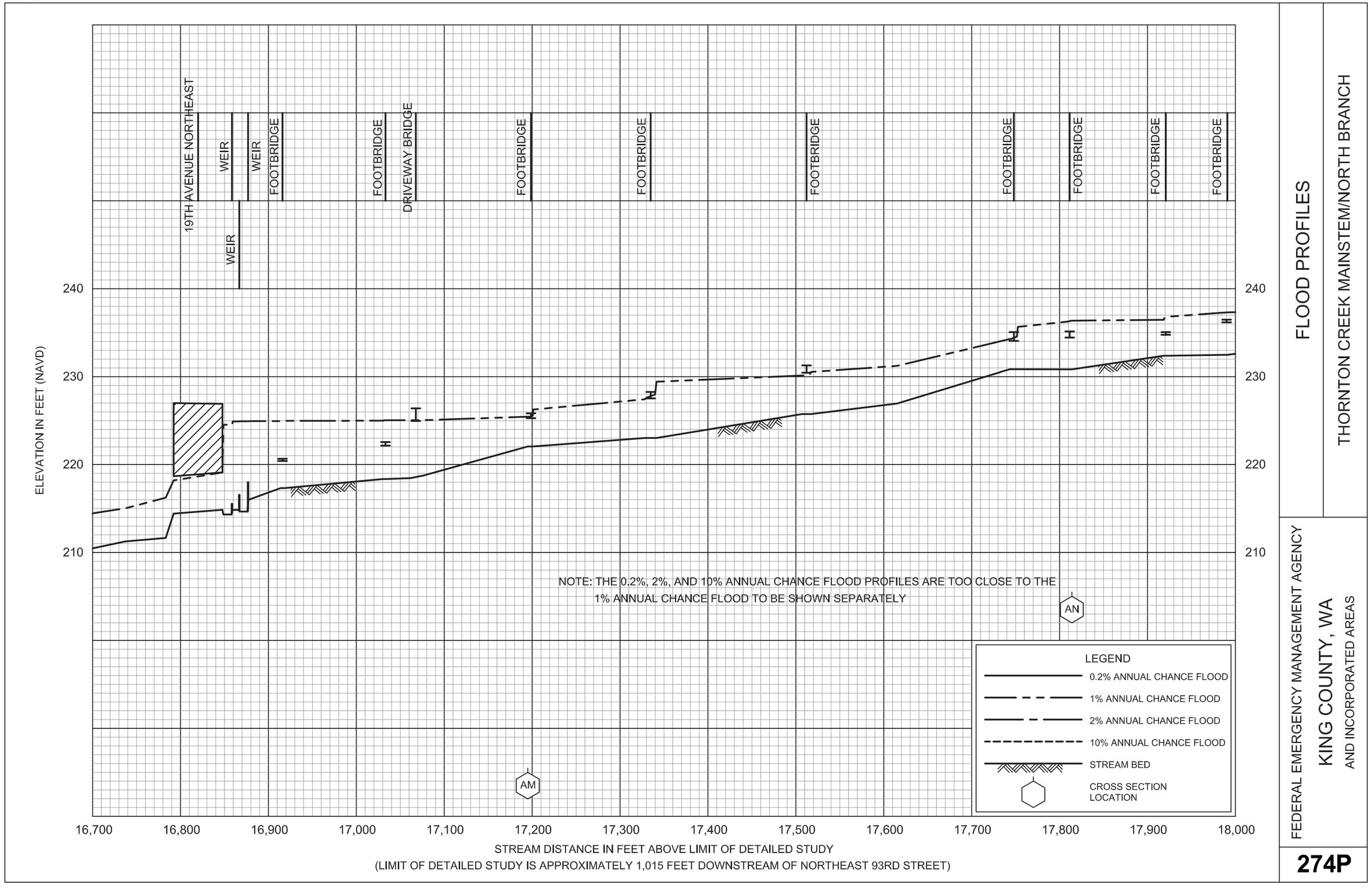
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

272P


DRIVEWAY BRIDGE
DRIVEWAY BRIDGE
NOTE: THE 0.2%, 2%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD TO BE SHOWN SEPARATELY
ELEVATION IN FEET (NAVD)
220
210
200
190
180
H
I
AK
AL
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
15,400
15,500
15,600
15,700
15,800
15,900
16,000
16,100
16,200
16,300
16,400
16,500
16,600
16,700
STREAM DISTANCE IN FEET ABOVE LIMIT OF DETAILED STUDY
(LIMIT OF DETAILED STUDY IS APPROXIMATELY 1,015 FEET DOWNSTREAM OF NORTHEAST 93RD STREET)
FLOOD PROFILES
THORNTON CREEK MAINSTEM/NORTH BRANCH
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
273P



FLOOD PROFILES

THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

274P

FOOTBRIDGE
15TH AVENUE NORTHEAST
FOOTBRIDGE
FOOTBRIDGE
DRIVEWAY BRIDGE

NOTE: THE 0.2% AND 2% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

270
260
250
240
230

18,000 18,100 18,200 18,300 18,400 18,500 18,600 18,700 18,800 18,900 19,000 19,100 19,200 19,300

STREAM DISTANCE IN FEET ABOVE LIMIT OF DETAILED STUDY
(LIMIT OF DETAILED STUDY IS APPROXIMATELY 1,015 FEET DOWNSTREAM OF NORTHEAST 93RD STREET)

AO
AP

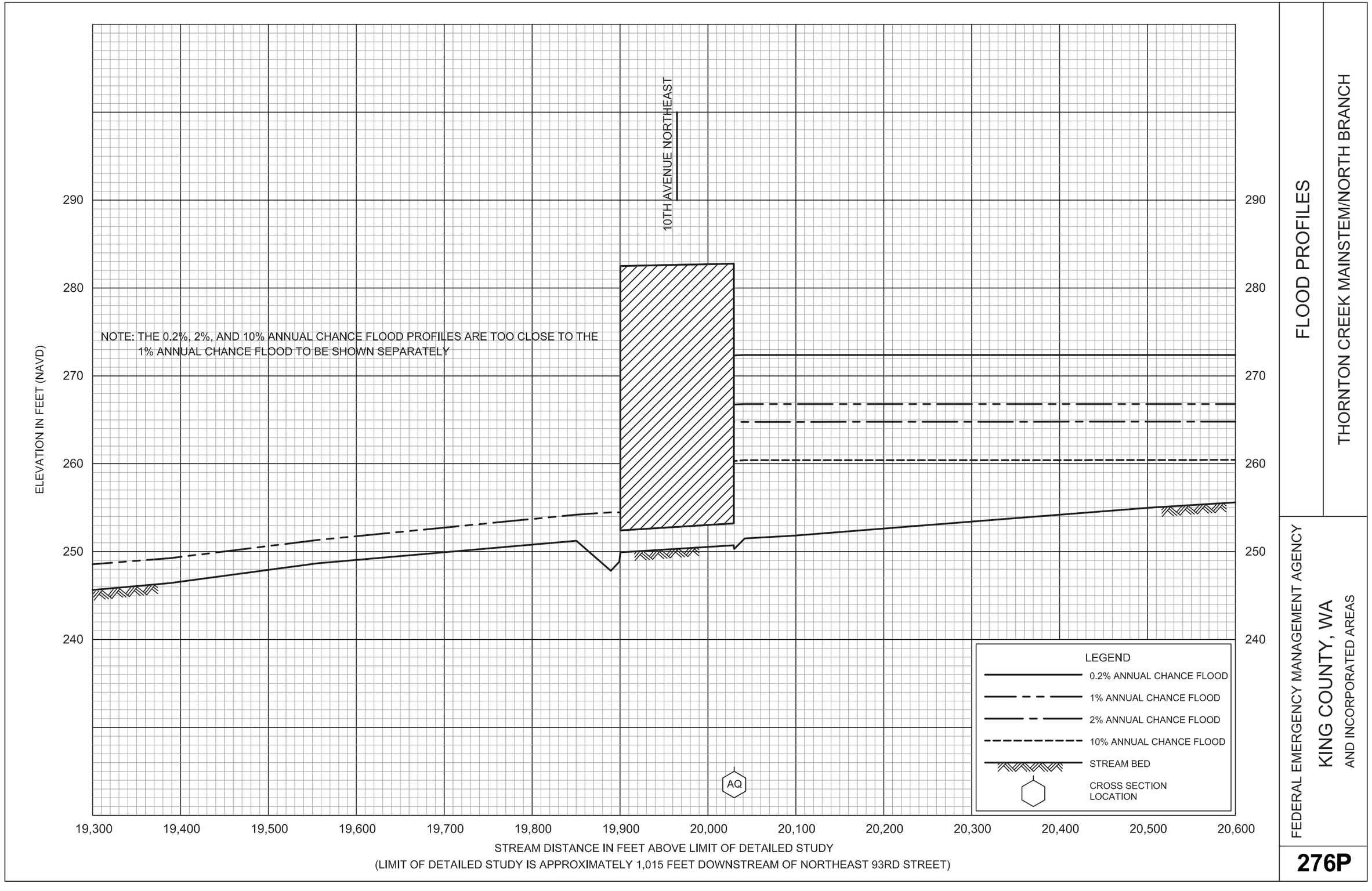
LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

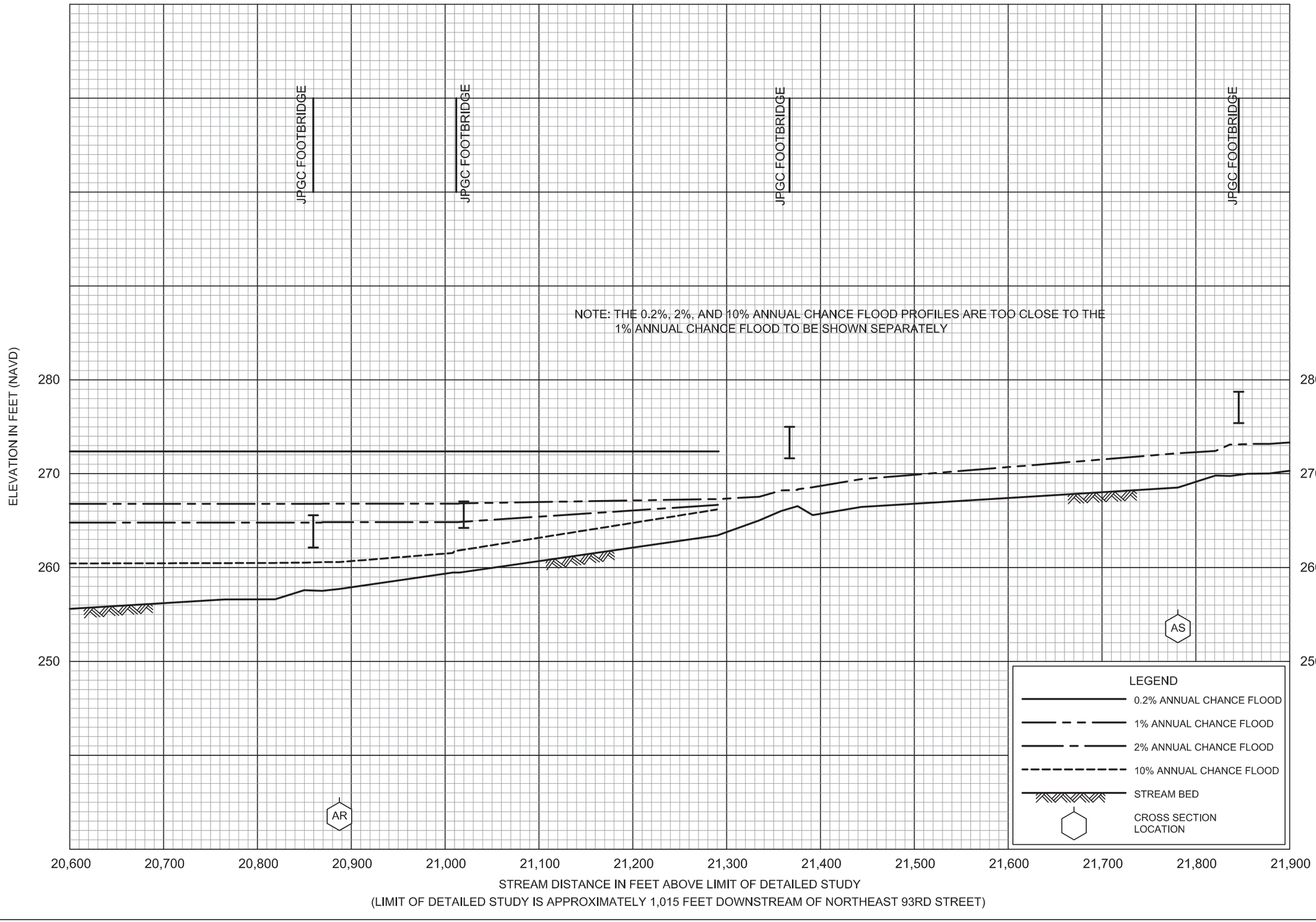
FLOOD PROFILES

THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS

275P


10TH AVENUE NORTHEAST
NOTE: THE 0.2%, 2%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD TO BE SHOWN SEPARATELY
ELEVATION IN FEET (NAVD)
290
280
270
260
250
240
19,300
19,400
19,500
19,600
19,700
19,800
19,900
20,000
20,100
20,200
20,300
20,400
20,500
20,600
AQ
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
STREAM DISTANCE IN FEET ABOVE LIMIT OF DETAILED STUDY
(LIMIT OF DETAILED STUDY IS APPROXIMATELY 1,015 FEET DOWNSTREAM OF NORTHEAST 93RD STREET)
FLOOD PROFILES
THORNTON CREEK MAINSTEM/NORTH BRANCH
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
276P



FLOOD PROFILES

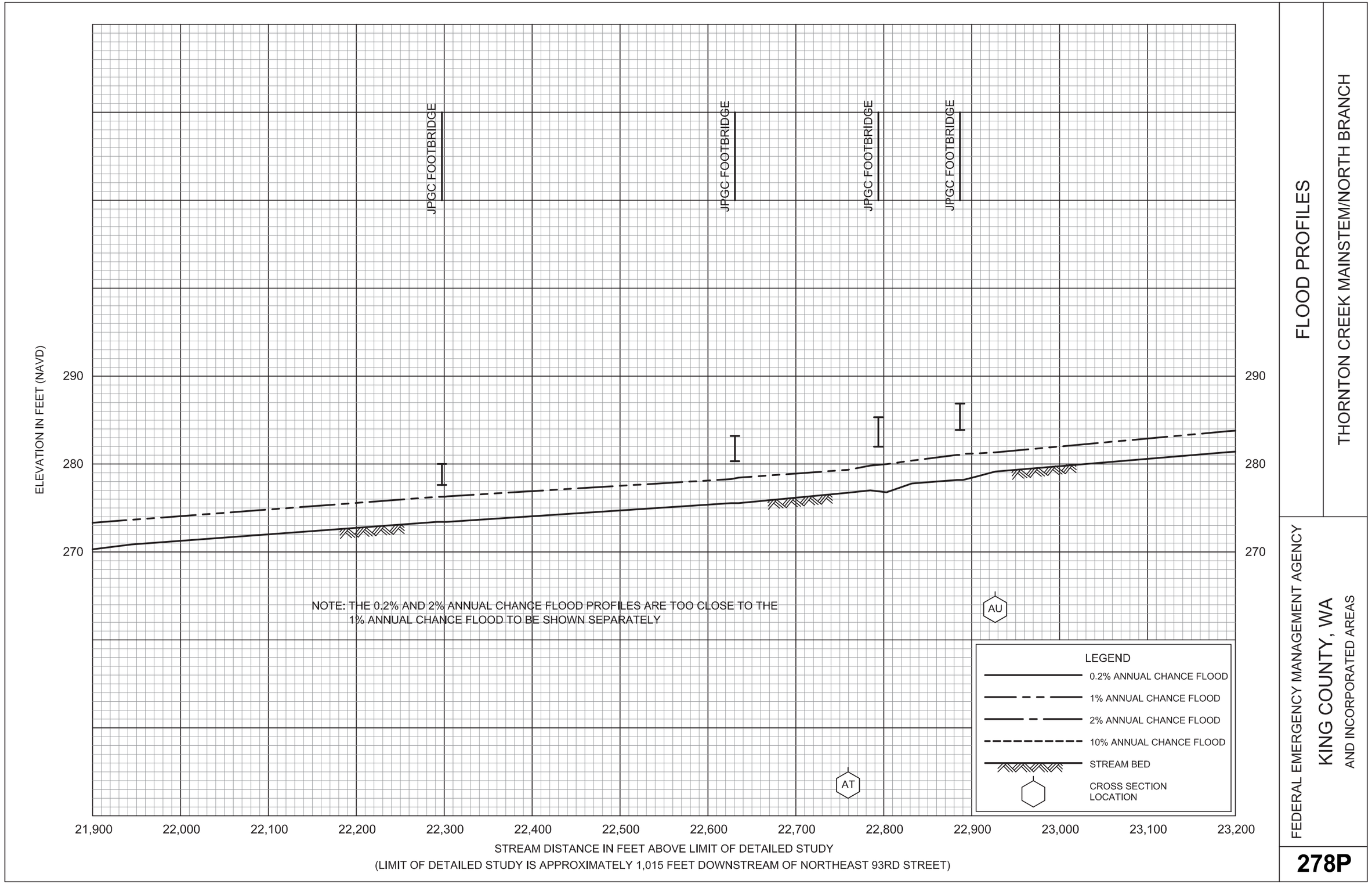
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

277P



FLOOD PROFILES

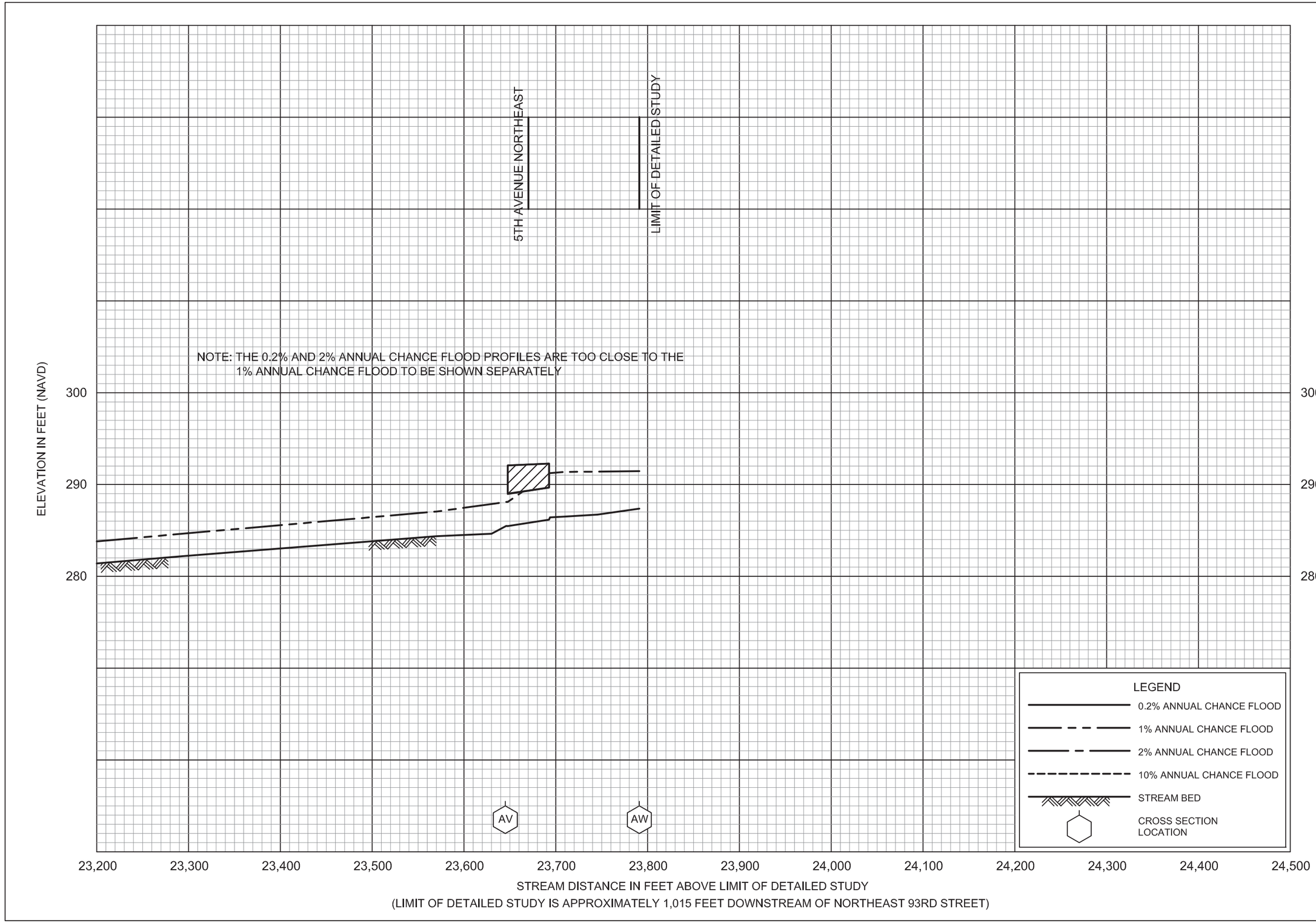
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

278P



FLOOD PROFILES

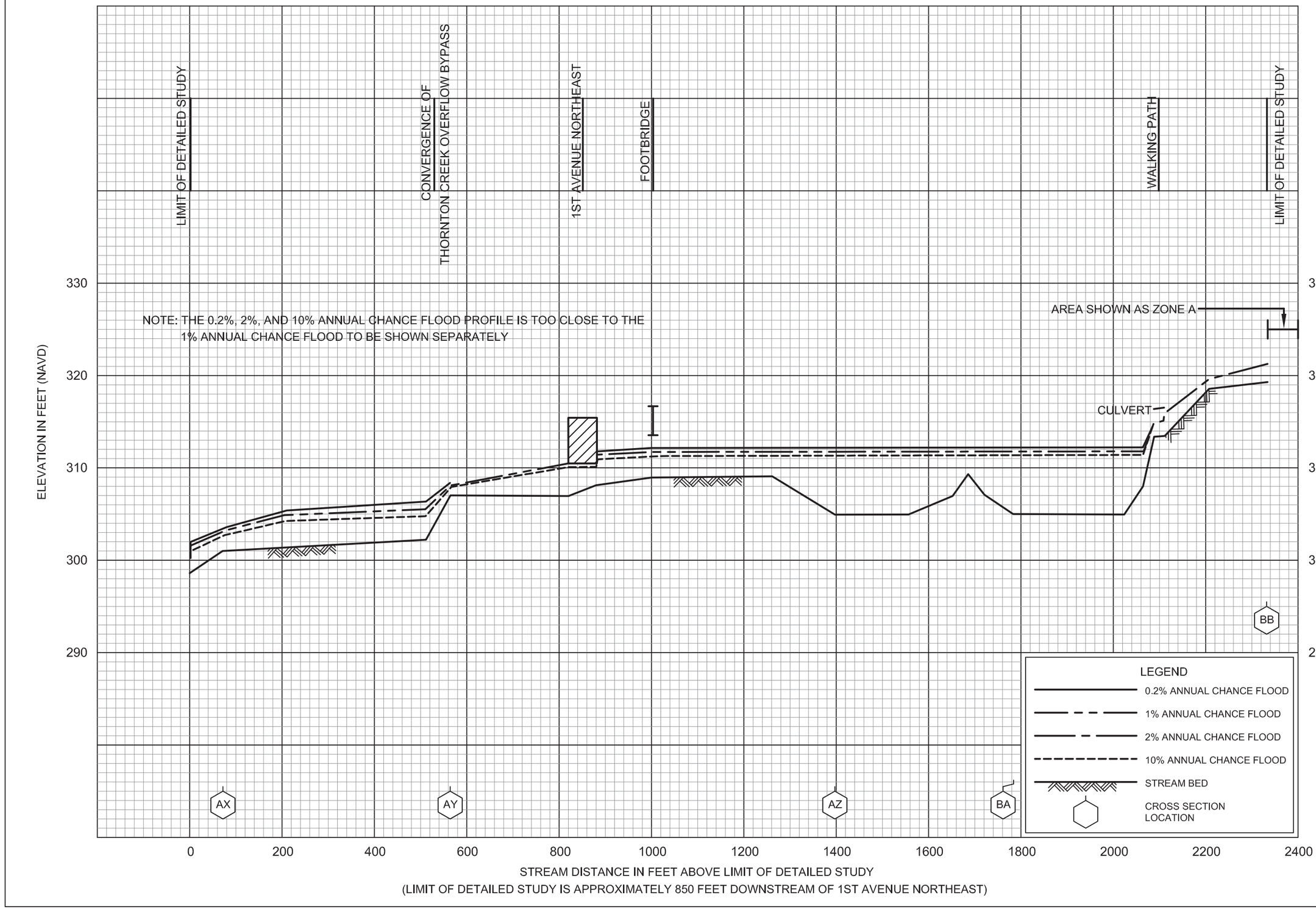
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

279P



FLOOD PROFILES

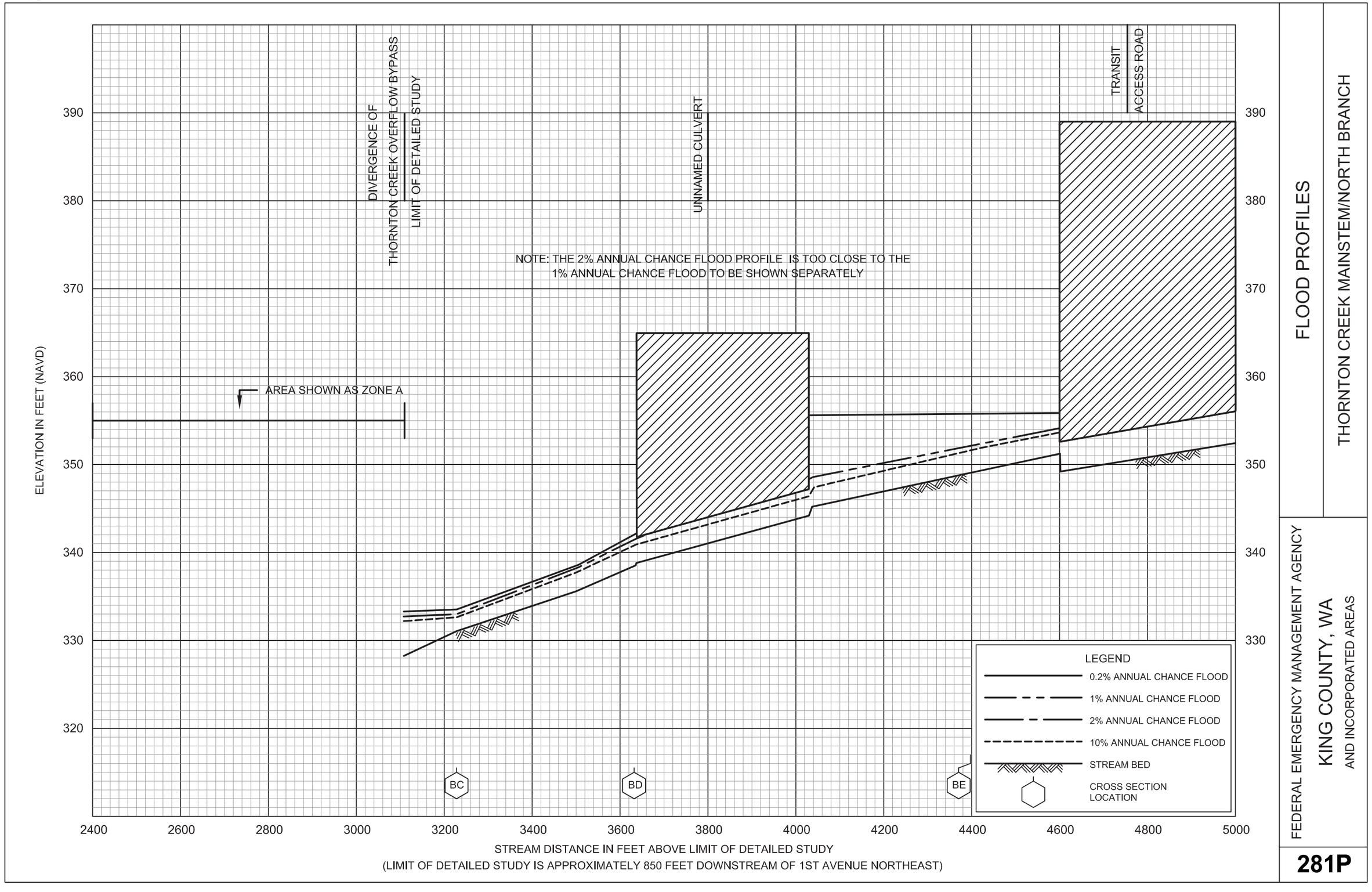
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

280P



FLOOD PROFILES

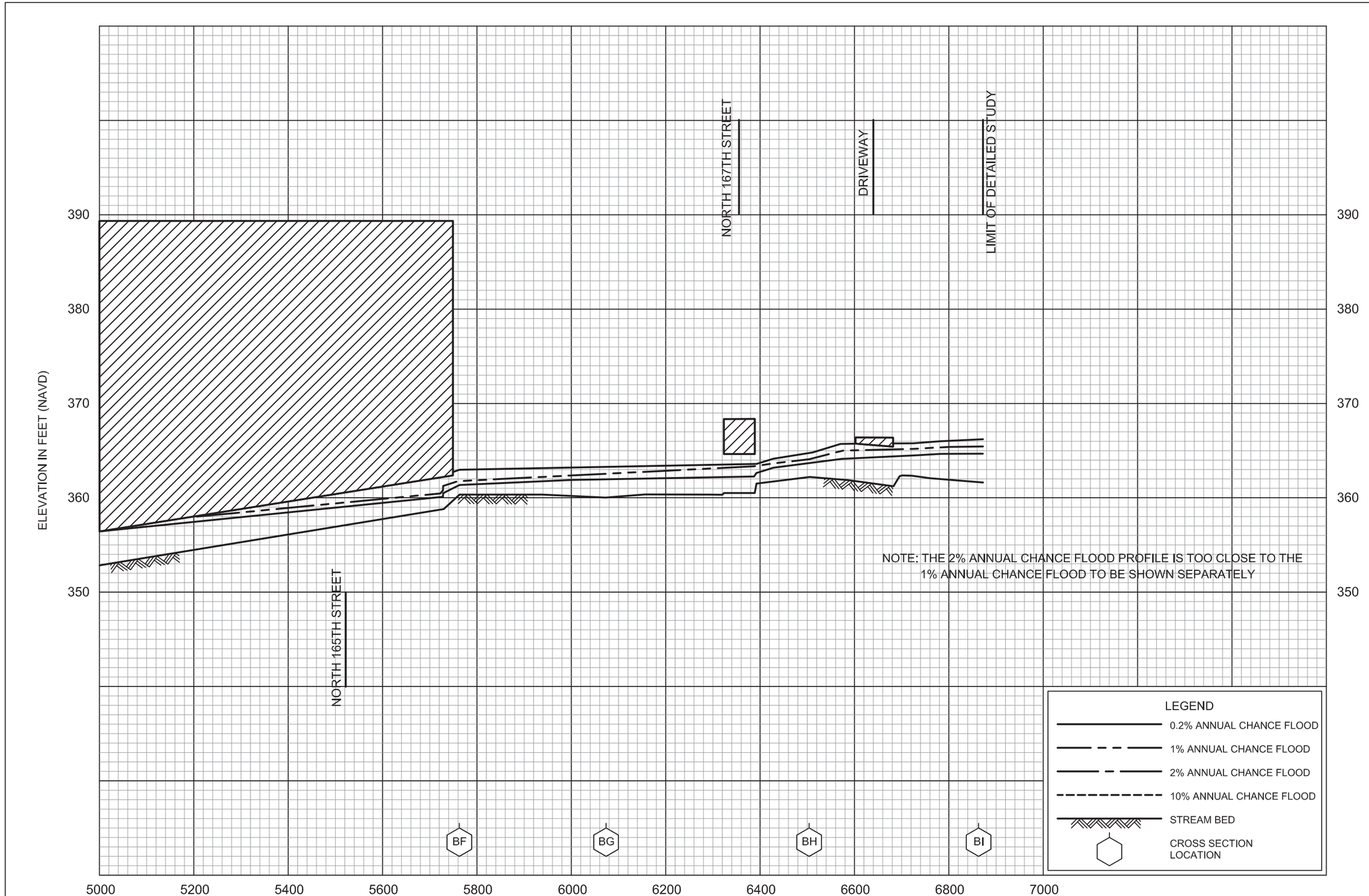
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

281P



FLOOD PROFILES

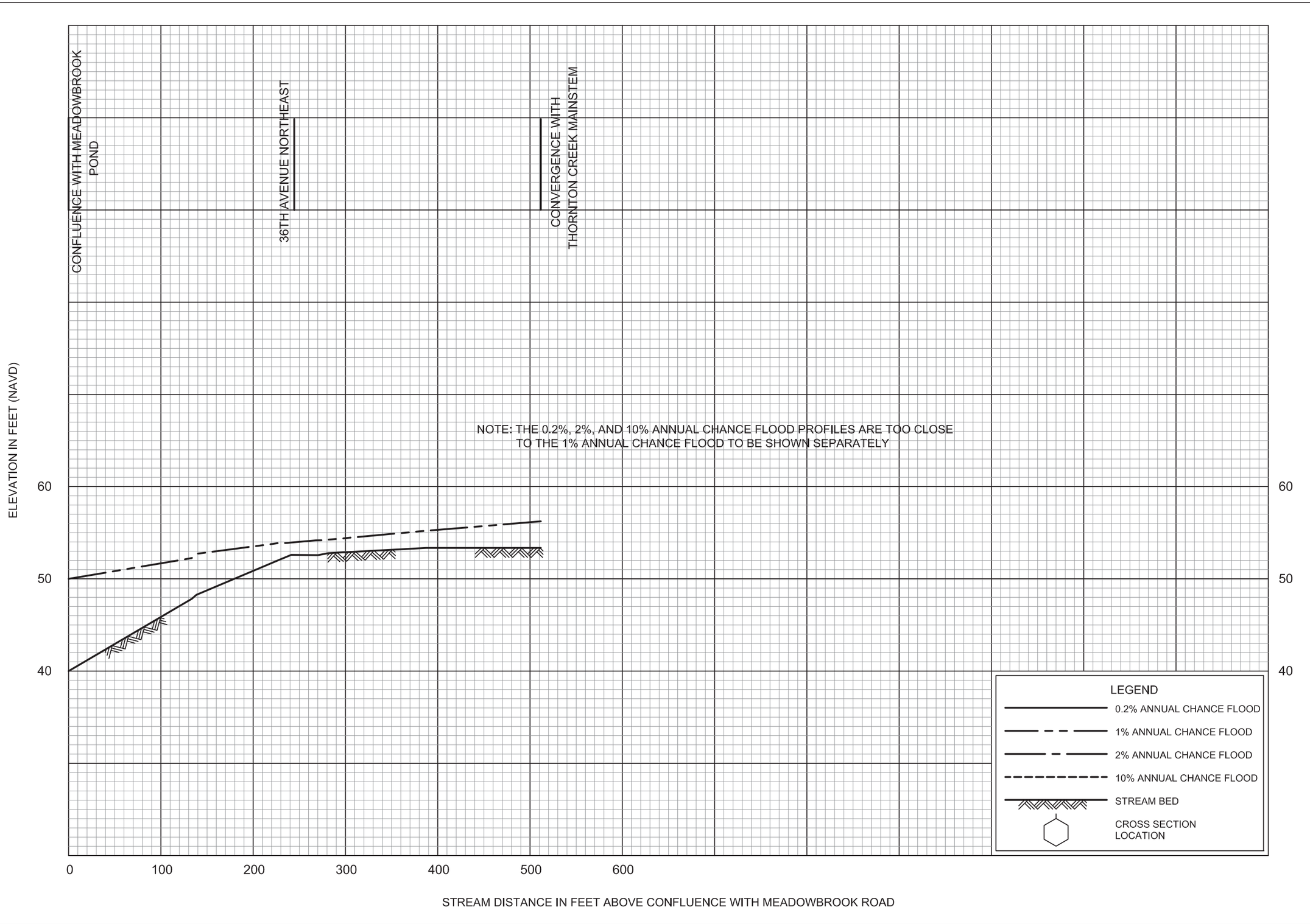
THORNTON CREEK MAINSTEM/NORTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

282P



FLOOD PROFILES

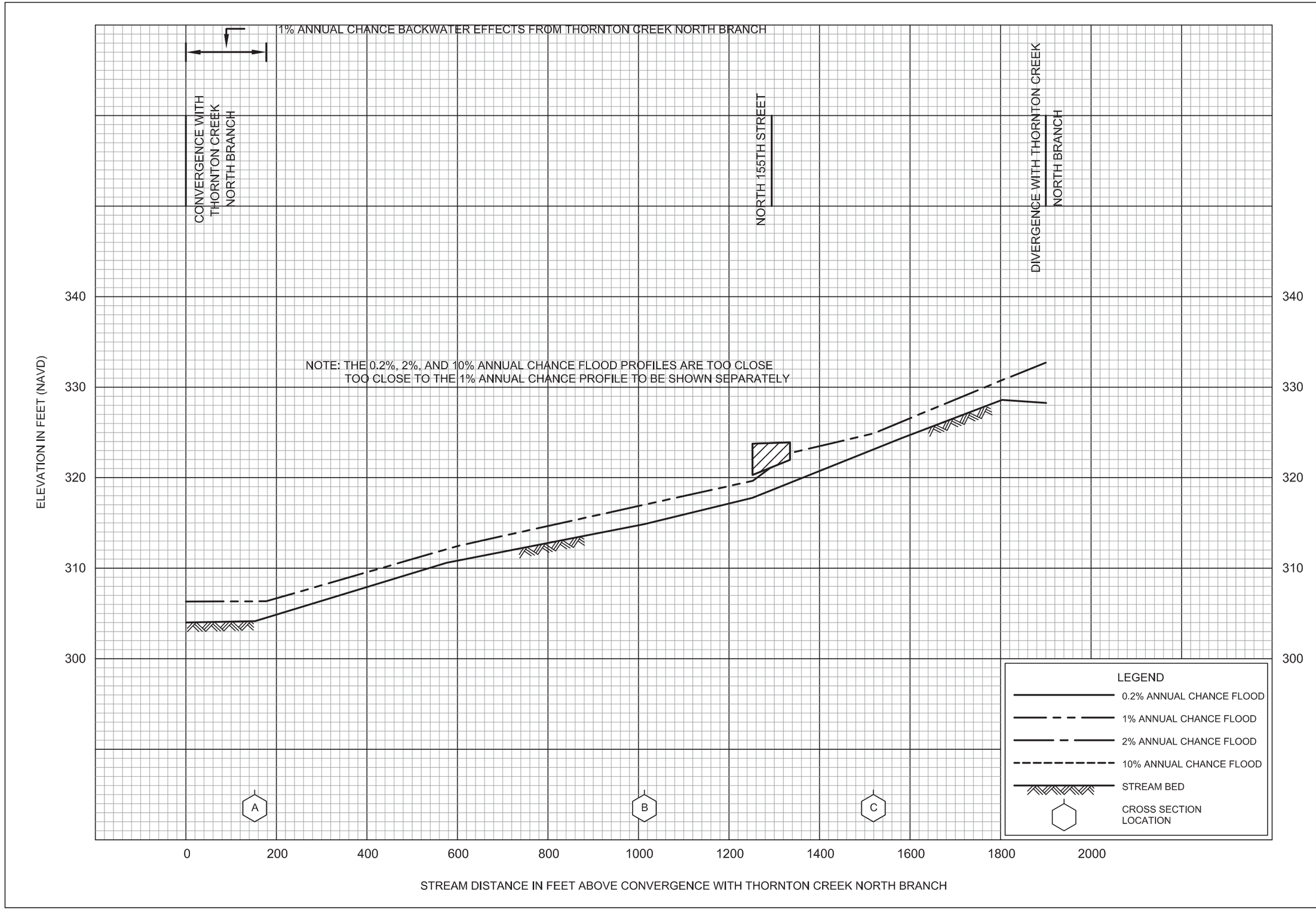
THORNTON CREEK OVERFLOW

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

283P



FLOOD PROFILES

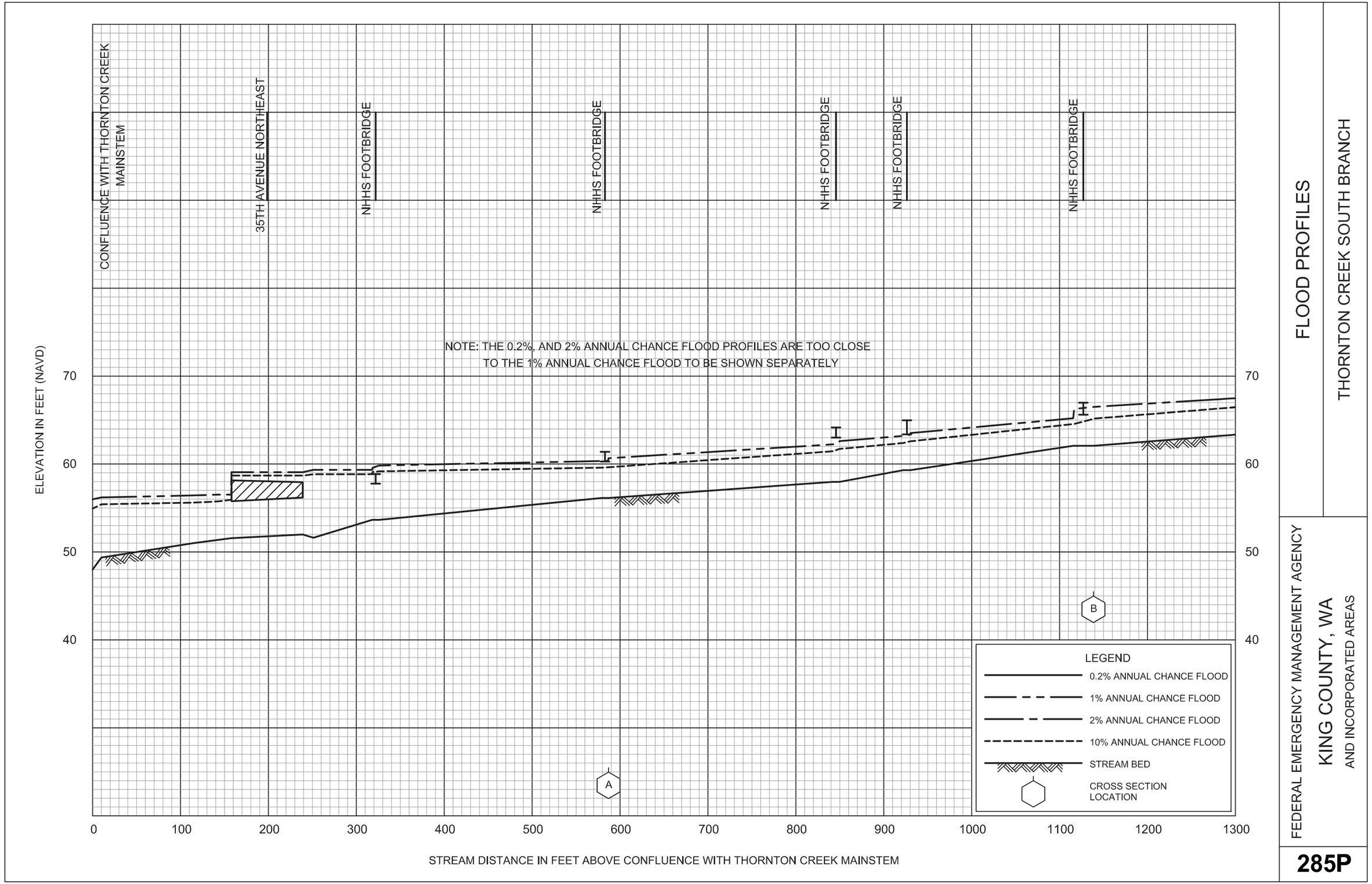
THORNTON CREEK OVERFLOW BYPASS

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

284P



FLOOD PROFILES

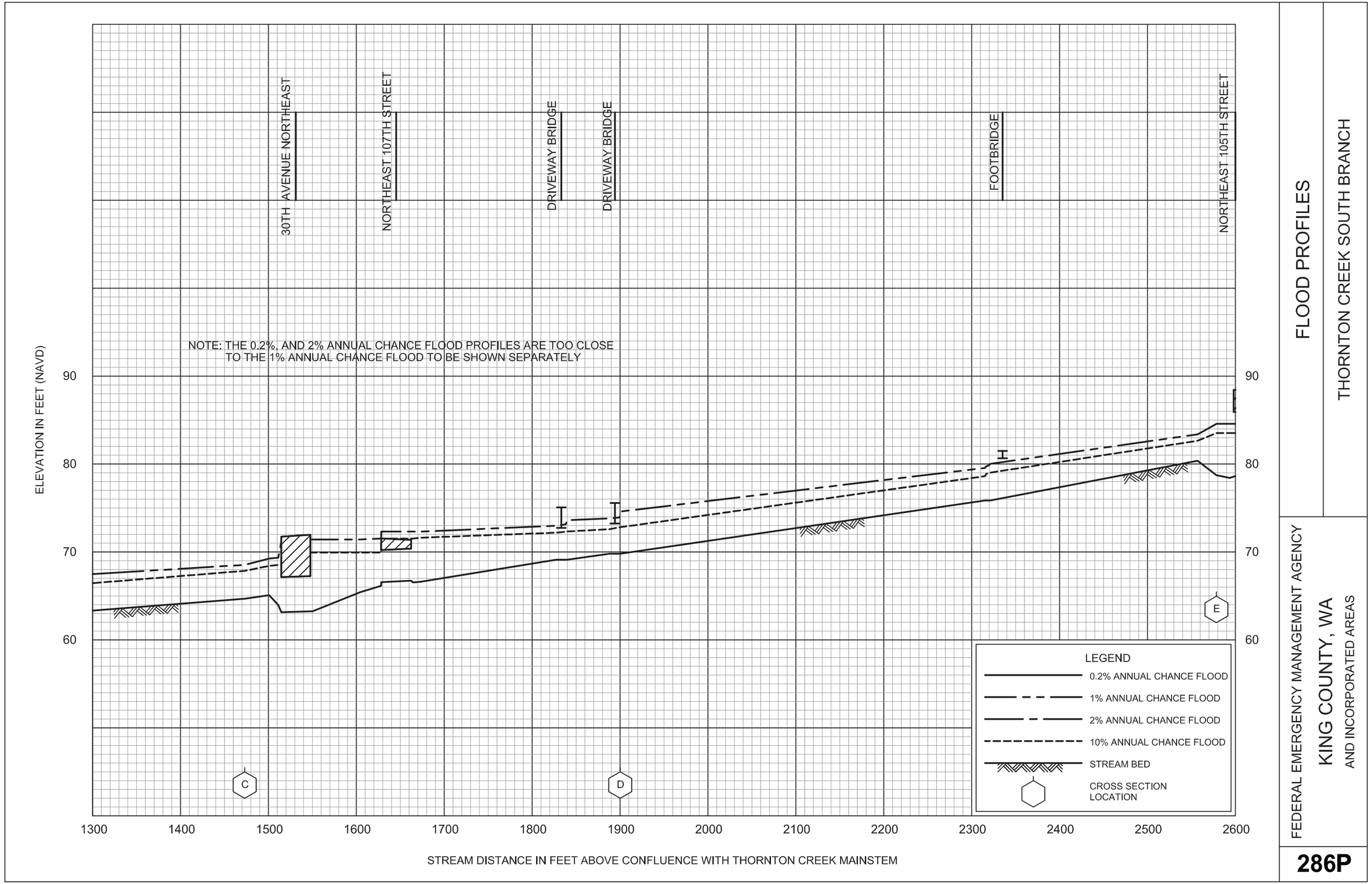
THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

285P



FLOOD PROFILES

THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

286P

NORTHEAST 105TH STREET

FOOTBRIDGE

NOTE: THE 0.2%, AND 2% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

110
100
90
80
70

2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH THORNTON CREEK MAINSTEM

F G H

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

287P

ELEVATION IN FEET (NAVD)

160
150
140
130
120
110
100

STATE HIGHWAY 522/
LAKE CITY WAY NORTHEAST

NOTE: THE 0.2%, 2%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD TO BE SHOWN SEPARATELY

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH THORNTON CREEK MAINSTEM

FLOOD PROFILES

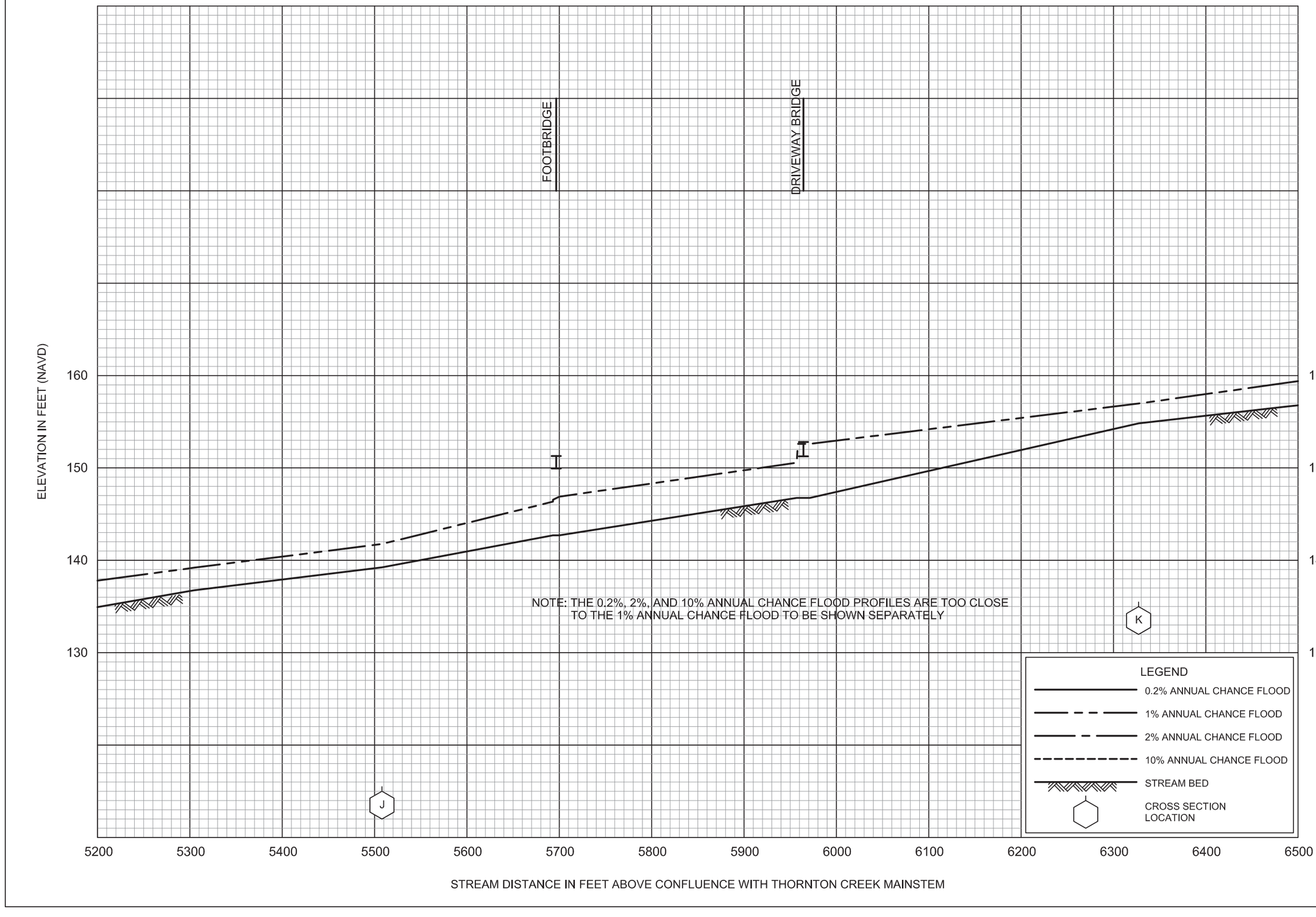
THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

288P



FLOOD PROFILES

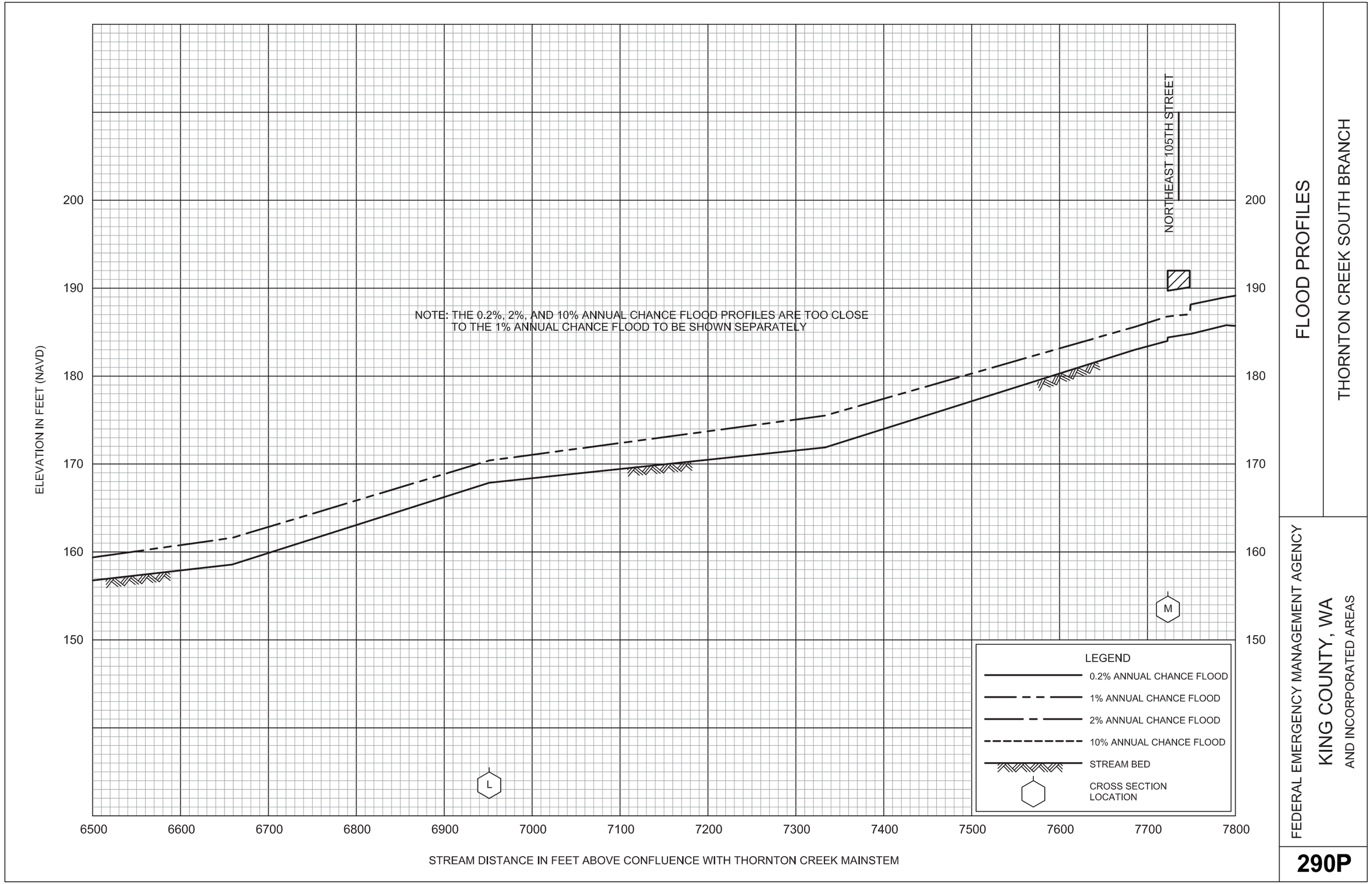
THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

289P



FLOOD PROFILES

THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

290P

FOOTBRIDGE

15TH AVENUE NORTHEAST

NOTE: THE 0.2%, 2%, AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

210
200
190
180

7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100

STREAM DISTANCE IN FEET ABOVE CONFLUENCE WITH THORNTON CREEK MAINSTEM

N

O

LEGEND
- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

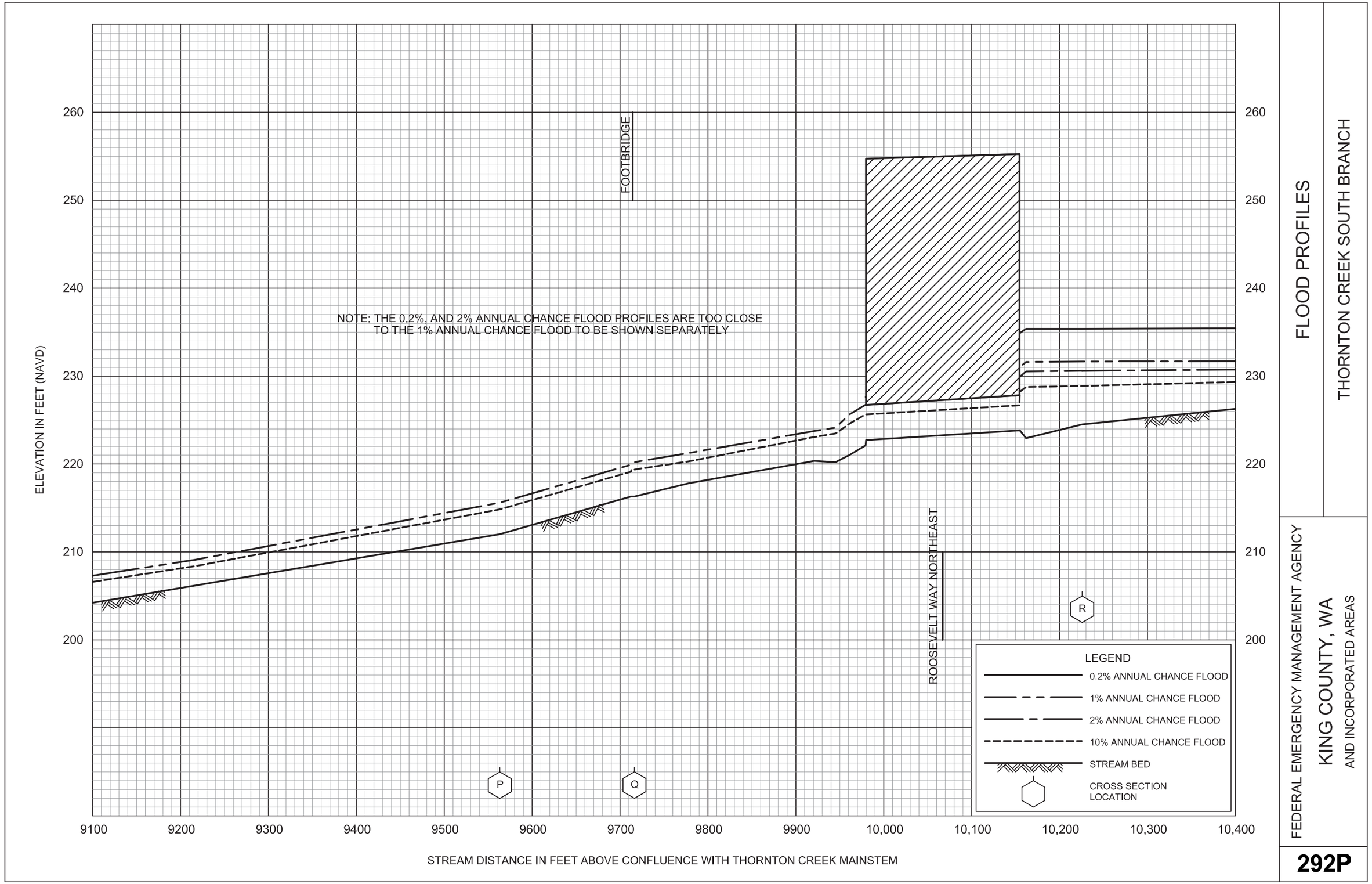
THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

291P



FLOOD PROFILES

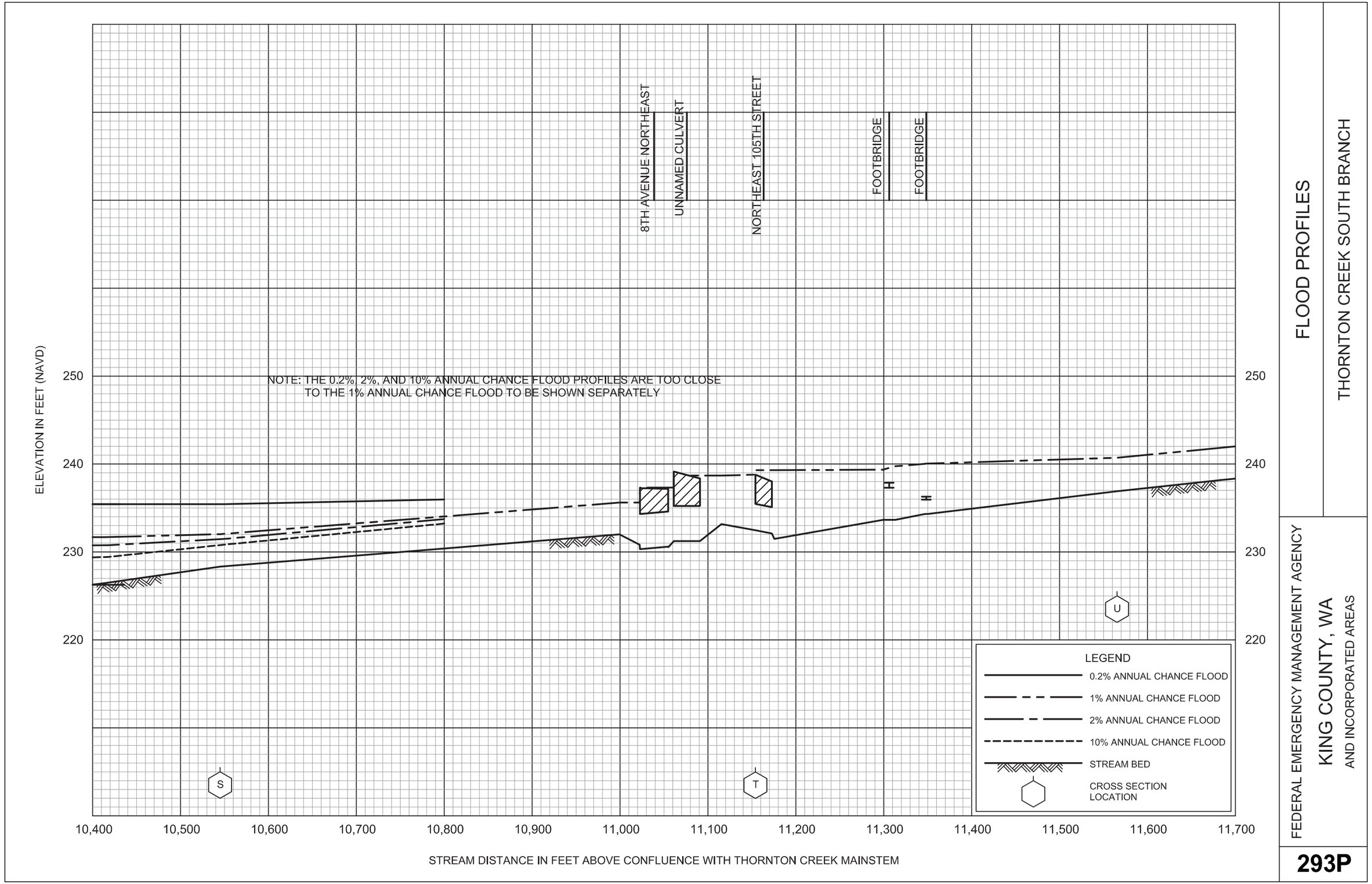
THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

292P



FLOOD PROFILES

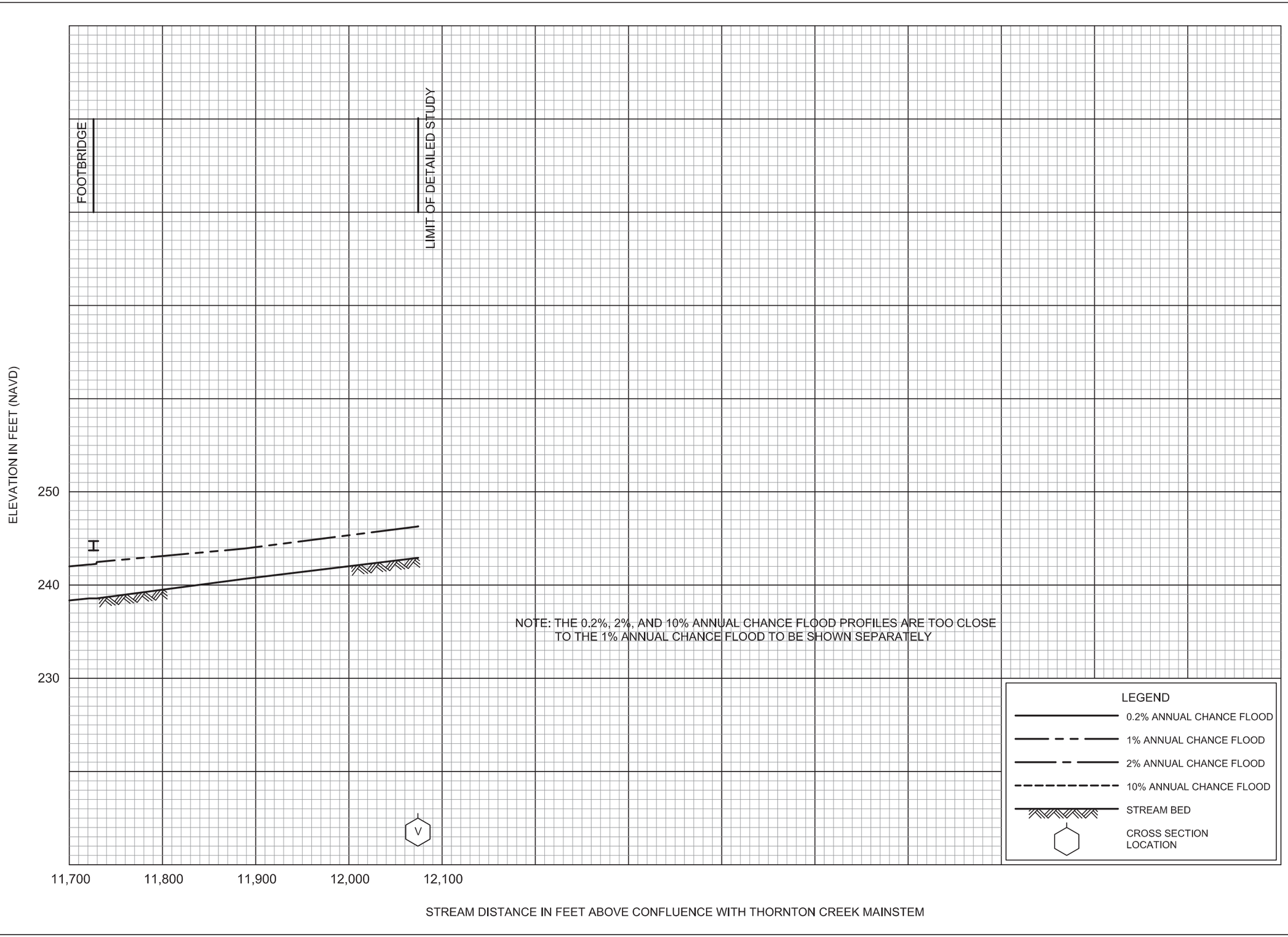
THORNTON CREEK SOUTH BRANCH

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

293P



FLOOD PROFILES

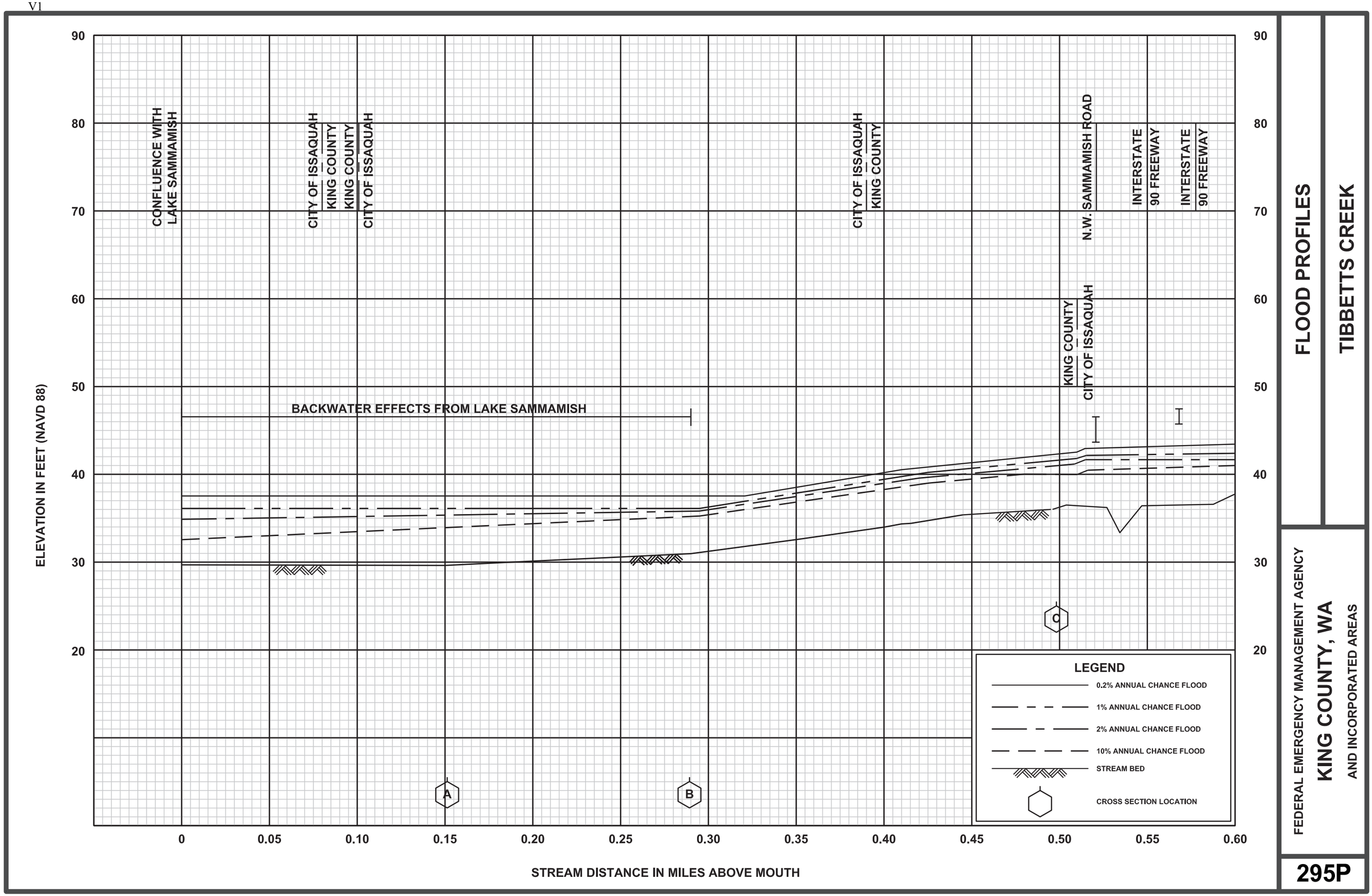
THORNTON CREEK SOUTH BRANCH

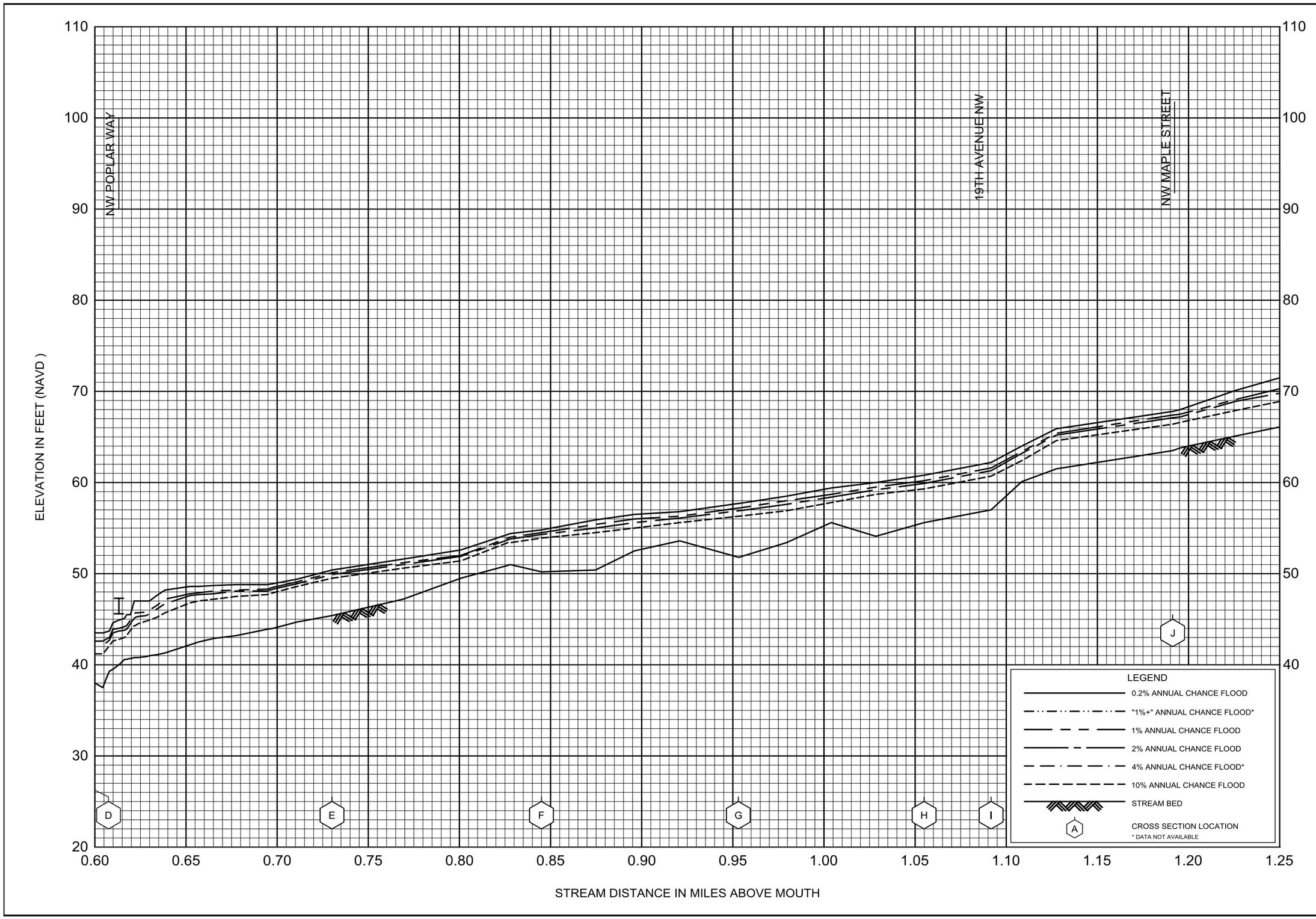
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

294P


ELEVATION IN FEET (NAVD 88)
STREAM DISTANCE IN MILES ABOVE MOUTH
CONFLUENCE WITH LAKE SAMMAMISH
CITY OF ISSAQUAH
KING COUNTY
KING COUNTY
CITY OF ISSAQUAH
CITY OF ISSAQUAH
KING COUNTY
N.W. SAMMAMISH ROAD
INTERSTATE 90 FREEWAY
INTERSTATE 90 FREEWAY
KING COUNTY
CITY OF ISSAQUAH
BACKWATER EFFECTS FROM LAKE SAMMAMISH
A
B
C
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
TIBBETTS CREEK
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
295P



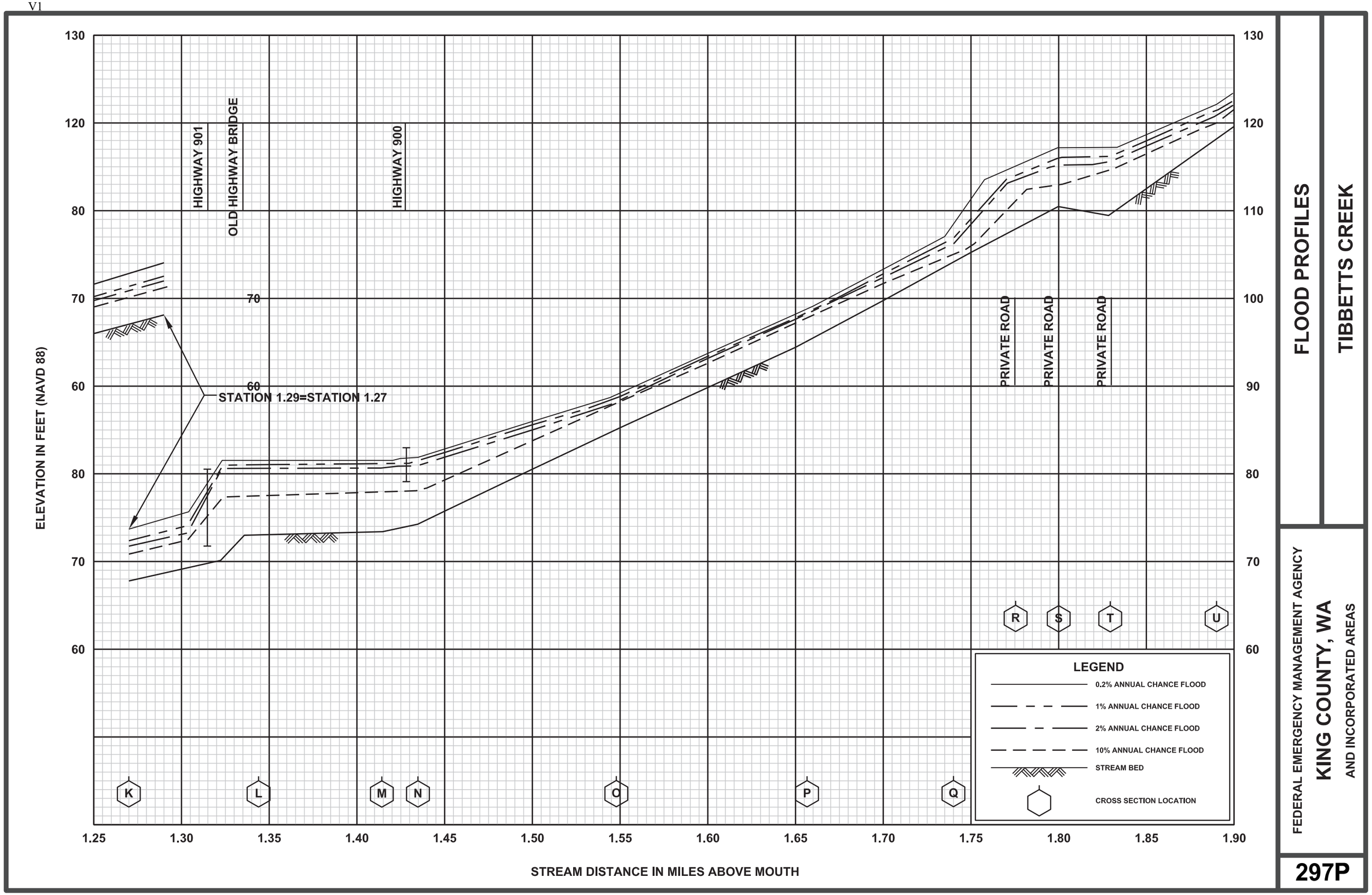
FLOOD PROFILES

TIBBETTS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA
AND INCORPORATED AREAS

296P



FLOOD PROFILES

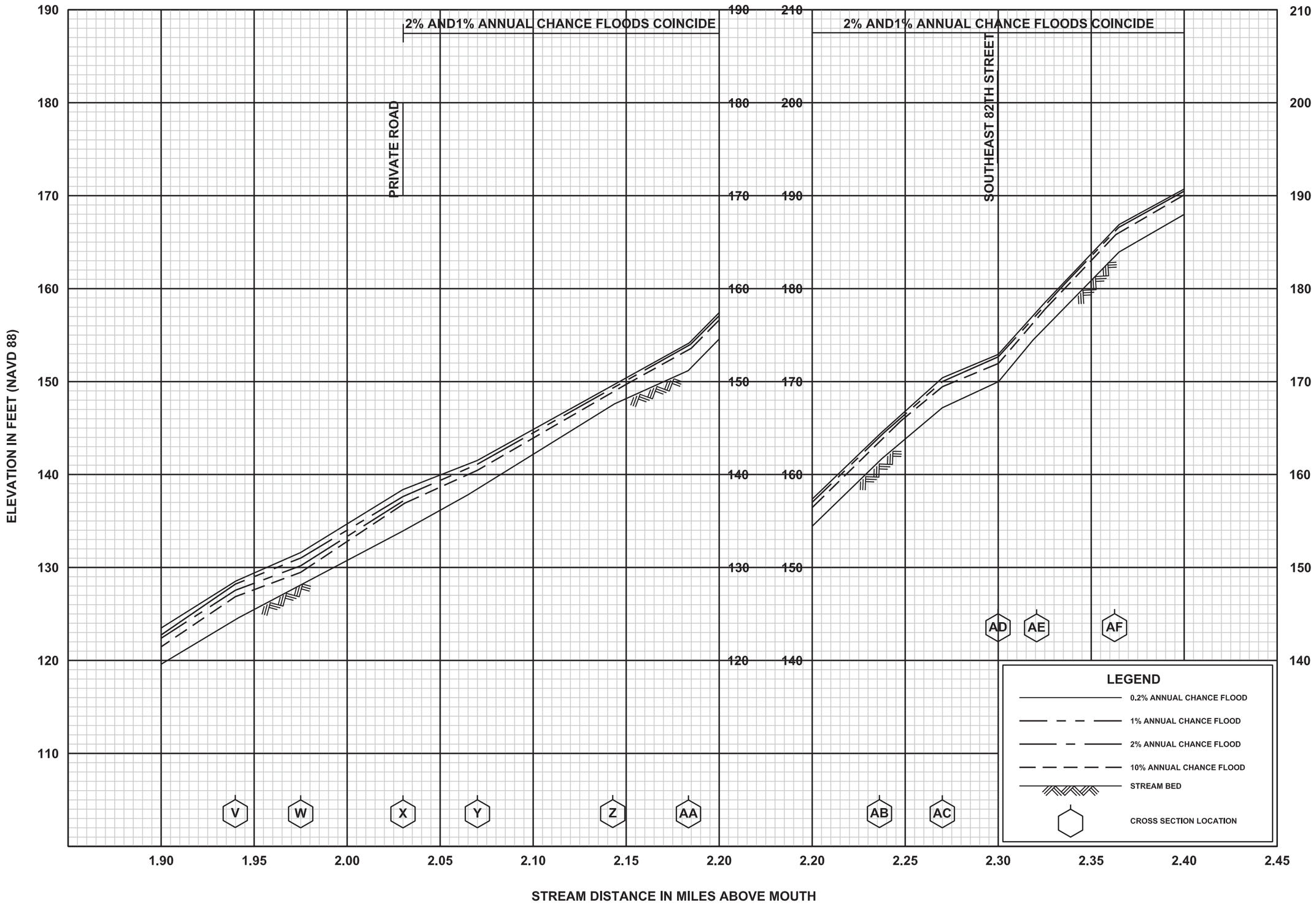
TIBBETTS CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

297P



FLOOD PROFILES

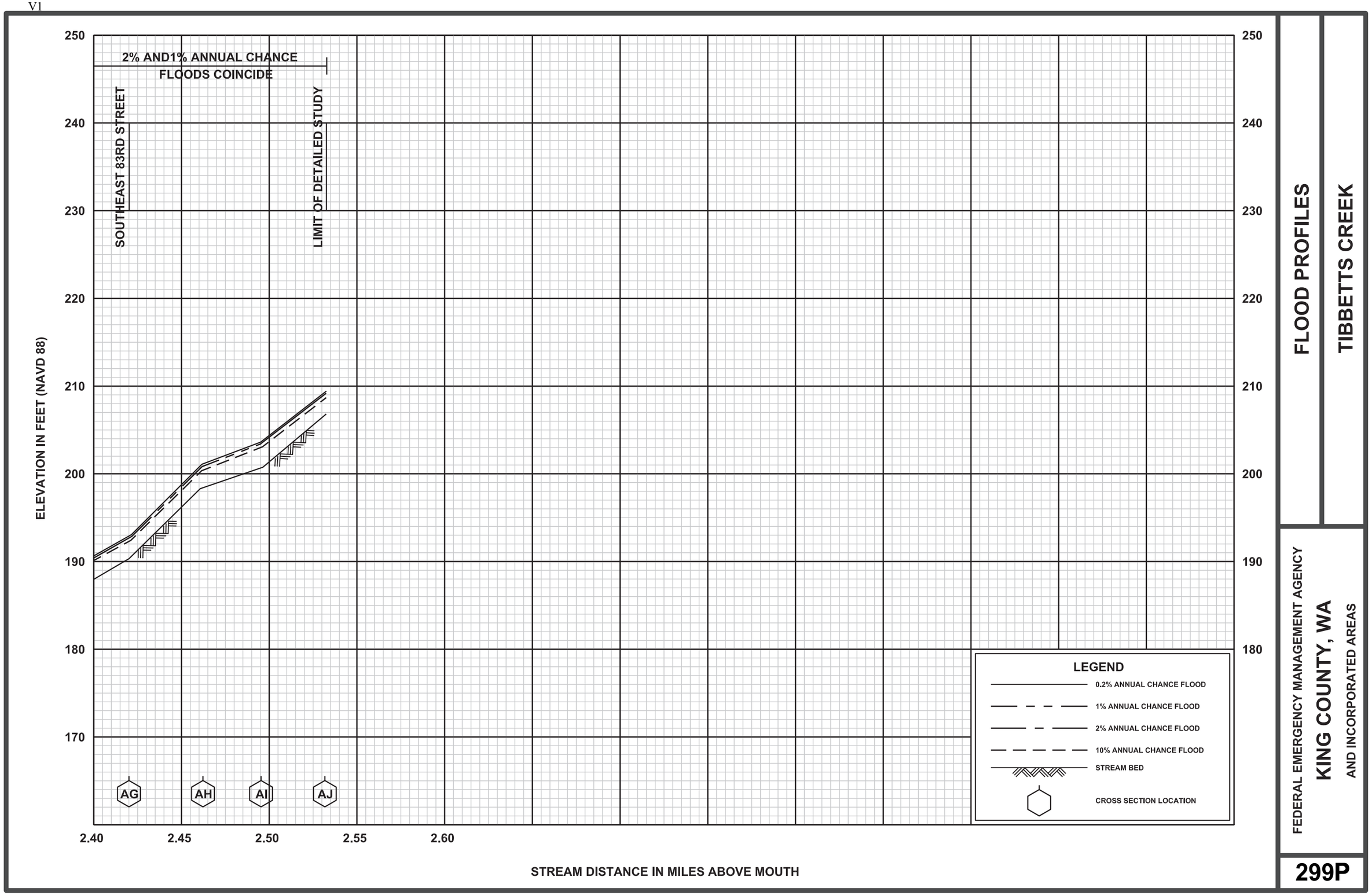
TIBBETTS CREEK

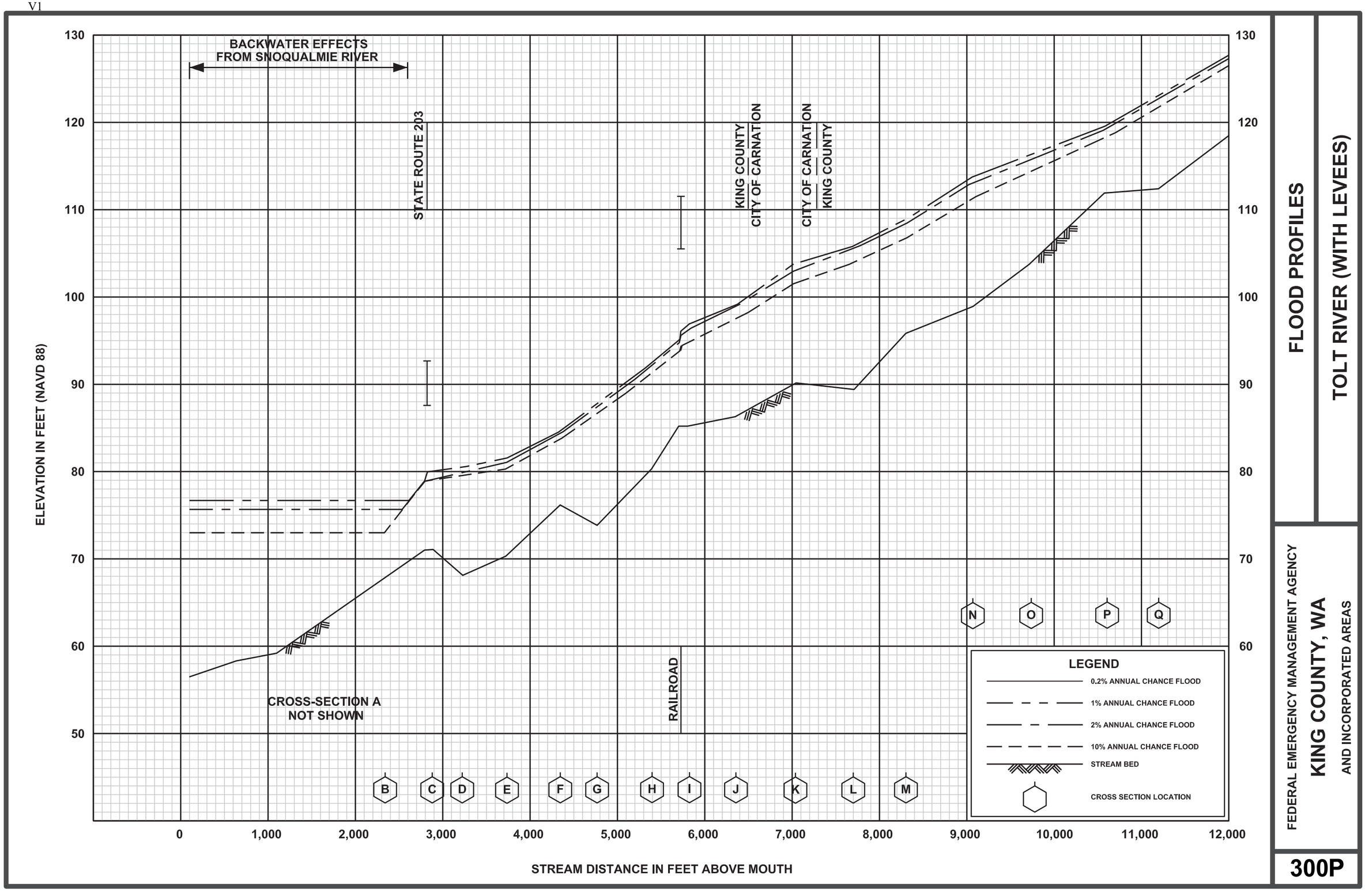
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

298P


2% AND1% ANNUAL CHANCE
FLOODS COINCIDE
SOUTHEAST 83RD STREET
LIMIT OF DETAILED STUDY
ELEVATION IN FEET (NAVD 88)
250
240
230
220
210
200
190
180
170
AG
AH
AI
AJ
2.40
2.45
2.50
2.55
2.60
STREAM DISTANCE IN MILES ABOVE MOUTH
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
TIBBETTS CREEK
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
299P



FLOOD PROFILES

TOLT RIVER (WITH LEVEES)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

300P

ELEVATION IN FEET (NAVD 88)

190
180
170
160
150
140
130
120
110

180 220
170 210
160 200
150 190
140 180
130 170
120 160
110 150

230
220
210
200
190
180
170
160

R S T U V W X Y Z AA AB AC AD AE AF AG AH

12,000 13,000 14,000 15,000 16,000 17,000 18,000 18,000 19,000 20,000 21,000 22,000 23,000 24,000

STREAM DISTANCE IN FEET ABOVE MOUTH

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

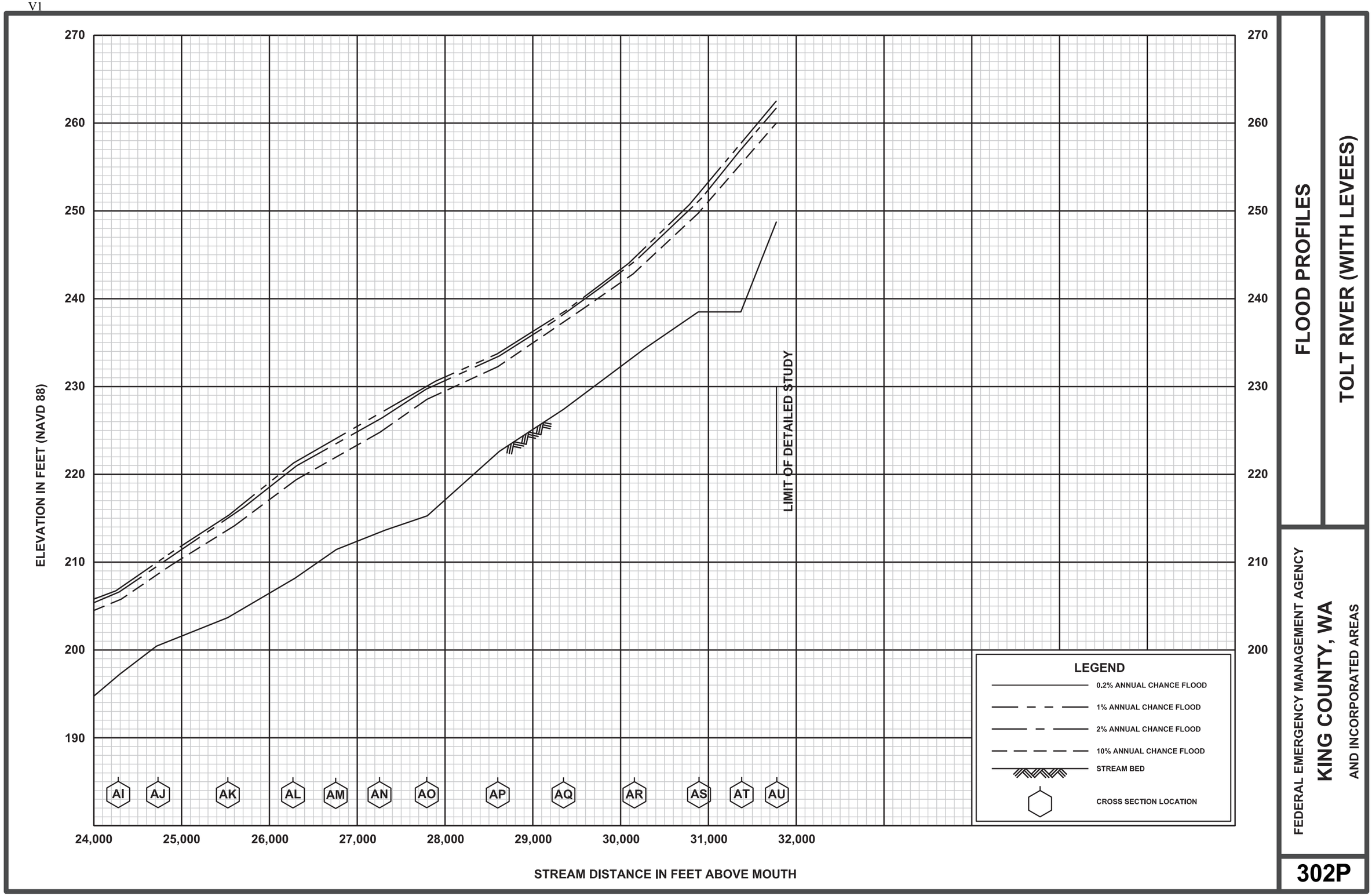
TOLT RIVER (WITH LEVEES)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

301P



FLOOD PROFILES

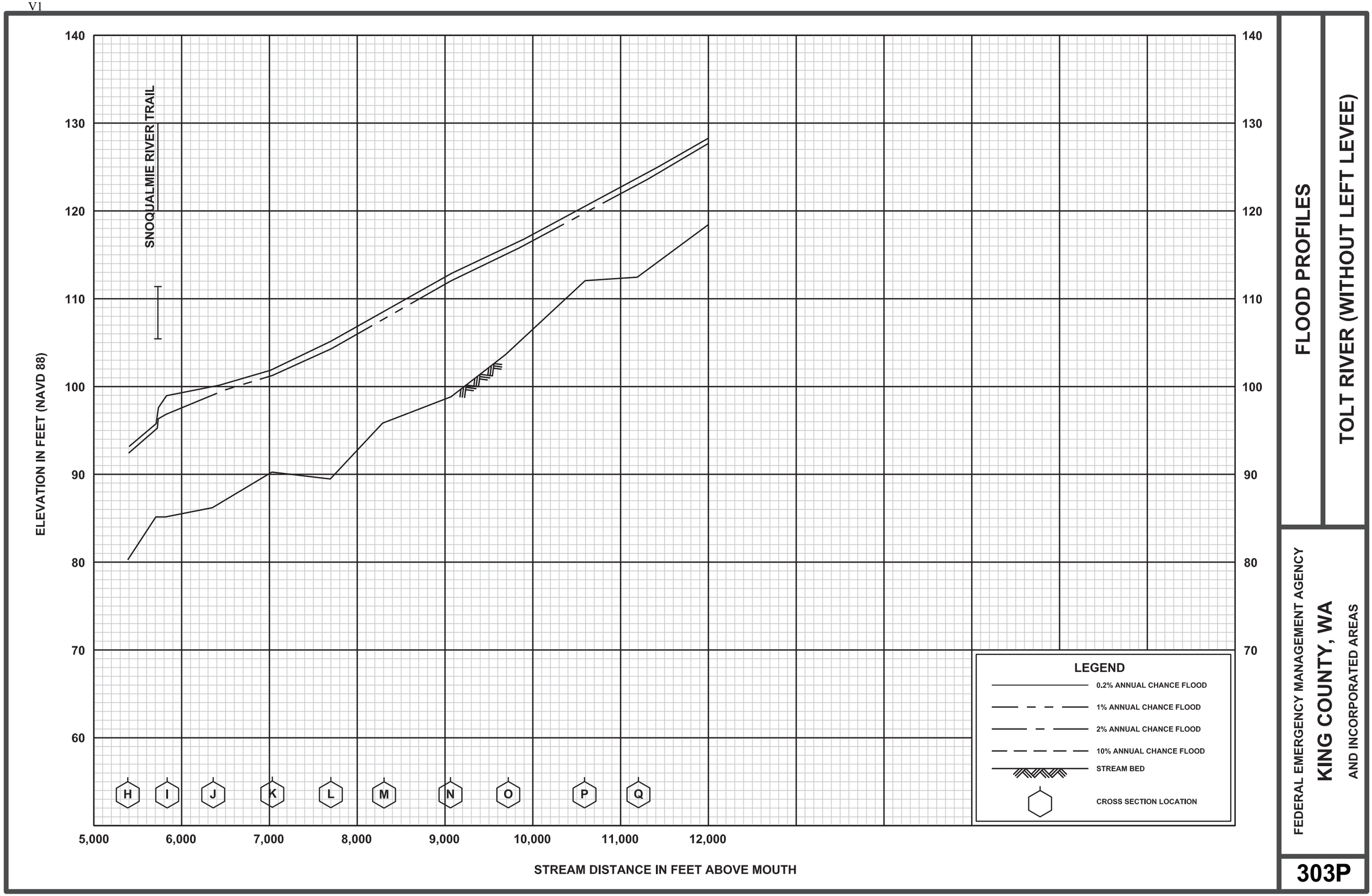
TOLT RIVER (WITH LEVEES)

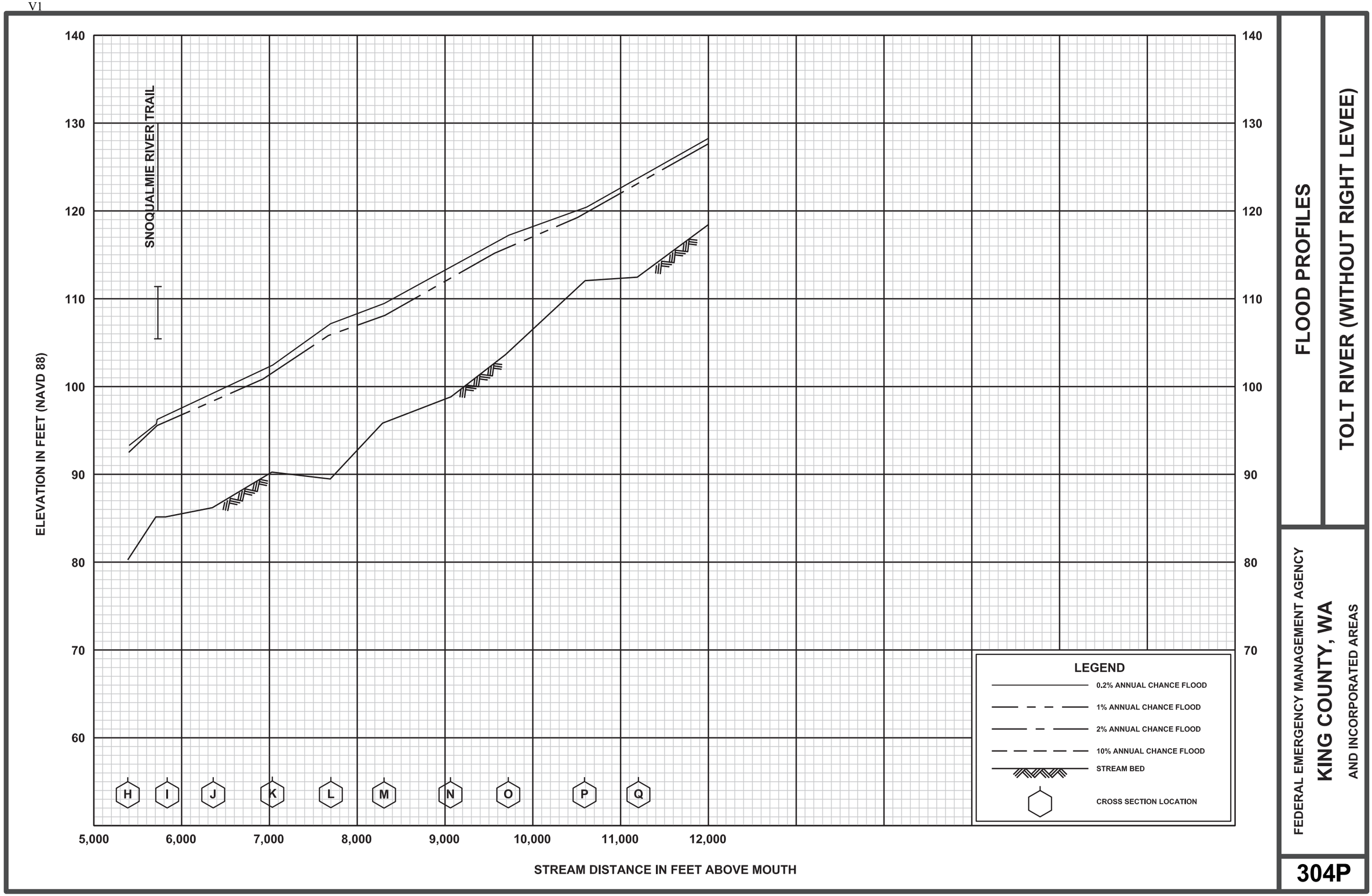
FEDERAL EMERGENCY MANAGEMENT AGENCY

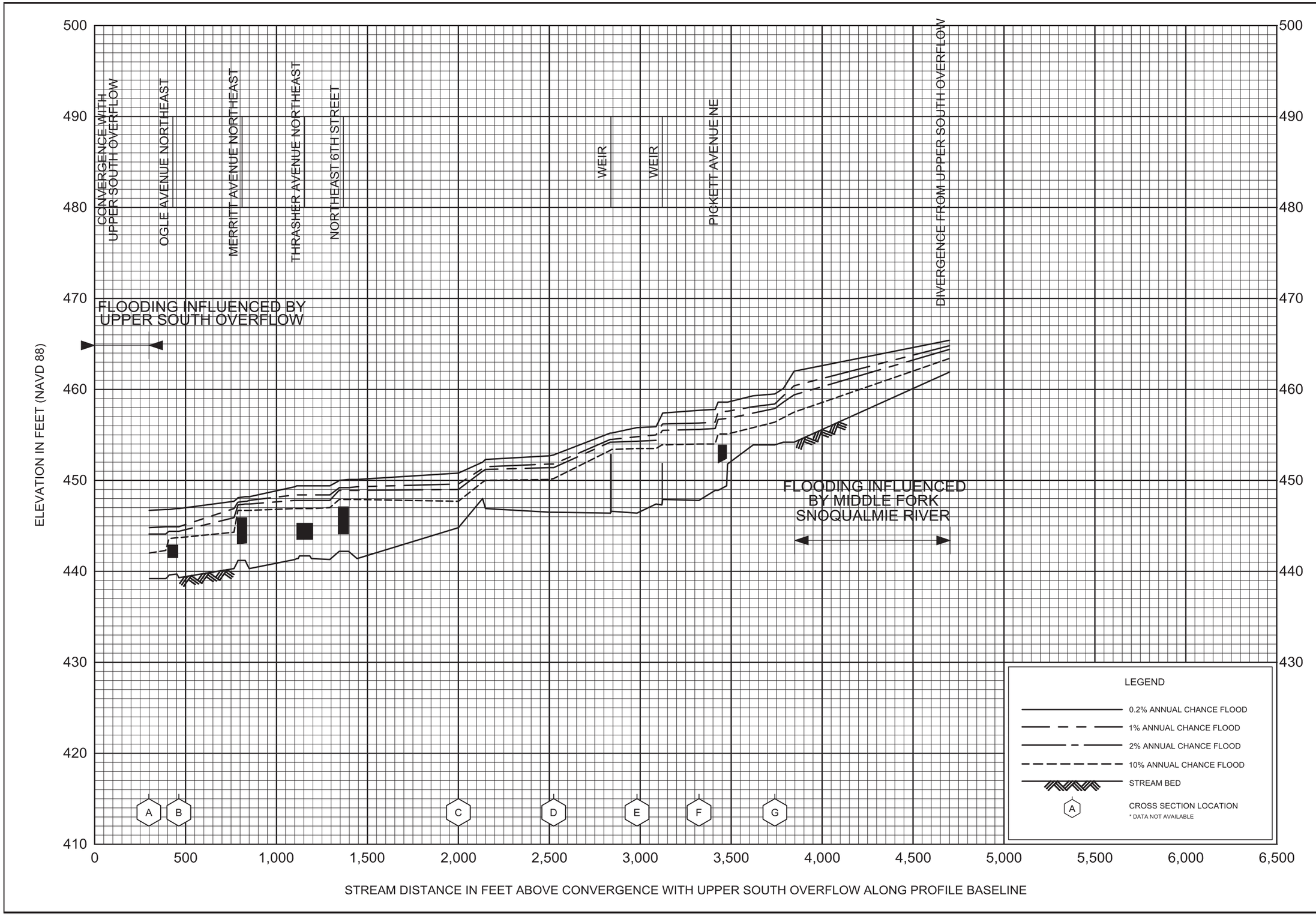
KING COUNTY, WA

AND INCORPORATED AREAS

302P


SNOQUALMIE RIVER TRAIL
ELEVATION IN FEET (NAVD 88)
140
130
120
110
100
90
80
70
60
H
I
J
K
L
M
N
O
P
Q
5,000
6,000
7,000
8,000
9,000
10,000
11,000
12,000
STREAM DISTANCE IN FEET ABOVE MOUTH
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
TOLT RIVER (WITHOUT LEFT LEVEE)
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
303P


SNOQUALMIE RIVER TRAIL
ELEVATION IN FEET (NAVD 88)
140
130
120
110
100
90
80
70
60
H
I
J
K
L
M
N
O
P
Q
5,000
6,000
7,000
8,000
9,000
10,000
11,000
12,000
STREAM DISTANCE IN FEET ABOVE MOUTH
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
TOLT RIVER (WITHOUT RIGHT LEVEE)
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
304P



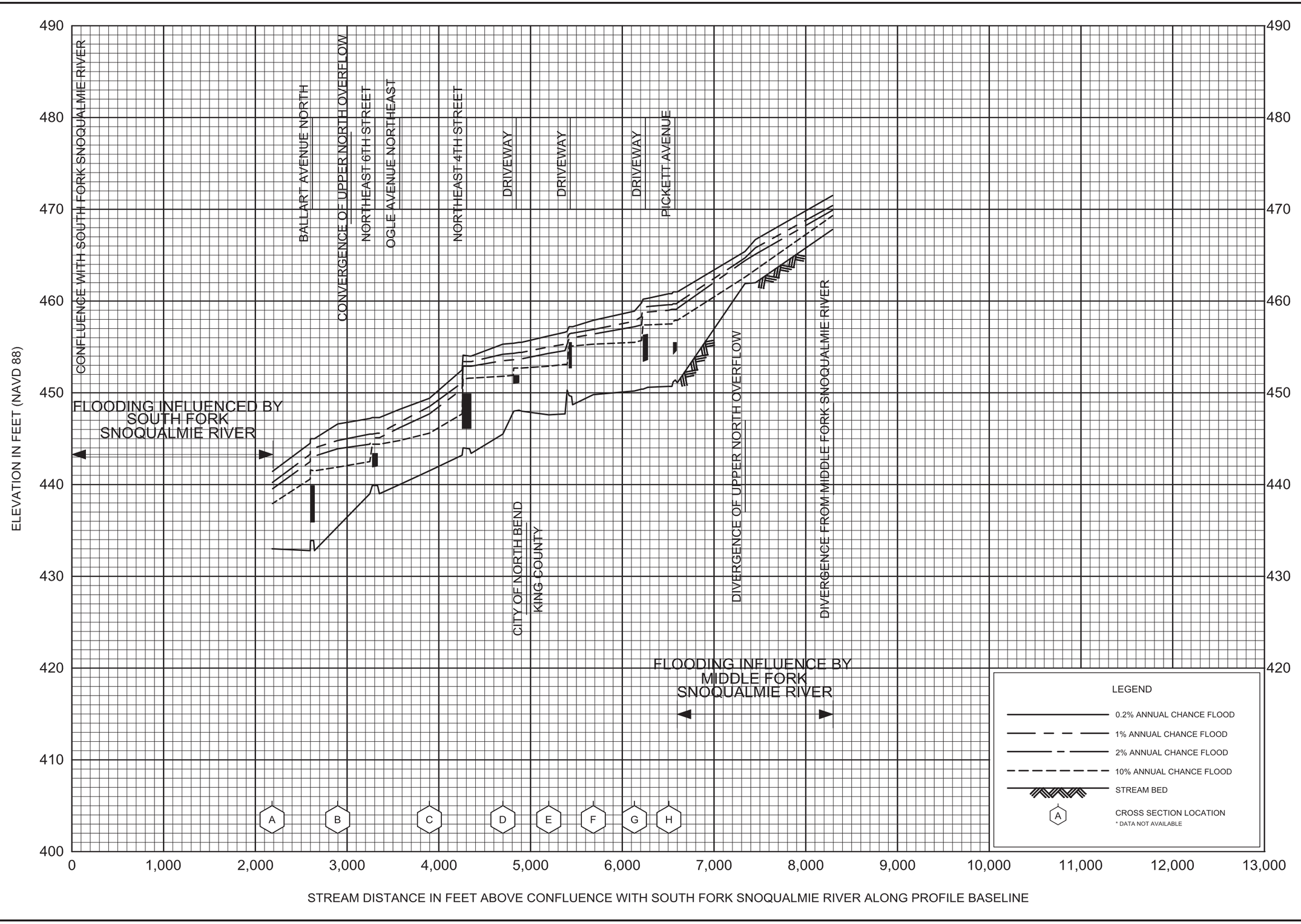
FLOOD PROFILES

UPPER NORTH OVERFLOW

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA
AND INCORPORATED AREAS

305P



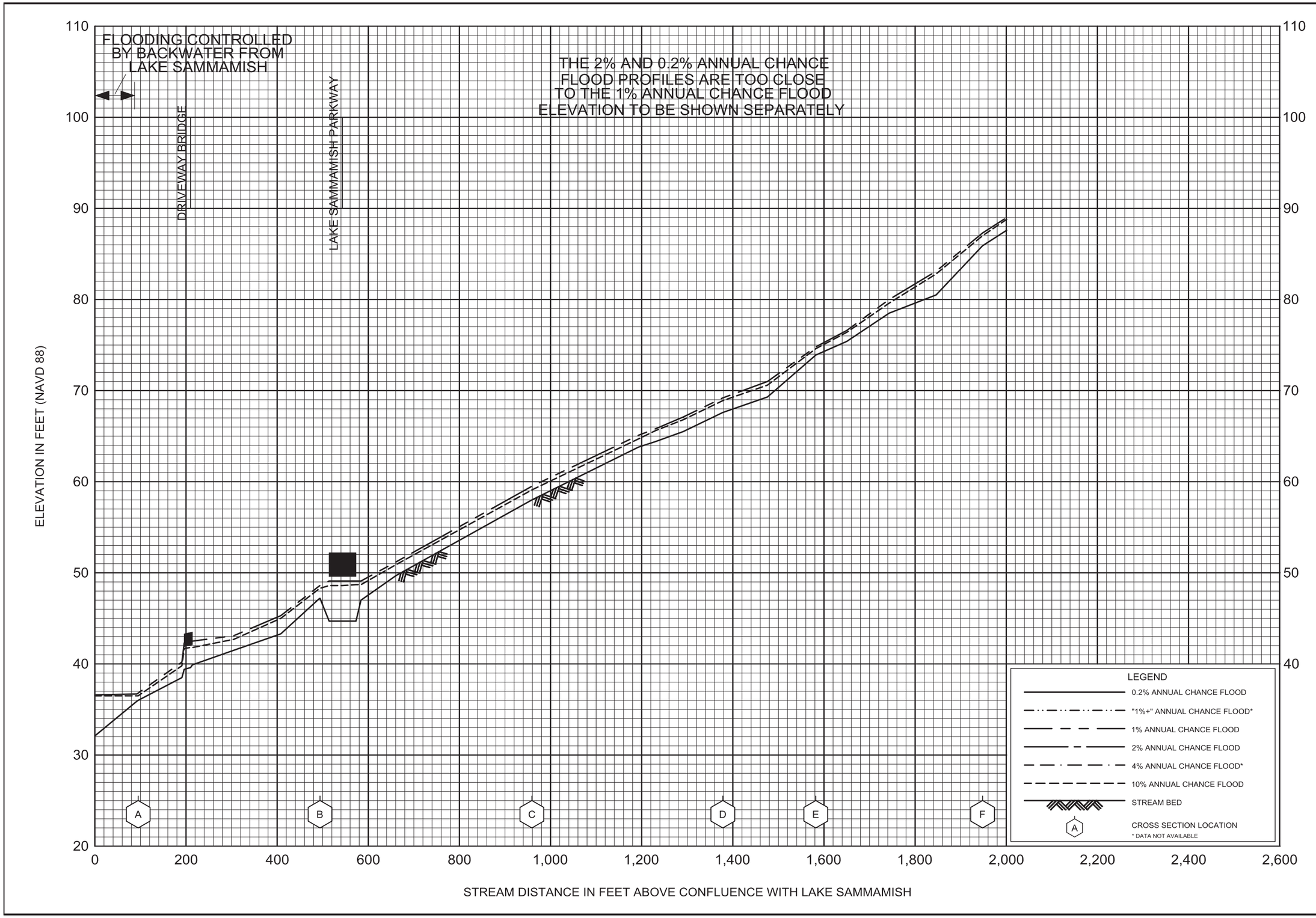
FLOOD PROFILES

UPPER SOUTH OVERFLOW

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA
AND INCORPORATED AREAS

306P



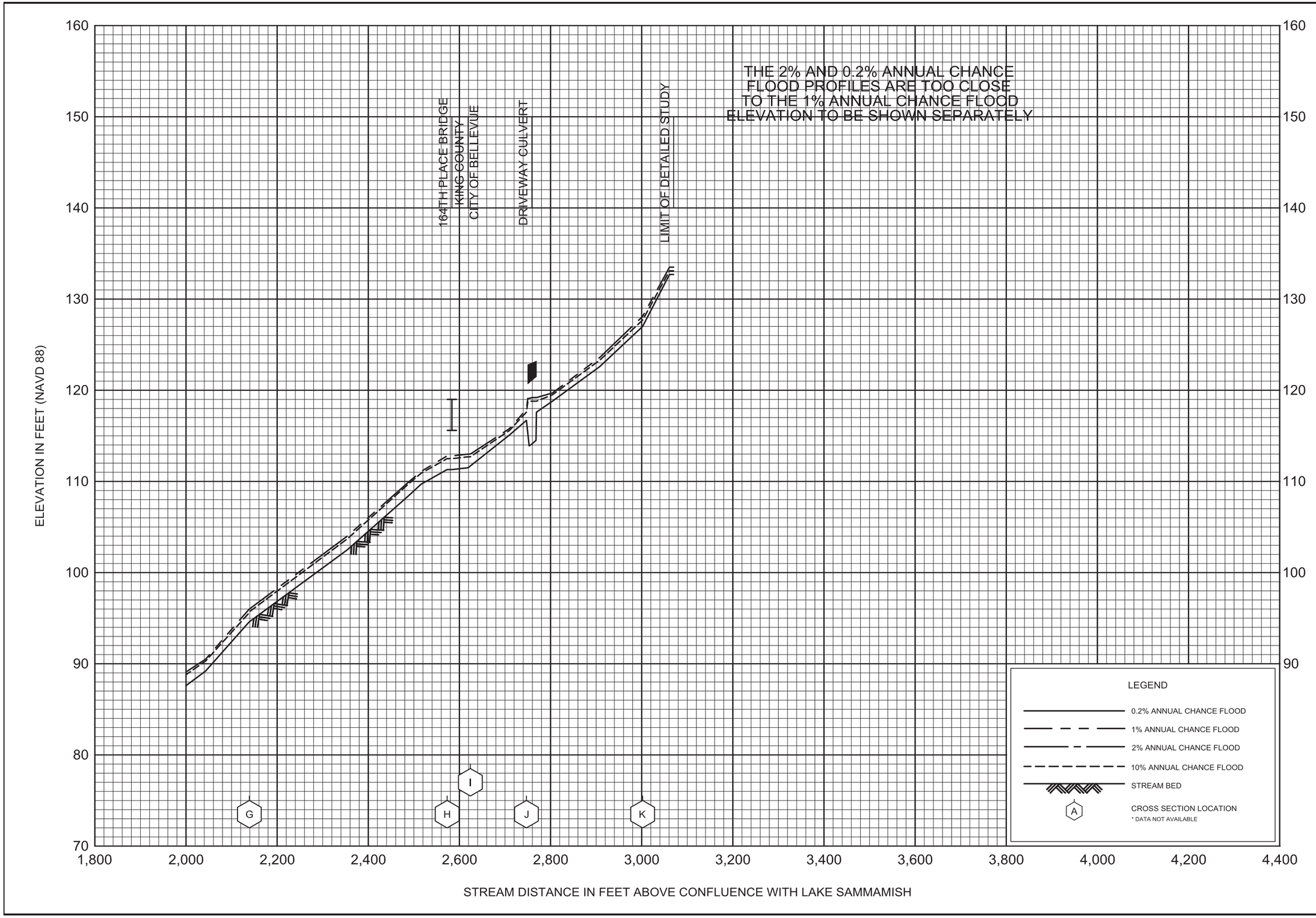
FLOOD PROFILES

VASA CREEK (LOWER VASA CREEK)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA
AND INCORPORATED AREAS

307P



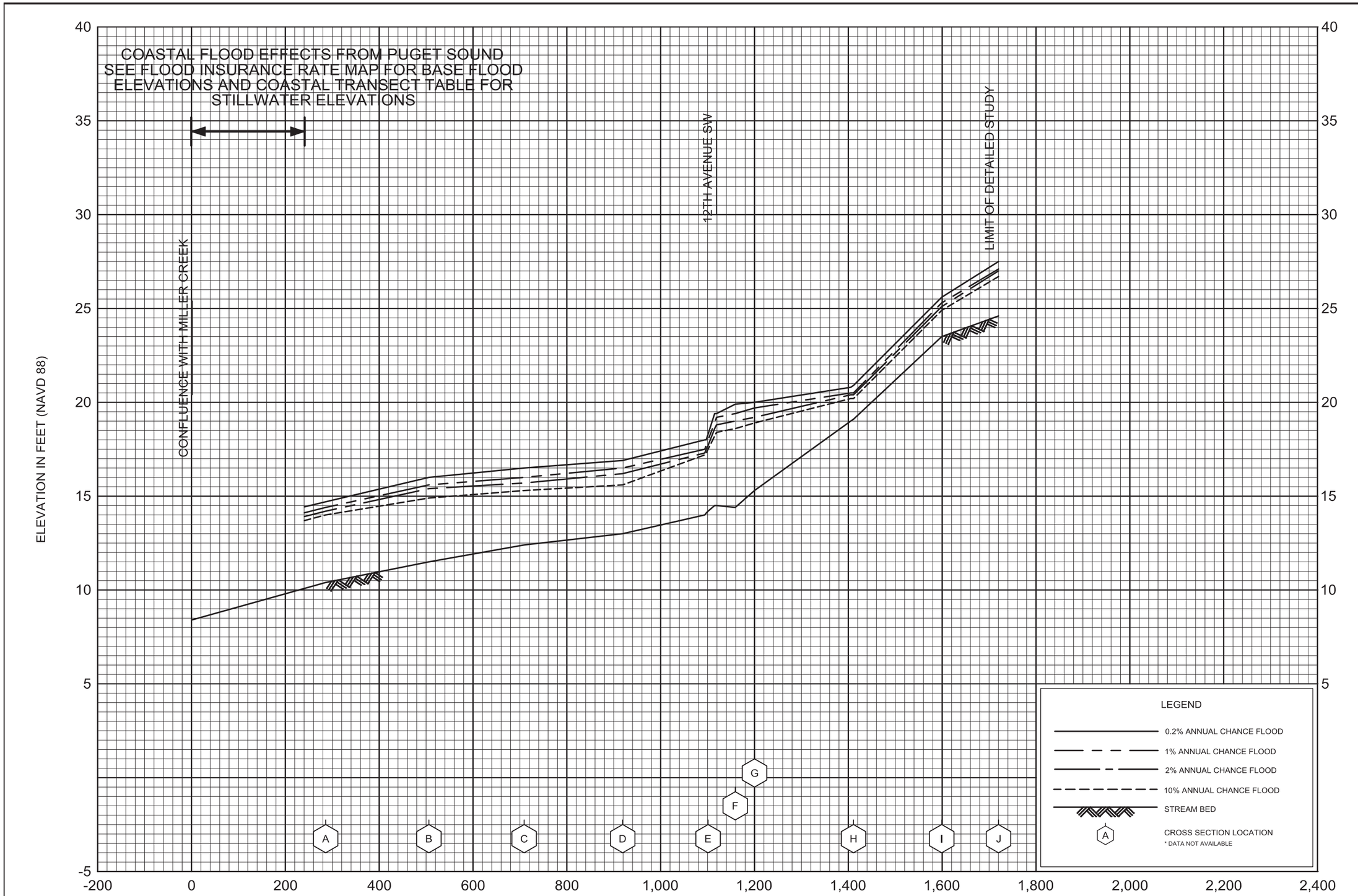
FLOOD PROFILES

VASA CREEK (LOWER VASA CREEK)

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA
AND INCORPORATED AREAS

308P



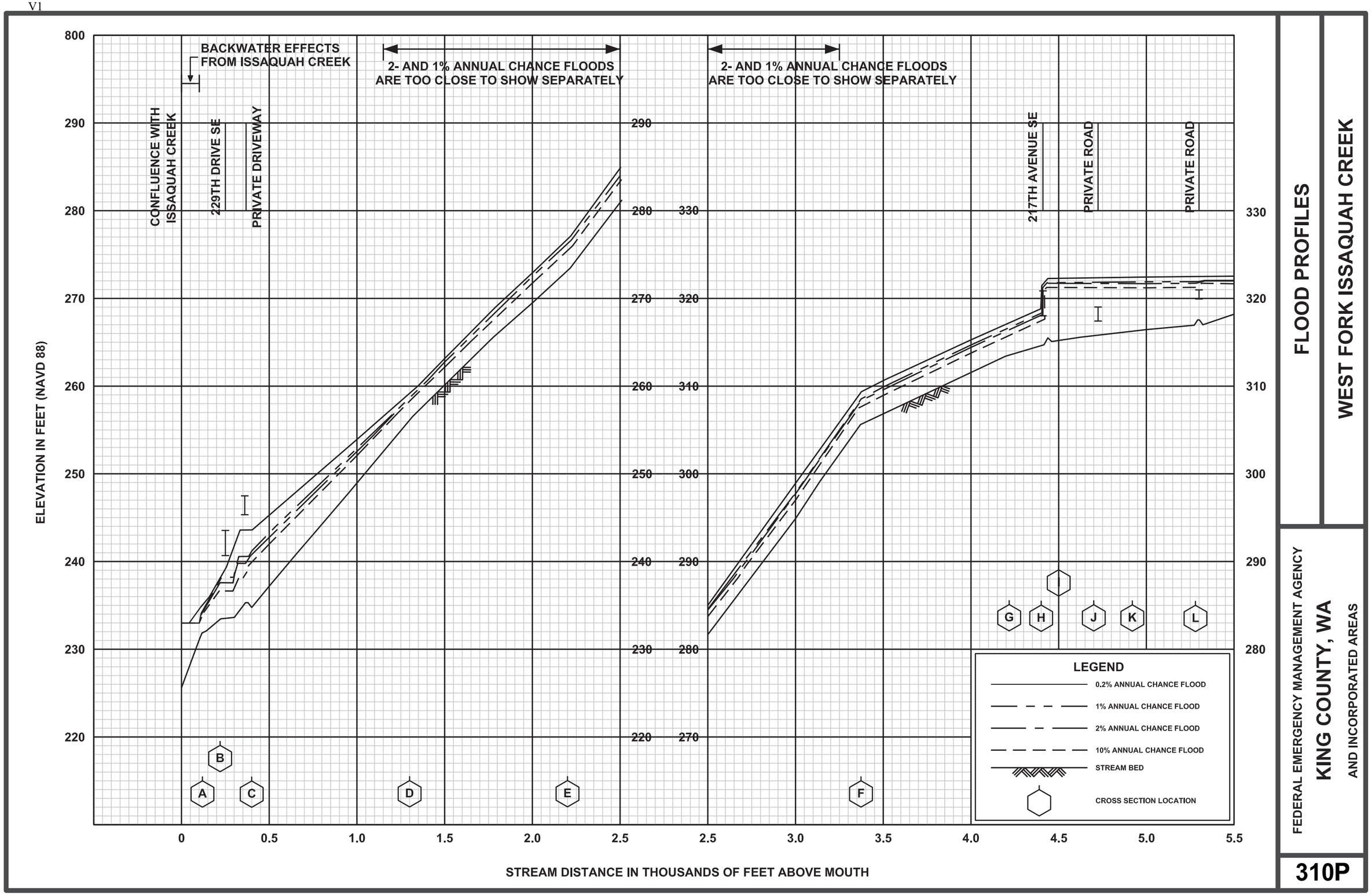
FLOOD PROFILES

WALKER CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA
AND INCORPORATED AREAS

309P



FLOOD PROFILES

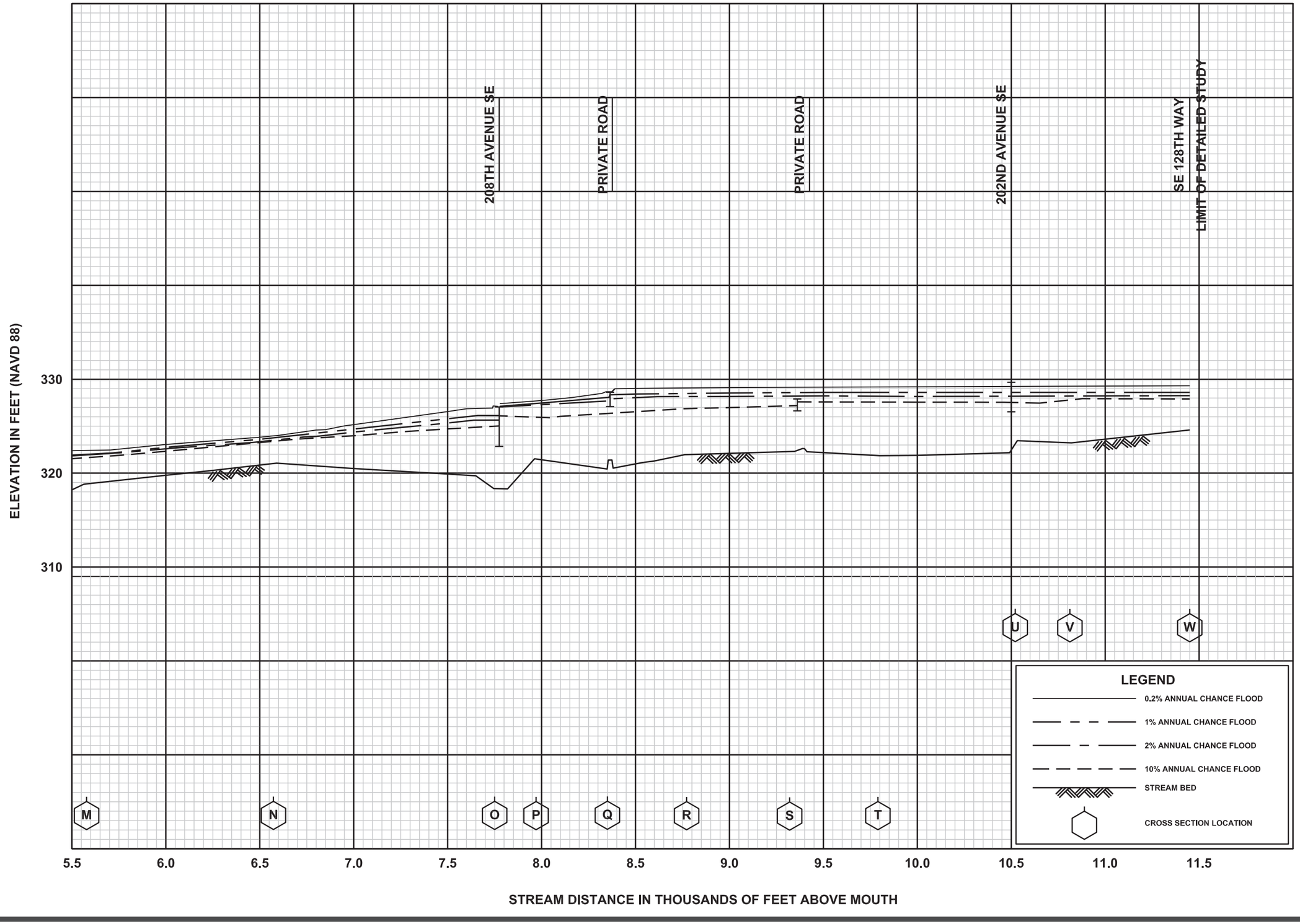
WEST FORK ISSAQUAH CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

310P



FLOOD PROFILES

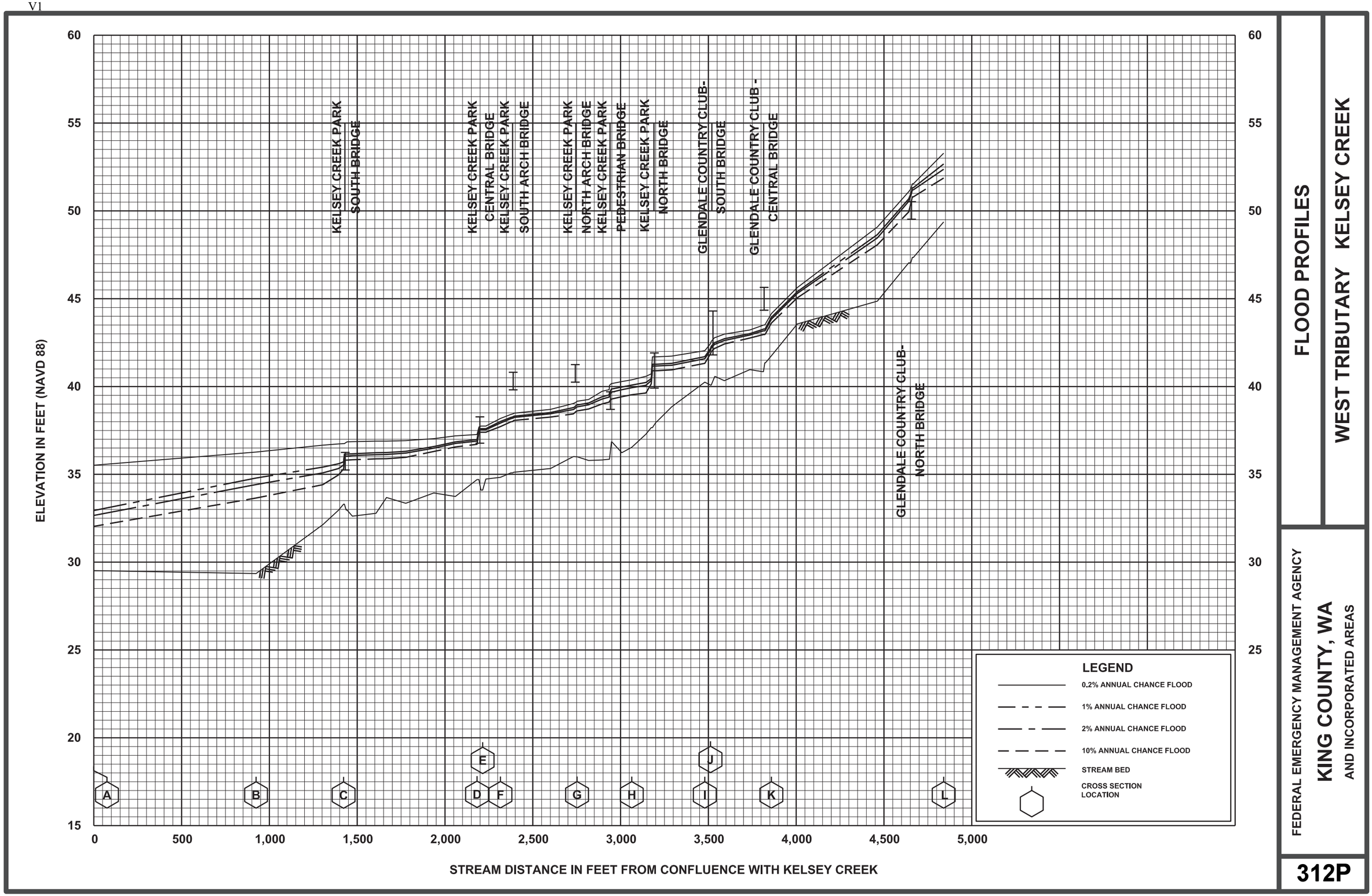
WEST FORK ISSAQUAH CREEK

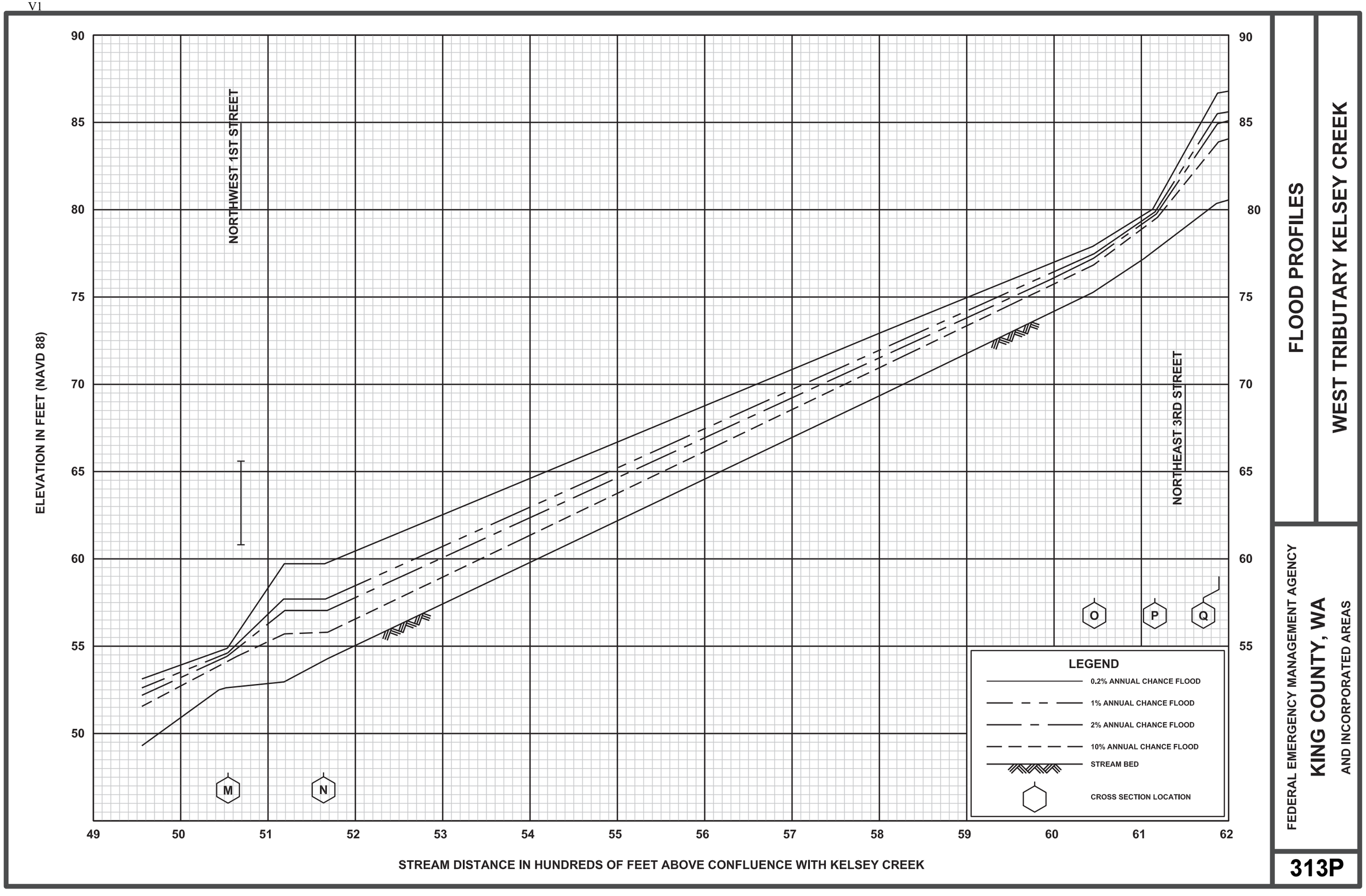
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

311P


KELSEY CREEK PARK
SOUTH BRIDGE
KELSEY CREEK PARK
CENTRAL BRIDGE
KELSEY CREEK PARK
SOUTH ARCH BRIDGE
KELSEY CREEK PARK
NORTH ARCH BRIDGE
KELSEY CREEK PARK
PEDESTRIAN BRIDGE
KELSEY CREEK PARK
NORTH BRIDGE
GLENDALE COUNTRY CLUB -
SOUTH BRIDGE
GLENDALE COUNTRY CLUB -
CENTRAL BRIDGE
GLENDALE COUNTRY CLUB -
NORTH BRIDGE
ELEVATION IN FEET (NAVD 88)
60
55
50
45
40
35
30
25
20
15
0
500
1,000
1,500
2,000
2,500
3,000
3,500
4,000
4,500
5,000
STREAM DISTANCE IN FEET FROM CONFLUENCE WITH KELSEY CREEK
A
B
C
D
E
F
G
H
I
J
K
L
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
WEST TRIBUTARY KELSEY CREEK
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
312P



FLOOD PROFILES

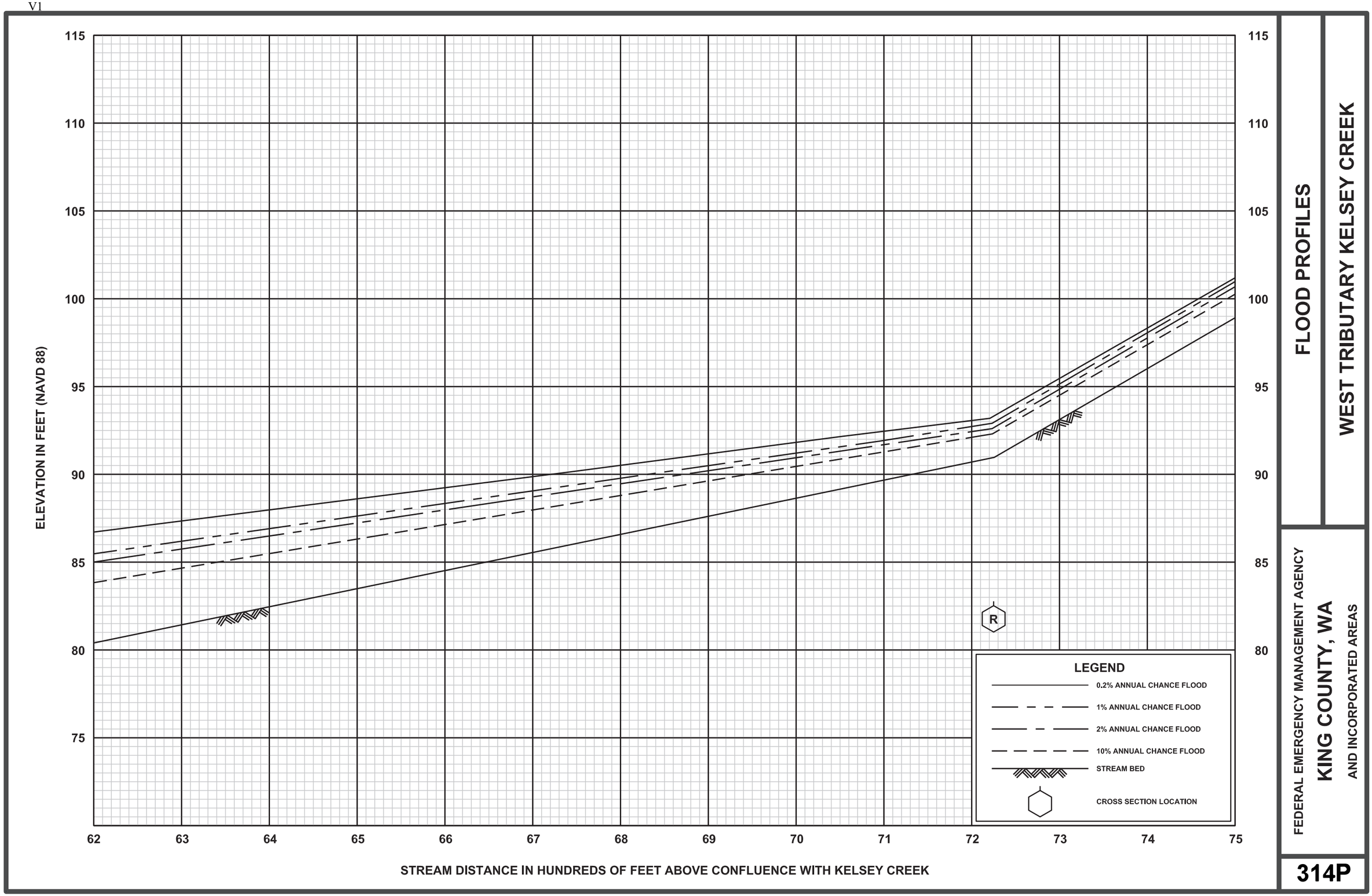
WEST TRIBUTARY KELSEY CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

313P



FLOOD PROFILES

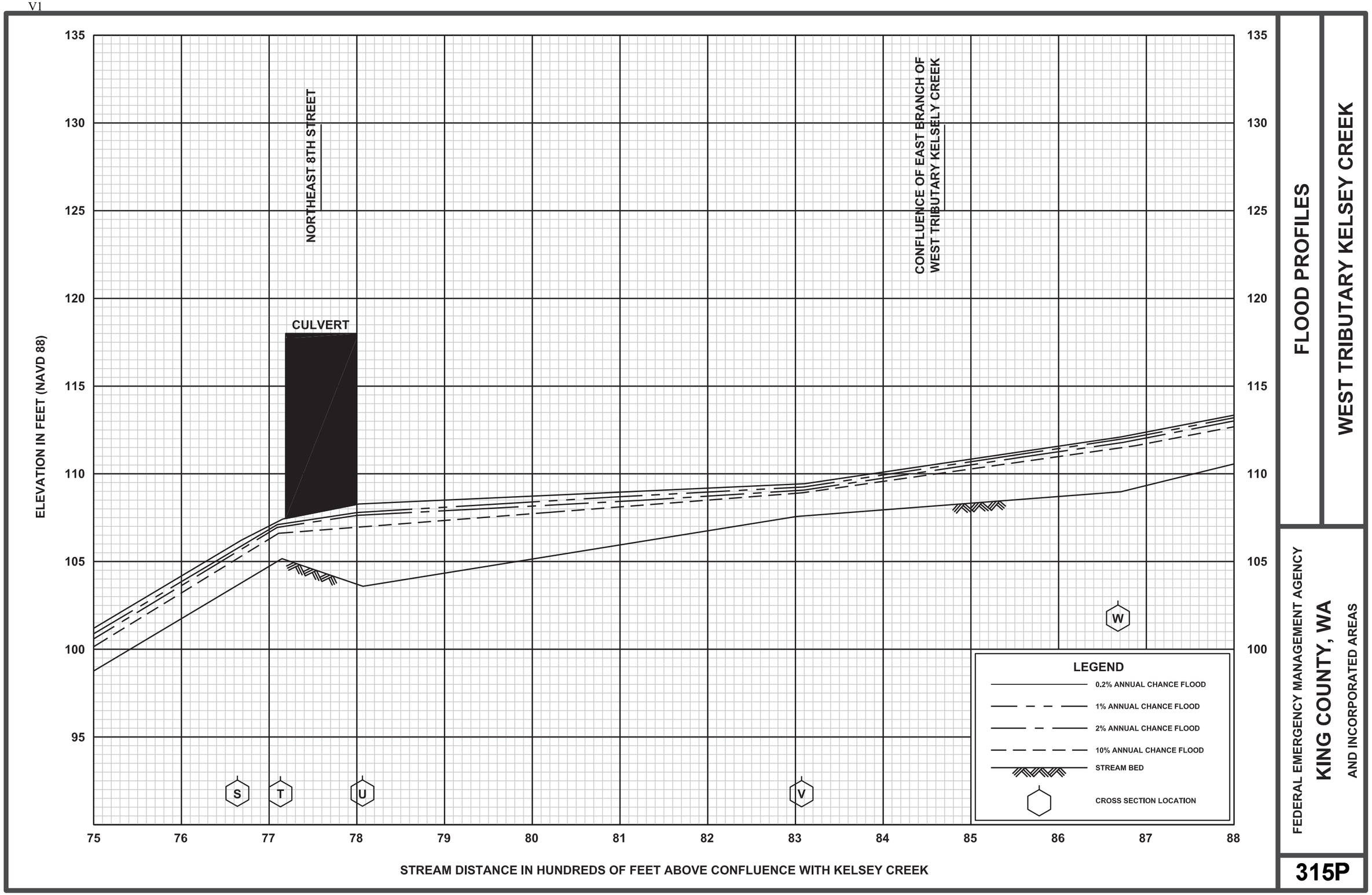
WEST TRIBUTARY KELSEY CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

314P



FLOOD PROFILES

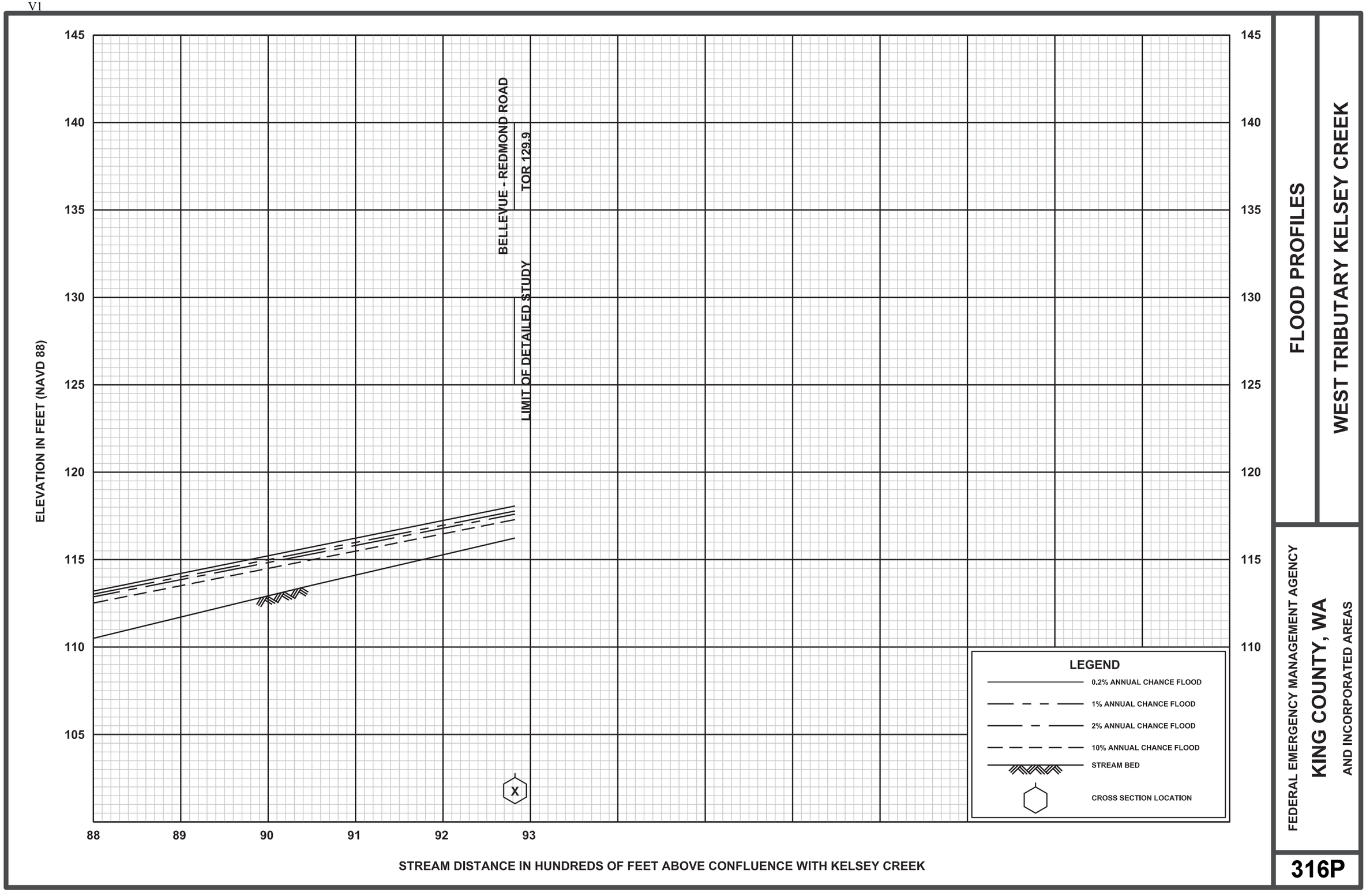
WEST TRIBUTARY KELSEY CREEK

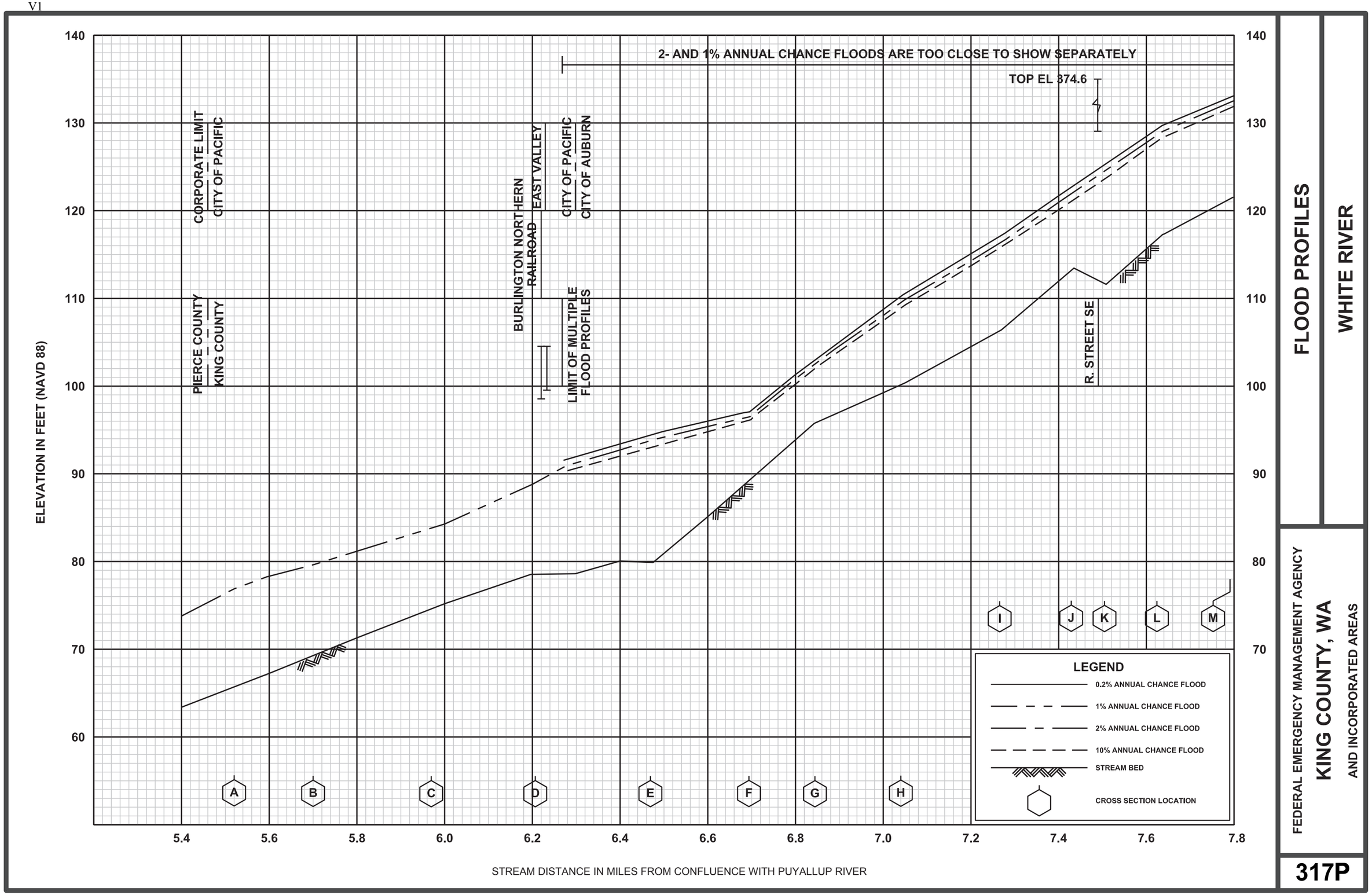
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

315P


ELEVATION IN FEET (NAVD 88)
145
140
135
130
125
120
115
110
105
BELLEVUE - REDMOND ROAD
TOR 129.9
LIMIT OF DETAILED STUDY
X
88
89
90
91
92
93
STREAM DISTANCE IN HUNDREDS OF FEET ABOVE CONFLUENCE WITH KELSEY CREEK
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
WEST TRIBUTARY KELSEY CREEK
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
316P



FLOOD PROFILES

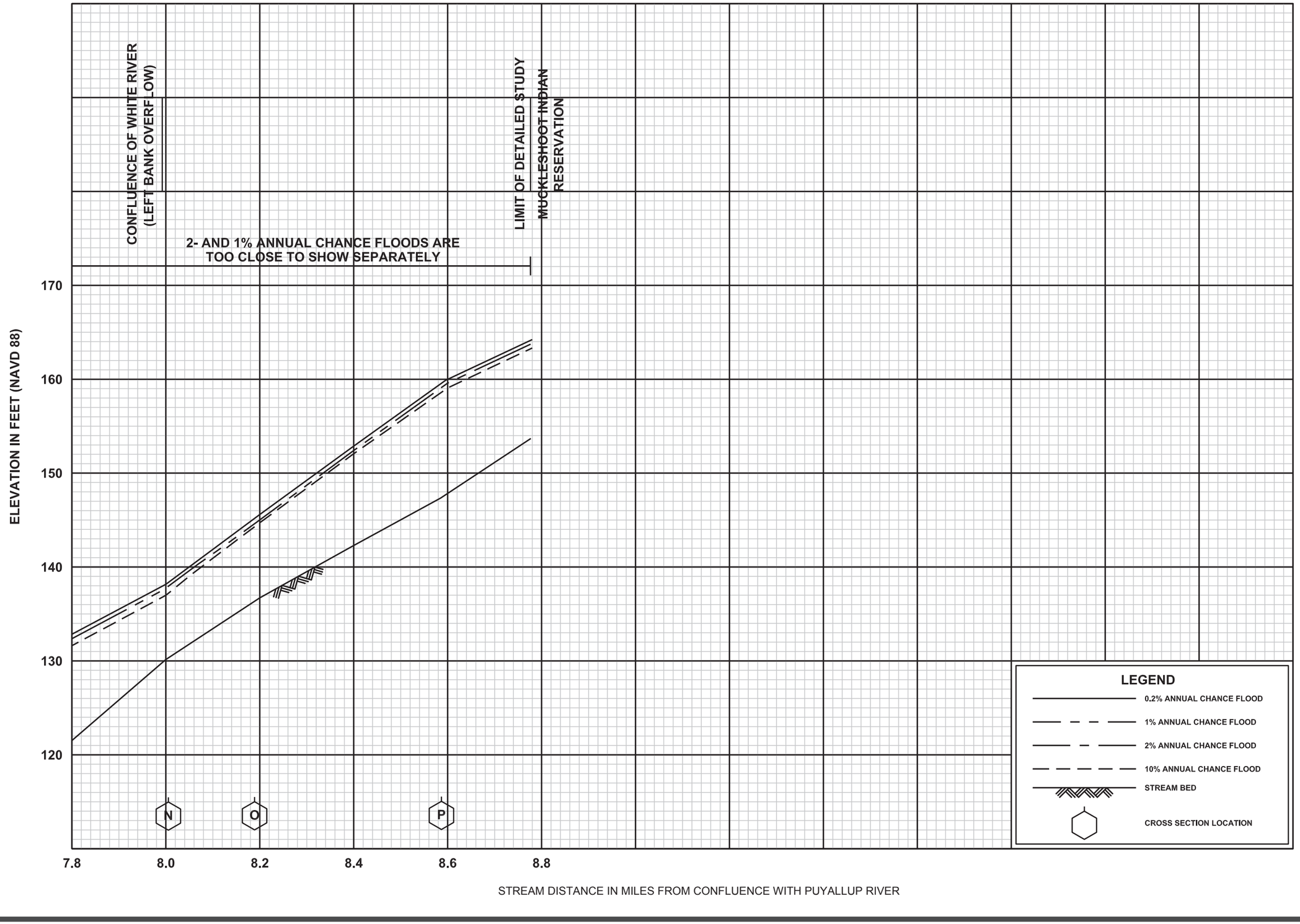
WHITE RIVER

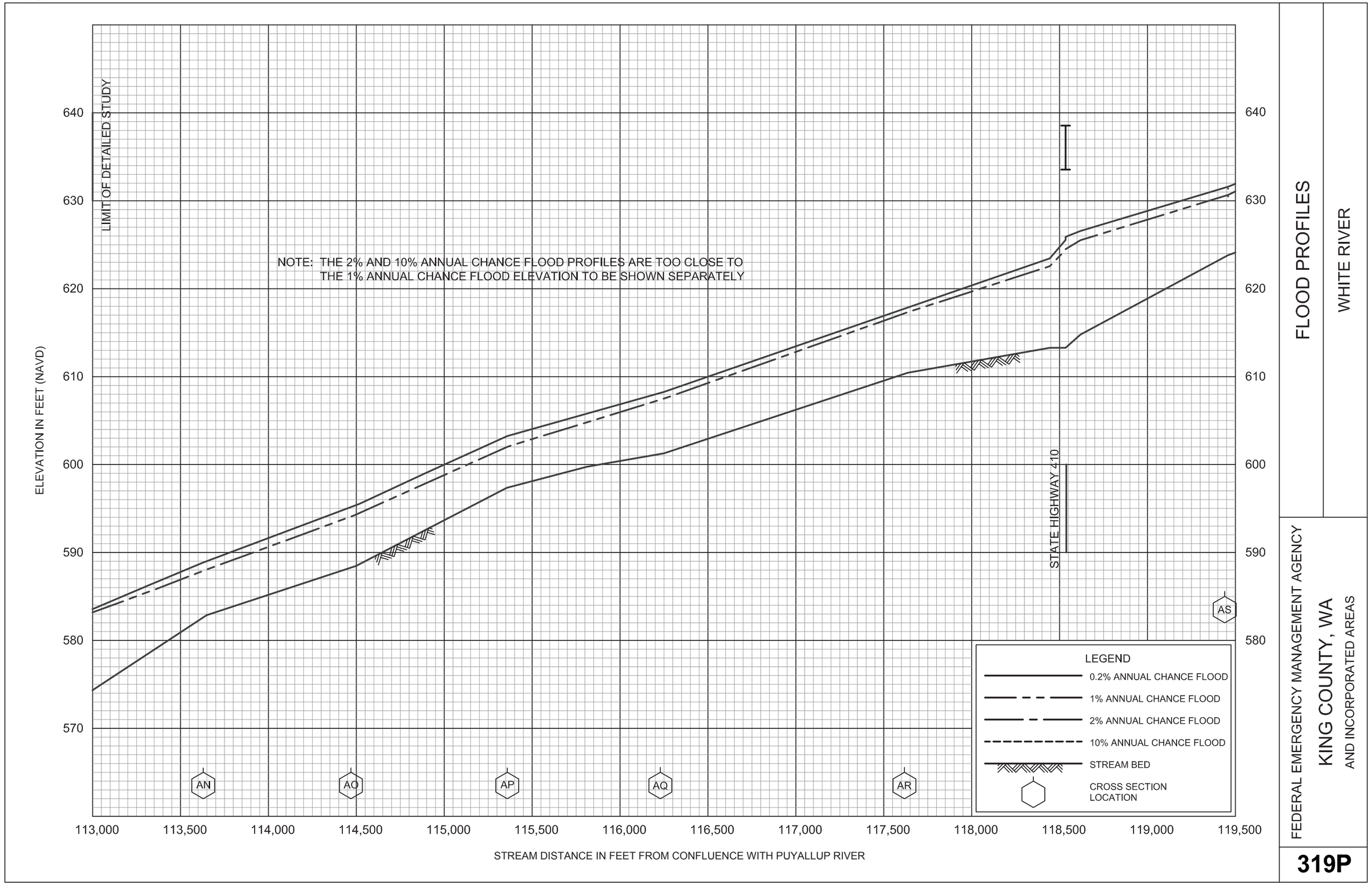
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

317P


CONFLUENCE OF WHITE RIVER
(LEFT BANK OVERFLOW)
LIMIT OF DETAILED STUDY
MUCKLESHOOT INDIAN
RESERVATION
2- AND 1% ANNUAL CHANCE FLOODS ARE
TOO CLOSE TO SHOW SEPARATELY
ELEVATION IN FEET (NAVD 88)
170
160
150
140
130
120
N
O
P
7.8
8.0
8.2
8.4
8.6
8.8
STREAM DISTANCE IN MILES FROM CONFLUENCE WITH PUYALLUP RIVER
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
WHITE RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
318P



FLOOD PROFILES

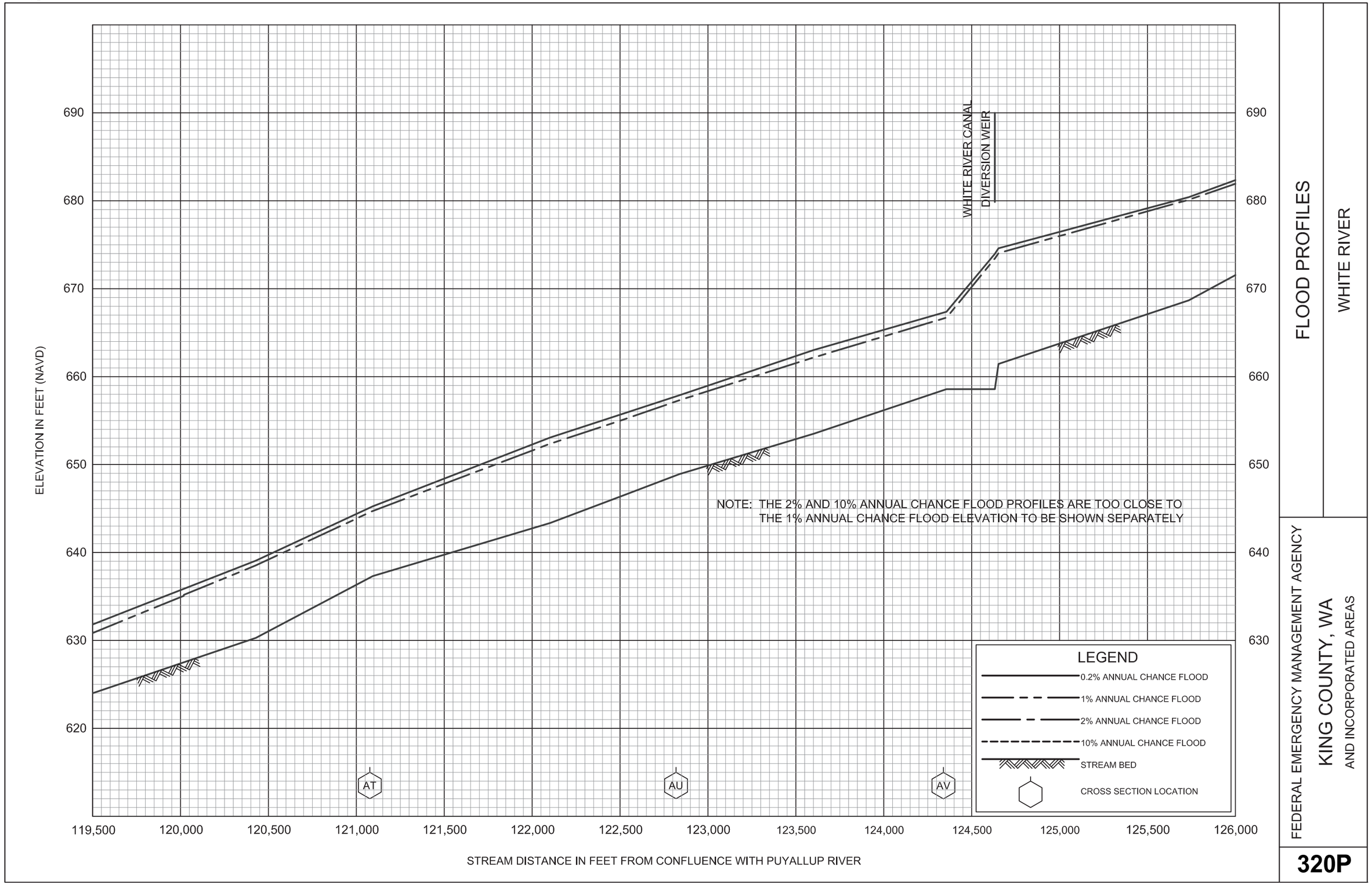
WHITE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

319P



FLOOD PROFILES

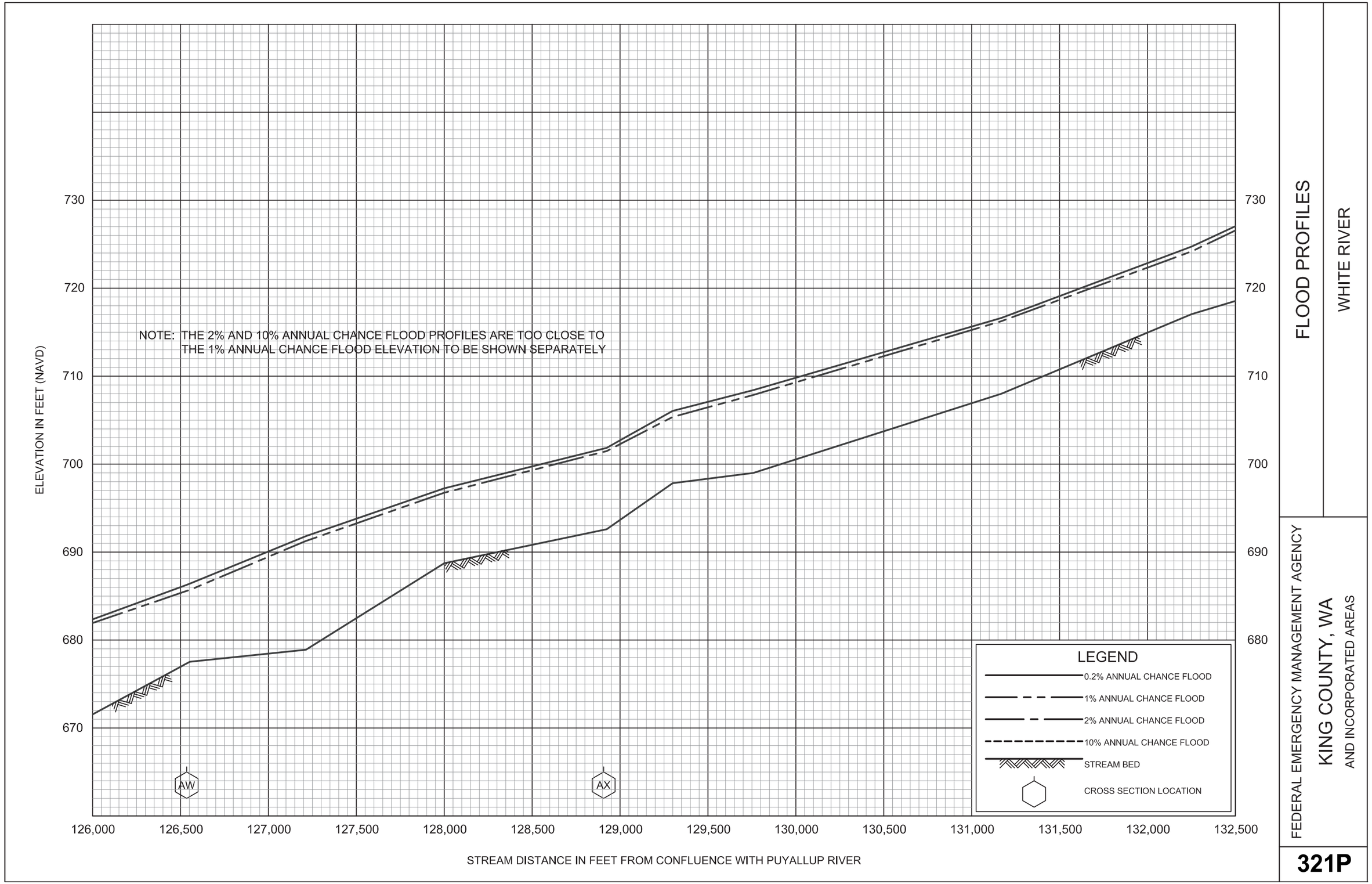
WHITE RIVER

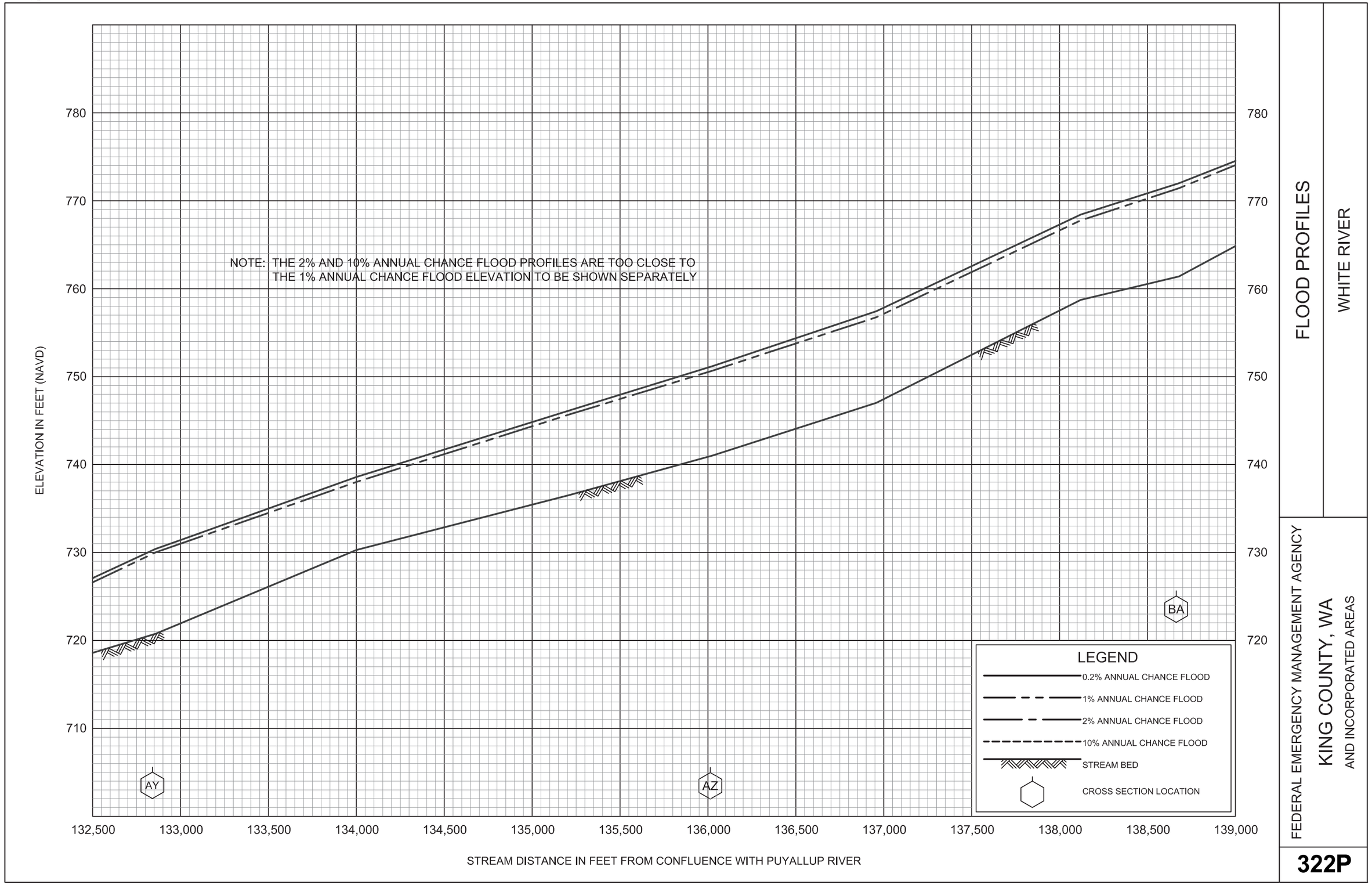
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

320P


ELEVATION IN FEET (NAVD)
730
720
710
700
690
680
670
NOTE: THE 2% AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD ELEVATION TO BE SHOWN SEPARATELY
AW
AX
126,000
126,500
127,000
127,500
128,000
128,500
129,000
129,500
130,000
130,500
131,000
131,500
132,000
132,500
STREAM DISTANCE IN FEET FROM CONFLUENCE WITH PUYALLUP RIVER
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
WHITE RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
321P



FLOOD PROFILES

WHITE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

322P

NOTE: THE 2% AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

830
820
810
800
790
780
770
760

139,000 139,500 140,000 140,500 141,000 141,500 142,000 142,500 143,000 143,500 144,000 144,500 145,000 145,500

STREAM DISTANCE IN FEET FROM CONFLUENCE WITH PUYALLUP RIVER

BB

BC

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

WHITE RIVER

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

323P

NOTE: THE 2% AND 10% ANNUAL CHANCE FLOOD PROFILES ARE TOO CLOSE TO THE 1% ANNUAL CHANCE FLOOD ELEVATION TO BE SHOWN SEPARATELY

ELEVATION IN FEET (NAVD)

880
870
860
850
840
830
820
810
800

145,500 146,000 146,500 147,000 147,500 148,000 148,500 149,000 149,500 150,000 150,500 151,000

STREAM DISTANCE IN FEET FROM CONFLUENCE WITH PUYALLUP RIVER

OUTLET WORKS AT MUD MOUNTAIN DAM

LIMIT OF DETAILED STUDY

BD

BE

LEGEND

- 0.2% ANNUAL CHANCE FLOOD
- 1% ANNUAL CHANCE FLOOD
- 2% ANNUAL CHANCE FLOOD
- 10% ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

FLOOD PROFILES

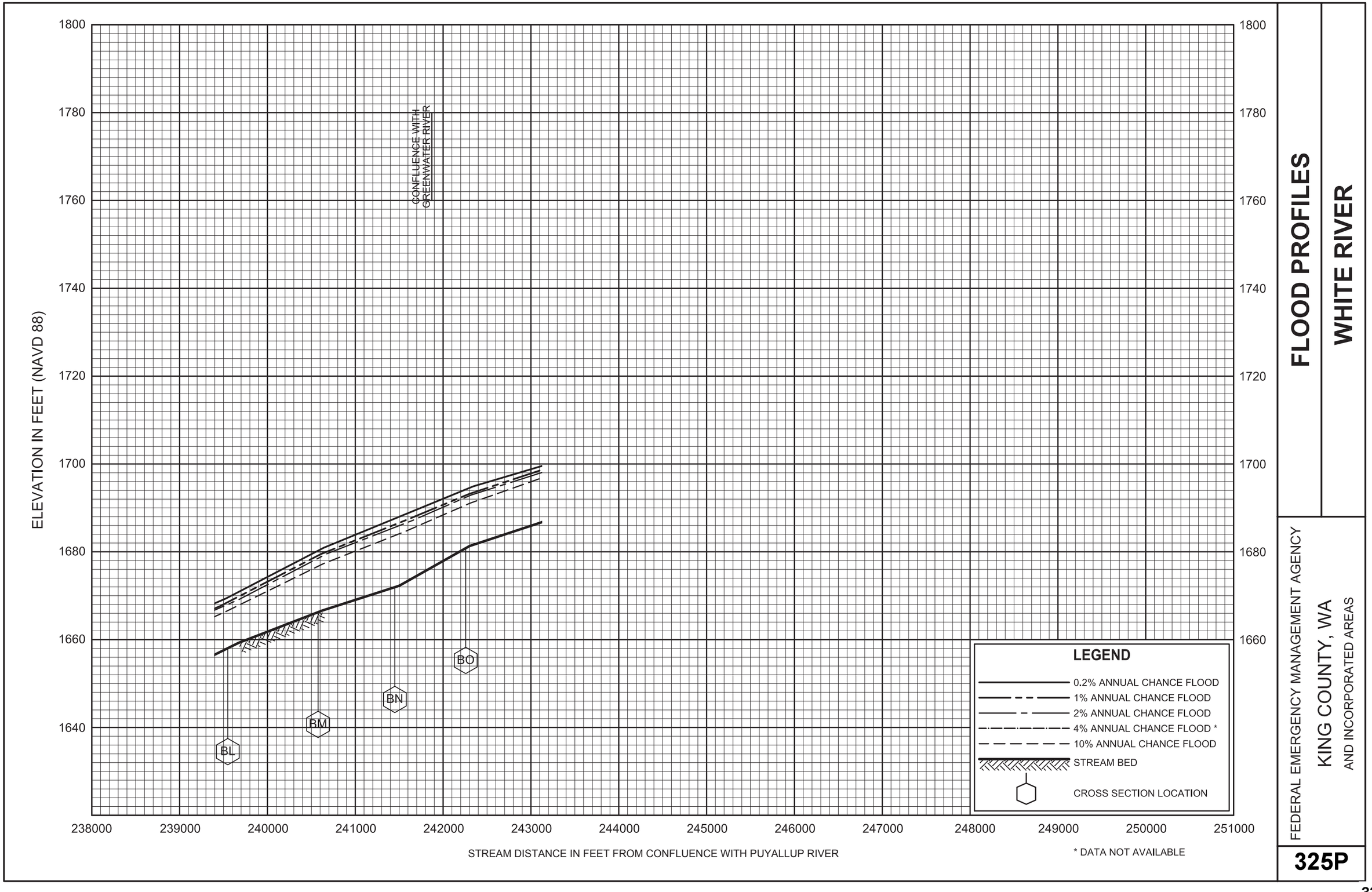
WHITE RIVER

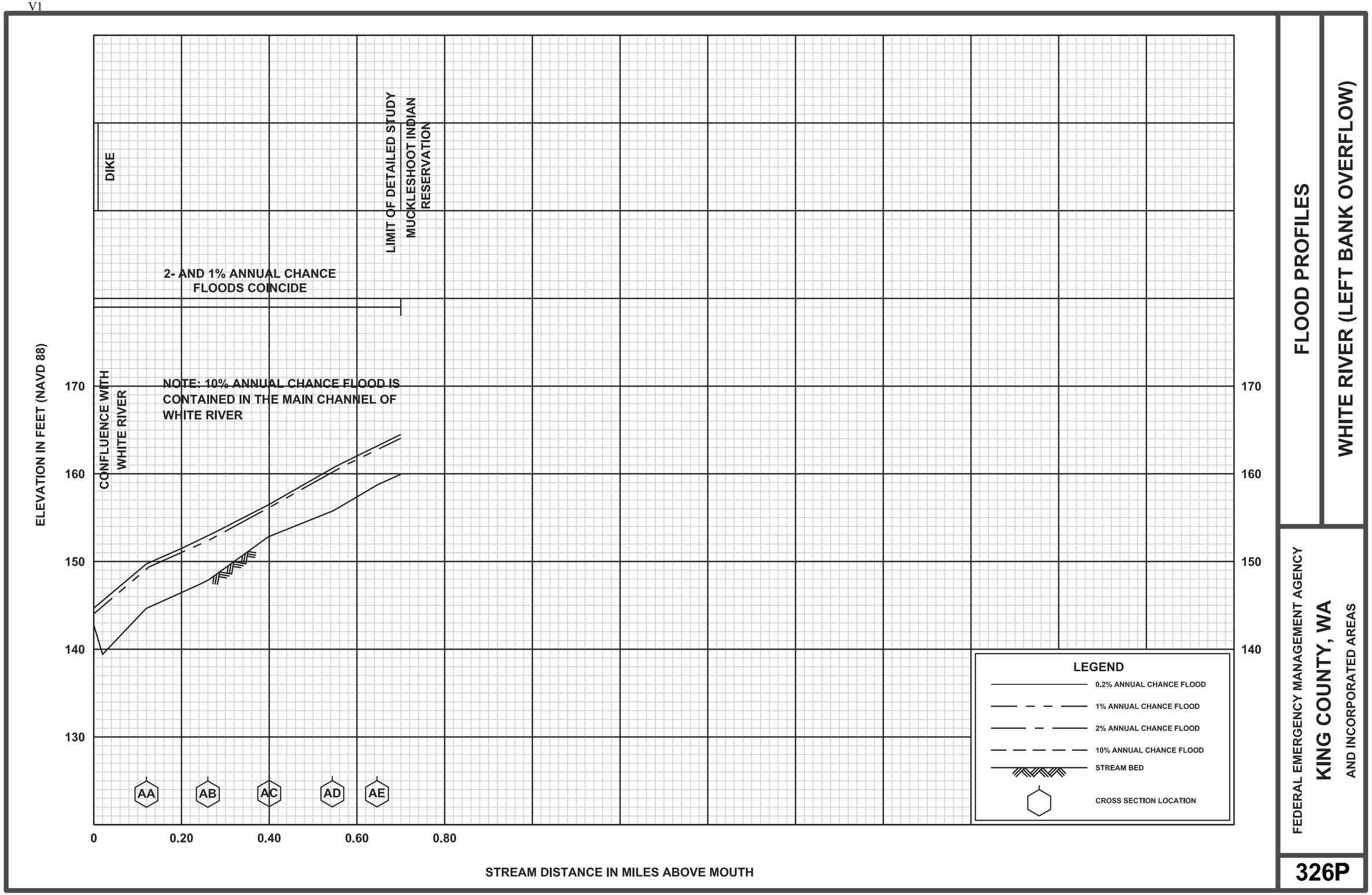
FEDERAL EMERGENCY MANAGEMENT AGENCY

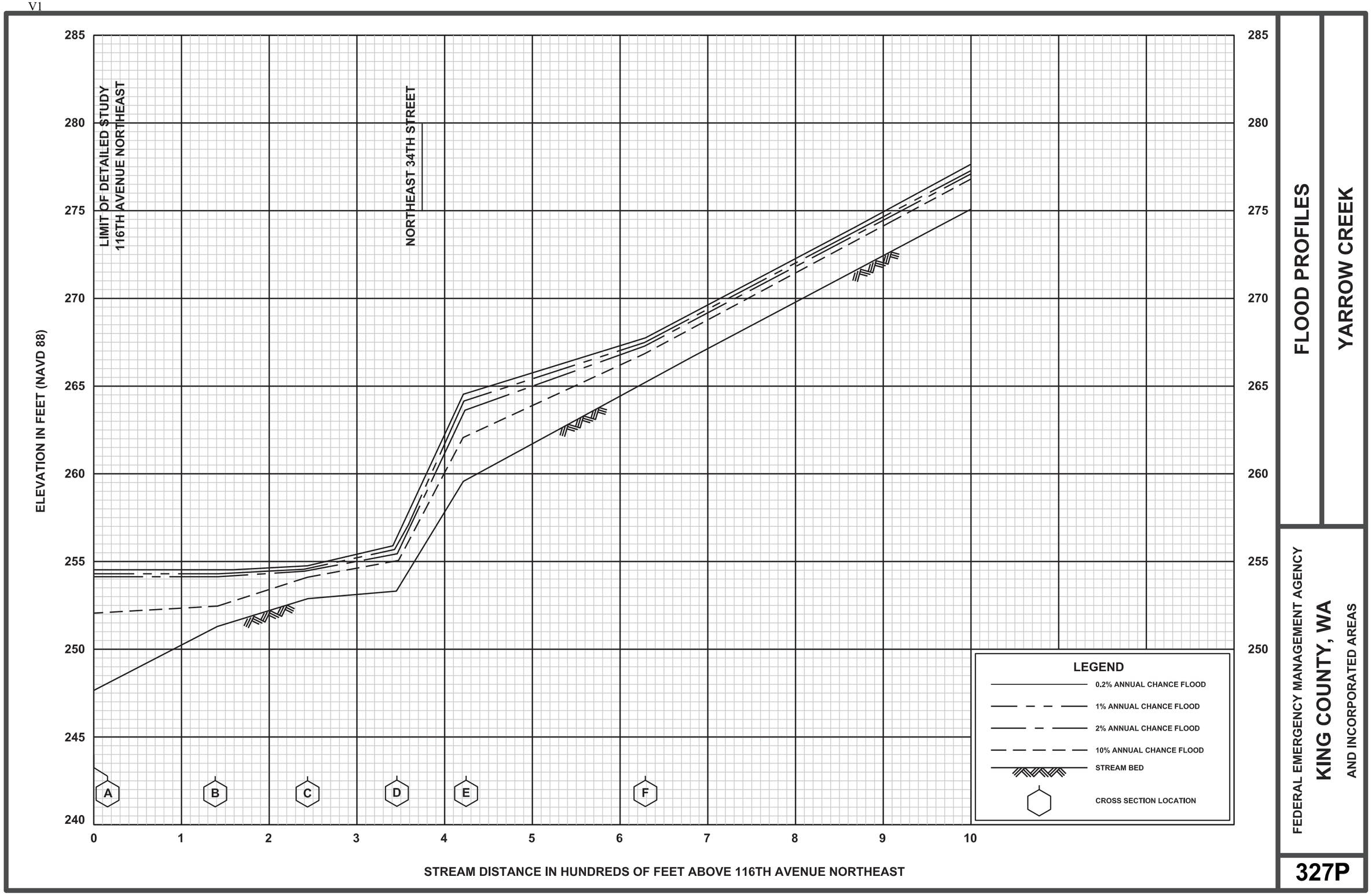
KING COUNTY, WA

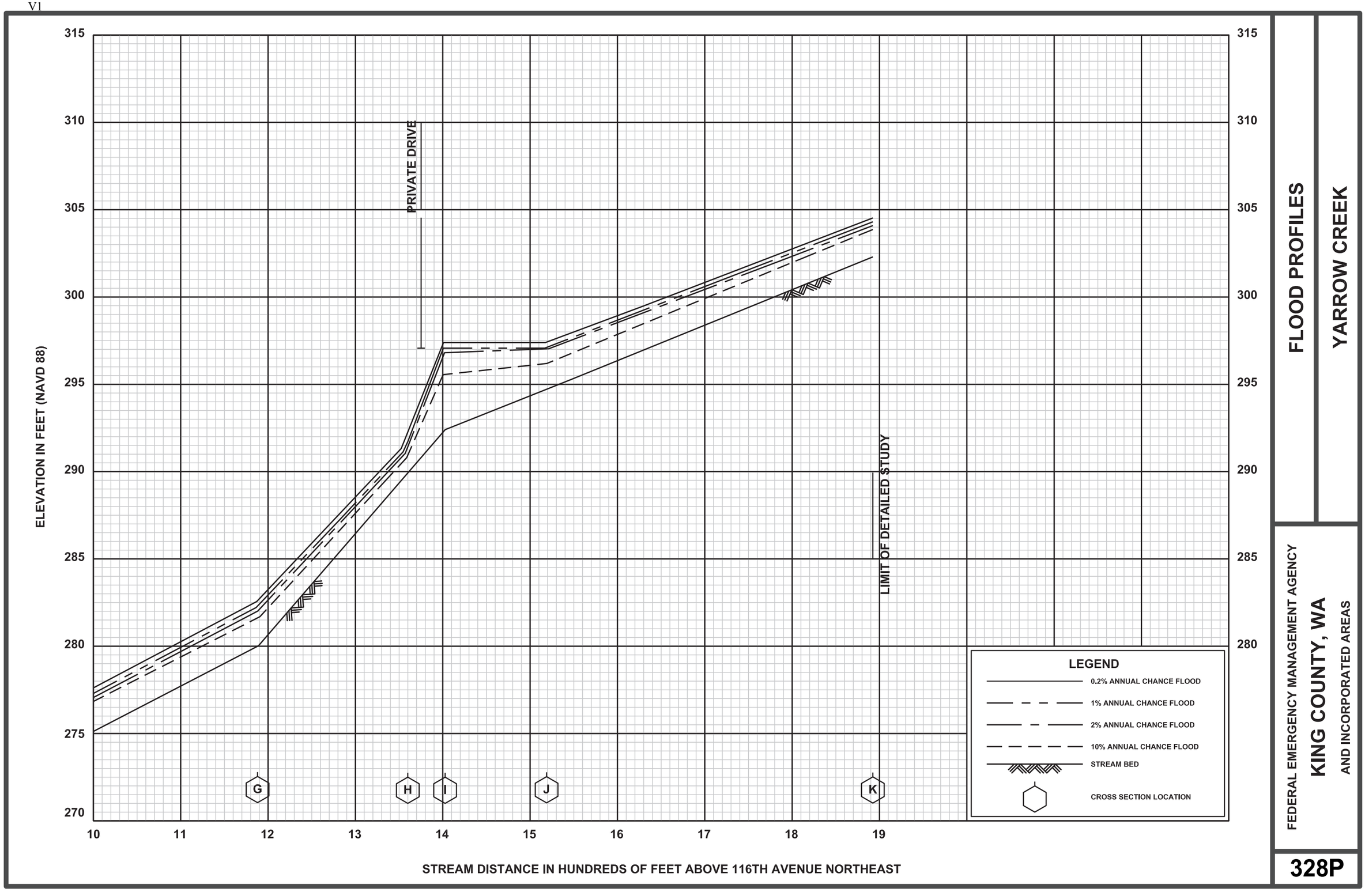
AND INCORPORATED AREAS

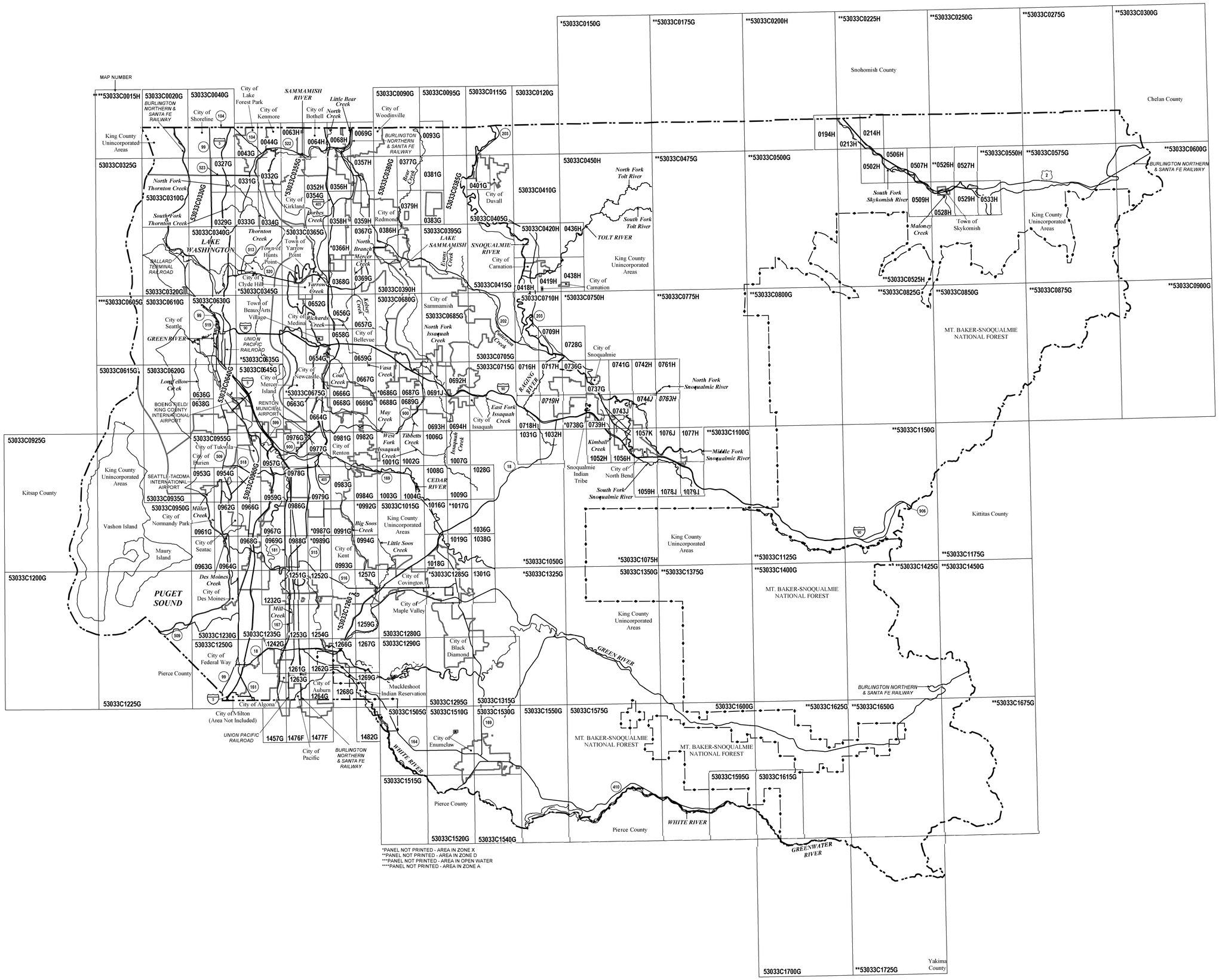
324P


ELEVATION IN FEET (NAVD 88)
1800
1780
1760
1740
1720
1700
1680
1660
1640
CONFLUENCE WITH GREENWATER RIVER
BL
BM
BN
BO
238000
239000
240000
241000
242000
243000
244000
245000
246000
247000
248000
249000
250000
251000
STREAM DISTANCE IN FEET FROM CONFLUENCE WITH PUYALLUP RIVER
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
4% ANNUAL CHANCE FLOOD *
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
* DATA NOT AVAILABLE
FLOOD PROFILES
WHITE RIVER
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
325P


DIKE
LIMIT OF DETAILED STUDY
MUCKLESHOOT INDIAN RESERVATION
2- AND 1% ANNUAL CHANCE FLOODS COINCIDE
NOTE: 10% ANNUAL CHANCE FLOOD IS CONTAINED IN THE MAIN CHANNEL OF WHITE RIVER
CONFLUENCE WITH WHITE RIVER
ELEVATION IN FEET (NAVD 88)
170
160
150
140
130
AA
AB
AC
AD
AE
0
0.20
0.40
0.60
0.80
STREAM DISTANCE IN MILES ABOVE MOUTH
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
WHITE RIVER (LEFT BANK OVERFLOW)
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
326P


ELEVATION IN FEET (NAVD 88)
285
280
275
270
265
260
255
250
245
240
LIMIT OF DETAILED STUDY
116TH AVENUE NORTHEAST
NORTHEAST 34TH STREET
A
B
C
D
E
F
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
0
1
2
3
4
5
6
7
8
9
10
STREAM DISTANCE IN HUNDREDS OF FEET ABOVE 116TH AVENUE NORTHEAST
FLOOD PROFILES
YARROW CREEK
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
327P


315
310
305
300
295
290
285
280
275
270
ELEVATION IN FEET (NAVD 88)
PRIVATE DRIVE
LIMIT OF DETAILED STUDY
G
H
I
J
K
10
11
12
13
14
15
16
17
18
19
STREAM DISTANCE IN HUNDREDS OF FEET ABOVE 116TH AVENUE NORTHEAST
LEGEND
0.2% ANNUAL CHANCE FLOOD
1% ANNUAL CHANCE FLOOD
2% ANNUAL CHANCE FLOOD
10% ANNUAL CHANCE FLOOD
STREAM BED
CROSS SECTION LOCATION
FLOOD PROFILES
YARROW CREEK
FEDERAL EMERGENCY MANAGEMENT AGENCY
KING COUNTY, WA
AND INCORPORATED AREAS
328P



*PANEL NOT PRINTED - AREA IN ZONE X
**PANEL NOT PRINTED - AREA IN ZONE D
***PANEL NOT PRINTED - AREA IN OPEN WATER
****PANEL NOT PRINTED - AREA IN ZONE A

MAP DATES

This FIRM Index displays the map date for each FIRM panel at the time that this Index was printed. Because this Index may not be distributed to unaffected communities in subsequent revisions, users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website at http://msc.fema.gov, or by calling the FEMA Map Information eXchange (FMIX) at 1-877-336-2627.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

NOTE TO USER

Future revisions to this FIRM Index will only be issued to communities that are located on FIRM panels being revised. This FIRM Index therefore remains valid for FIRM panels dated AUGUST 19, 2020 or earlier. Please refer to the "MOST RECENT FIRM PANEL DATE" column in the Listing of Communities table to determine the most recent FIRM Index date for each community.

BASE MAP SOURCE

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 1:24,000 during the time period of 1994-2012.

ELEVATION DATUM

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

SEE SHEET 2 OF 2 FOR LISTING OF COMMUNITIES TABLE AND MAP REPOSITORIES LISTING

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

MAP INDEX

FIRM
FLOOD INSURANCE RATE MAP
KING COUNTY, WASHINGTON
AND INCORPORATED AREAS
(SEE LISTING OF COMMUNITIES TABLE)

MAP INDEX
SHEET 1 OF 2
PANELS PRINTED:

20, 40, 43, 44, 63, 64, 68, 69, 90, 93, 95, 115, 120, 194, 213, 214, 310, 320, 325, 327, 329, 330, 331, 332, 333, 334, 340, 352, 354, 356, 357, 358, 359, 365, 367, 368, 369, 377, 379, 380, 381, 383, 385, 386, 390, 395, 401, 405, 410, 415, 418, 419, 420, 436, 438, 450, 502, 506, 507, 509, 527, 528, 529, 533, 610, 615, 620, 630, 636, 638, 640, 645, 652, 654, 656, 657, 658, 659, 663, 664, 666, 667, 668, 669, 680, 685, 687, 688, 689, 691, 692, 693, 694, 705, 709, 710, 715, 716, 717, 718, 719, 728, 736, 737, 739, 741, 742, 743, 744, 761, 763, 925, 935, 950, 953, 954, 955, 957, 959, 960, 961, 962, 963, 964, 966, 967, 968, 969, 976, 977, 978, 979, 981, 982, 983, 984, 986, 988, 991, 993, 994, 1001, 1002, 1003, 1004, 1006, 1007, 1008, 1009, 1015, 1016, 1018, 1019, 1028, 1031, 1032, 1036, 1038, 1052, 1056, 1057, 1059, 1076, 1077, 1078, 1079, 1200, 1225, 1230, 1232, 1235, 1242, 1250, 1251, 1252, 1253, 1254, 1257, 1259, 1261, 1262, 1263, 1264, 1266, 1267, 1268, 1269, 1280, 1290, 1295, 1301, 1315, 1350, 1457, 1476, 1477, 1482, 1505, 1510, 1515, 1520, 1530, 1540, 1550, 1575, 1595, 1600, 1615, 1700

MAP NUMBER
53033CIND1B

MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

LISTING OF COMMUNITIES

COMMUNITY NAME	COMMUNITY NUMBER	LOCATED ON PANEL(S)	INITIAL NFIP MAP DATE	INITIAL FIRM DATE	MOST RECENT FIRM PANEL DATE
***ALGONA, CITY OF	530072	1242, 1250, 1251, 1263	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
AUBURN, CITY OF	530073	1232, 1235, 1242, 1251, 1252, 1253, 1254, 1257, 1259, **1260, 1261, 1262, 1263, 1264, 1266 1267, 1268, 1269, 1476, 1477	MAY 24, 1974	JUNE 1, 1981	AUGUST 19, 2020
***BEAUX ARTS VILLAGE, TOWN OF	530242	0654	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
BELLEVUE, CITY OF	530074	0365, **0366, 0367, 0368, 0369, 0390, 0652, 0654, 0656, 0657, 0658, 0659, 0666, 0667, **0675 0680, **0686	AUGUST 2, 1974	DECEMBER 1, 1978	AUGUST 19, 2020
BLACK DIAMOND, CITY OF	530272	**1285, 1295, 1315, **1325	JULY 25, 1975	SEPTEMBER 29, 1989	AUGUST 19, 2020
BOTHELL, CITY OF	530075	0063, 0064, 0068, 0352, **0355, 0356	MAY 24, 1974	JUNE 1, 1982	AUGUST 19, 2020
BURIEN, CITY OF	530321	0638, 0640, 0645, 0935, 0953, 0954, 0955, 0960, 0962	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
CARNATION, CITY OF	530076	0418, 0419, 0438	MAY 31, 1974	MARCH 4, 1980	AUGUST 19, 2020
***CLYDE HILL, CITY OF	530279	0365, 0652, **0675	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
***COVINGTON, CITY OF	530339	0994, 1015, 1257, 1280, **1285	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
DES MOINES, CITY OF	530077	0962, 0964, 0966, 0968, 1230, 1235	JUNE 28, 1974	MAY 15, 1980	AUGUST 19, 2020
DUVALL, CITY OF	530282	0115, 0401, 0405	AUGUST 20, 1976	JUNE 4, 1980	AUGUST 19, 2020
ENUMCLAW, CITY OF	530319	1510, 1520, 1530, 1540	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
FEDERAL WAY, CITY OF	530322	1225, 1230, 1235, 1242, 1250	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
***HUNTS POINT, TOWN OF	530288	0365	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
ISSAQUAH, CITY OF	530079	0680, 0685, **0686, 0687, 0689, 0691, 0692, 0693, 0694, 0715	FEBRUARY 8, 1974	MAY 1, 1980	AUGUST 19, 2020
***KENMORE, CITY OF	530336	0044, 0063, 0332, 0352, **0355	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
KENT, CITY OF	530080	0966, 0967, 0968, 0969, 0978, 0979, 0986, **0987, 0988, **0989, 0991, 0993, 0994, 1232, 1235 1251, 1252, 1257, **1260, 1280	JUNE 7, 1974	APRIL 1, 1981	AUGUST 19, 2020
KING COUNTY (UNINCORPORATED AREAS)	530071	**0015, 0020, 0043, 0044, 0068, 0069, 0090, 0093, 0095, 0115, 0120, **0150, **0175 0194, **0200, 0213, 0214, **0225, **0250, **0275, **0300, 0310, 0330, 0331, 0332, 0334, **0345, **0355 0356, 0357, 0358, 0359, 0365, **0366, 0367, 0368, 0377, 0379, 0380, 0381, 0383, 0385 0386, 0390, 0395, 0401, 0405, 0410, 0415, 0418, 0419, 0420, 0436, 0438, 0450, **0475, **0500 0502, 0506, 0507, 0509, **0525, **0526, 0527, 0528, 0529, 0533, **0550, **0575, **0600, 0615, 0620 **0635, 0638, 0640, 0645, 0652, 0654, 0663, 0664, 0667, 0668, 0669, **0675, 0680 0685, **0686, 0687, 0688, 0689, 0691, 0692, 0693, 0694, 0705, 0709, 0710, 0715, 0716, 0717 0718, 0719, 0728, 0736, 0737, **0738, 0739, 0741, 0742, 0743, 0744, **0750, 0761, 0763, **0775 **0800, **0825, **0850, 0925, 0935, 0950, 0953, 0954, 0955, 0957, 0960, 0961, 0962 0963, 0964, 0966, 0967, 0968, 0969, 0976, 0981, 0982, 0983, 0984, 0988, 0991, **0992 0993, 0994, 1001, 1002, 1003, 1004, 1006, 1007, 1008, 1009, 1015, 1016, **1017, 1018, 1019 1028, 1031, 1032, 1036, 1038, **1050, 1052, 1056, 1057, 1059, **1075, 1076, 1077, 1078, 1079 **1100, **1125, **1150, 1200, 1225, 1230, 1232, 1235, 1242, 1250, 1251, 1252, 1254, 1257 1259, **1260, 1261, 1262, 1263, 1266, 1267, 1269, 1280, **1285, 1290, 1295, 1301, 1315, **1325 1350, **1375, 1482, 1505, 1510, 1515, 1520, 1530, 1540, 1550, 1575 1595, 1600, 1615, **1625, **1650, 1700	JANUARY 17, 1975	SEPTEMBER 29, 1978	AUGUST 19, 2020
KIRKLAND, CITY OF	530081	0332, 0334, 0352, 0354, **0355, 0356, 0357, 0358, 0359, 0365, **0366, 0368	JUNE 28, 1974	JUNE 15, 1981	AUGUST 19, 2020
LAKE FOREST PARK, CITY OF	530082	0040, 0043, 0044, 0331, 0332	JUNE 28, 1974	FEBRUARY 15, 1980	AUGUST 19, 2020
***MAPLE VALLEY, CITY OF	530078	1018, 1019, 1280, **1285, 1301	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
***MEDINA, CITY OF	530315	0365, **0675	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
***MERCER ISLAND, CITY OF	530083	**0635, 0654, 0663, 0664, **0675	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
***MUCKLESHOOT INDIAN TRIBE	530165	1262, 1266, 1268, 1269, 1290, 1482, 1505	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
***NEWCASTLE, CITY OF	530134	0664, 0666, 0667, 0668, 0669, **0675	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
NORMANDY PARK, CITY OF	530084	0953, 0954, 0961, 0962, 0964	JUNE 28, 1974	NOVEMBER 2, 1977	AUGUST 19, 2020
NORTH BEND, CITY OF	530085	0743, 0744, 1056, 1057, 1076, 1077, 1078, 1079	MAY 17, 1974	AUGUST 1, 1984	AUGUST 19, 2020
PACIFIC, CITY OF	530086	1250, 1263, 1457, 1476	JUNE 28, 1974	DECEMBER 2, 1980	AUGUST 19, 2020
REDMOND, CITY OF	530087	0358, 0359, **0366, 0367, 0369, 0379, 0380, 0383, 0386, 0390	MARCH 22, 1974	FEBRUARY 1, 1979	AUGUST 19, 2020
RENTON, CITY OF	530088	0663, 0664, 0668, 0669, **0675, 0957, 0976, 0977, 0978, 0979, 0981, 0982, 0983, 0984, 0986 **0987, 0991, 1001, 1003	JUNE 7, 1974	MAY 5, 1981	AUGUST 19, 2020
SAMMAMISH, CITY OF	530337	0390, 0395, 0680, 0685, 0691, 0692, 0705	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
SEATAC, CITY OF	530320	0954, 0955, 0959, 0960, 0962, 0966, 0967, 0968	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
SEATTLE, CITY OF	530089	0310, 0320, 0325, 0327, 0329, 0330, 0331, 0332, 0333, 0334, 0340, **0345, **0355, 0365, **0605 0610, 0615, 0620, 0630, **0635, 0636, 0638, 0640, 0645, 0663, **0675, 0935, 0955, 0957, 0976	JULY 19, 1977	JULY 19, 1977	AUGUST 19, 2020
***SHORELINE, CITY OF	530327	0020, 0040, 0043, 0310, 0327, 0330, 0331	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
SKYKOMISH, TOWN OF	530236	0528	FEBRUARY 14, 1975	JULY 2, 1981	AUGUST 19, 2020
SNOQUALMIE, CITY OF	530090	0717, 0719, 0736, 0737, **0738, 0739, 0743	DECEMBER 21, 1973	JULY 5, 1984	AUGUST 19, 2020
***SNOQUALMIE INDIAN TRIBE	530066	**0738, 0739	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
TUKWILA, CITY OF	530091	0640, 0645, 0957, 0959, 0960, 0967, 0976, 0978, 0986	MAY 24, 1974	AUGUST 3, 1981	AUGUST 19, 2020
WOODINVILLE, CITY OF	530324	0068, 0069, 0090, 0356, 0357	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020
[1]YARROW POINT, TOWN OF	530309	0365	SEPTEMBER 29, 1989	SEPTEMBER 29, 1989	AUGUST 19, 2020

[1]NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED
**PANEL NOT PRINTED
***This community did not have a FIRM prior to the first countywide FIRM for King County

FIRM Panel Dates For Printed Panels of King County, WA (All Jurisdictions)

Panel	Effective Date	Panel	Effective Date	Panel	Effective Date	Panel	Effective Date
0020 G	August 19, 2020	0436 H	August 19, 2020	0741 G	August 19, 2020	1038 G	August 19, 2020
0040 G	August 19, 2020	0438 H	August 19, 2020	0742 H	August 19, 2020	1052 H	August 19, 2020
0043 G	August 19, 2020	0450 H	August 19, 2020	0743 J	August 19, 2020	1056 H	August 19, 2020
0044 G	August 19, 2020	0502 H	August 19, 2020	0744 J	August 19, 2020	1057 K	August 19, 2020
0063 H	August 19, 2020	0506 H	August 19, 2020	0761 H	August 19, 2020	1059 H	August 19, 2020
0064 H	August 19, 2020	0507 H	August 19, 2020	0763 H	August 19, 2020	1076 J	August 19, 2020
0068 H	August 19, 2020	0509 H	August 19, 2020	0925 G	August 19, 2020	1077 H	August 19, 2020
0069 G	August 19, 2020	0527 H	August 19, 2020	0935 G	August 19, 2020	1078 J	August 19, 2020
0090 G	August 19, 2020	0528 H	August 19, 2020	0950 G	August 19, 2020	1079 J	August 19, 2020
0093 G	August 19, 2020	0529 H	August 19, 2020	0953 G	August 19, 2020	1200 G	August 19, 2020
0095 G	August 19, 2020	0533 H	August 19, 2020	0954 G	August 19, 2020	1225 G	August 19, 2020
0115 G	August 19, 2020	0610 G	August 19, 2020	0955 G	August 19, 2020	1230 G	August 19, 2020
0120 G	August 19, 2020	0615 G	August 19, 2020	0957 G	August 19, 2020	1232 G	August 19, 2020
0194 H	August 19, 2020	0620 G	August 19, 2020	0959 G	August 19, 2020	1235 G	August 19, 2020
0213 H	August 19, 2020	0630 G	August 19, 2020	0960 G	August 19, 2020	1242 G	August 19, 2020
0214 H	August 19, 2020	0636 G	August 19, 2020	0961 G	August 19, 2020	1250 G	August 19, 2020
0310 G	August 19, 2020	0638 G	August 19, 2020	0962 G	August 19, 2020	1251 G	August 19, 2020
0320 G	August 19, 2020	0640 G	August 19, 2020	0963 G	August 19, 2020	1252 G	August 19, 2020
0325 G	August 19, 2020	0645 G	August 19, 2020	0964 G	August 19, 2020	1253 G	August 19, 2020
0327 G	August 19, 2020	0652 G	August 19, 2020	0966 G	August 19, 2020	1254 G	August 19, 2020
0329 G	August 19, 2020	0654 G	August 19, 2020	0967 G	August 19, 2020	1257 G	August 19, 2020
0330 G	August 19, 2020	0656 G	August 19, 2020	0968 G	August 19, 2020	1259 G	August 19, 2020
0331 G	August 19, 2020	0657 G	August 19, 2020	0969 G	August 19, 2020	1261 G	August 19, 2020
0332 G	August 19, 2020	0658 G	August 19, 2020	0976 G	August 19, 2020	1262 G	August 19, 2020
0333 G	August 19, 2020	0659 G	August 19, 2020	0977 G	August 19, 2020	1263 G	August 19, 2020
0334 G	August 19, 2020	0663 G	August 19, 2020	0978 G	August 19, 2020	1264 G	August 19, 2020
0340 G	August 19, 2020	0664 G	August 19, 2020	0979 G	August 19, 2020	1266 G	August 19, 2020
0352 H	August 19, 2020	0666 G	August 19, 2020	0981 G	August 19, 2020	1267 G	August 19, 2020
0354 G	August 19, 2020	0667 G	August 19, 2020	0982 G	August 19, 2020	1268 G	August 19, 2020
0356 H	August 19, 2020	0668 G	August 19, 2020	0983 G	August 19, 2020	1269 G	August 19, 2020
0357 H	August 19, 2020	0669 G	August 19, 2020	0984 G	August 19, 2020	1280 G	August 19, 2020
0358 H	August 19, 2020	0680 G	August 19, 2020	0986 G	August 19, 2020	1290 G	August 19, 2020
0359 H	August 19, 2020	0685 G	August 19, 2020	0988 G	August 19, 2020	1295 G	August 19, 2020
0365 G	August 19, 2020	0687 G	August 19, 2020	0991 G	August 19, 2020	1301 G	August 19, 2020
0367 G	August 19, 2020	0688 G	August 19, 2020	0993 G	August 19, 2020	1315 G	August 19, 2020
0368 G	August 19, 2020	0689 G	August 19, 2020	0994 G	August 19, 2020	1350 G	August 19, 2020
0369 G	August 19, 2020	0691 J	August 19, 2020	1001 G	August 19, 2020	1457G	August 19, 2020
0377 G	August 19, 2020	0692 H	August 19, 2020	1002 G	August 19, 2020	1476 F	August 19, 2020
0379 H	August 19, 2020	0693 H	August 19, 2020	1003 G	August 19, 2020	1477 F	August 19, 2020
0380 G	August 19, 2020	0694 H	August 19, 2020	1004 G	August 19, 2020	1482 G	August 19, 2020
0381 G	August 19, 2020	0705 G	August 19, 2020	1006 G	August 19, 2020	1505 G	August 19, 2020
0383 G	August 19, 2020	0709 H	August 19, 2020	1007 G	August 19, 2020	1510 G	August 19, 2020
0385 G	August 19, 2020	0710 H	August 19, 2020	1008 G	August 19, 2020	1515 G	August 19, 2020
0386 H	August 19, 2020	0715 G	August 19, 2020	1009 G	August 19, 2020	1520 G	August 19, 2020
0390 H	August 19, 2020	0716 H	August 19, 2020	1015 G	August 19, 2020	1530 G	August 19, 2020
0395 G	August 19, 2020	0717 H	August 19, 2020	1016 G	August 19, 2020	1540 G	August 19, 2020
0401 G	August 19, 2020	0718 H	August 19, 2020	1018 G	August 19, 2020	1550 G	August 19, 2020
0405 G	August 19, 2020	0719 H	August 19, 2020	1019 G	August 19, 2020	1575 G	August 19, 2020
0410 G	August 19, 2020	0728 G	August 19, 2020	1028 G	August 19, 2020	1595 G	August 19, 2020
0415 G	August 19, 2020	0736 G	August 19, 2020	1031 G	August 19, 2020	1600 G	August 19, 2020
0418 H	August 19, 2020	0737 G	August 19, 2020	1032 H	August 19, 2020	1615 G	August 19, 2020
0419 H	August 19, 2020	0739 H	August 19, 2020	1036 G	August 19, 2020	1700 G	August 19, 2020
0420 H	August 19, 2020						

MAP REPOSITORIES

(Maps available for reference only, not for distribution.)

ALGONA, CITY OF:
City Hall
200 Washington Boulevard
Algona, Washington 98001

AUBURN, CITY OF:
City Hall Annex
Planning & Development Department,
Permit Center
1 East Main Street, 2nd Floor
Auburn, Washington 98001

BEAUX ARTS VILLAGE, TOWN OF:
Town Hall
10550 Southeast 27th Street
Beaux Arts Village, Washington 98004

BELLEVUE, CITY OF:
City Hall
450 110th Avenue Northeast
Bellevue, Washington 98004

BLACK DIAMOND, CITY OF:
City Hall
24301 Roberts Drive
Black Diamond, Washington 98010

BOTHELL, CITY OF:
City Hall
18415 101st Avenue Northeast
Bothell, Washington 98011

BURIEN, CITY OF:
City Hall
400 Southwest 152nd Street
Suite 300
Burien, Washington 98166

CARNATION, CITY OF:
City Hall
4621 Tolt Avenue
Carnation, Washington 98014

CLYDE HILL, CITY OF:
City Hall
9605 Northeast 24th Street
Clyde Hill, Washington 98004

COVINGTON, CITY OF:
City Hall
16720 Southeast 271st Street
Suite 100
Covington, Washington 98042

DES MOINES, CITY OF:
City Hall,
Development Services Division
Planning & Building Department
21630 11th Avenue South
Suite D
Des Moines, Washington 98198

DUVALL, CITY OF:
City Hall
15535 Main Street Northeast
Duvall, Washington 98019

ENUMCLAW, CITY OF:
Community Development and Public Works
1309 Myrtle Avenue
Enumclaw, Washington 98022

FEDERAL WAY, CITY OF:
City Hall
33325 Eighth Avenue South
Federal Way, Washington 98003

HUNTS POINT, TOWN OF:
Hunts Point Town Hall
3000 Hunts Point Road
Hunts Point, Washington 98004

ISSAQUAH, CITY OF:
City Hall Northwest
1775 12th Avenue Northwest
Issaquah, Washington 98027

KENMORE, CITY OF:
City Hall
18120 68th Avenue Northeast
Kenmore, Washington 98028

KENT, CITY OF:
City Hall
220 Fourth Avenue South
Kent, Washington 98032

KING COUNTY
(UNINCORPORATED AREAS):
Department of Natural Resources and Parks,
Water and Land Resources Division
201 South Jackson Street
Suite 600
Seattle, Washington 98104

KIRKLAND, CITY OF:
City Hall
123 Fifth Avenue
Kirkland, Washington 98033

LAKE FOREST PARK, CITY OF:
City Hall
Planning & Building Department
17425 Ballinger Way Northeast
Lake Forest Park, Washington 98155

MAPLE VALLEY, CITY OF:
City Hall
22017 Southeast Wax Road
Maple Valley, Washington 98038

MEDINA, CITY OF:
City Hall
501 Evergreen Point Road
Medina, Washington 98039

MERCER ISLAND, CITY OF:
City Hall
9611 Southeast 36th Street
Mercer Island, Washington 98040

MUCKLESHOOT INDIAN TRIBE:
Philip Starr Building
39015 172nd Avenue Southeast
Auburn, Washington 98092

NEWCASTLE, CITY OF:
City Hall
12835 Newcastle Way
Suite 200
Newcastle, Washington 98056

NORMANDY PARK, CITY OF:
City Hall
801 Southwest 174th Street
Normandy Park, Washington 98166

NORTH BEND, CITY OF:
City Hall
920 Southeast Cedar Falls Way
North Bend, Washington 98045

PACIFIC, CITY OF:
City Hall
100 Third Avenue Southeast
Pacific, Washington 98047

REDMOND, CITY OF:
City Hall
15670 Northeast 85th Street
Redmond, Washington 98052

RENTON, CITY OF:
City Hall
1055 South Grady Way
Renton, Washington 98057

SAMMAMISH, CITY OF:
City Hall
801 228th Avenue Southeast
Sammamish, Washington 98075

SEATAC, CITY OF:
City Hall
4800 South 188th Street
Seatac, Washington 98188

SEATTLE, CITY OF:
Department of Construction and Inspections
700 Fifth Avenue
Suite 2000
Seattle, Washington 98104

SHORELINE, CITY OF:
City Hall
Planning & Community Development Department
17500 Midvale Avenue North
Shoreline, Washington 98133

SKYKOMISH, TOWN OF:
Town Hall
119 Fourth Street North
Skykomish, Washington 98288

SNOQUALMIE, CITY OF:
City Hall
38624 Southeast River Street
Snoqualmie, Washington 98065

SNOQUALMIE INDIAN TRIBE
National Indian Library
8130 Railroad Avenue SE
Suite 103
Snoqualmie, WA 98065

TUKWILA, CITY OF:
Public Works Department
6300 Southcenter Boulevard
Tukwila, Washington 98188

WOODINVILLE, CITY OF:
City Hall
17301 133rd Avenue Northeast
Woodinville, Washington 98072

YARROW POINT, TOWN OF:
Town Hall
4030 95th Avenue Northeast
Yarrow, Washington 98004

MAP DATES

This FIRM Index displays the map date for each FIRM panel at the time that this Index was printed. Because this Index may not be distributed to unaffected communities in subsequent revisions, users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website at http://msc.fema.gov, or by calling the FEMA Map Information eXchange (FMIX) at 1-877-336-2627.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

NOTE TO USER

Future revisions to this FIRM Index will only be issued to communities that are located on FIRM panels being revised. This FIRM Index therefore remains valid for FIRM panels dated AUGUST 19, 2020 or earlier. Please refer to the "MOST RECENT FIRM PANEL DATE" column in the Listing of Communities table to determine the most recent FIRM Index date for each community.

BASE MAP SOURCE

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 1:24,000 during the time period of 1994-2012.

ELEVATION DATUM

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

ATTENTION: FIRM map 53033C01457F effective date, May 16, 1995 is void due to shifting of mappable area to incorporate City of Auburn and City of Pacific into King County mapped area. This quad shift created new panel 53033C1457G effective date, August 19, 2020 for area not previously mapped in King County.

SEE SHEET 1 OF 2 FOR PANEL LAYOUT
AND PANELS PRINTED LIST

NATIONAL FLOOD INSURANCE PROGRAM

MAP INDEX

FIRM
FLOOD INSURANCE RATE MAP
KING COUNTY, WASHINGTON
AND INCORPORATED AREAS
(SEE LISTING OF COMMUNITIES TABLE)

MAP INDEX
SHEET 2 OF 2

PANELS PRINTED:
20, 40, 43, 44, 63, 64, 68, 69, 90, 93, 95, 115, 120, 194, 213, 214, 310, 320, 325, 327, 329, 330, 331, 332, 333, 334, 340, 352, 354, 356, 357, 358, 359, 365, 366, 367, 368, 369, 377, 379, 380, 381, 383, 385, 386, 390, 395, 401, 405, 410, 415, 418, 419, 420, 436, 438, 450, 502, 506, 507, 509, 527, 528, 529, 533, 610, 615, 620, 630, 636, 638, 640, 645, 652, 654, 656, 657, 658, 659, 663, 664, 666, 667, 668, 669, 680, 685, 687, 688, 689, 691, 692, 693, 694, 705, 709, 710, 715, 716, 717, 718, 719, 728, 736, 737, 739, 741, 742, 743, 744, 761, 763, 925, 935, 950, 953, 954, 955, 957, 959, 960, 961, 962, 963, 964, 966, 967, 968, 969, 976, 977, 978, 979, 981, 982, 983, 984, 986, 988, 991, 993, 994, 1001, 1002, 1003, 1004, 1006, 1007, 1008, 1009, 1015,1016, 1018, 1019, 1028, 1031, 1032, 1036, 1038, 1052, 1056, 1057, 1059, 1076, 1077, 1078, 1079, 1200, 1225, 1230, 1232, 1235, 1242, 1250, 1251, 1252, 1253, 1254, 1257, 1259, 1261, 1262, 1263, 1264, 1266, 1267, 1268, 1269, 1280, 1290, 1295, 1301, 1315, 1350, 1457, 1480, 1485, 1490, 1495, 1505, 1515, 1525, 1550, 1570, 1575, 1590, 1675

MAP NUMBER
53033CIND2B

MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

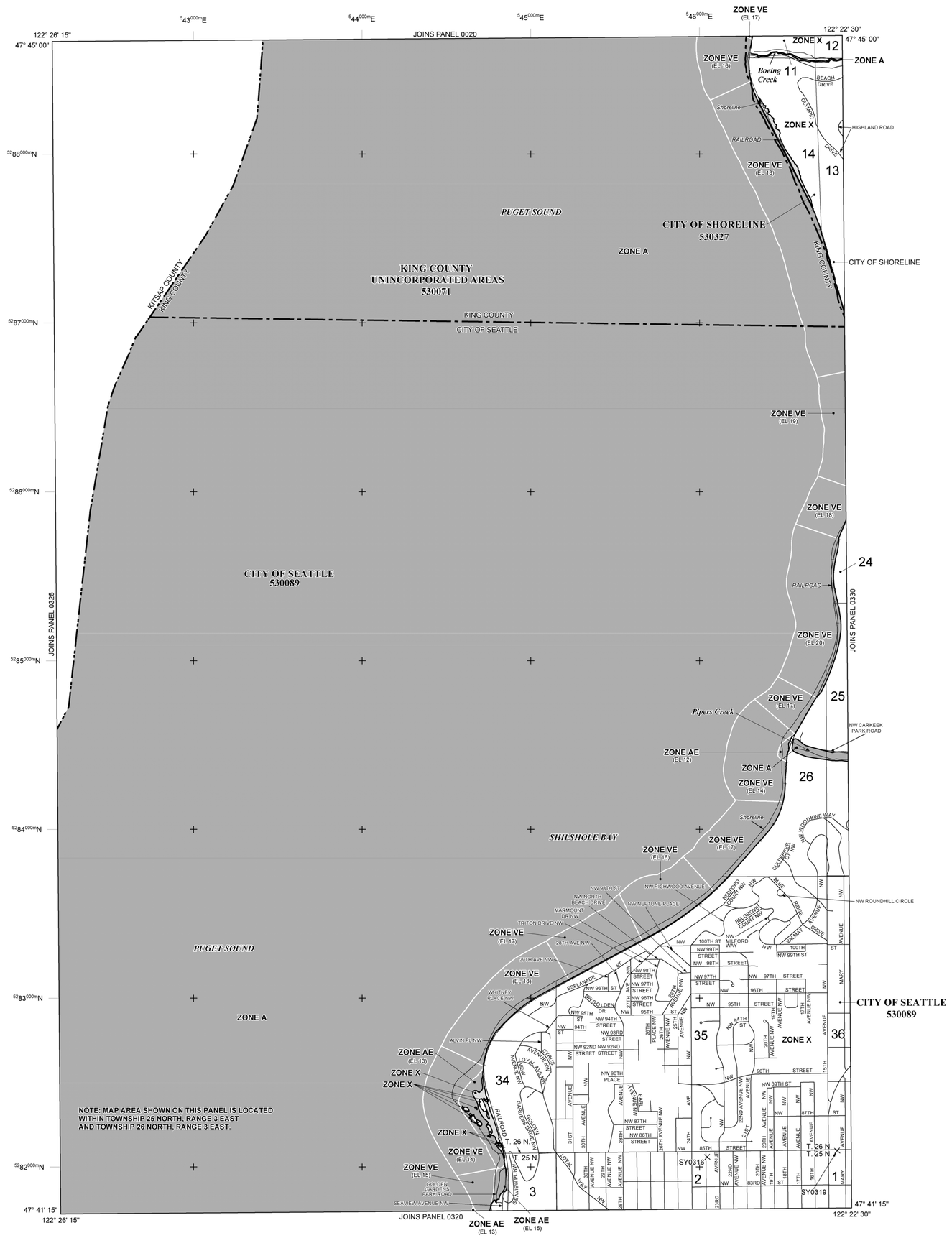
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0310G

FIRM
FLOOD INSURANCE RATE MAP
KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 310 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0310	G
SEATTLE, CITY OF	530089	0310	G
SHORELINE, CITY OF	530327	0310	G

Notice: This map was reissued on April 28, 2023 to make a correction. This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0310G

MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

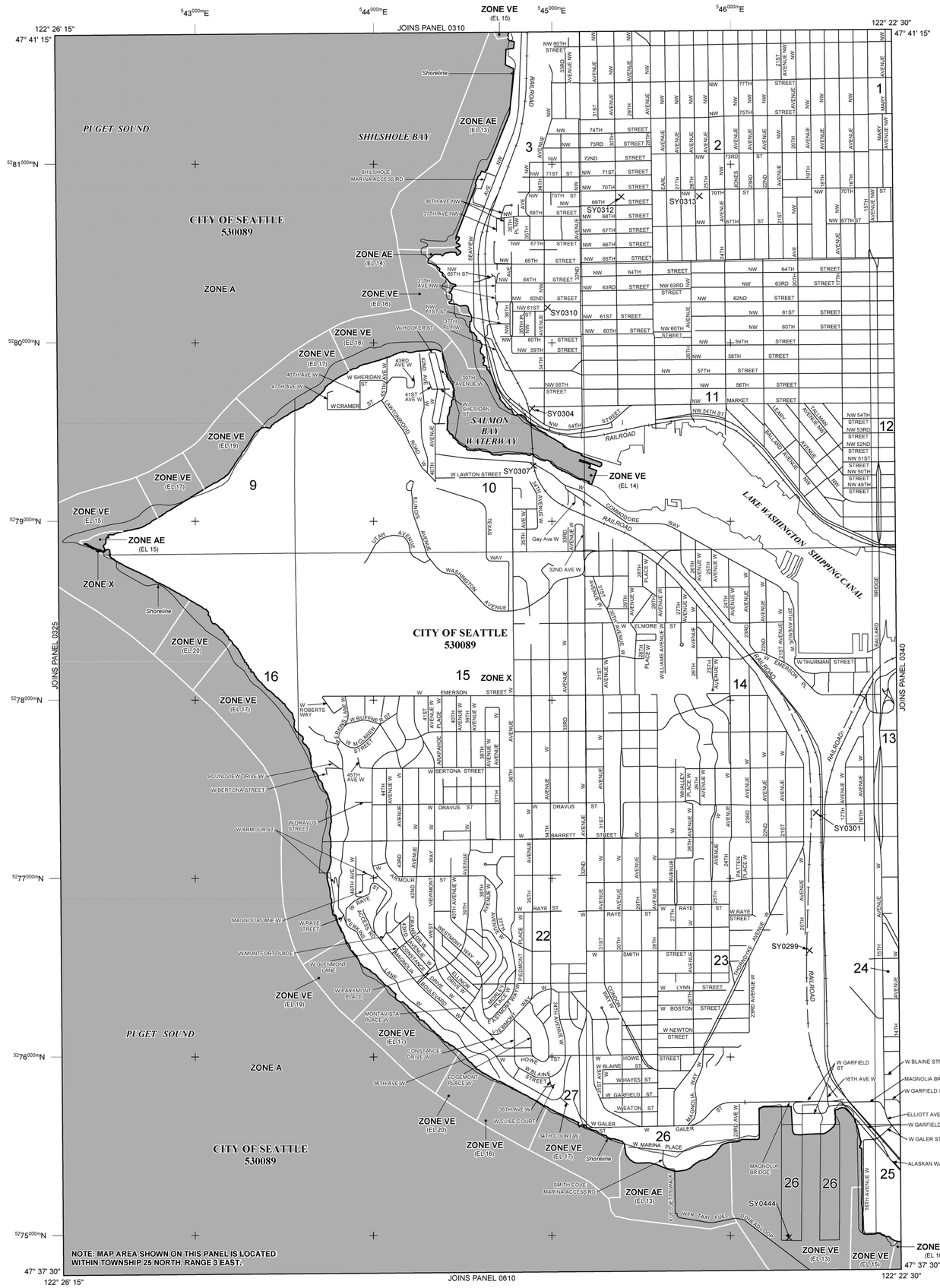
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4889000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 •	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995

August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0320G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 320 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0320	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0320G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum** . For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

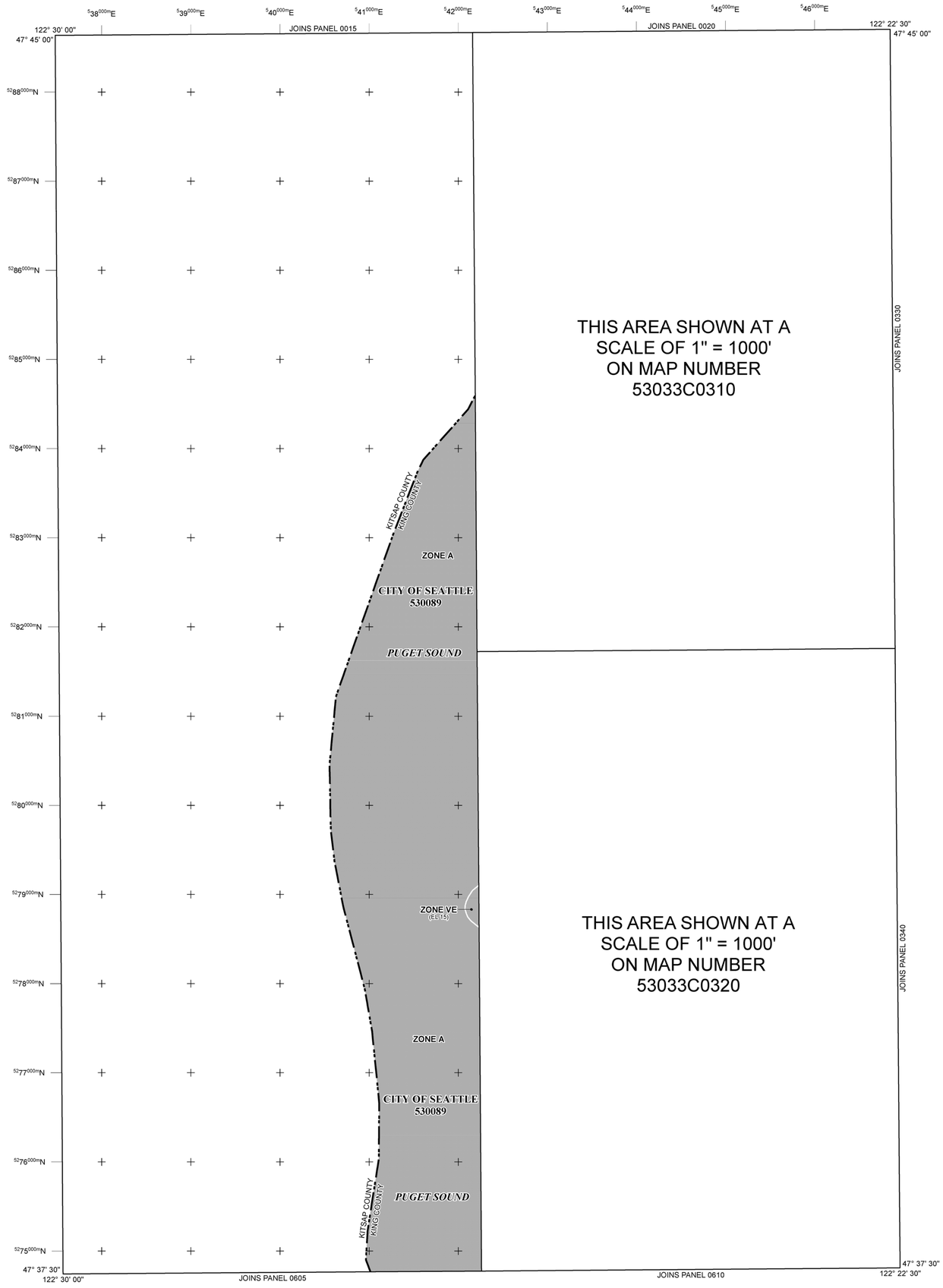
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0325G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 325 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0325	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0325G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

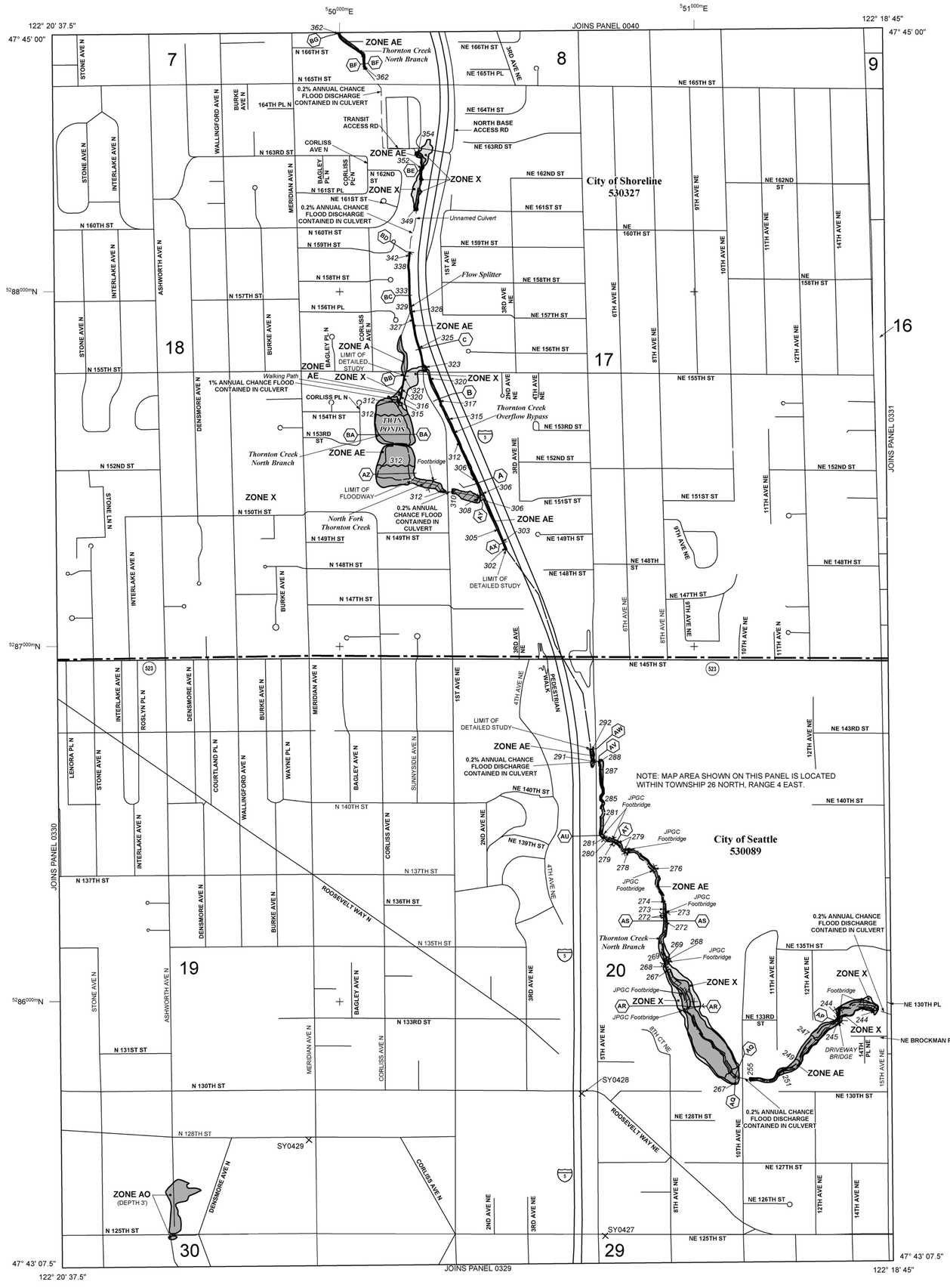
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4988000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995

August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0327G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 327 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0327	G
SHORELINE, CITY OF	530327	0327	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0327G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

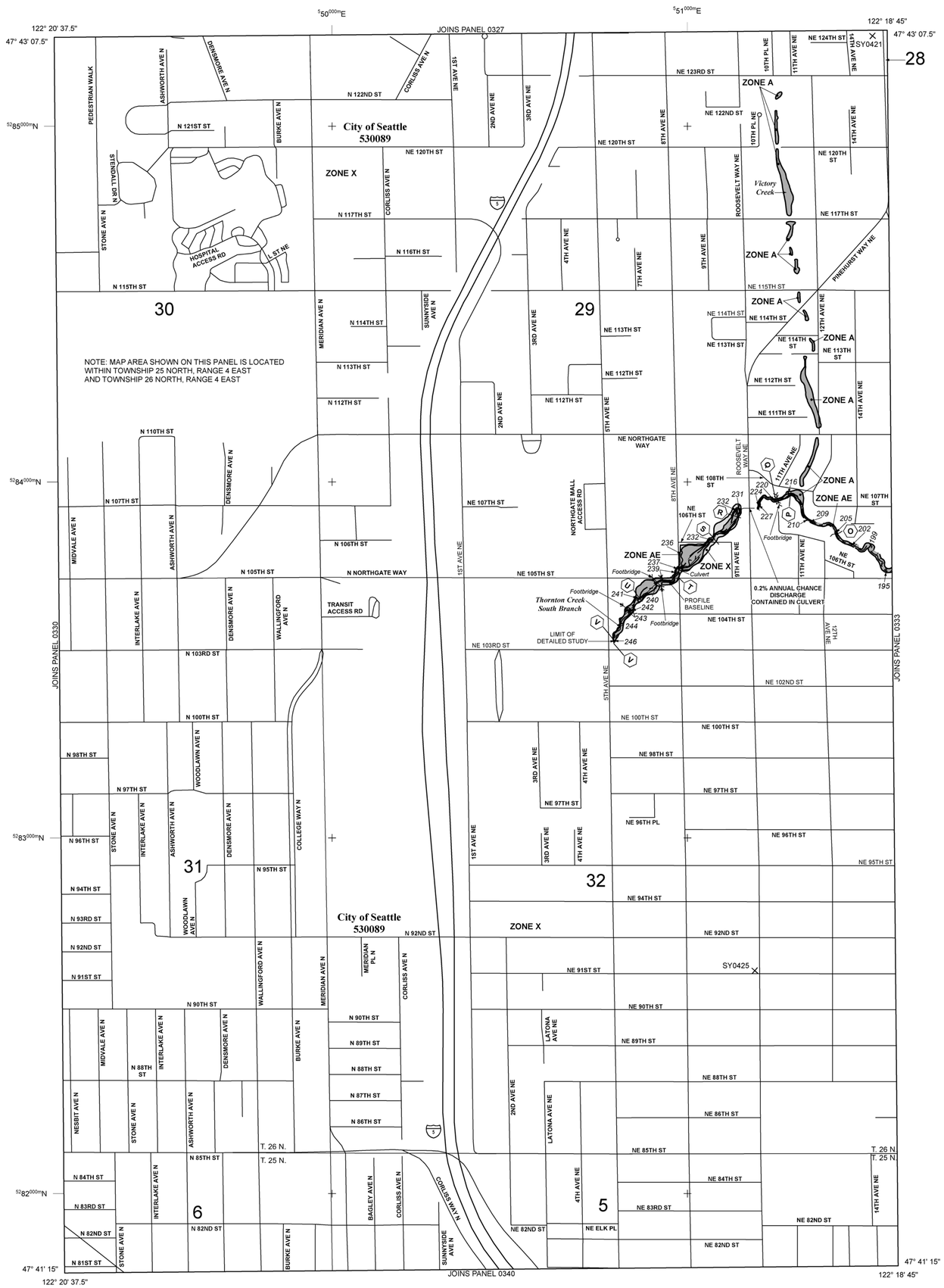
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A–A — Cross section line
- 23–23 — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- $^{4}89^{000m}$ N — 1000-meter Universal Transverse Mercator grid values, zone 10
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0329G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 329 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0329	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0329G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

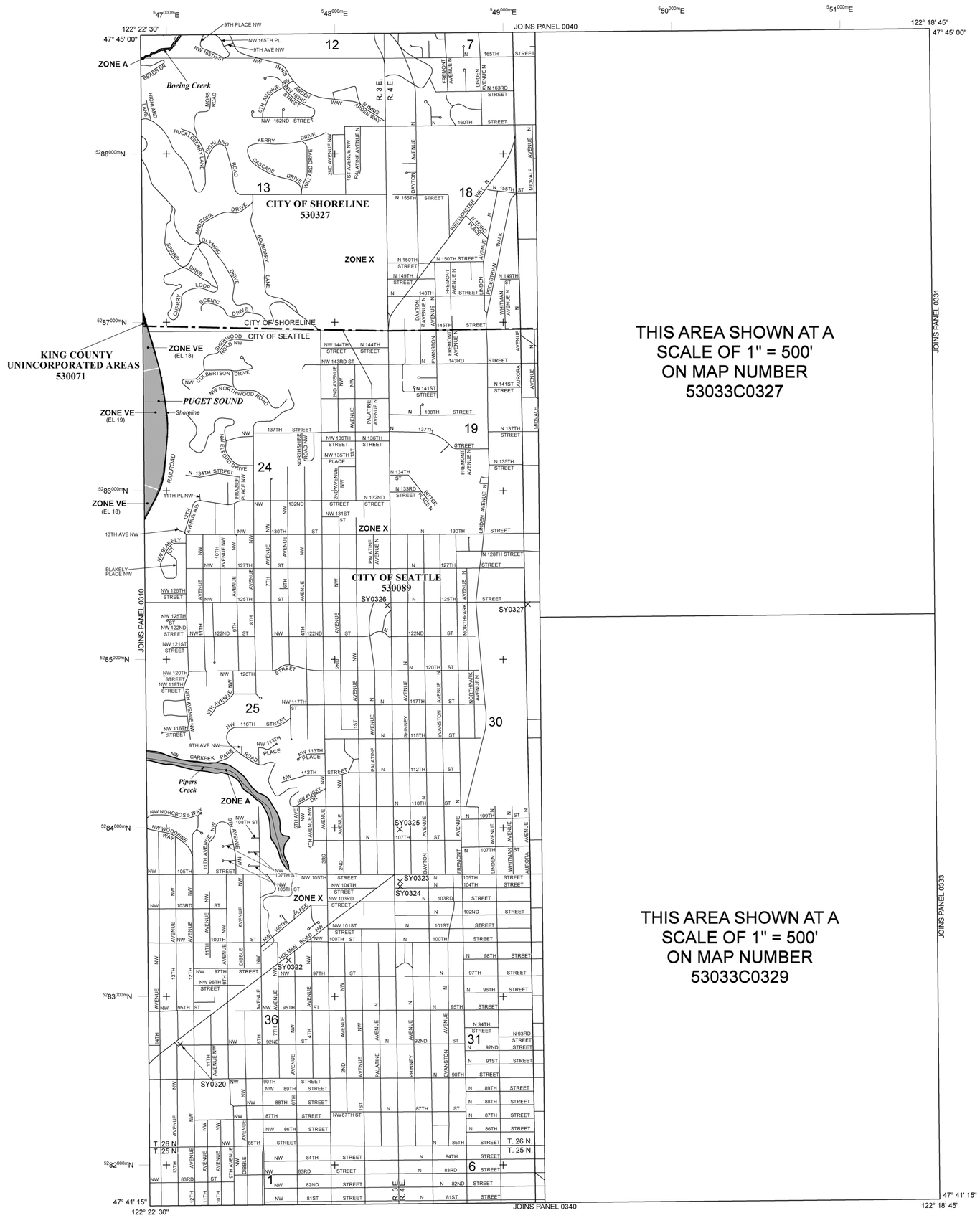
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0330G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 330 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0330	G
SEATTLE, CITY OF	530089	0330	G
SHORELINE, CITY OF	530327	0330	G

Notice: This map was reissued on April 28, 2023 to make a correction. This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 53033C0330G

MAP REVISED AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

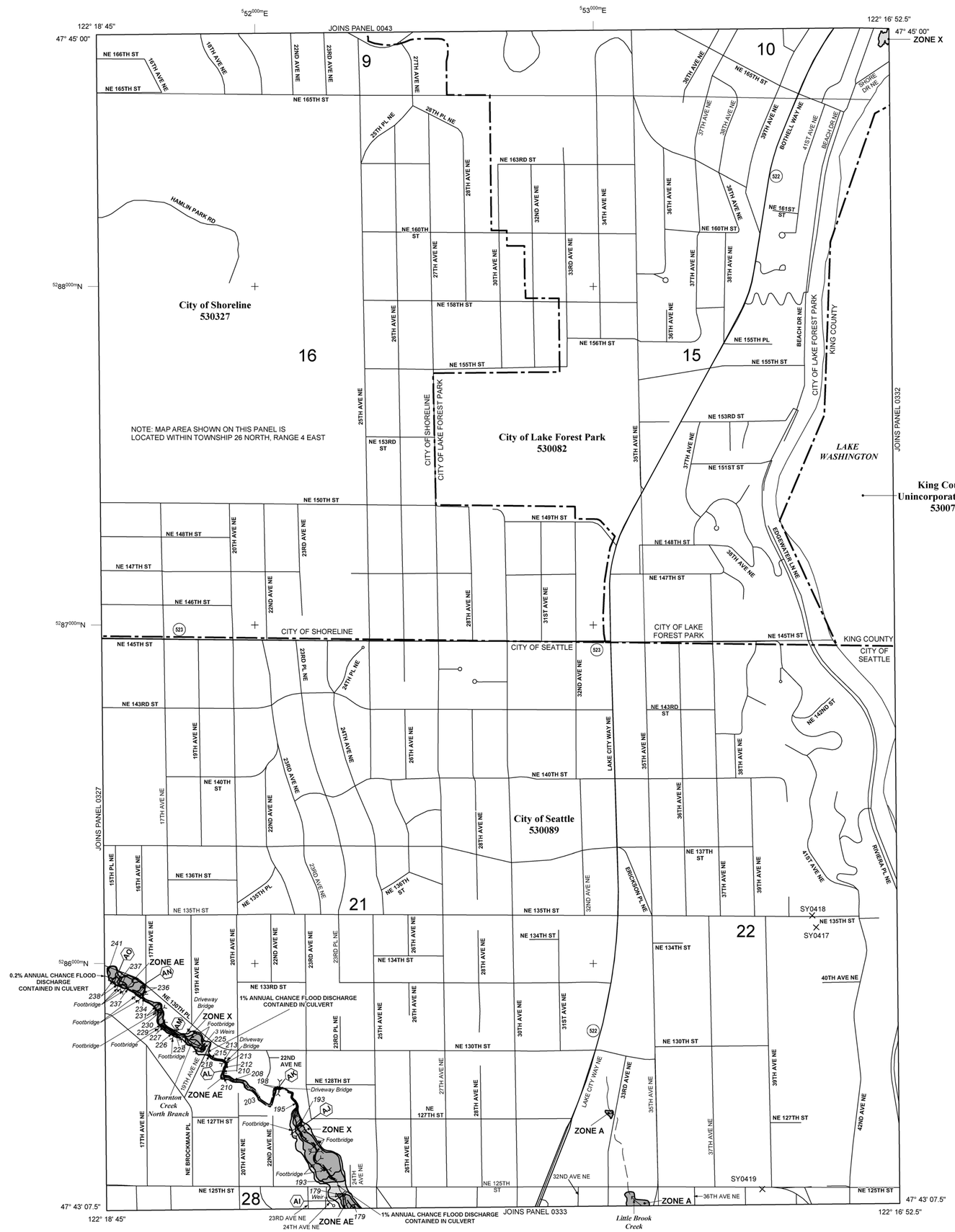
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4988000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0331G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 331 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0331	G
LAKE FOREST PARK, CITY OF	530082	0331	G
SEATTLE, CITY OF	530089	0331	G
SHORELINE, CITY OF	530327	0331	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0331G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

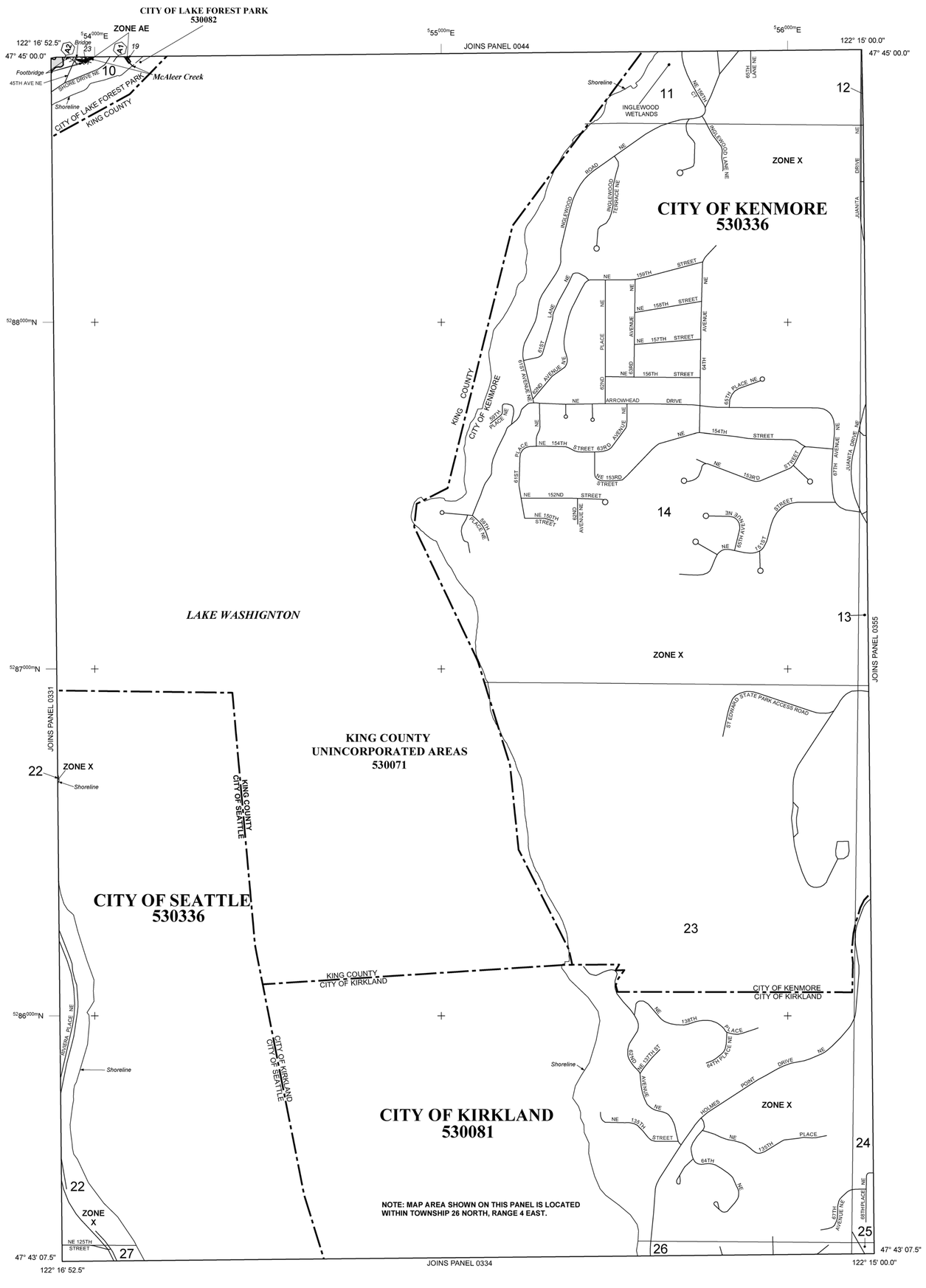
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0332G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 332 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KENMORE, CITY OF	530336	0332	G
KING COUNTY	530071	0332	G
KIRKLAND, CITY OF	530081	0332	G
LAKE FOREST PARK, CITY OF	530082	0332	G
SEATTLE, CITY OF	530089	0332	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0332G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

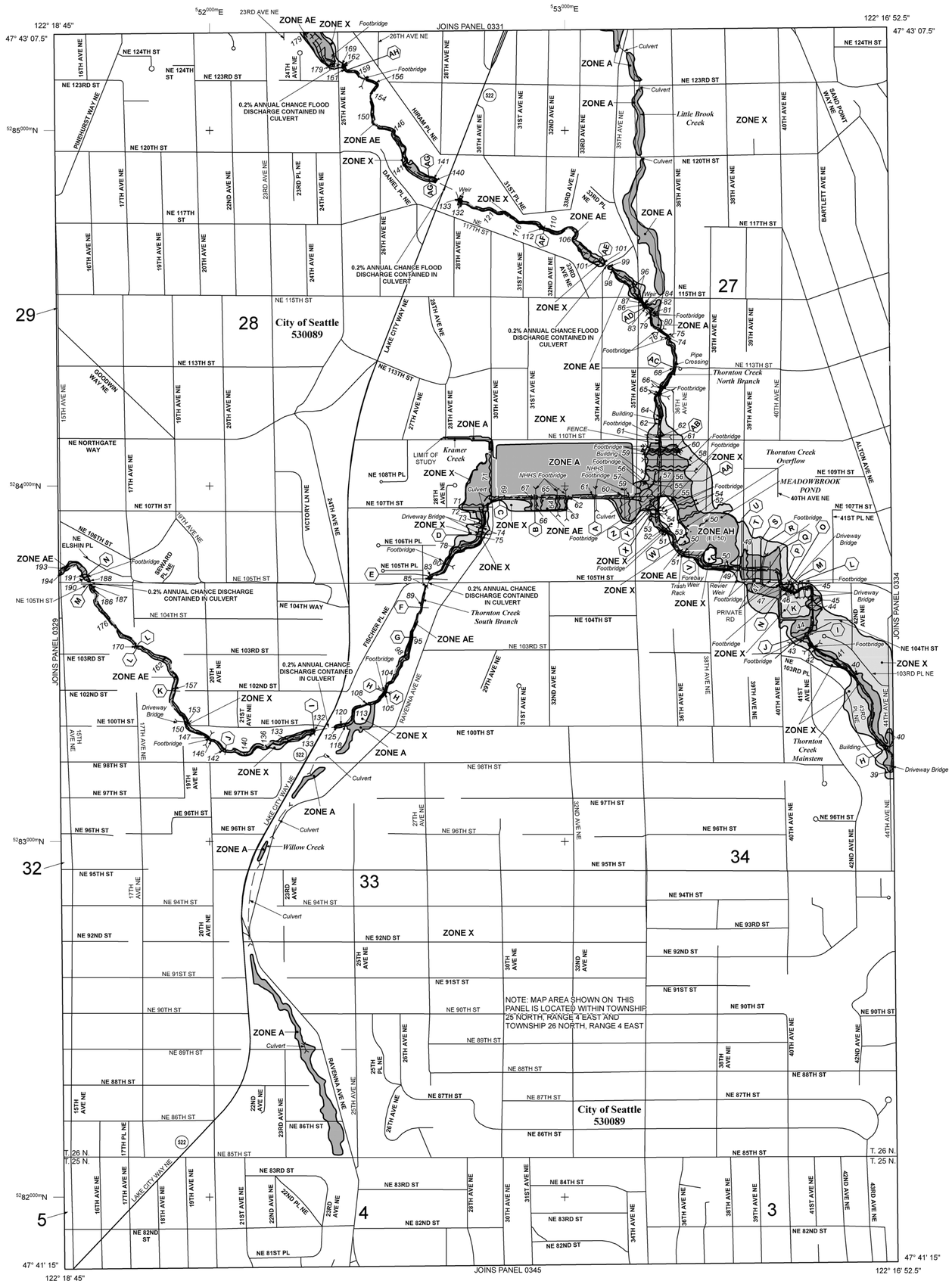
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0333G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 333 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0333	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0333G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

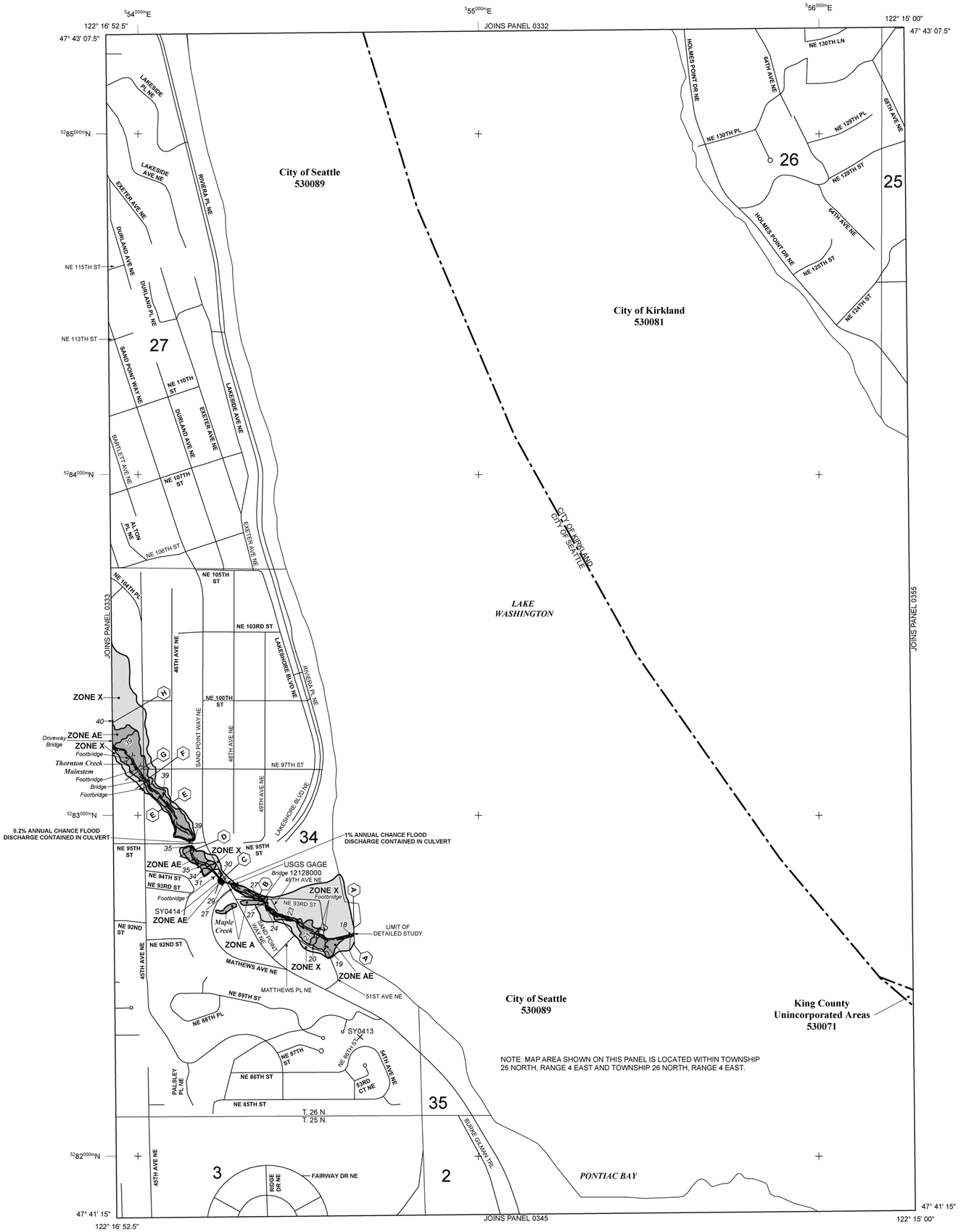
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
^{4}88^{000m}N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0334G

FIRM
FLOOD INSURANCE RATE MAP
KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 334 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0334	G
KIRKLAND, CITY OF	530081	0334	G
SEATTLE, CITY OF	530089	0334	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0334G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

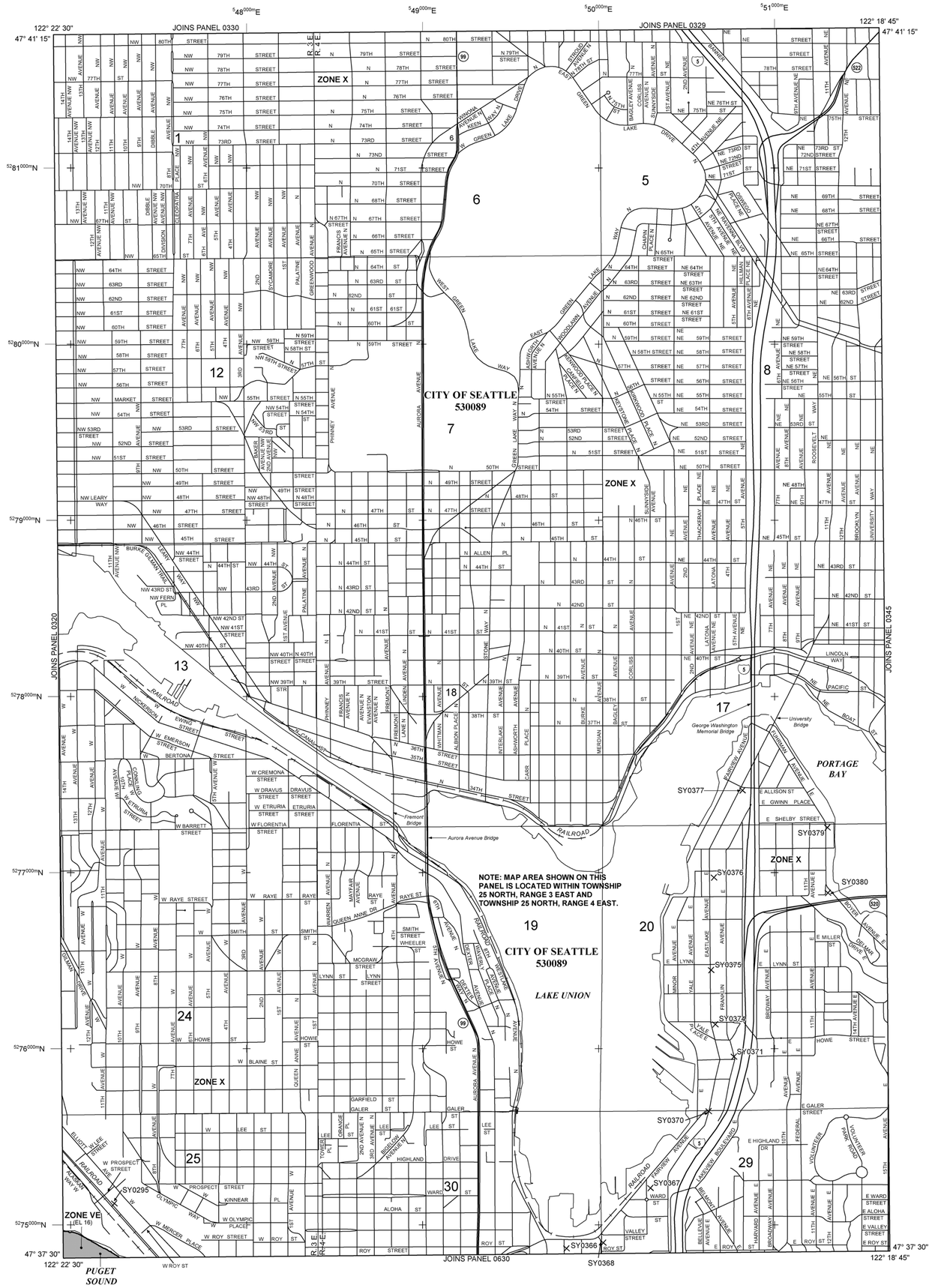
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 4989000m N — 1000-meter Universal Transverse Mercator grid values, zone 10
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 • — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0340G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 340 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0340	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 53033C0340G

MAP REVISED AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

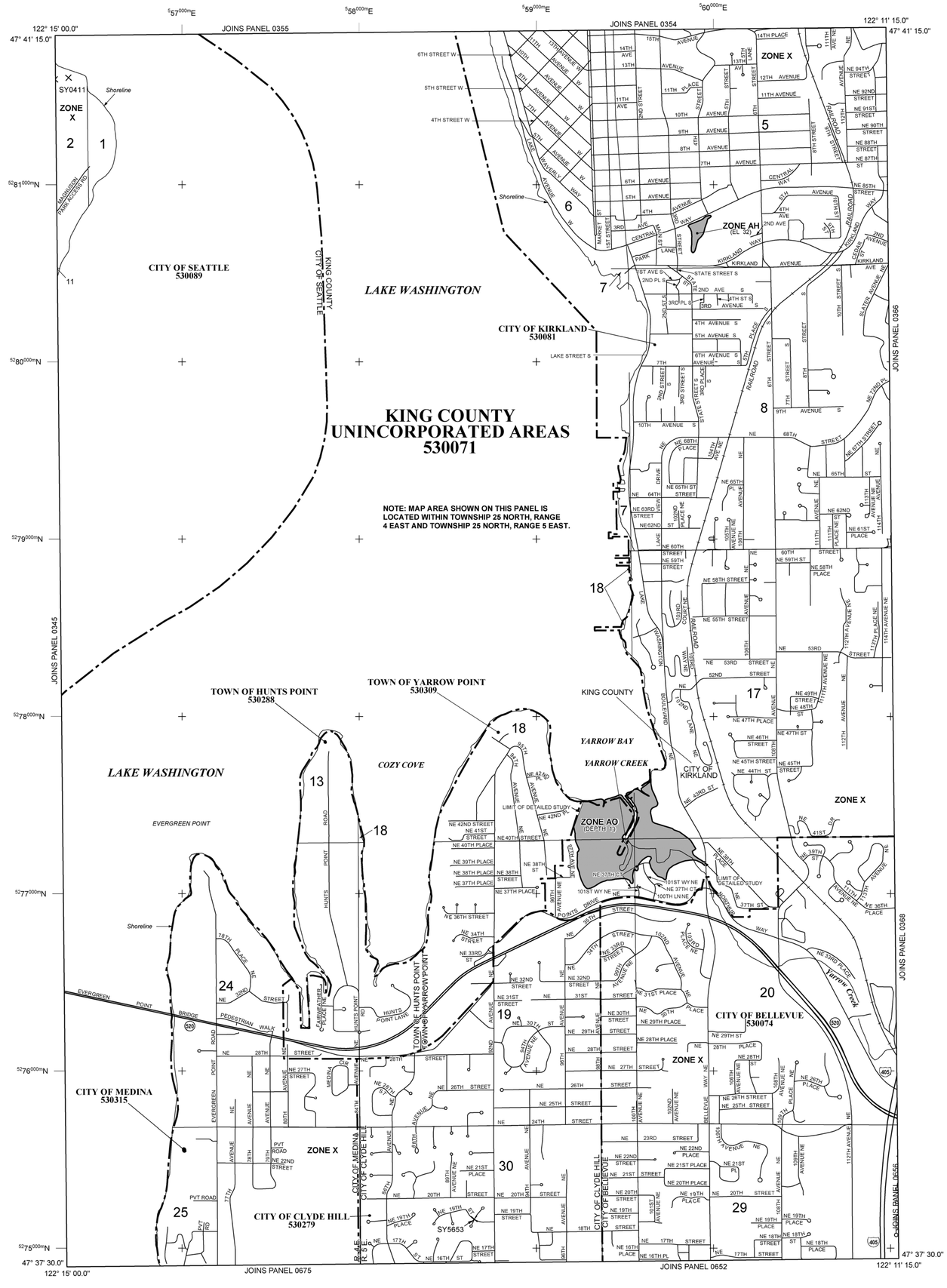
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A ⟷ A	Cross section line
23 ⟷ 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
$^{4}89^{000}$m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0365G

FIRM
FLOOD INSURANCE RATE MAP
KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 365 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BELLEVUE, CITY OF	530074	0365	G
CLYDE HILL, CITY OF	530279	0365	G
HUNTS POINT, TOWN OF	530288	0365	G
KING COUNTY	530071	0365	G
KIRKLAND, CITY OF	530081	0365	G
MEDINA, CITY OF	530315	0365	G
SEATTLE, CITY OF	530089	0365	G
YARROW POINT, TOWN OF	530309	0365	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0365G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

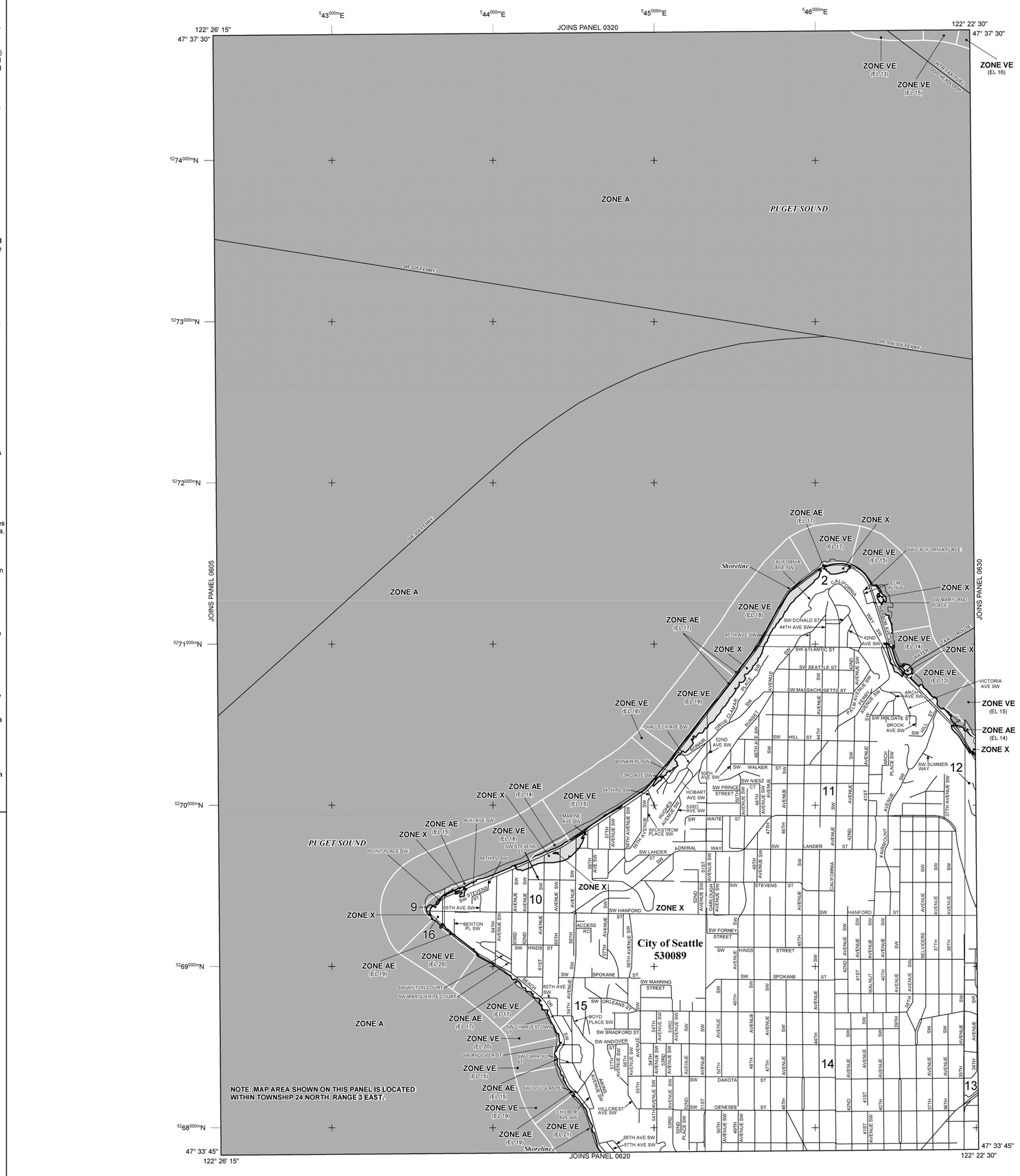
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995

August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0610G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 610 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0610	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0610G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

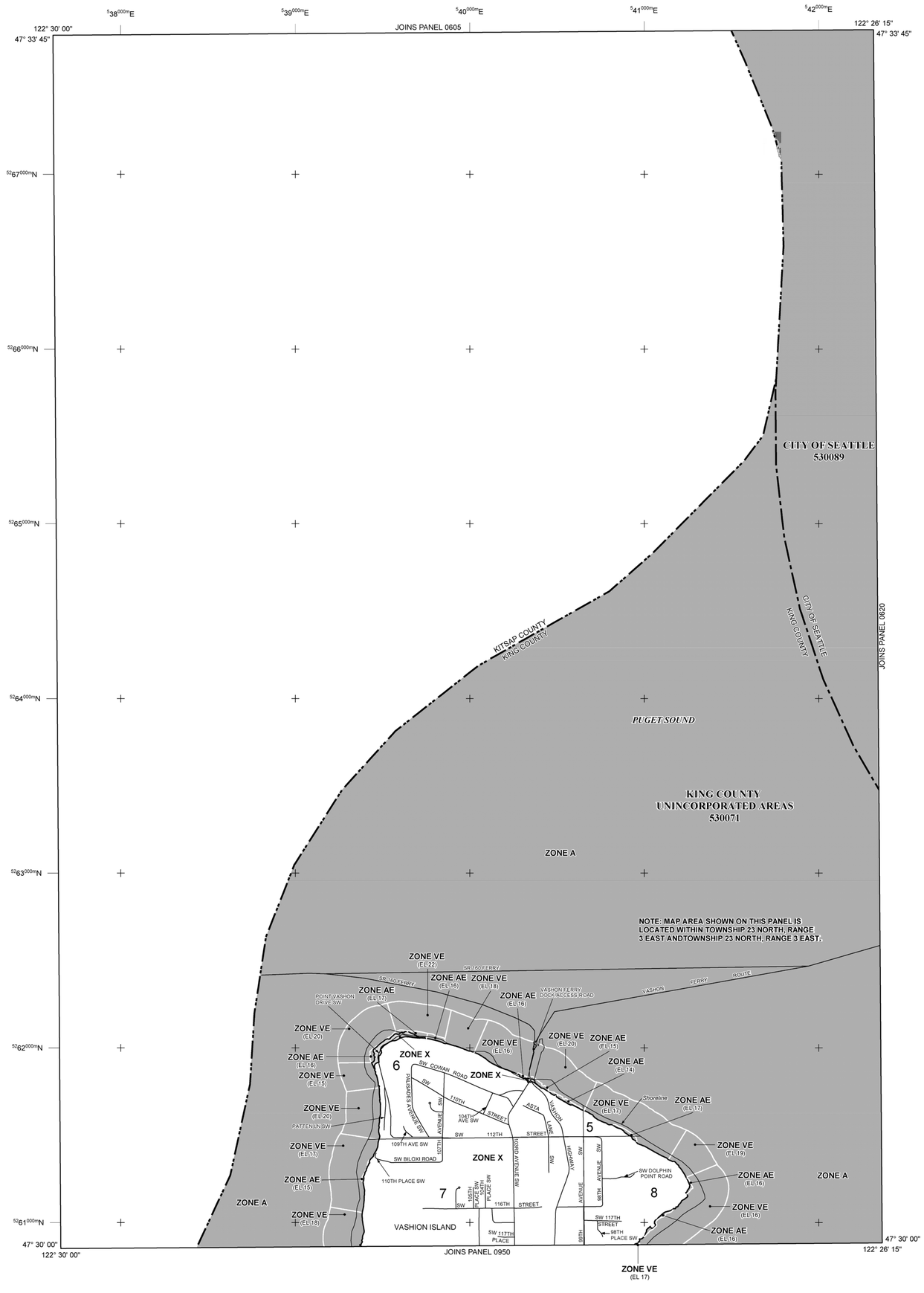
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0615G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 615 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0615	G
SEATTLE, CITY OF	530089	0615	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0615G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

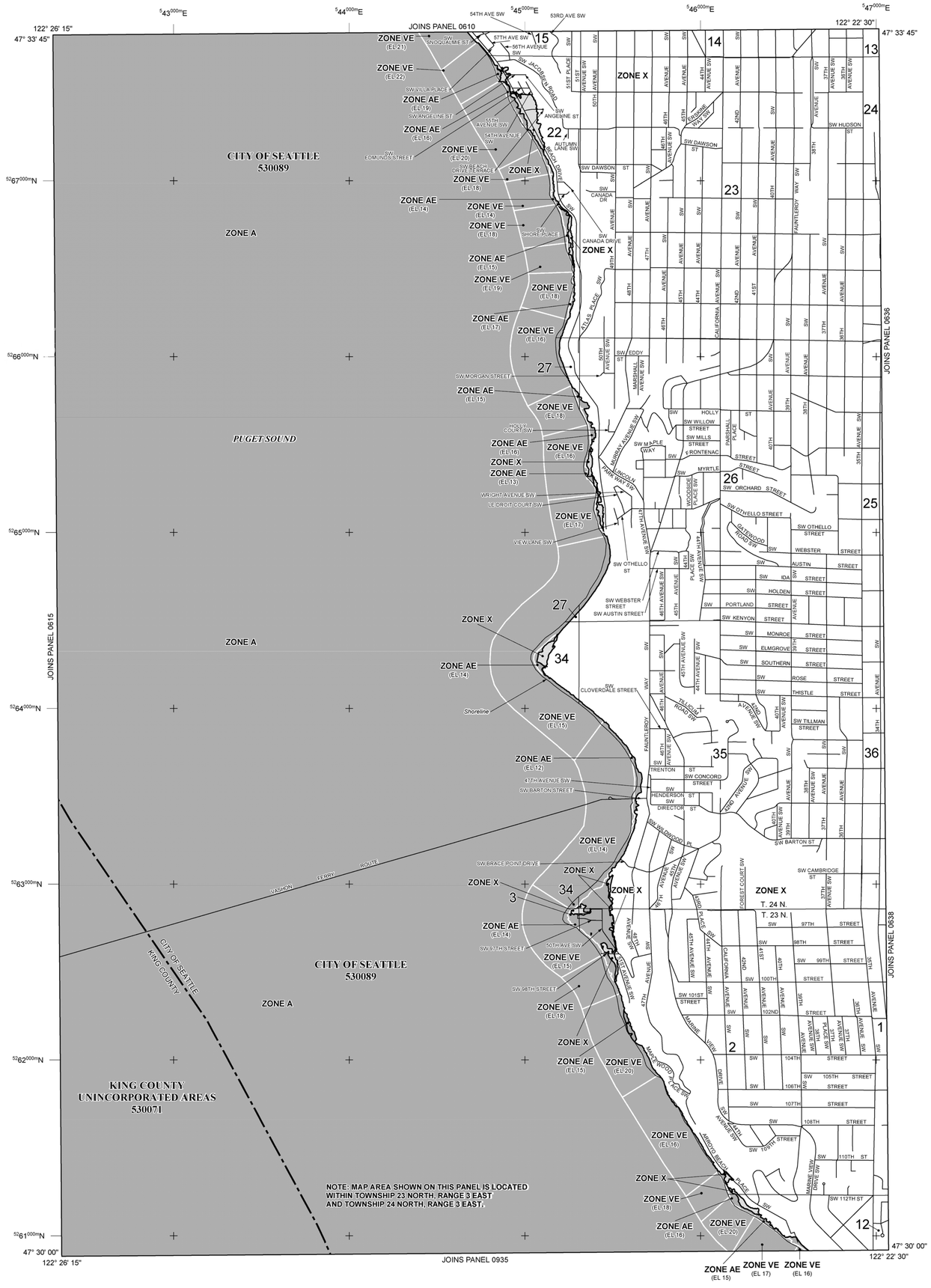
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989 000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0620G

FIRM
FLOOD INSURANCE RATE MAP
KING COUNTY, WASHINGTON
AND INCORPORATED AREAS

PANEL 620 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0620	G
SEATTLE, CITY OF	530089	0620	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0620G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

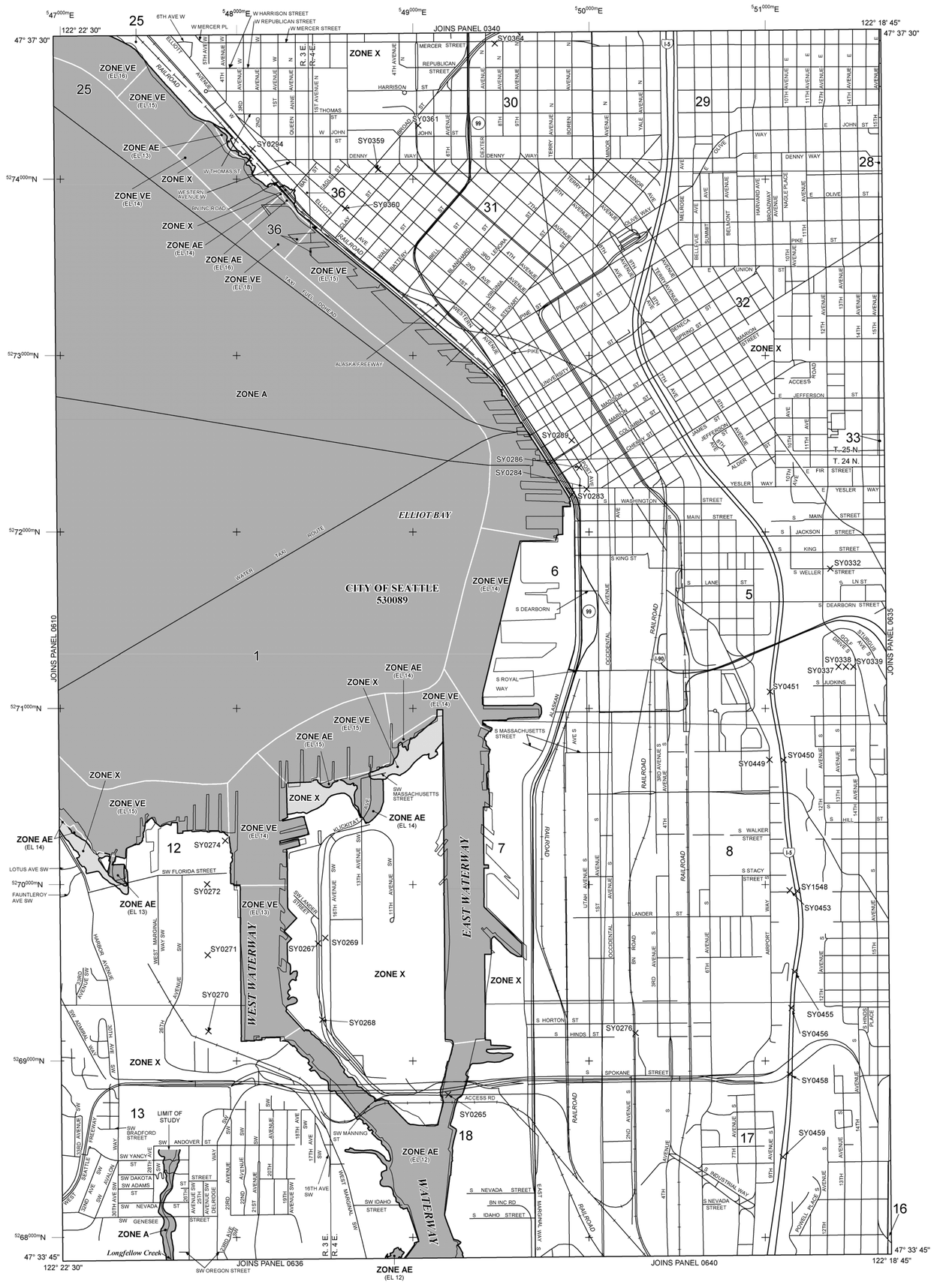
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 4988000m N — 1000-meter Universal Transverse Mercator grid values, zone 10
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0630G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 630 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0630	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0630G

MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

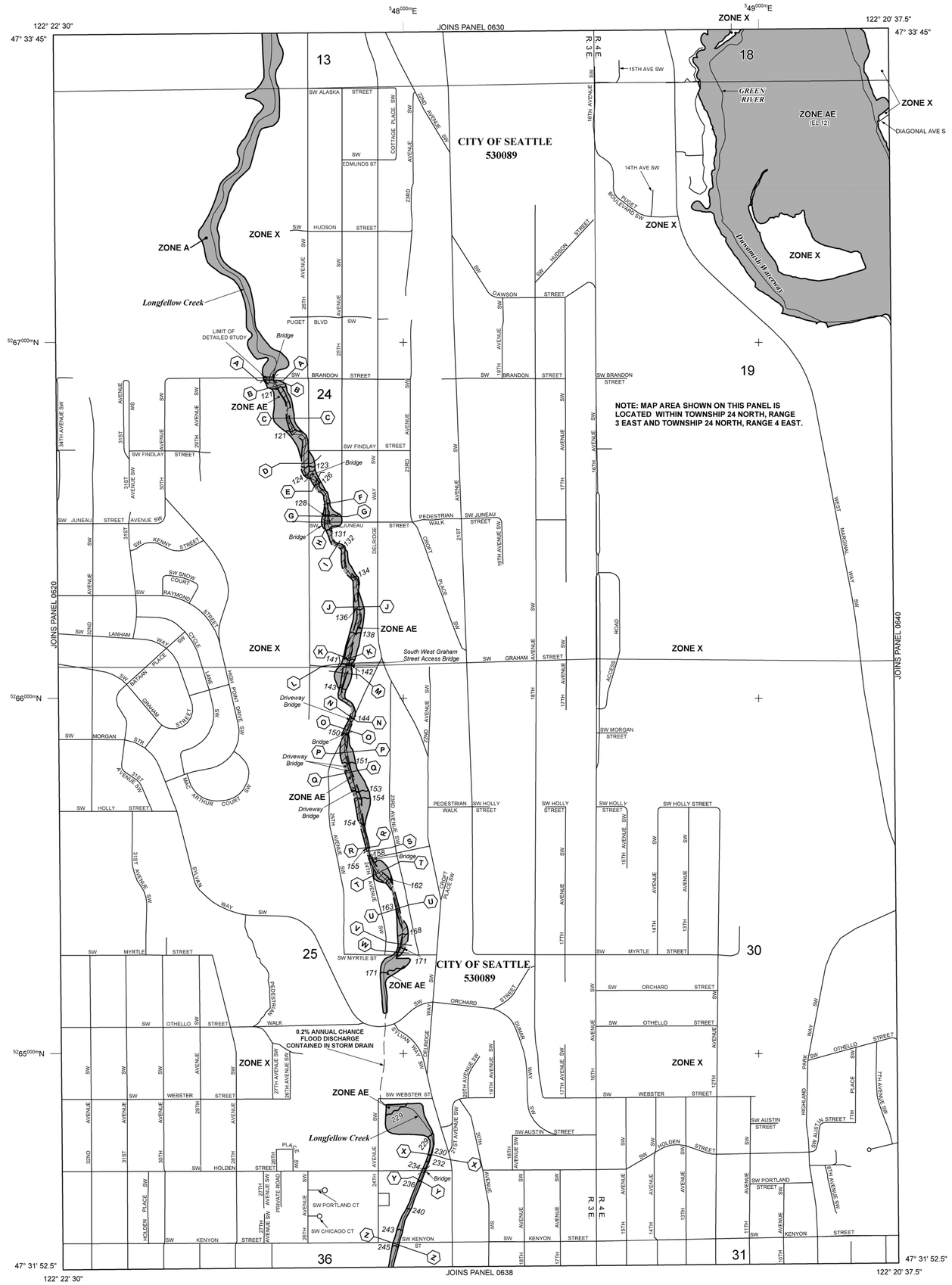
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4889000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995

August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0636G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 636 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SEATTLE, CITY OF	530089	0636	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0636G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

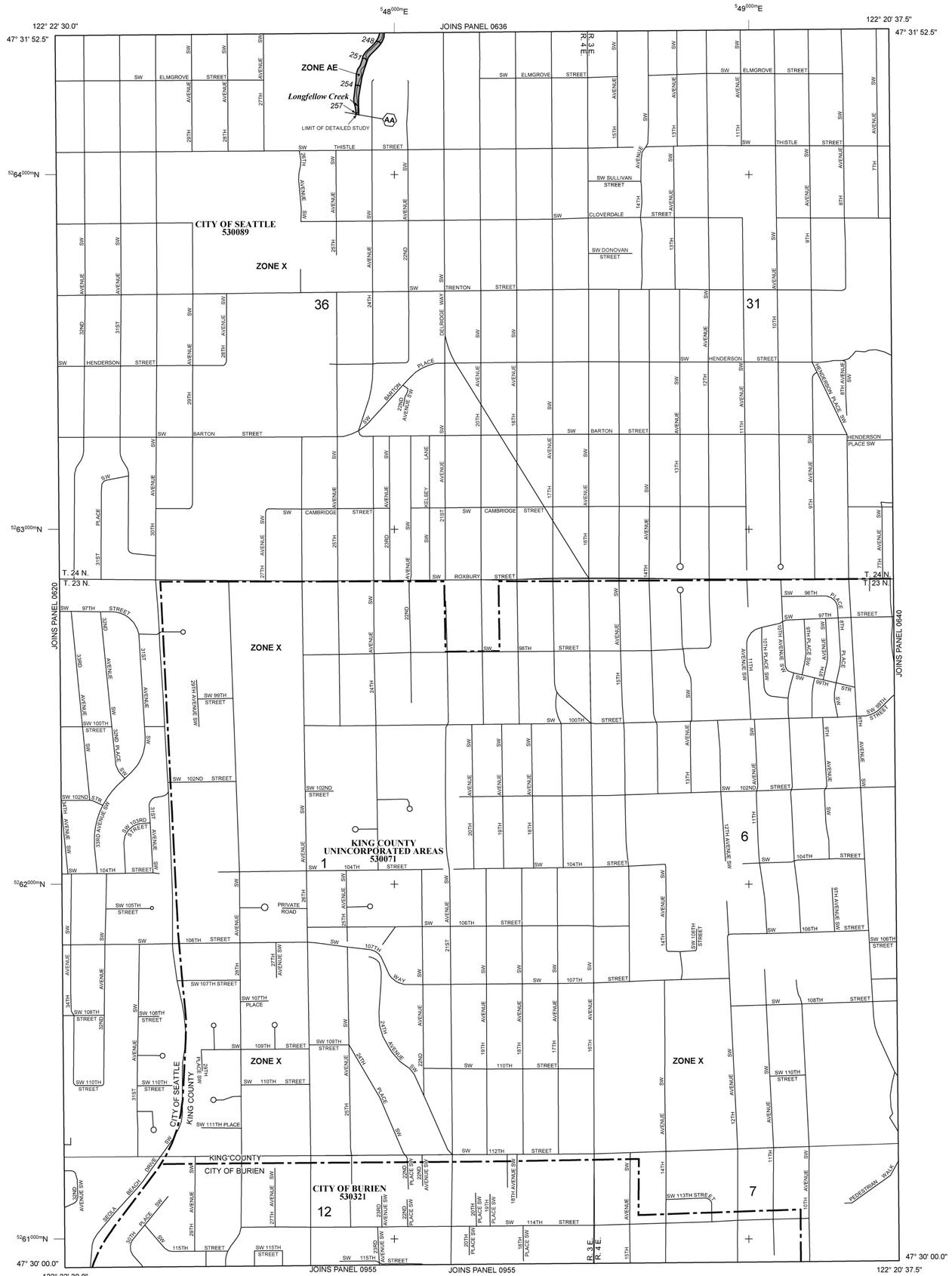
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000mN	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0638G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 638 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURIEN, CITY OF	530321	0638	G
KING COUNTY	530071	0638	G
SEATTLE, CITY OF	530089	0638	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0638G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

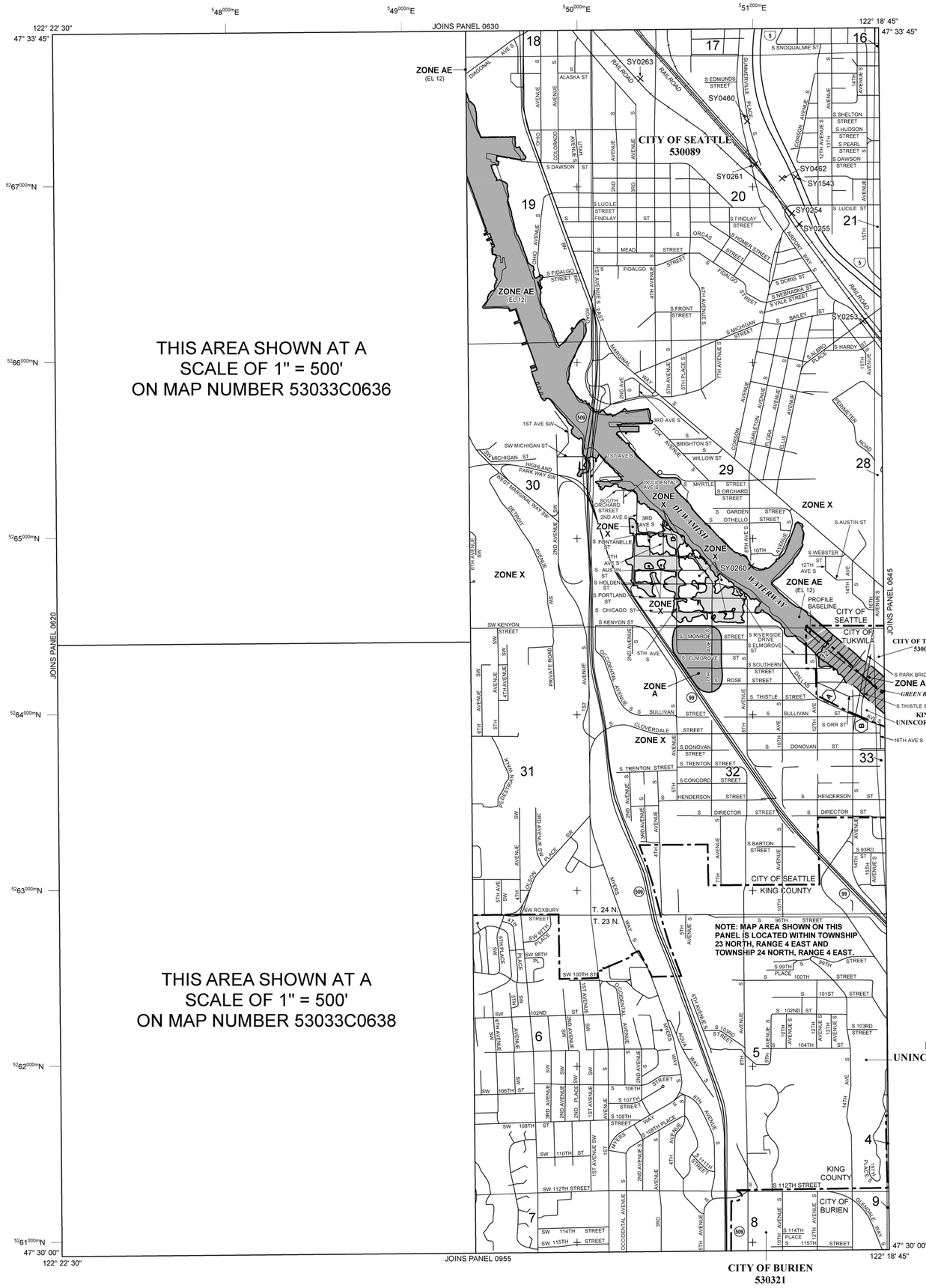
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995

August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0640G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 640 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURIEN, CITY OF	530321	0640	G
KING COUNTY	530071	0640	G
SEATTLE, CITY OF	530089	0640	G
TUKWILA, CITY OF	530091	0640	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 53033C0640G

MAP REVISED AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

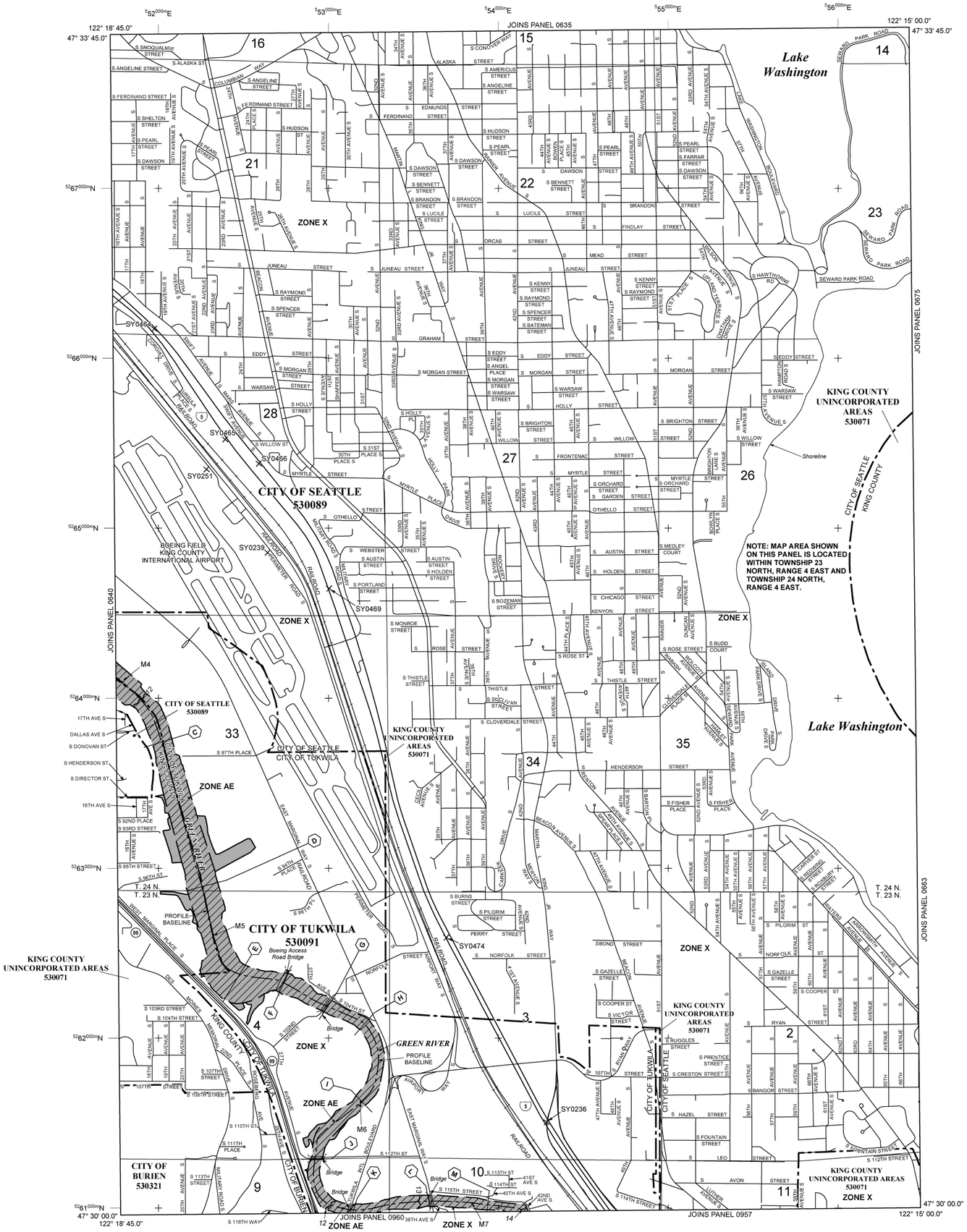
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4889000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995

August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0645G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 645 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURIEN, CITY OF	530321	0645	G
KING COUNTY	530071	0645	G
SEATTLE, CITY OF	530089	0645	G
TUKWILA, CITY OF	530091	0645	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0645G

MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

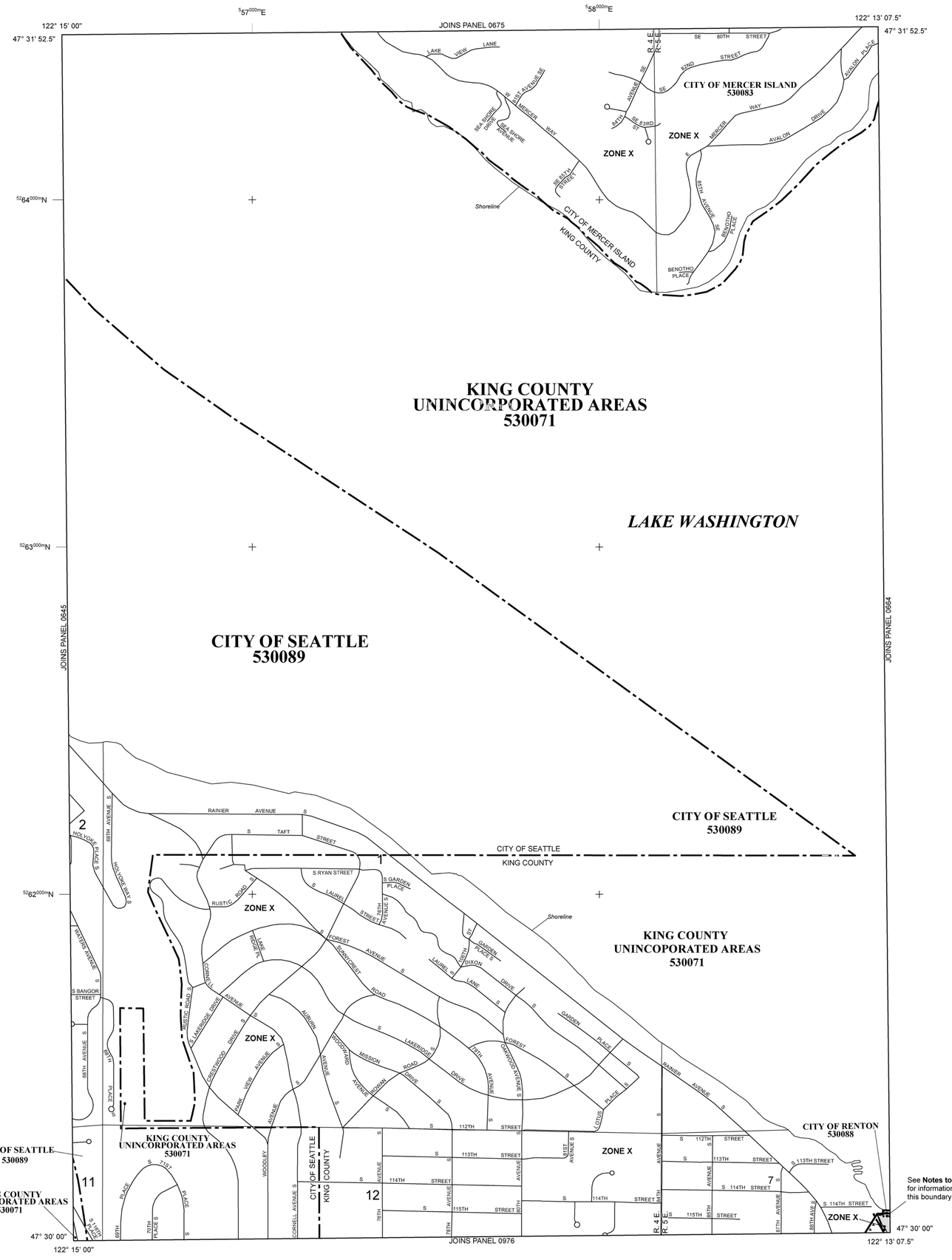
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

ATTENTION: The levee, dike, or other structure that impacts flood hazards inside this boundary has not been shown to comply with Section 65.10 of the NFIP Regulations. As such, this FIRM panel will be revised at a later date to update the flood hazard information associated with this structure.

The flood hazard data inside this boundary on the FIRM panel has been republished from the pervious effective (historic) FIRM for this area, after being converted from NGVD 29 to NAVD 88.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989 000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0663G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 663 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0663	G
MERCER ISLAND, CITY OF	530083	0663	G
RENTON, CITY OF	530088	0663	G
SEATTLE, CITY OF	530089	0663	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0663G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

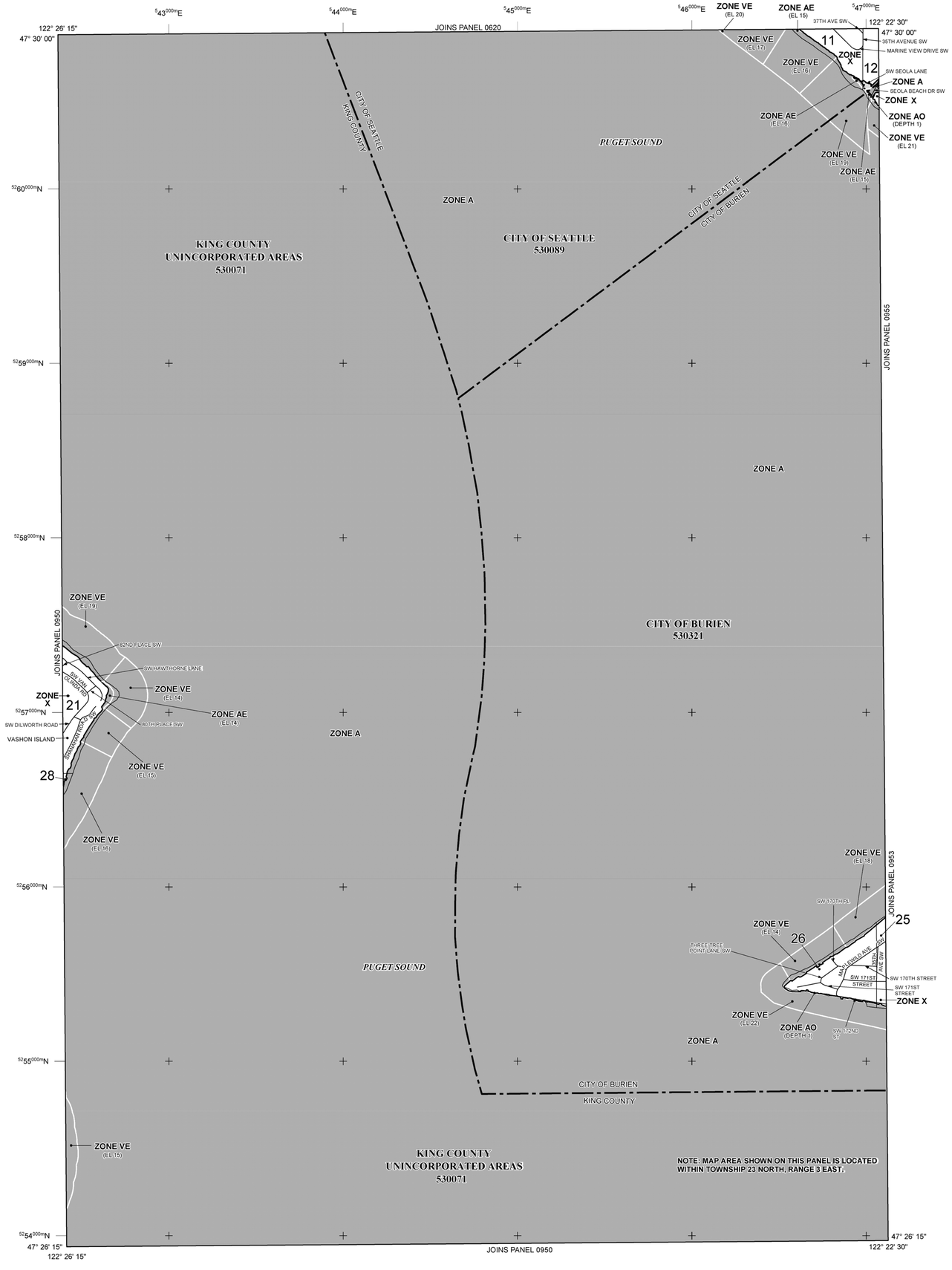
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A A	Cross section line
23 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
$^{4}89^{000m}$N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0935G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 935 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURIEN, CITY OF	530321	0935	G
KING COUNTY	530071	0935	G
SEATTLE, CITY OF	530089	0935	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0935G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

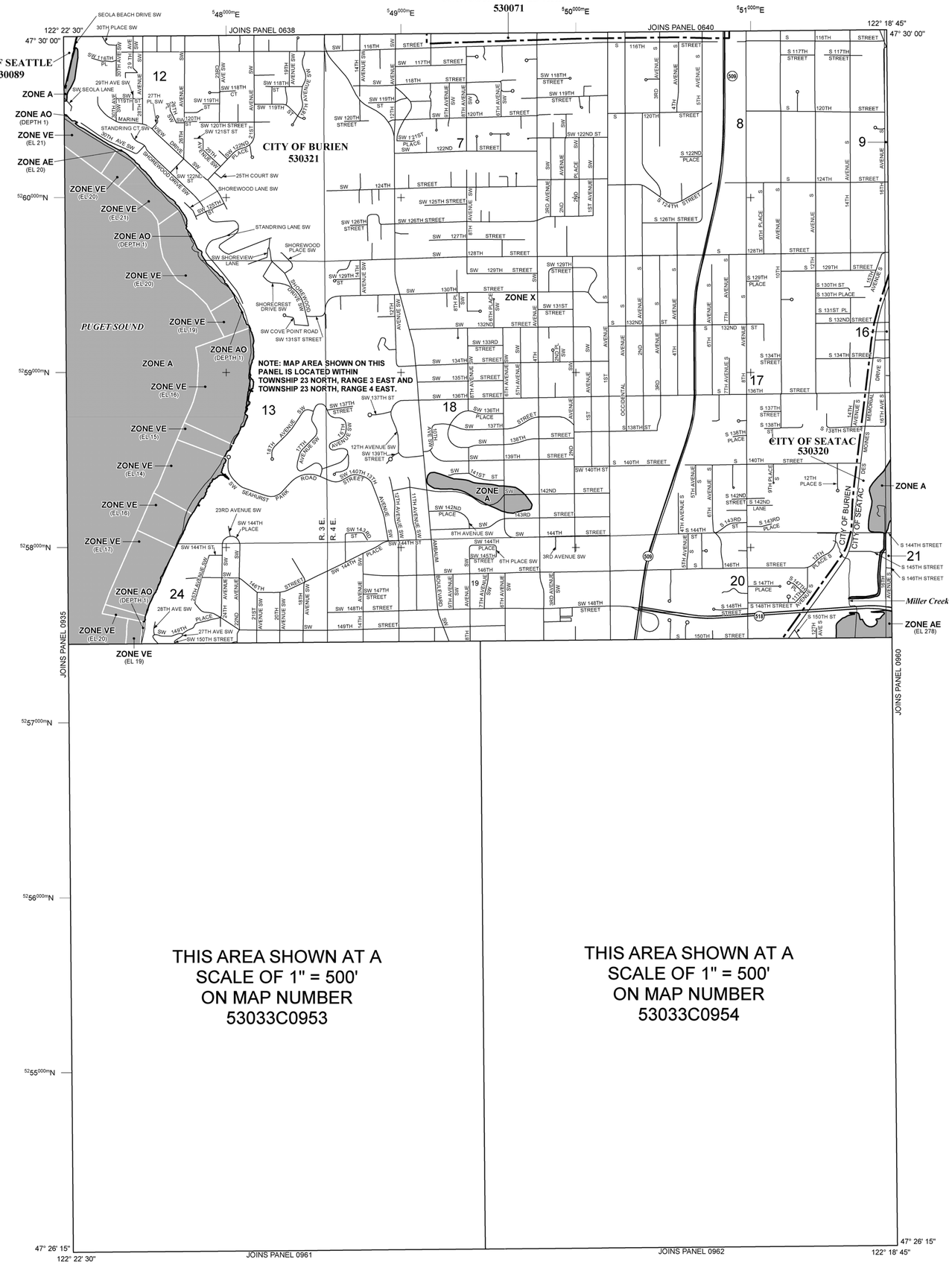
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4988000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0955G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 955 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURIEN, CITY OF	530321	0955	G
KING COUNTY	530071	0955	G
SEATAC, CITY OF	530320	0955	G
SEATTLE, CITY OF	530089	0955	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0955G

MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey **at (301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

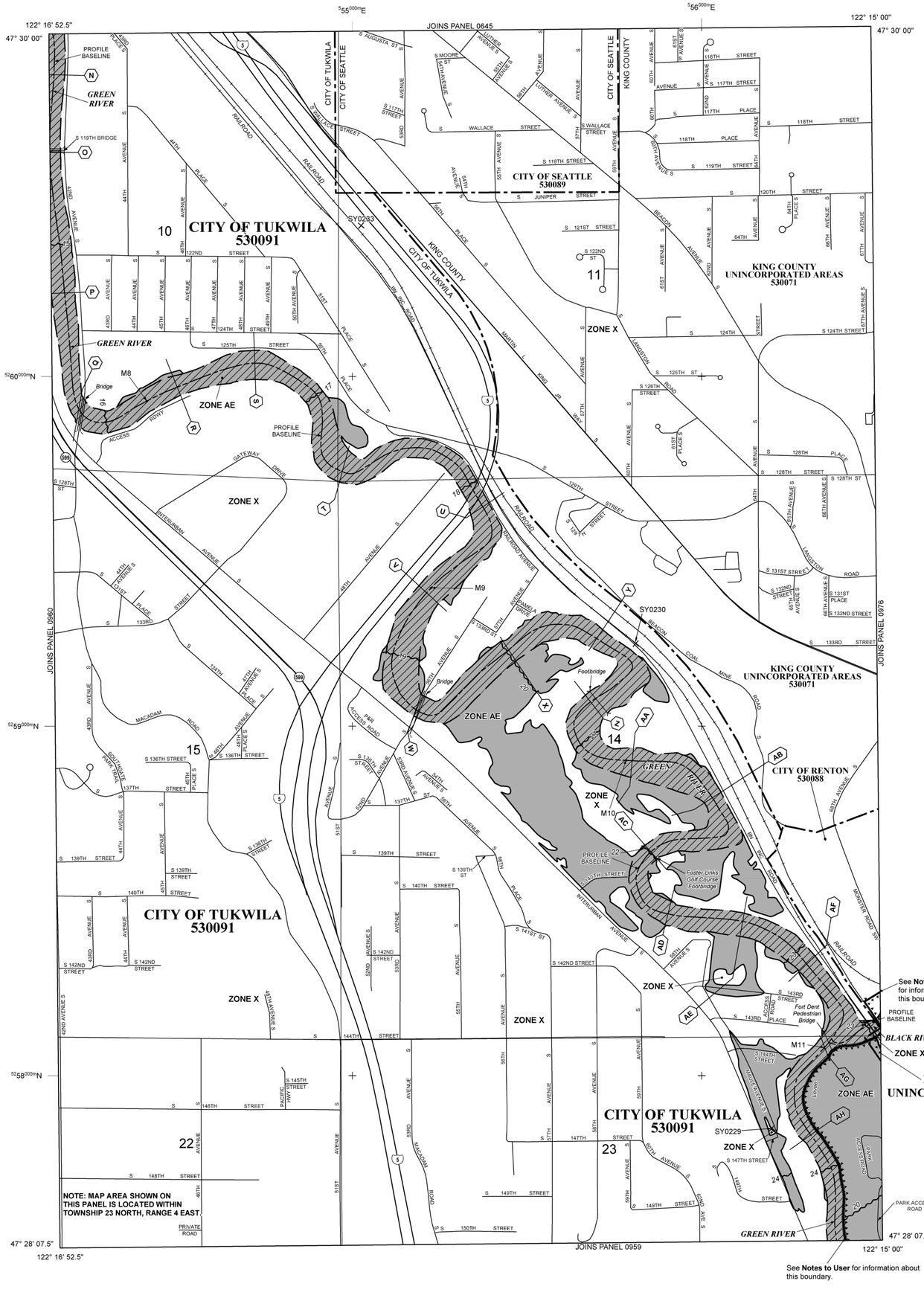
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

ATTENTION: The levee, dike, or other structure that impacts flood hazards inside this boundary has not been shown to comply with Section 65.10 of the NFIP Regulations. As such, this FIRM panel will be revised at a later date to update the flood hazard information associated with this structure.

The flood hazard data inside this boundary on the FIRM panel has been republished from the pervious effective (historic) FIRM for this area, after being converted from NGVD 29 to NAVD 88.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A ⟷ A	Cross section line
23 ⟷ 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
$^{4}89^{000m}$ N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0957G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 957 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0957	G
RENTON, CITY OF	530088	0957	G
SEATTLE, CITY OF	530089	0957	G
TUKWILA, CITY OF	530091	0957	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0957G
MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base Map information shown on the FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:12,000 to 24,000 during the time period of 1994-2012.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

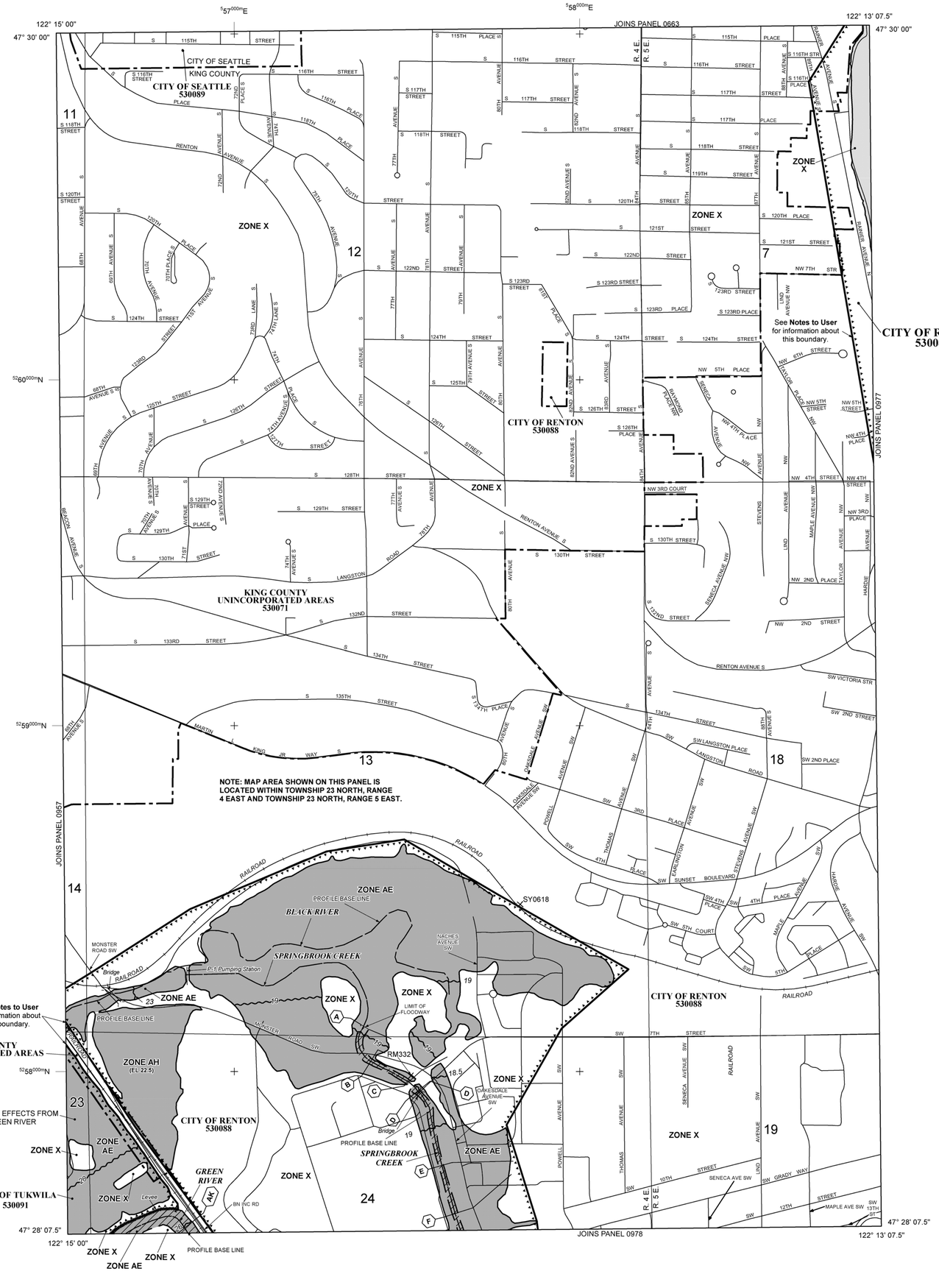
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

ATTENTION: The levee, dike, or other structure that impacts flood hazards inside this boundary has not been shown to comply with Section 65.10 of the NFIP Regulations. As such, this FIRM panel will be revised at a later date to update the flood hazard information associated with this structure.

The flood hazard data inside this boundary on the FIRM panel has been republished from the pervious effective (historic) FIRM for this area, after being converted from NGVD 29 to NAVD 88.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A	Cross section line
23 — 23	Transect line
45° 02' 08", 93° 02' 12"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
4989000m N	1000-meter Universal Transverse Mercator grid values, zone 10
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995
August 19, 2020 - to change Base Flood Elevations, to update corporate limits, to add roads and road names, to update the effects of wave action, to change Special Flood Hazard Areas, to change zone designations and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0976G

FIRM

FLOOD INSURANCE RATE MAP

KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 976 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	530071	0976	G
RENTON, CITY OF	530088	0976	G
SEATTLE, CITY OF	530089	0976	G
TUKWILA, CITY OF	530091	0976	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0976G

MAP REVISED
AUGUST 19, 2020

Federal Emergency Management Agency

Figure 1. Area in Gray Hatch Identified by Seattle Public Utilities as a Flood-prone Area in Addition to FEMA FIRM Panels 0329G and 0330G for King County.

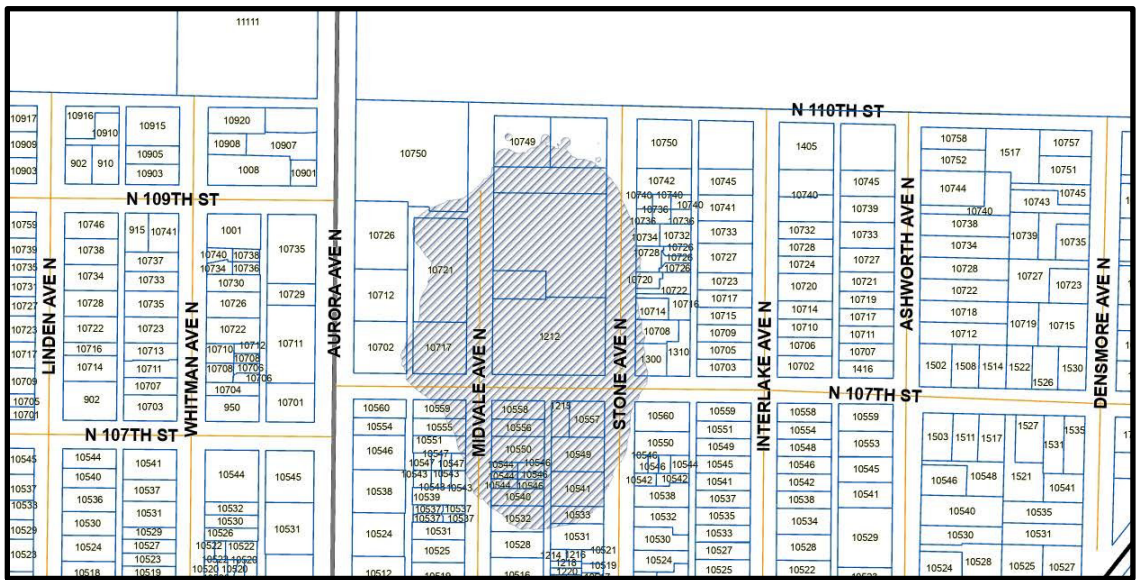


Figure 2. Area in Gray Hatch Identified by Seattle Public Utilities as a Flood-prone Area in Addition to FEMA FIRM Panel 0635G for King County.

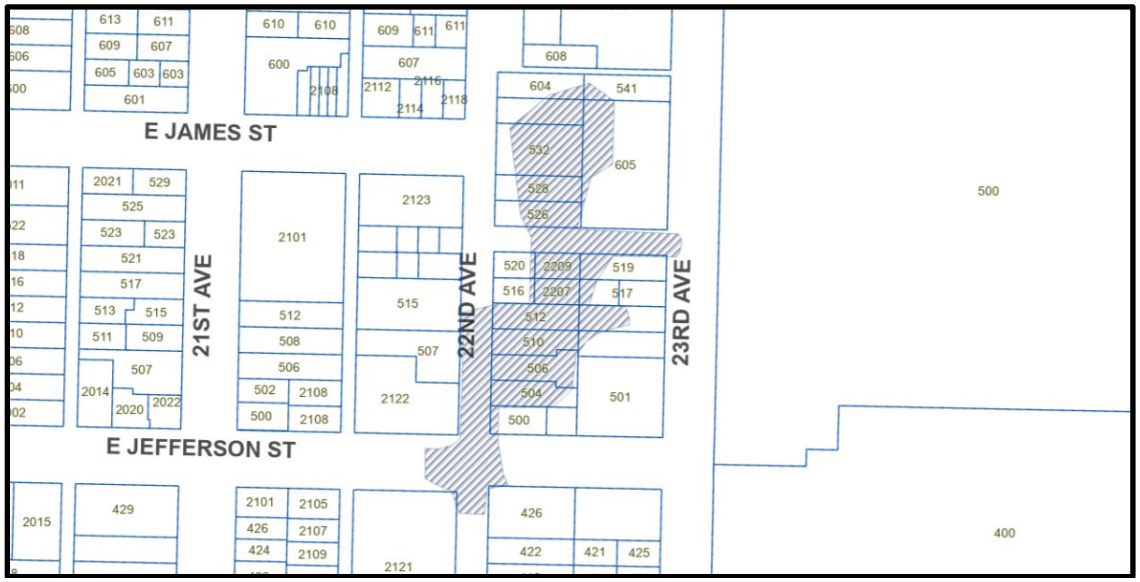


Figure 3. Area in Purple Hatch Identified by Seattle Public Utilities as a Flood-prone Area in Addition to FEMA FIRM Panel 0640G for King County.

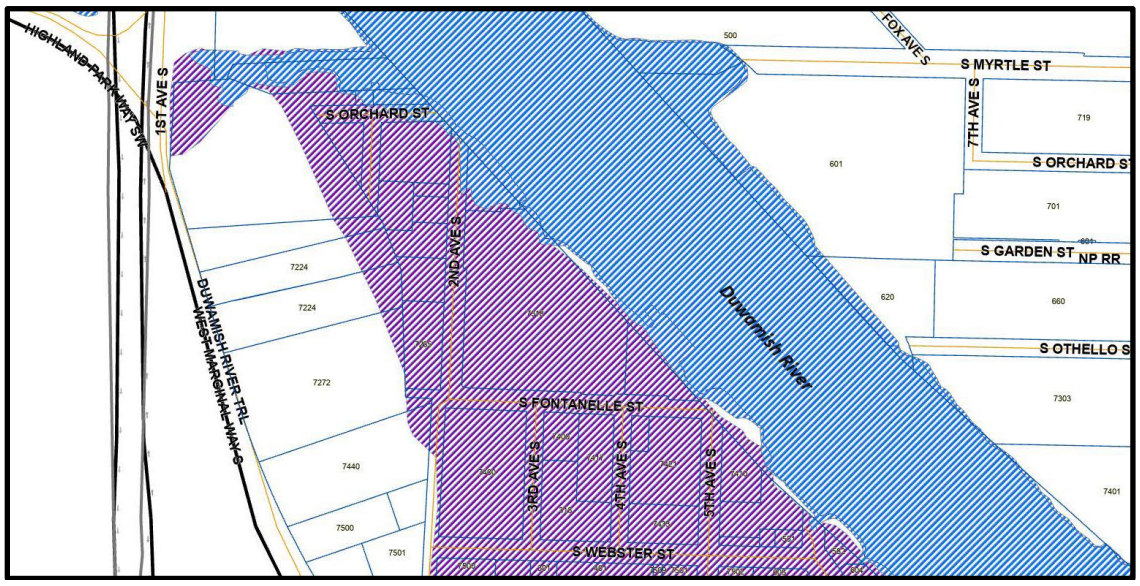
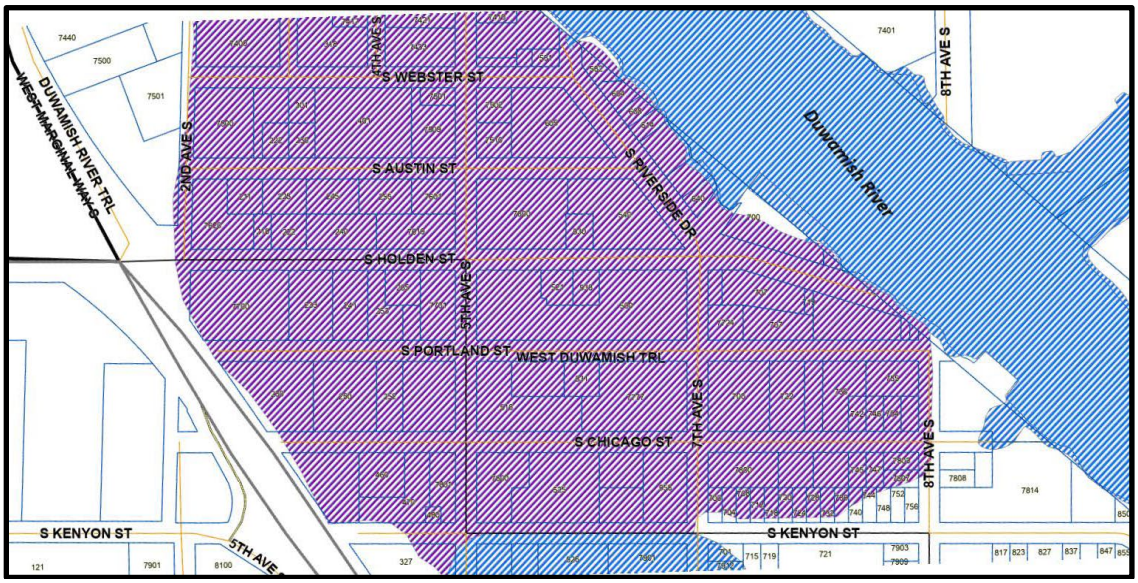


Figure 4. Area in Purple Hatch Identified by Seattle Public Utilities as a Flood-prone Area in Addition to FEMA FIRM Panel 0640G for King County.



SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
SDCI	Margaret Glowacki	Christie Parker

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to floodplains; adopting permanent regulations consistent with Federal Emergency Management Agency (FEMA) regulations; adopting the February 2020 updated National Flood Insurance Rate Maps to allow individuals to continue to obtain flood insurance through FEMA's Flood Insurance Program; repealing Ordinances 126113 and 126536; and amending Chapter 25.06 and Section 25.09.030 of the Seattle Municipal Code.

Summary and Background of the Legislation: In February 2020, FEMA finalized new Flood Insurance Rate Maps for Seattle. The maps identify properties that are at risk of flooding and are used to determine which properties, if backed by a federal mortgage, are required to have flood insurance. Along with the adoption of the updated maps, the City was required to update its floodplain regulations, which have been in place for several decades and vary by specific flood hazard zone. This legislation adopts permanent Floodplain Development regulations to comply with 44 CFR 60.3 as required by FEMA.

The permanent Floodplain Development regulations apply to permit applications for construction on property within floodplain areas mapped by FEMA. FEMA has required these types of updates across the country. The 2020 FEMA maps and interim floodplain regulations were adopted by the City in July 2020 and became effective on August 19, 2020.

The City extended these interim regulations and interim maps nine times while working to adopt permanent floodplain regulations and maps. The interim floodplain maps and the proposed permanent floodplain maps are identical.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? **NO**

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? **NO**

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.
No. While the updated FEMA mapping includes a net increase of 89 acres on land and 784 acres in water equaling a total net increase of 873 acres, the change in the number of permit applications that are expected to be reviewed based on the interim regulations with the same change in acreage is minimal. Existing SDCI staff is sufficient to review permit applications and costs are recovered by existing permit fees. The updated maps have already been prepared.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.
See response above.

Please describe any financial costs or other impacts of *not* implementing the legislation.
No financial costs to the City are anticipated. If the City does not adopt permanent regulations, property owners in the FEMA mapped floodplain areas may not be able to purchase flood insurance, renew an existing policy, or obtain federally backed mortgages.

Please describe how this legislation may affect any City departments other than the originating department.
SPU, Parks, SDOT, and any other department that is proposing development in the floodplain will need to comply with these regulations.

4. OTHER IMPLICATIONS

a. Is a public hearing required for this legislation? Yes

b. Is publication of notice with The Daily Journal of Commerce and/or The Seattle Times required for this legislation? Yes

c. Does this legislation affect a piece of property?
The permanent legislation will apply to 3,759 acres of property along the Puget Sound coast, the Duwamish River, and certain streams. This number includes an additional 873 acres: 89 of which are on land and 784 acres are in the water.

d. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.
This legislation applies to lands mapped with increased flood risk. Nationally, areas with more minority residents tend to have a greater share of unmapped flood risk. While FEMA's February 2020 maps better reflect that risk, some property owners will need to purchase flood insurance, which low-income property owners may struggle to afford. The City's floodplain regulations meet the federal requirements for flood insurance and in some instances are more protective. The more protective standards will result in lower insurance rates over the long term.

ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.
N/A

iii. What is the Language Access Plan for any communications to the public?
Access to language translation services is available, if needed. No language access plan was prepared for these regulations.

e. Climate Change Implications

i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.
There will be no increase or decrease of carbon emissions as a result of this legislation.

ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.
The permanent floodplain development regulations are intended to increase resiliency to climate change in Seattle by identifying areas that are at risk of flooding and requiring building standards that either keep development out of the areas that are at the highest risk of damage or require structures to be elevated and/or floodproofed to decrease the risk of damage.

f. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?
N/A

g. Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?
N/A

5. ATTACHMENTS

Summary Attachments:
None

Director's Report and Recommendation
Permanent Floodplain Development Regulations Amendments

December 2, 2025

Policy Background and Directives

Seattle's floodplain regulations have been in place for several decades and vary by specific flood zone designations and the type of development proposed. Generally, the regulations require raising the first floor of a new building above the anticipated flood levels and require buildings to be engineered to withstand flooding in special flood hazard areas.

In February of 2020, the Federal Emergency Management Agency (FEMA) required Seattle to update our floodplain regulations to include FEMA's new Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS). FEMA's adoption of the new map and study also included an audit of Seattle's floodplain regulations. Through the audit, FEMA identified several places in Seattle's code that needed to be amended in order to comply with the minimum standards in the Code of Federal Regulations (CFR) and to meet the state standards in RCW 86.16 and WAC 173-158. FEMA included the following required amendments in their audit:

- New definitions and updates to existing definitions to meet minimum standards;
- Updates to the regulatory floodway development standards; and
- The inclusion of newly mapped coastal high hazard flood zone (VE Zone) and required regulations for this zone.

FEMA's maps identify properties that are at risk of flooding and are used to determine which properties are required to have flood insurance, if the property is backed by a federal mortgage. Prior to the 2020 map updates, citywide, approximately 2,886 acres of land and water were located in regulated floodplains[1]. The 2020 FIRM map includes 873 additional acres subject to the floodplain regulations: 89 acres on land and 784 acres in the water.

The FEMA designations in the 2020 map include mapped land and water areas. These FIRM mapped zones are either VE Zone (coastal high hazard flood zone), or A Zone types (generally, areas with 1 percent annual chance of flooding).[2] The 2020 FIRM mapped areas include areas within the Duwamish River, in industrial properties along the Duwamish Waterway and River, new areas under the piers along the Central Waterfront and at Smith Cove, and certain parcels along Thornton and Longfellow creeks where there were adjustments in the boundaries of the mapped floodplain resulting in some new area being included and some formerly designated area being excluded. Exhibit 2 to Ordinance (FEMA FIRM maps, August 19, 2020). The City also created a map to identify additional city-based flood-prone areas. Exhibit 3 to Ordinance (City flood-prone maps). In order determine if your property is in a FEMA mapped floodplain and

[1] For reference, the area within the City limits is approximately 92 square miles, of which 88 square miles is land area and 3 square miles is water area. Quick Information - CityArchives | seattle.gov (last accessed August 13, 2025). If this information is converted to acres, it would be approximately 58,880 acres total area within the city limits, of which 56,320 acres is of land area and 1,920 acres is of water.
[2] AE is a newer version of flood zone A that takes into consideration the base flood elevation (BFE). For discussion of the FEMA Flood Zone Designations, *see* Exhibit B to Director's Report.

the associated flood zone designation, see both FIRM MAPS and City-specific floodplain maps (Exhibits 2 and 3 to the Permanent Floodplain Regulation Ordinance, respectively). Exhibits 2 and 3 must be looked at cumulatively to determine all properties in the City that are considered flood-prone and that contain a flood zone designation.

Another way to view the FEMA mapped floodplain and the relevant flood zone designation based on FEMA FIRM maps is to use King County's iMap. See Appendix A to Director's Report for instructions on how to use King County iMap. And another way to view the City's GIS database to determine what property has been identified as flood-prone through the City, use SDCI's GIS map. By selecting the flood-prone area layer, look at areas identified as "Flood-prone- other sources". The SDCI GIS map can be found here: SDCI GIS.

As part of environmental review of the permanent regulations and for ease of looking at citywide maps that were based on both the FEMA FIRM maps and City flood-prone maps, SDCI created a small-scale view of all parcels within the city that are subject to the floodplain regulations. See Appendix B to Director's Report (Figure 3 series thru Figure 6 series of maps).

In order to comply with the FEMA compliance timeline, City Council adopted interim Floodplain Development Regulations on July 20, 2020, as Ordinance 126113[3] and the Council extended the interim regulations ten times through the following Ordinances:

1. Ordinance 126271 in January 2021,[4] effective February 22, 2021, through February 22, 2022;
2. Ordinance 126536 in February 2022,[5] effective February 18, 2022, through August 18, 2022;
3. Ordinance 126651 in August 2022,[6] which included amendments to Section 25.06.110 of the Seattle Municipal Code and effective August 17, 2022, through February 17, 2023;
4. Ordinance 126763 in February 2023,[7] effective February 15, 2023, through August 15, 2023;
5. Ordinance 126885 in August 2023,[8] effective August 15, 2023, through February 15, 2024;
6. Ordinance 126994 in February 2024,[9] effective February 13, 2024, through August 13, 2024;
7. Ordinance 127064 in August 2024,[10] effective August 7, 2024, through February 7, 2025;
8. Ordinance 127179 in February 2025,[11] effective February 4, 2025, through August 4, 2025; and

[3] http://clerk.seattle.gov/search/ordinances/126113.
[4] http://clerk.seattle.gov/search/ordinances/126271.
[5] http://clerk.seattle.gov/search/ordinances/126536.
[6] http://clerk.seattle.gov/search/ordinances/126651.
[7] http://clerk.seattle.gov/search/ordinances/126763.
[8] http://clerk.seattle.gov/search/ordinances/126885.
[9] http://clerk.seattle.gov/search/ordinances/126994.
[10] http://clerk.seattle.gov/search/ordinances/127064.
[11] http://clerk.seattle.gov/search/ordinances/127179.

9. Ordinance 127258 in August 2025,[12] effective August 4, 2025, through February 4, 2026.
10. An ordinance in 2026 that will extend the interim regulations into the summer of 2026.

The adoption of interim regulations was to ensure the City was in compliance with FEMA's requirements while also providing additional time for SDCI to develop permanent regulations. Seattle is required to have permanent Floodplain Development regulations prior to the expiration of the ninth extension of the interim regulations. Without permanent regulations, property owners in floodplains may not be able to purchase new flood insurance, renew existing policies or obtain federally backed loans. The permanent floodplain regulations will include a repeal to the interim regulations if adopted prior to the expiration of the interim regulations.

This Director's Report describes the full range of regulatory changes that have been adopted through interim Floodplain Development Regulations (adopted in July 2020) and that are proposed to be part of the permanent regulations, as well as some additional changes proposed for the first time as part of the permanent Floodplain Development Regulations proposal. The additional changes proposed for the permanent regulations are listed in Table 1 and include SDCI's proposal to increase the minimum elevation for construction by one foot, from 2-ft to 3-ft above the base flood elevation in the A Zones (with some exceptions provided). This is to account for sea level rise and there are new sections that include standards for the storage of materials and equipment, and standards for accessory structures. The Port of Seattle's recommended change regarding removing "installations which produce, use or store hazardous materials or hazardous waste" from the "Critical Facilities" definition is also included.

Purpose of National Flood Insurance Program and Roles of Federal, State, and Local Government

The purpose of the National Flood Insurance Program (NFIP) is to

- Reduce the emphasis on flood control
- Increase emphasis on floodplain management
- Reduce Federal disaster costs
- Shift burden from general taxpayers to floodplain occupants
- Provide insurance coverage not generally available on the private market
- Promote sound floodplain management practice

A local jurisdiction can participate in the NFIP if they adopt and enforce a floodplain management ordinance that meets or exceeds federal standards in 44 CFR 60.3 and complies with the state standards in RCW 86.16 and WAC 173-158. Continued eligibility in the program is based on maintaining compliance, which is based on implementation and enforcement of their Floodplain management ordinance.

The federal government through the Federal Emergency Management Agency (FEMA) identifies and maps areas at risk of flooding, establishes development standards, and oversees implementation of the NFIP. Additionally, the federal government provides affordable insurance coverage and disaster response and recovery for communities in the NFIP.

[12] http://clerk.seattle.gov/search/ordinances/127258.

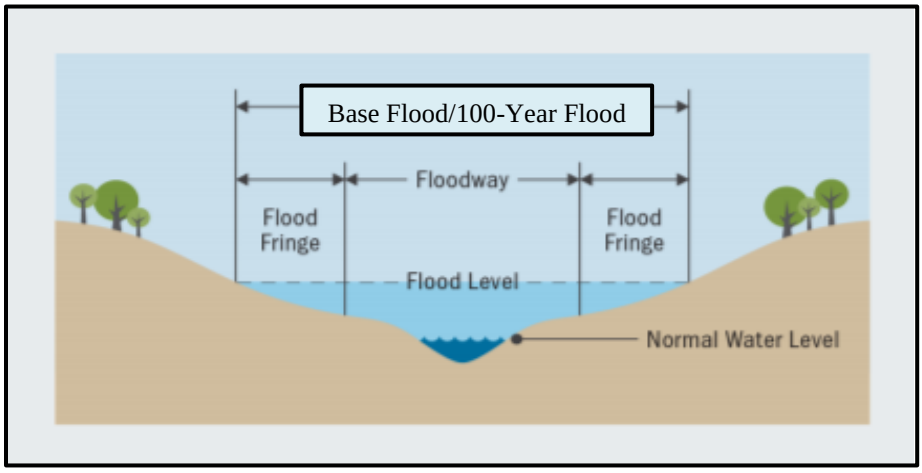
The state through the Department of Ecology (Ecology) is contracted by FEMA to help document floodplain management activities and establish state development codes. Ecology also provides technical assistance and disaster and mitigation assistance; and manages the hazard mitigation grant programs.

The local government through Seattle Department of Construction and Inspections (SDCI) is responsible for developing, implementing, and enforcing floodplain regulations including reviewing permit applications and determining compliance of the regulations through issuing or denying permits. Additionally, SDCI is required to conduct inspections, take enforcement actions for non-compliance, coordinate map appeals and revisions, maintain floodplain maps and flood data, and disseminate floodplain management information.

What are special flood hazard areas and flood-prone environmentally critical areas?

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. FEMA uses letters and numbers to indicate the type of flood hazard. See Appendix C to Director's Report for definitions of FEMA's flood zone designations including the V zone (which have additional hazard associated with storm waves) and see Figure 1 below for an illustration of the different components of SFHAs.

Figure 1. Components of a Special Flood Hazard Area.



SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30.

Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Additionally, in 1990 the Washington State Legislature passed the Growth Management Act (GMA) requiring local governments to manage growth by designating urban growth areas, preparing comprehensive plans, and adopting development regulations, including regulations to protect environmentally critical areas (ECA). One of these defined critical areas is frequently flooded areas also known as flood-prone areas. Flood-prone areas are required to be identified and have the minimum standards that FEMA requires for special flood hazard areas. These flood-prone areas can include sea-level rise, impacts of tsunamis, wave-run up, surface run-off, and future flow conditions. Seattle's flood-prone areas include the FEMA mapped areas and areas identified by Seattle Public Utilities as having a risk of flooding based on known flooding in these identified areas. Below are maps that show areas that have been identified by Seattle Public Utilities as flood-prone. In Figures 2 and 3 below, it shows in Figure 2 that the area in purple is designated as Zone AO (areas of shallow flooding) and it shows in Figure 3 that the area in gray is designated as Zone A.

Figure 2. Flood-prone Area Identified by Seattle Public Utilities Shown in Purple.

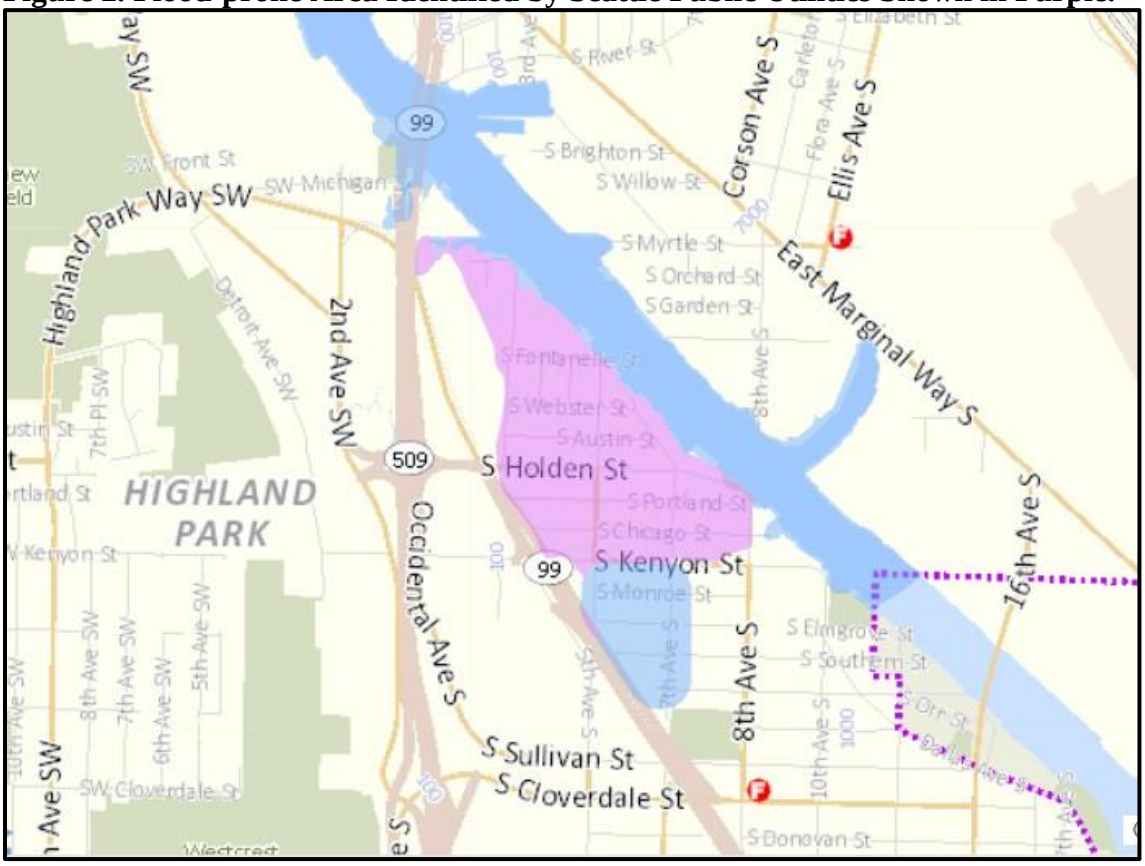


Figure 3. Flood-prone Area Identified by Seattle Public Utilities Shown in Gray Hatch.

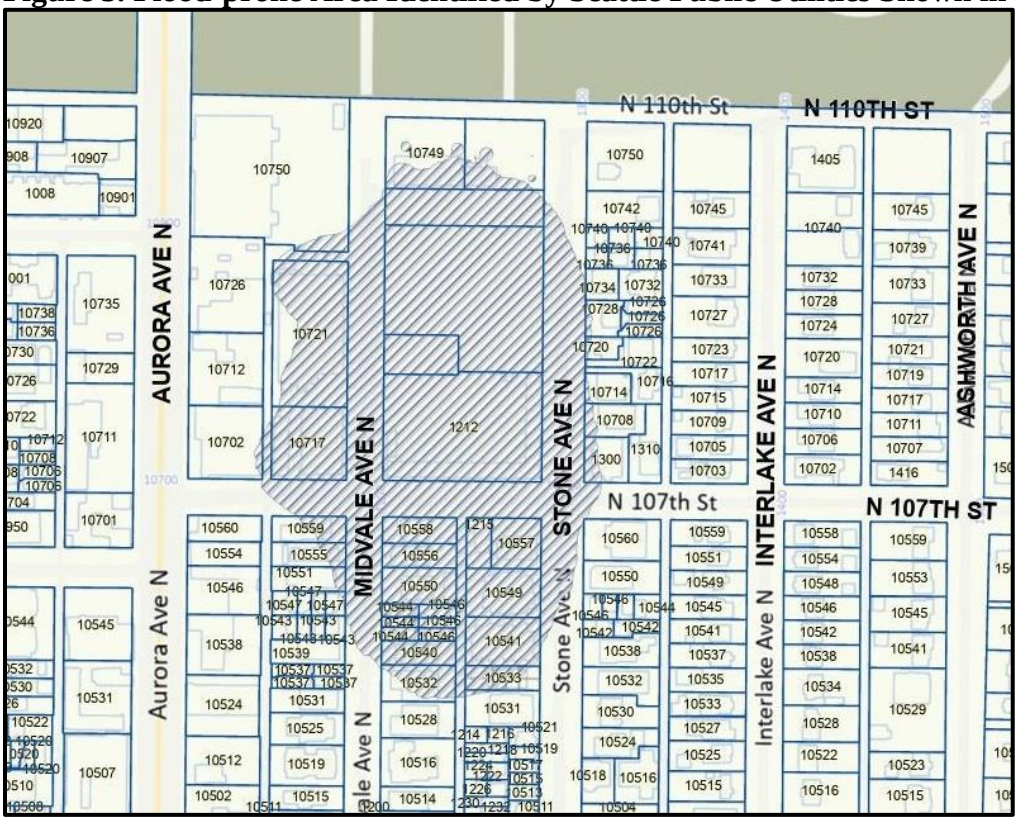
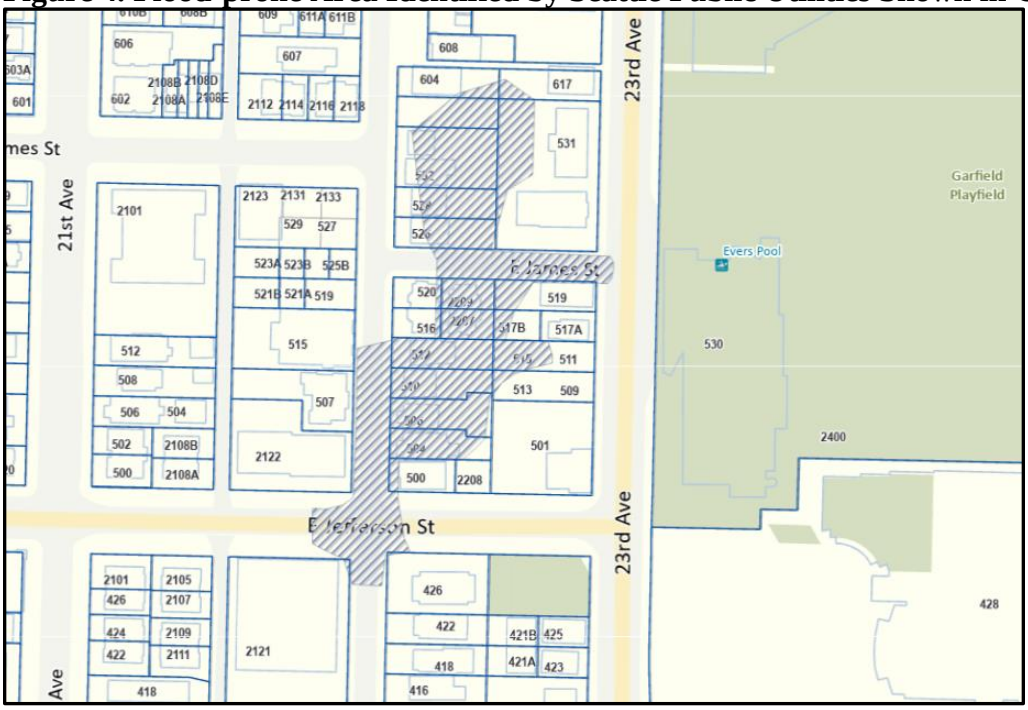


Figure 4. Flood-prone Area Identified by Seattle Public Utilities Shown in Gray Hatch.



In general, the Floodplain Development Regulations apply to any development carried out on a public or private parcel containing a FEMA floodplain or ECA flood-prone area. As defined in

Section 25.06.020, "development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage equipment or materials.

Summary of public participation

The public outreach conducted by SDCI includes the following:

- A floodplain development update website that includes information from FEMA with the required changes
- Mailed post cards to property owners located in the FEMA mapped floodplain (2,400 mailed) in 2020
- Ongoing updates to over 2,000 subscribers to e-mail list
- Meetings with Port of Seattle and industrial/maritime property owners
- Responded to e-mail questions regarding the updates to the regulations
- An on-line public meeting on April 27, 2021, video posted on the website
- Met with Port staff approximately 60 times between August 2021 – May 2025
- Met with Waterfront Pier owners November 7, 2024; February 11 and June 11, 2025

Analysis

Local FEMA officials completed an audit of Seattle's floodplain regulations and issued a report in the form of a table that directed the minimum updates to Seattle's Floodplain Development Regulations in order for Seattle to remain in compliance with the NFIP (see Appendix D to Director's Report). This Appendix D includes a column that identifies where in the SMC the FEMA requirements are located.

- For the permanent regulations, Seattle made all of FEMA's required changes and some of FEMA's optional and recommended changes, SDCI staff changes and a recommended change from the Port of Seattle see Tables 1 – 3 below.
- Additionally, as for elevation standards in the permanent regulations, Seattle is proposing to (1) modify the elevation standards in the A Zones from 2 feet above BFE to 3 feet above BFE and (2) adopt FEMA's minimum requirement for the elevation of structures above the base flood elevation in Zone VE. The modified standards in A Zones account for climate change while balancing the impacts on a property owner's ability to substantially improve existing structures. Seattle is expecting increasing flood risk through (1) more "extreme rainfall events" caused by a warmer atmosphere holding more water vapor and changes in regional precipitation patterns; and (2) sea-level rise. See Rob Bailey, Claudio Saffioti, and Sumer Drall, Sunk Costs: The Socioeconomic Impacts of Flooding 3 and 8, Marsh McLennan (2021).

Below are SDCI summary tables on the proposed changes with information regarding the reason for the proposed change and indicating whether the proposal was included in the interim regulations or is a new proposal for the permanent regulations.

Table 1 lists the proposed changes included in the permanent floodplain regulations.

Table 1. New Amendments Proposed for the Permanent Floodplain Development Regulations SMC Chapter 25.06 (not proposed as part of the interim regulations)

Amendments to address sea level rise – proposed by SDCI
Increase the required elevation of new construction and replacement of structures in flood risk areas. The FEMA standards require new or substantially improved buildings to be at or above the base flood elevation (BFE), which is the expected water level during a 100-year flood event. Historically, Seattle has had higher standards than FEMA, requiring all new buildings and substantially improved structures to be elevated 2 feet above BFE. SDCI recommends increasing the minimum elevation for all new buildings to 3 feet above the base flood elevation in A Zones, to better account for sea level rise unless it qualifies for a variance. This same higher elevation standard is included in King County's newest iteration of its floodplain regulations, which apply to the area along the Duwamish River just south of Seattle.
Amendments – suggested or optional FEMA provisions
FEMA's suggested additions Statutory authorization Findings of fact Methods of reducing flood losses Storage of materials and equipment Accessory (Appurtenant) Structures **FEMA's Optional addition** - Allow residential buildings in the floodway some flexibility to be replaced in very limited instances, with review and approval from the Department of Ecology. SDCI has identified approximately 15 residential buildings in the floodway, the area with the very highest flood risk. Currently SDCI only allows repair and maintenance of these structures. This change would allow the homeowner to get a permit from SDCI to replace the structure only if Ecology reviewed the application and determined the replacement to be safe. King County adopted this standard in its floodplain regulations.
Section 25.06.030 Amended definitions – recommended by the Port of Seattle
"Critical facility" means a facility for which even a slight chance of flooding might be too great <u>a threat</u>. Critical facilities include((,)) but are not limited to schools, nursing homes, hospitals, ((~~police, fire and emergency response installations, nonresidential installations which produce, use or store hazardous materials or hazardous waste.~~)) <u>emergency response installations, and non-Port of Seattle police and fire stations, and similar facilities.</u>

Tables 2 below includes the amendments that are required by FEMA and the Code of Federal Regulations (CFR) and are proposed to be included in the permanent regulations and were part of the interim regulations.

Table 2. Required by FEMA and Code of Federal Regulations (CFR) SMC Chapter 25.06

Section 25.06.030 New definitions - required by 44 CFR 59.1

The following are highlights of the definitions that were added. See the proposed permanent regulations for the full content.

Basement: Any area of the building having its floor sub-grade (below ground level) on all sides.

Coastal high hazard area: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-30, VE or V.

Flood elevation study: An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

Floodplain or flood-prone area: Any land area susceptible to being inundated by water from any source. See "Flood or flooding."

Floodplain administrator: The official or officials designated by the Seattle Municipal Code to administer and enforce Seattle's floodplain development regulations.

Floodplain variance: A grant of relief by a community from the terms of a floodplain management regulation.

Flood proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities**,** structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the flood protection elevation.

Functionally dependent use: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities, hotels, office buildings, schools, and restaurants.

Highest adjacent grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure: Any structure that is:

1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
   a) By an approved state program as determined by the Secretary of the Interior, or
   b) Directly by the Secretary of the Interior in states without approved programs.

Mean sea level: For purposes of the National Flood Insurance Program, the vertical datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Substantial damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Section 25.06.030 Amended definitions - required by 44 CFR 59.1

Area of shallow flooding: A designated zone AO on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

Area of special flood hazard or "special flood hazard area": The land in the floodplain within Seattle subject to a one percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AE, and VE.

Base flood elevation (BFE) or "base flood level": The level or elevation above mean sea level, as calculated by reference to the vertical datum of NAVD88, to which floodwater is anticipated to rise during the base flood.

Flood or Flooding:

1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
   a) The overflow of inland or tidal waters.
   b) The unusual and rapid accumulation or runoff of surface waters from any source.
   c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph 1.b of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph 1.a of this definition.

Flood Insurance Rate Map (FIRM): The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

New construction: Structures for which the start of construction commenced on or after the effective date of floodplain management regulations adopted by a community and includes any subsequent improvements to the structures.

Start of construction: Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit issuance date. "Actual start" means either: the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a

manufactured home on a foundation. "Permanent construction" does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, "actual start" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure: A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. "Substantial damage" does not include either:

1) Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or
2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

New development standards - required by 44 CFR 60.3

25.06.044 Abrogation and greater restrictions

This Chapter 25.06 is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Chapter 25.06 and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

25.06.045 Interpretation

In the interpretation and application of this Chapter 25.06, all provisions shall be:

A. Considered as minimum requirements;

B. Liberally construed to provide the maximum flood protection; and

C. Deemed neither to limit nor repeal any other powers granted under state statutes.

25.06.132 AE and A1-30 zones with base flood elevations but no floodways

In AE and A1-30 FIRM designated zones with identified base flood elevations but no identified floodways, new construction, substantial improvements, or other development (including fill) is prohibited unless the applicant can demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than 1 foot at any point within the community.

25.06.136 Floodplain variances

Includes the allowance and criteria for a variance from the floodplain regulations.

Note: This is an administrative decision by the Director similar to a Type I decision

Amended standards - required by 44 CFR 60.3

25.06.050 Identification of special flood hazard areas

Replaces the 1995 Flood Insurance Rate Map and Flood Insurance Study reference in 25.06 with the 2020 Flood Insurance Rate Map and Flood Insurance Study.

25.06.070 Application for floodplain development approval or license

Includes requirement for the new VE (coastal flood hazard areas).

25.06.090 Functions of the administrators

Clearly state the responsibilities of floodplain administrator functions including not allowing development in the floodway, requiring development is safe from flooding, notifying when annexations occur in special flood hazard areas and obtain and maintain records for floodplain development permits.

25.06.100 General standards

Include examples of anchoring methods that can be used and clearly states that wells cannot be located in floodways.

25.06.110 Standards involving base flood elevations

Clearly state the development standards for residential structures and for non-residential structures in all flood zones (AE, A, AO, and VE**);**

Clearly state that the building code provisions for flood protection apply to residential and non-residential development;

Include specific standards for garages constructed below the base flood elevation allowing automatic entry and exit of floodwaters;

Include standards for changes to the base flood elevation or boundaries to a special flood hazard area; and

Include provisions on what is allowed in enclosed areas below the lowest floor of structures.

Amend Floodplain Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) - required by FEMA's adoption of new FIRM and FIS on August 19, 2020

Replace floodplain maps and flood insurance study based on FEMA's 1995 FIRM and FIS with FEMA's August 19, 2020, FIRM and FIS.

Approximately 873 additional land and water acres would be regulated with the majority of the new area near Harbor Island and the Duwamish River.

Table 3 lists the amendments that were not required but were recommended by FEMA**,** or by SDCI staff for clarity and to better align with the building and residential codes. and were included as part of the interim regulations.

Table 3. Amendments Recommended by FEMA, the Port of Seattle, or SDCI
SMC Chapter 25.06

New definitions added to Section 25.06.030 for clarification as recommended by FEMA or SDCI

ASCE 24: means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

Attendant utilities and equipment: means mechanical, electrical, fuel gas, plumbing, HVAC, and related equipment, as well as services associated with new construction and substantial improvements and includes equipment cabinets that are not occupiable and not habitable.

Breakaway wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces,

without causing damage to the elevated portion of the building or supporting foundation system.

Cabinet: means a weather protection and floodproofed container or enclosure that is used for storage and not occupiable and not habitable.

Community: means any state, or area or political subdivision thereof, or any Indian tribe or authorized tribal organization or Alaska Native village or authorized native organization, that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Flood damage: means harmful inundation, harmful water erosion of soil, stream banks and beds, stream channel shifting and changes, harmful deposition by water of eroded and shifting soils and material and debris upon property or in the beds of streams or other bodies of water; damages by high water, to public roads, highways, bridges, utilities and to works built for protection against floods or inundation; the interruption by floods of travel, communication and commerce; and all other high water influences and results which injuriously affect the public health and the safety of property.

Flood proofing, dry: means a combination of measures that results in a structure, including the attendant utilities and equipment, being watertight with all elements substantially impermeable to the passage of water and with structural components having the sufficient strength to resist hydrostatic and hydrodynamic loads including buoyance.

Flood proofing, wet: means a floodproofing method that relies on the use of flood damage-resistant materials and construction techniques in areas of a structure that are below the flood protection elevation, by intentionally allowing those areas to flood.

Flood protection elevation: means the following unless otherwise permitted by code:

1. Base flood elevation in the VE zone; and
2. For A zones

a. Three feet above the base flood elevation for new and replacement construction except for floating structures;

b. Base flood elevation for floating structures;

c. For substantial improvement except for floating structures, if the elevation of the existing structure is:

1. At or above base flood elevation, the elevation of the existing structure; or
2. Below base flood elevation, base flood elevation plus three feet.

Lowest horizontal structural member means the lowest horizontal member that resists loads or load combinations required by the Seattle Building Code or the Seattle Residential Code excluding piles, pile caps, columns, grade beams at or below grade, and bracing.

Principally above ground means that at least 51 percent of the actual cash value of the structure, less land value, is above ground.

Reasonably safe from flooding:

1. For the purpose of evaluating a Letter of Map Revision (LOMR), "reasonably safe from flooding" means base flood waters will not inundate the land or damage structures to be removed from the floodplain/SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.
2. For the purpose of evaluating development, "reasonably safe from flooding" means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, estimated base flood elevation, flood hazard and

flood prone designation, historical data, high water marks and other reliable data known to the community.

Recreational vehicle ready for highway use means a recreational vehicle that is on its wheels or a jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

Storage means a space or place for putting things for future use or safekeeping and does not include facilities in regular use as a conveyance (e.g., pipeline).

Standards to be amended for clarification recommended by SDCI

25.06.080 Designation of administrators

Clearly state that the Directors of SDCI and SDOT are the flood plain administrators.

25.06.120 Standards for floodways

Clearly state that development in the floodway is extremely hazardous and that any improvement to existing structures is the minimum necessary to assure safe living conditions.

Amendment to align with Seattle Building and Residential Codes recommended by SDCI

25.06.140 Penalties for noncompliance

Increase the civil penalty amount for violations from $50/day to $500/day.

Consistency with the Comprehensive Plans

The permanent Floodplain Development Regulations are consistent with Seattle's Comprehensive Plan. Specifically:

- Consistent with Land Use Goal 17, which includes the goal to "*protect public health, safety, and welfare in areas subject to landslides, liquefaction, floods, or peat settlement, while permitting reasonable development;*" and
- Consistent with Land Use Policy 17.25 "*Regulate development in flood-prone areas in order to protect public health and safety, and aquatic habitat, and to prevent damage to private property caused by hazardous flooding conditions.*"

See the August 1, 2024, SEPA Checklist and DNS for additional discussion regarding consistency with Seattle's Comprehensive Plan, which includes additional policies spelled out in more detail.

The permanent floodplain regulations are also consistent with the proposed One Seattle Major Update to the Comprehensive Plan currently being considered by the City Council.

- See Land Use Policy LU 17.11 which provides: *Regulate development in flood-prone areas in order to protect public health and safety, and aquatic habitat and to prevent damage to private property caused by hazardous flooding conditions*.
- See also Climate and Environment Goal CE G10 and CE policies 10.1-10.5.

Recommendations

FEMA requires jurisdictions to meet 44 CFR 60.3 and to update Flood Insurance Rate Maps and Flood Insurance Rate Studies to remain in the NFIP Program. The proposed amendments

accomplish these required changes and include FEMA's suggested changes, some optional provisions and SDCI's proposal for a higher construction elevation in A Zones to account for sea level rise.

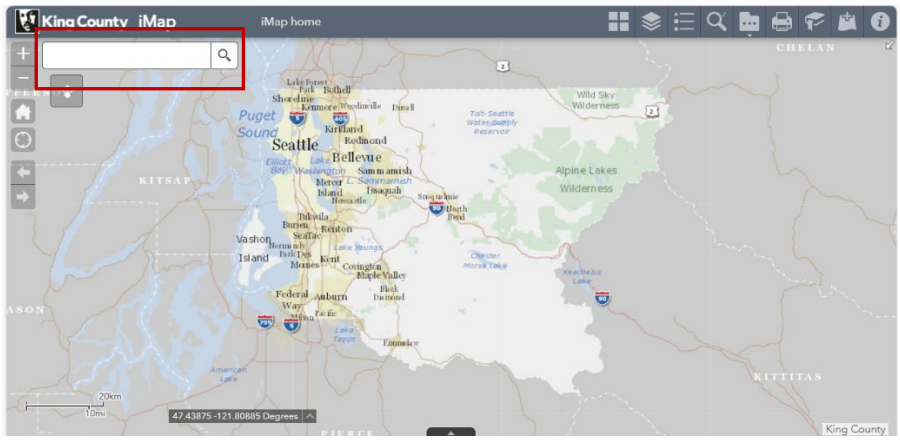
The Director recommends adoption of the proposed amendments to comply with the National Flood Insurance Program so that Seattle remains in compliance so that property owners in the floodplain can acquire federal flood insurance and federally backed loans. Additionally, these regulations reflect sound floodplain management practices, which in turn provide life-safety protection and protection of the ecological functions of the floodplain that contribute to Seattle's high quality of life.

Appendices to the Director Report:
Appendix A – Instructions for using King County's IMap for FEMA floodplain mapping information
Appendix B – Small-scale view of all parcels within the city that are subject to the floodplain regulations (Figure 3 series through Figure 6 series of maps).
Appendix C – Definitions of FEMA Flood Zone Designations
Appendix D – FEMA Review of Seattle's Floodplain Development Regulations based on the Washington State Model Ordinance and Code of Federal Regulations

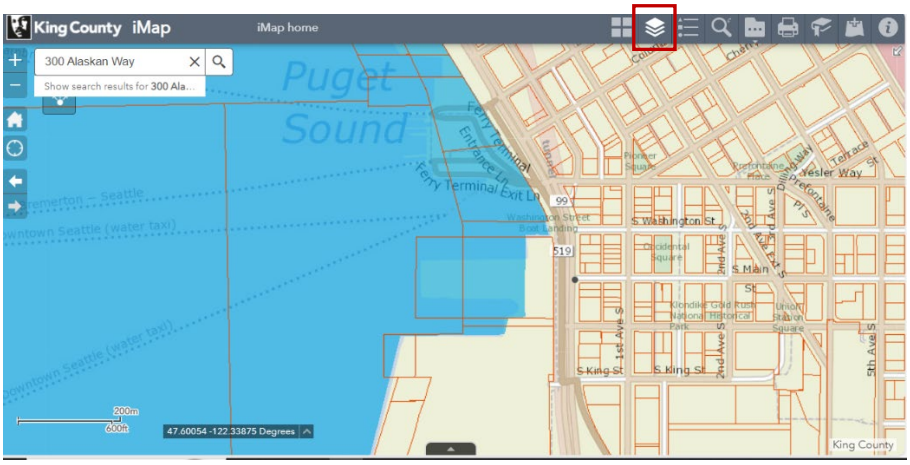
Instructions for looking up a property address to determine if the property is located in a FEMA designated Special Flood Hazard Area and to determine the Flood Zone Designation using King County iMap

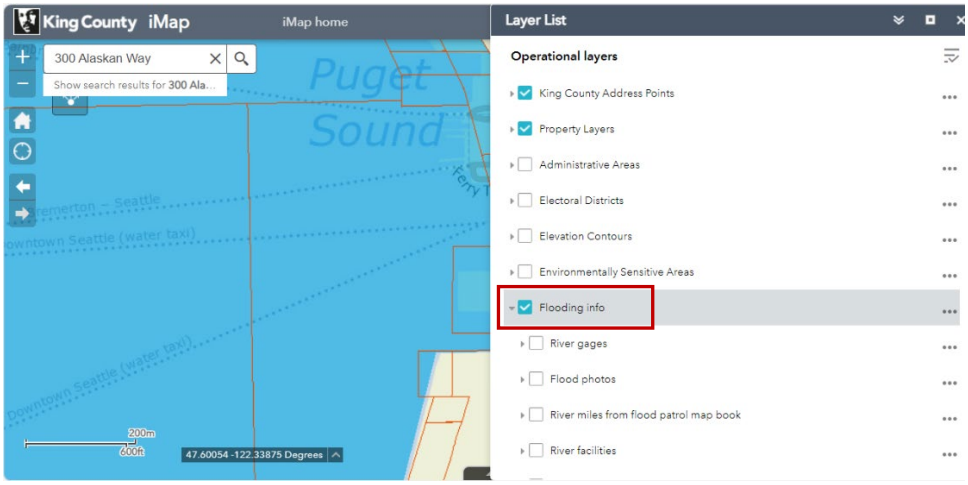
1. Go to [King County's iMap Website]

2. Enter address in the upper left corner where the looking glass symbol is located

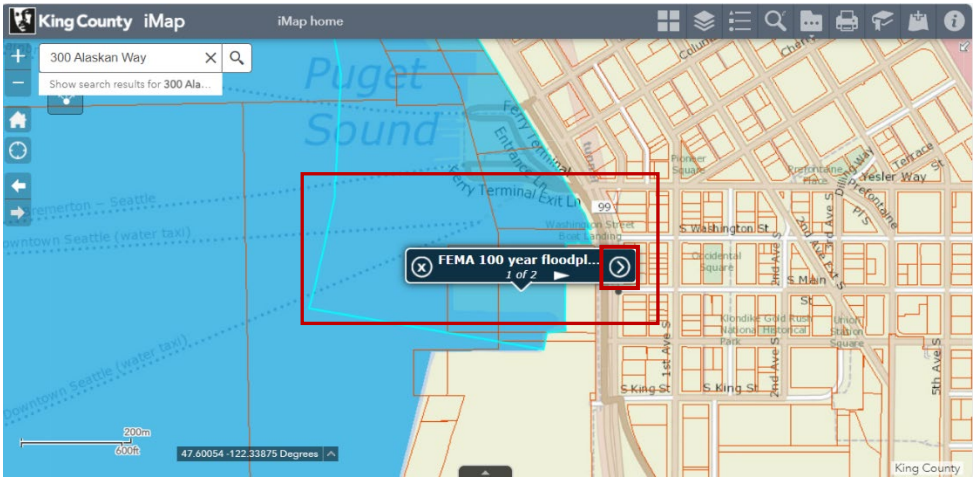


3. Click on stacked paper symbol in upper right corner to open the layer list and check the "Flood Info" box in the layer list

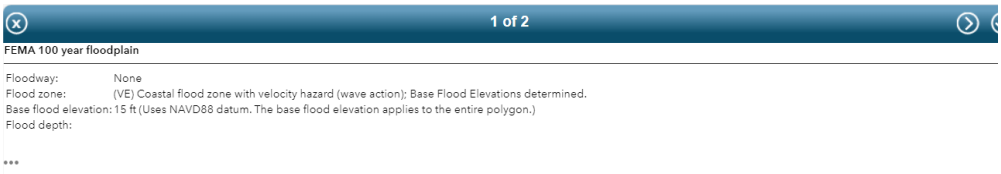




5. Click on parcel and see that it is in a FEMA Special Flood Hazard Area (SFHA)



6. Click on right arrow in upper right corner that opens the larger screen that shows the flood zone classification



And if you enter the parcel information and it shows "no information" or if you are having trouble determining if your real property is within the Special Flood Hazard Area (including Flood zone A, AE, AO, or VE), please contact SDCI staffer Margaret Glowacki at margaret.glowacki@seattle.gov or at (206) 386-4036.

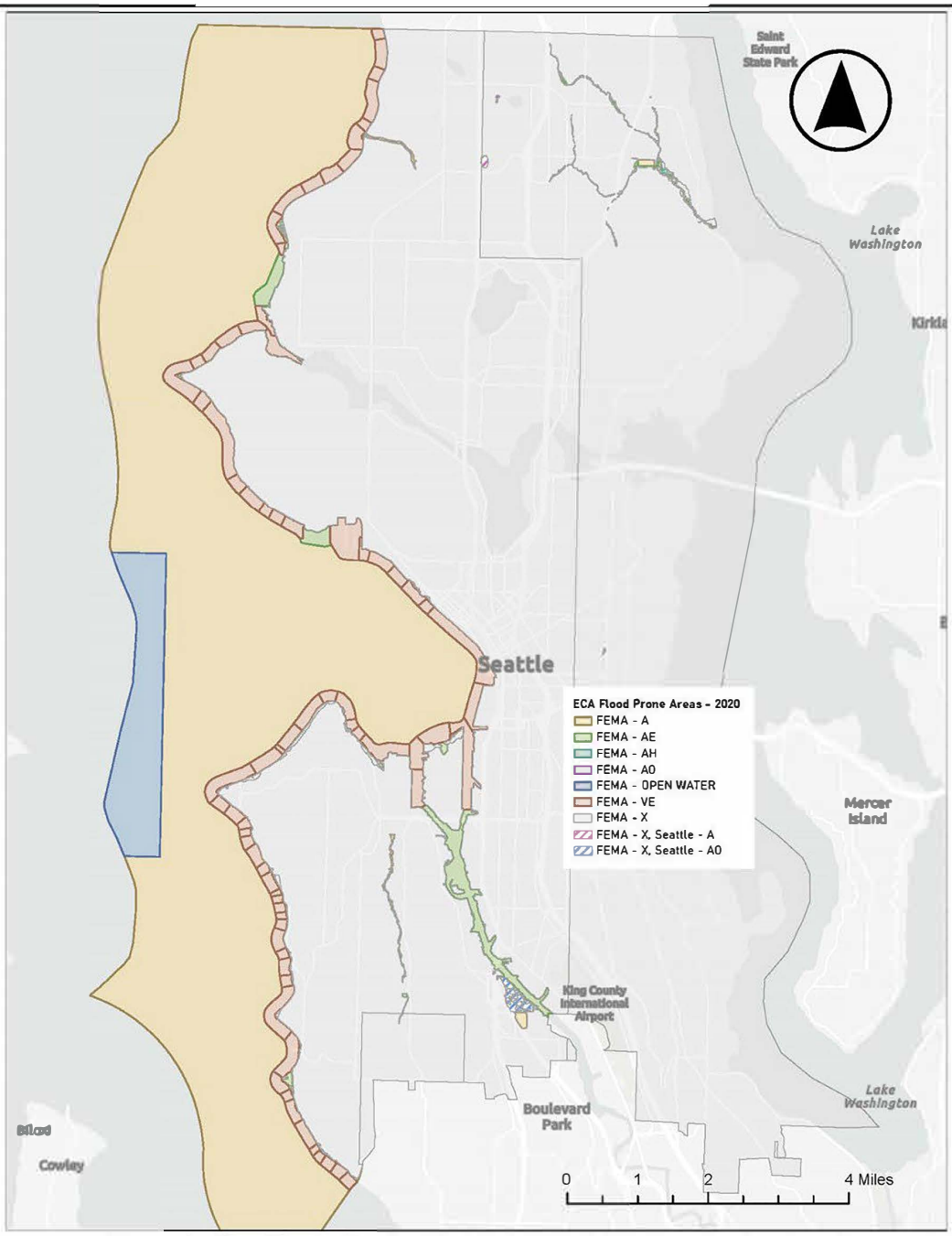


Figure 3. Map Illustrating the Updated 2020 FEMA Mapping by Parcel

Source: City of Seattle, 2024.

EA Engineering, Science, and Technology, Inc., PBC

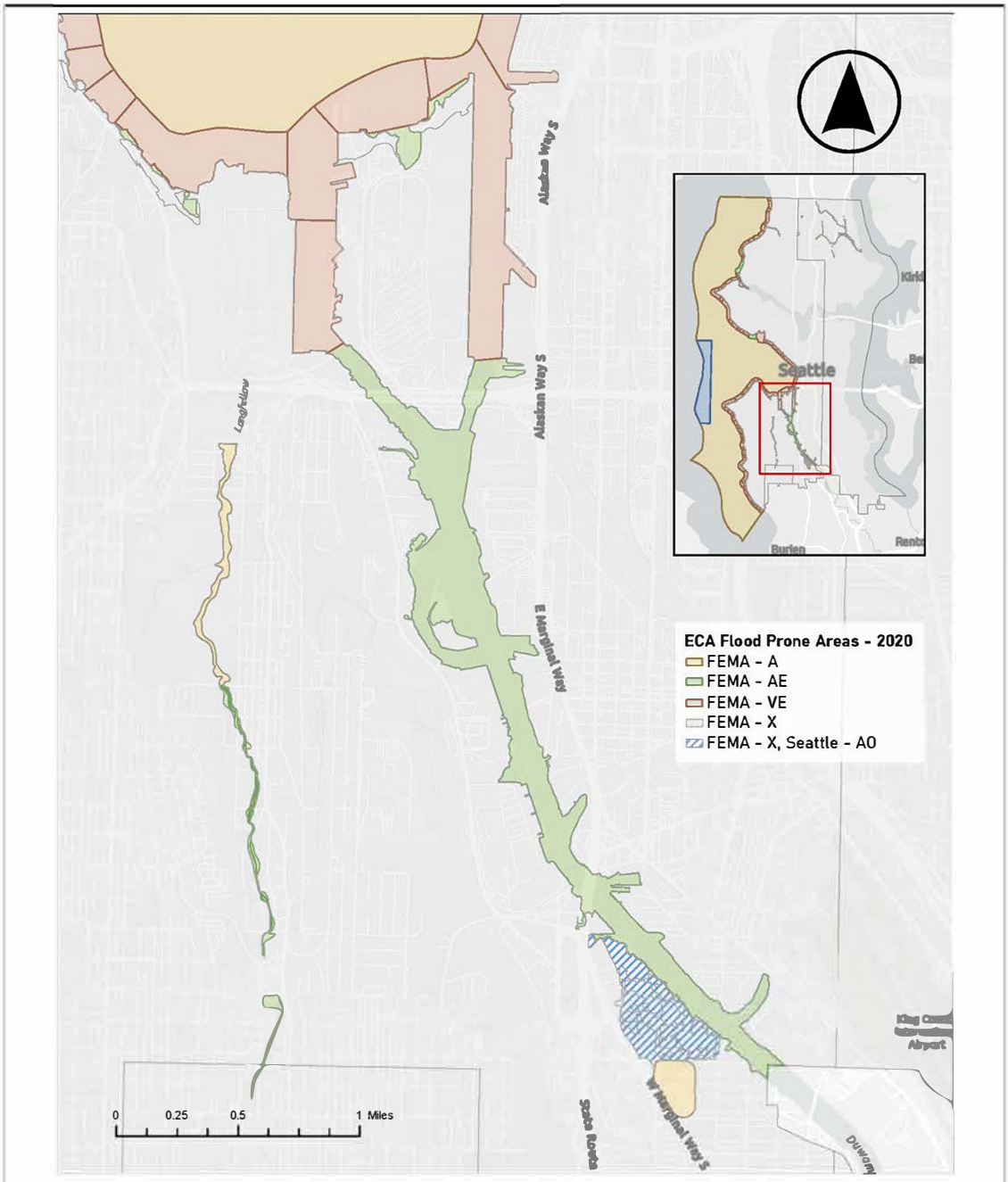


Figure 3a. Map Illustrating the Updated 2020 FEMA Mapping by Parcel—Duwamish Focus Area

Source: City of Seattle, 2024.

EA Engineering, Science, and Technology, Inc., PBC

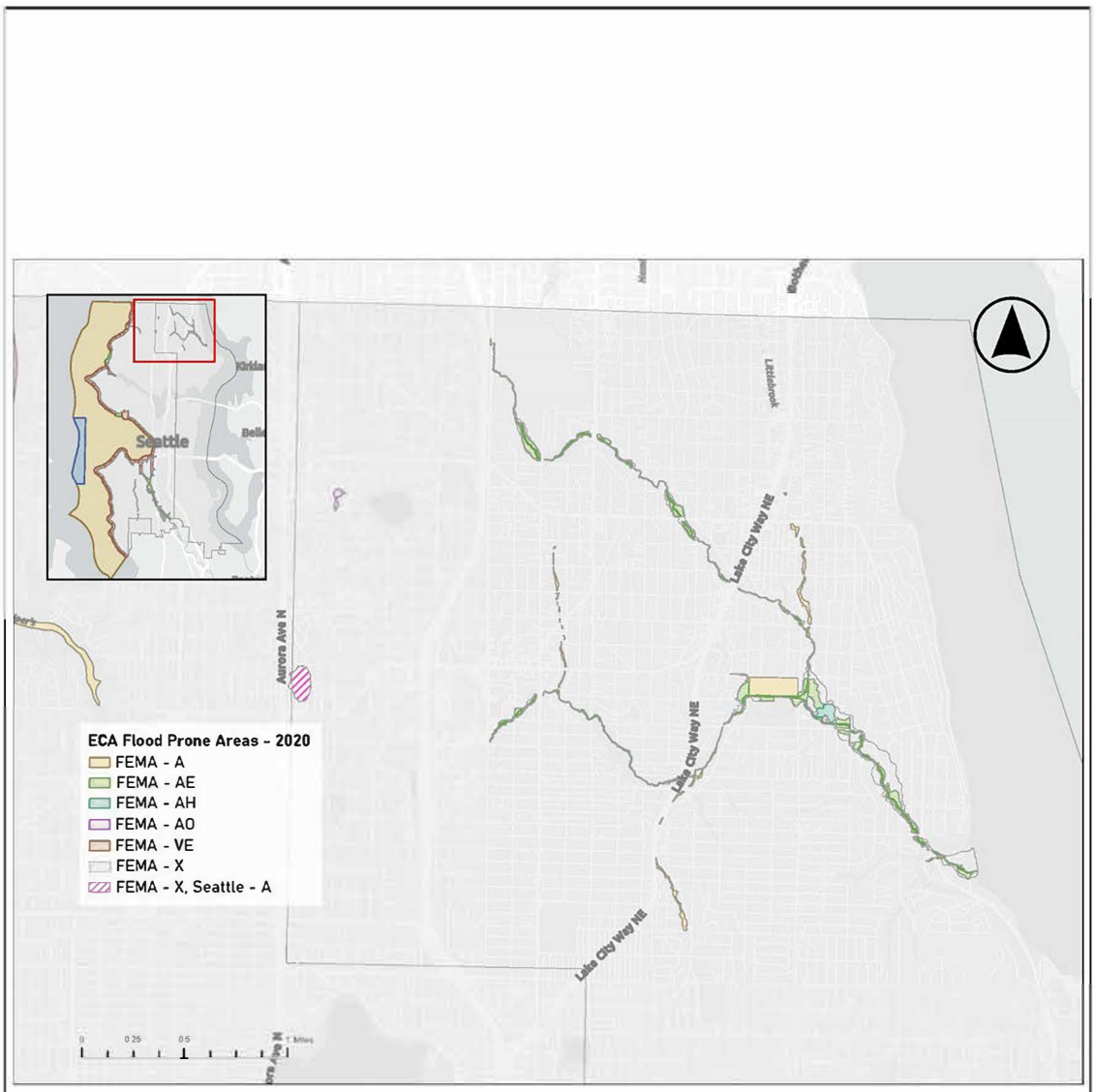


Figure 3b. Map Illustrating the Updated 2020 FEMA Mapping by Parcel—Thornton Creek Area

Source: City of Seattle, 2024.

EA Engineering, Science, and Technology, Inc., PBC

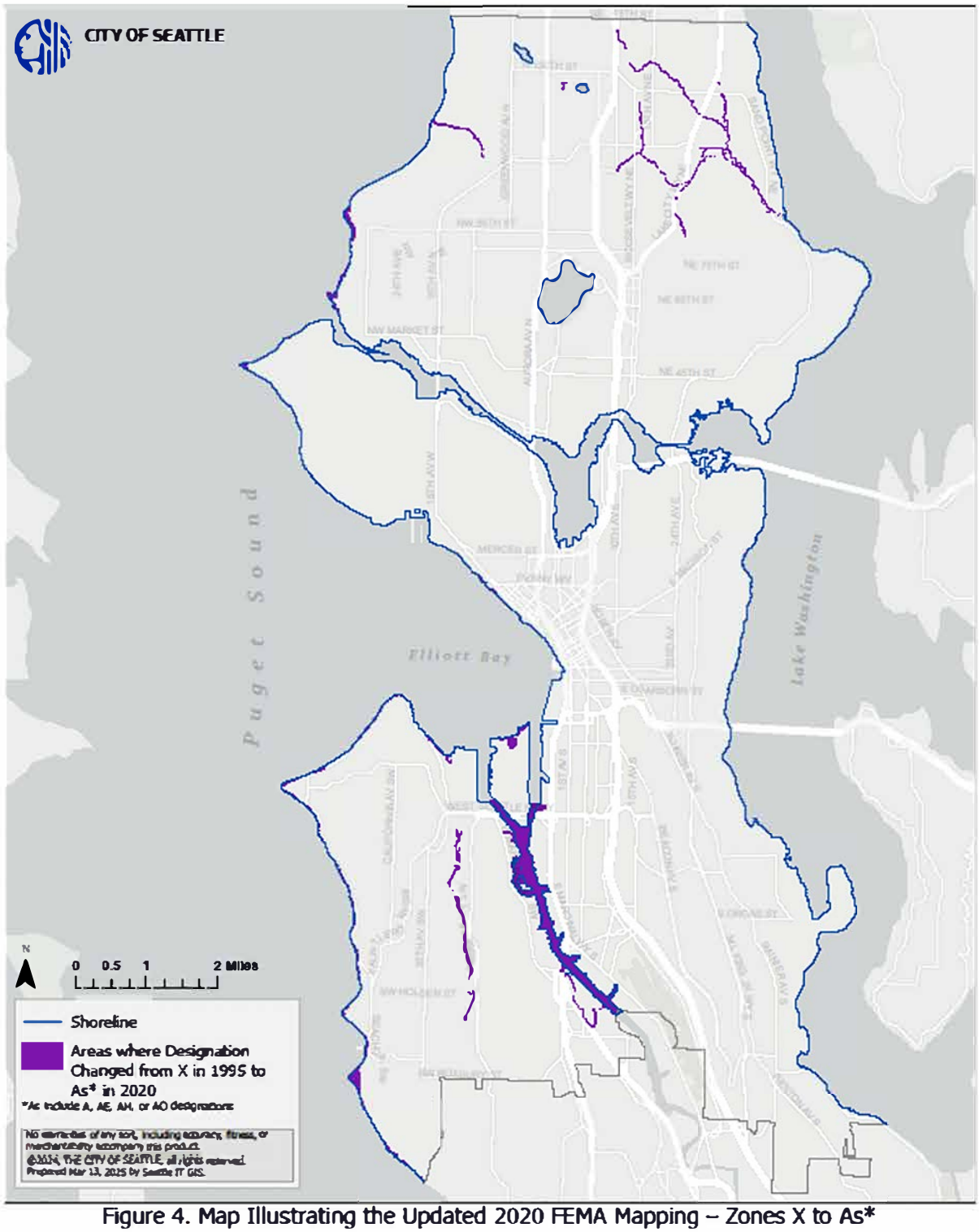


Figure 4. Map Illustrating the Updated 2020 FEMA Mapping – Zones X to As*

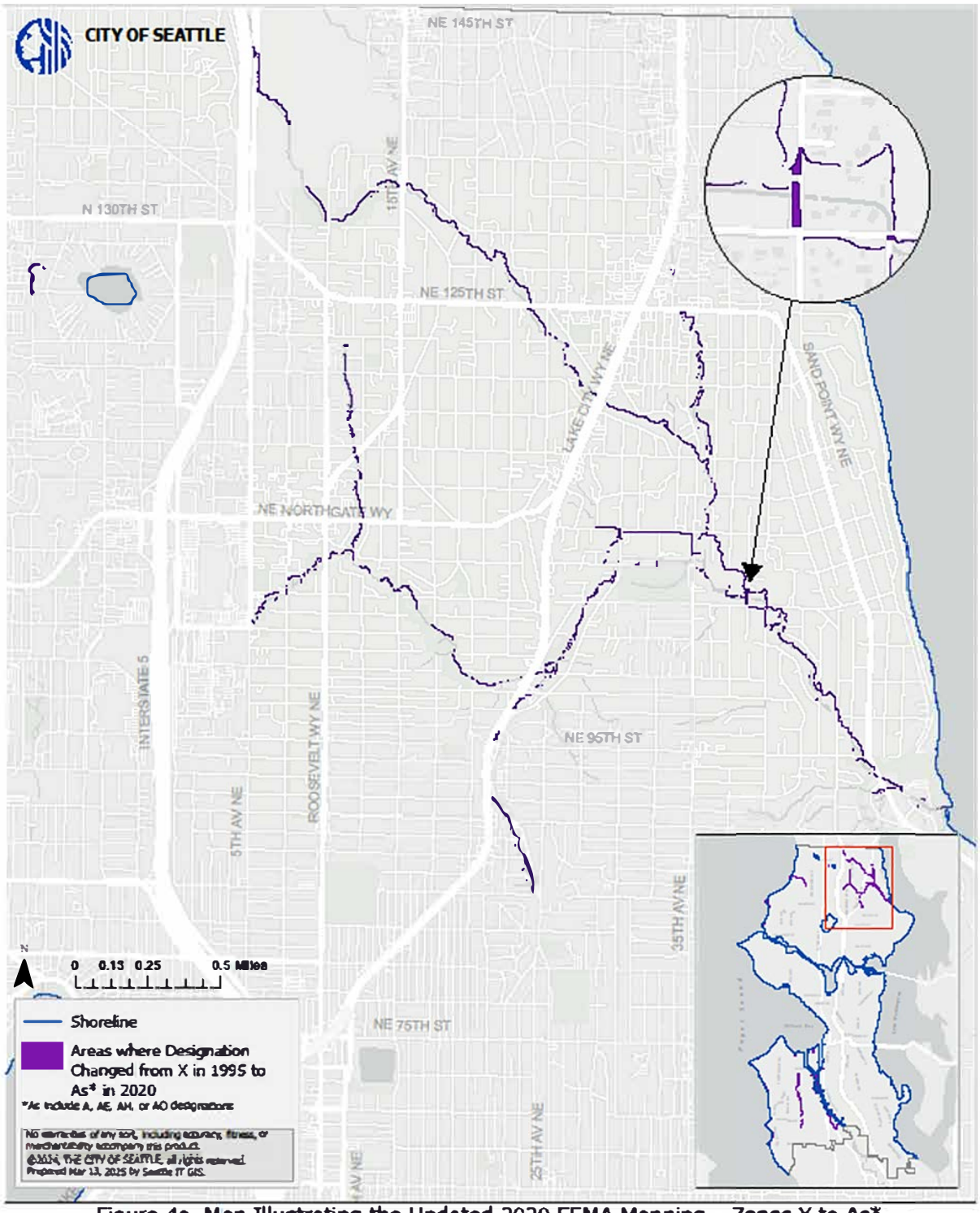


Figure 4a. Map Illustrating the Updated 2020 FEMA Mapping – Zones X to As*
Thornton Creek Focus Area

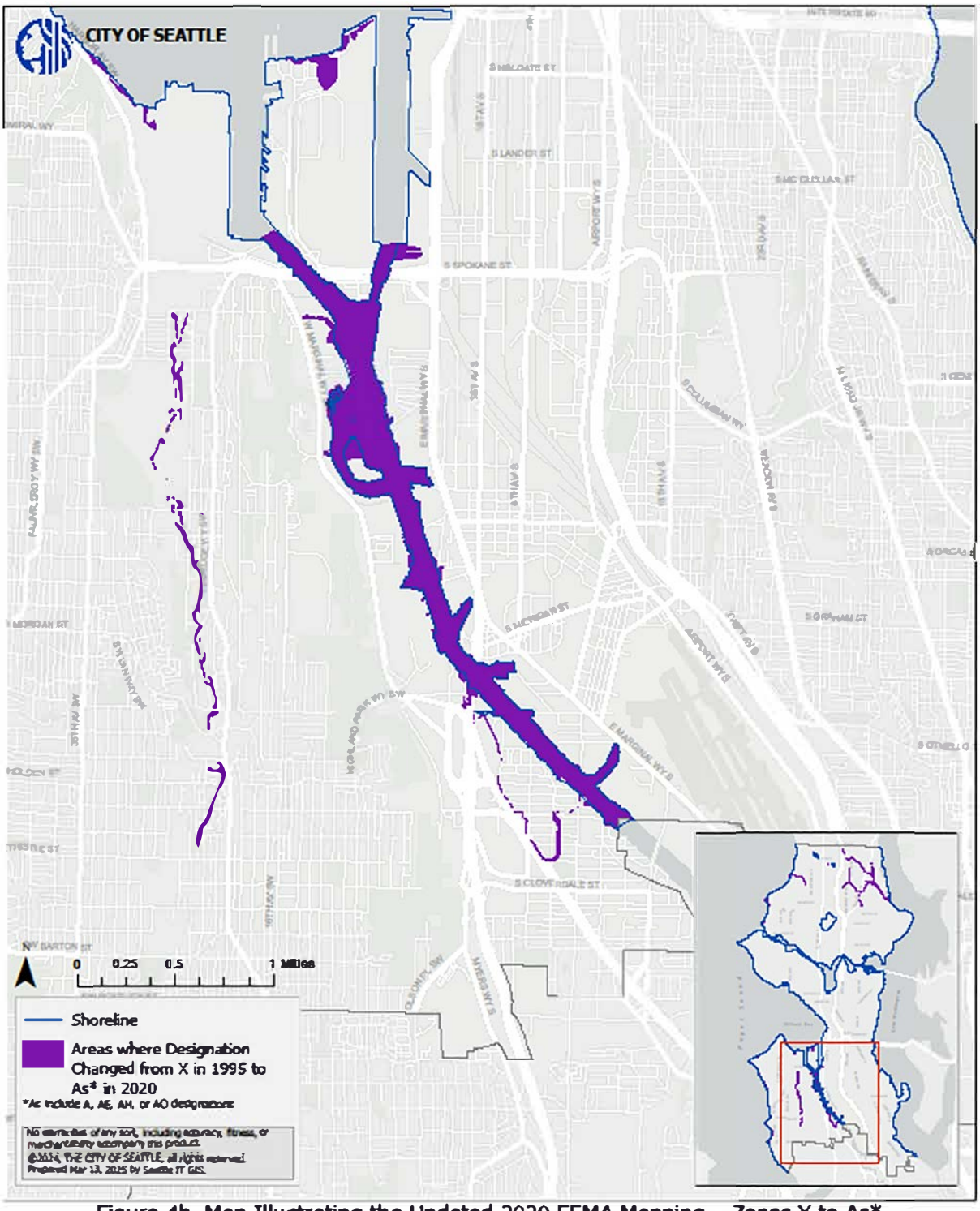


Figure 4b. Map Illustrating the Updated 2020 FEMA Mapping – Zones X to As*
Duwamish Focus Area

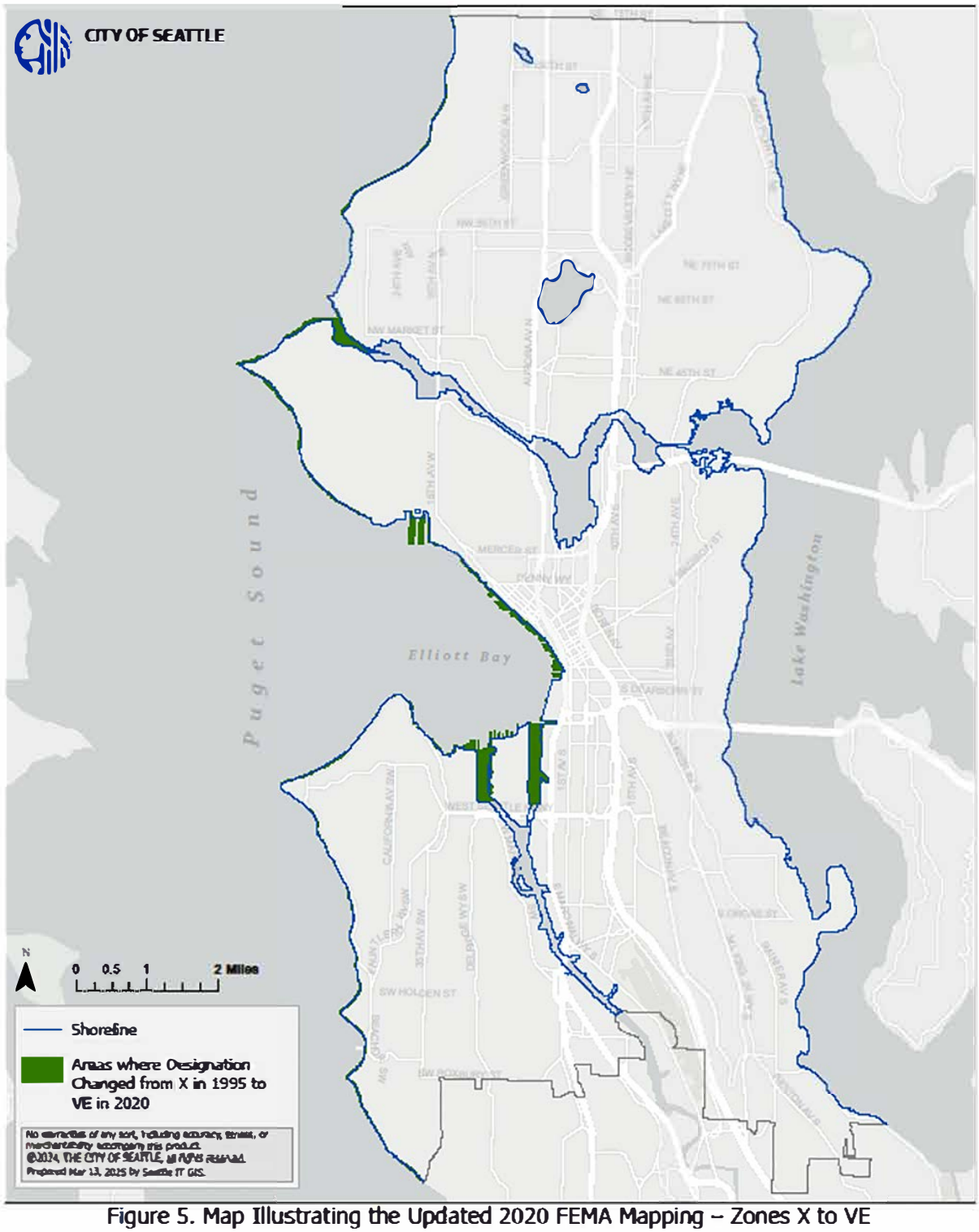


Figure 5. Map Illustrating the Updated 2020 FEMA Mapping – Zones X to VE

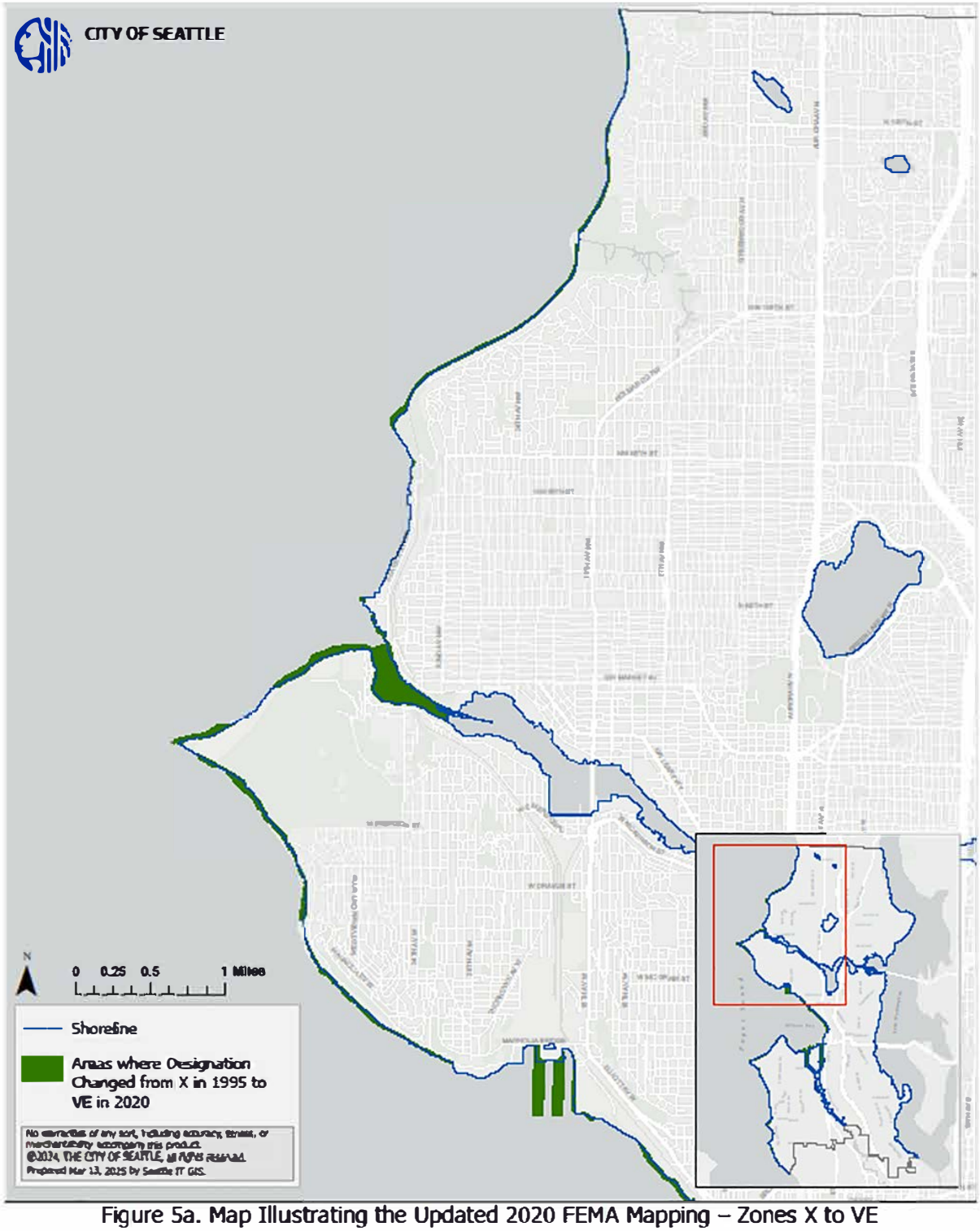


Figure 5a. Map Illustrating the Updated 2020 FEMA Mapping – Zones X to VE
Northwest Seattle Focus Area

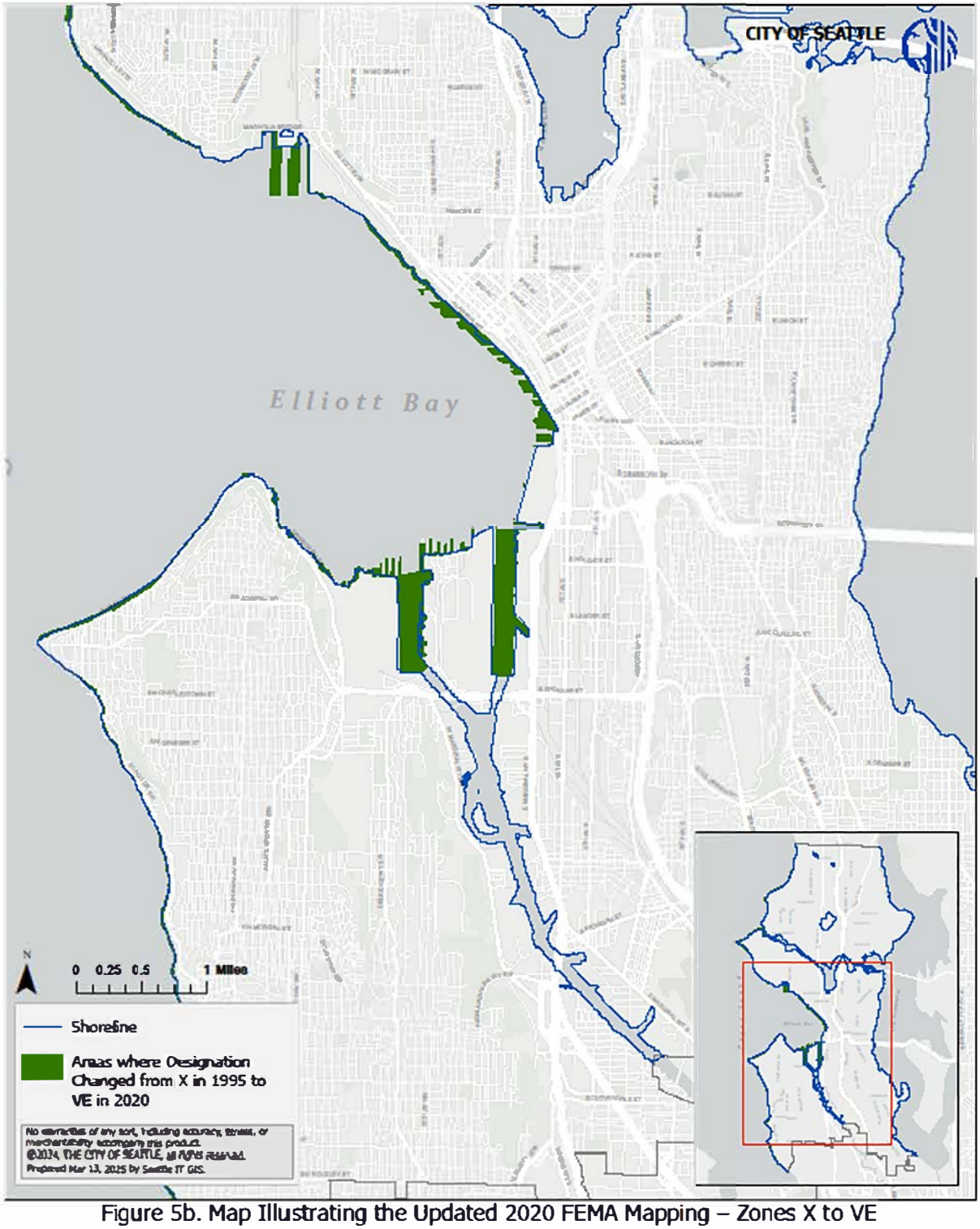


Figure 5b. Map Illustrating the Updated 2020 FEMA Mapping – Zones X to VE
Elliott Bay and Duwamish Focus Areas



Figure 5c. Map Illustrating the Updated 2020 FEMA Mapping – Zones X to VE
Elliott Bay Piers

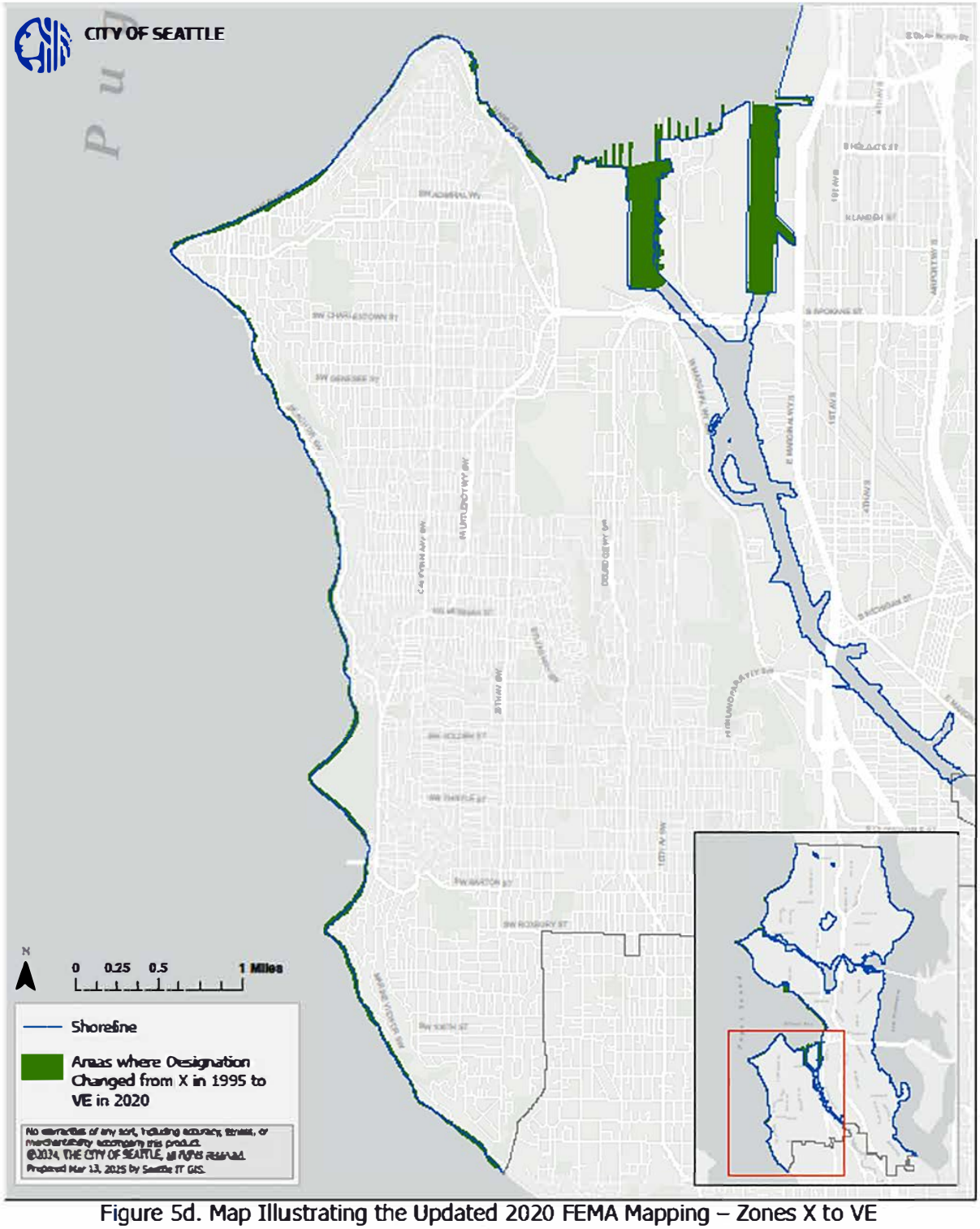


Figure 5d. Map Illustrating the Updated 2020 FEMA Mapping – Zones X to VE
West Seattle Focus Area

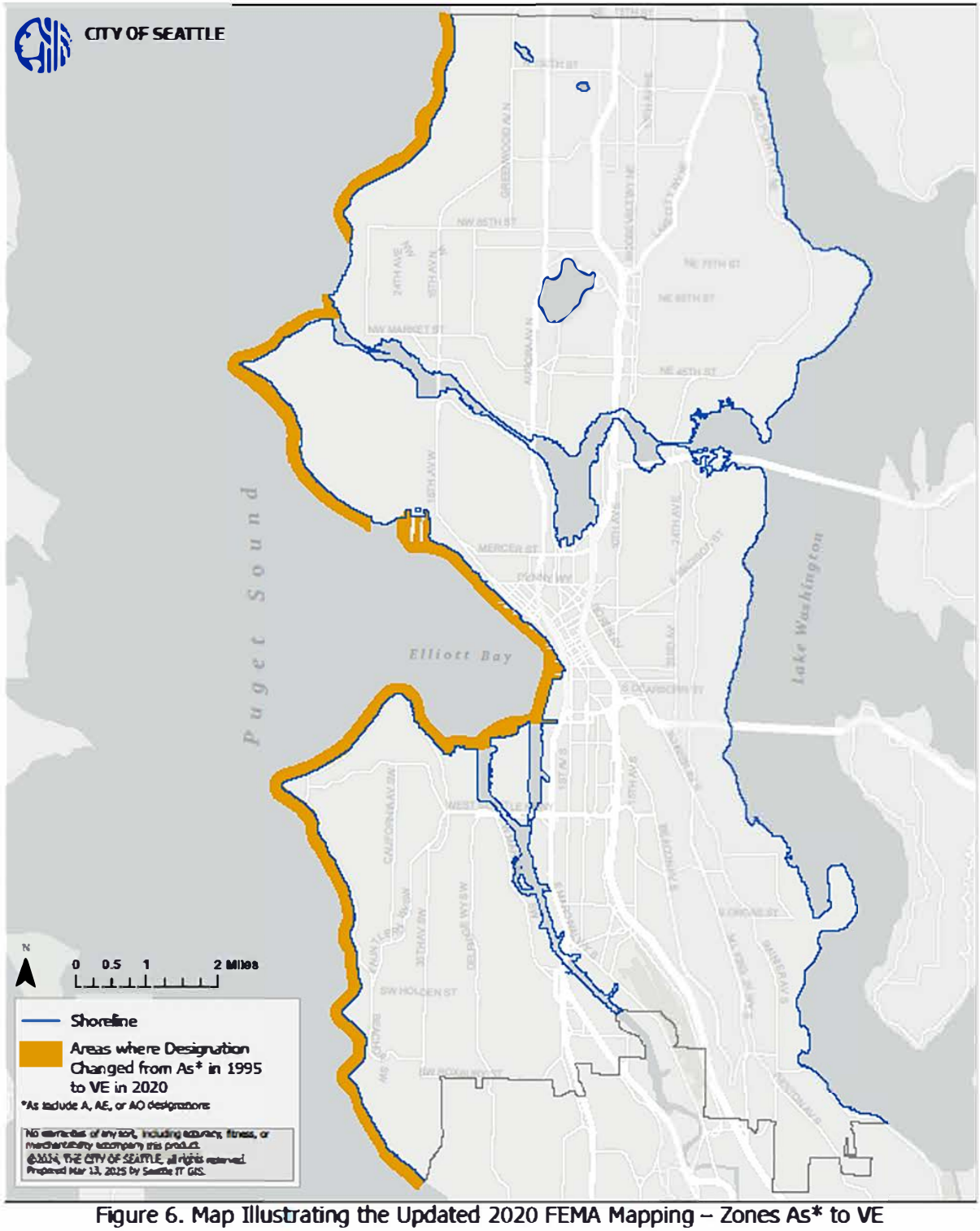


Figure 6. Map Illustrating the Updated 2020 FEMA Mapping – Zones As* to VE

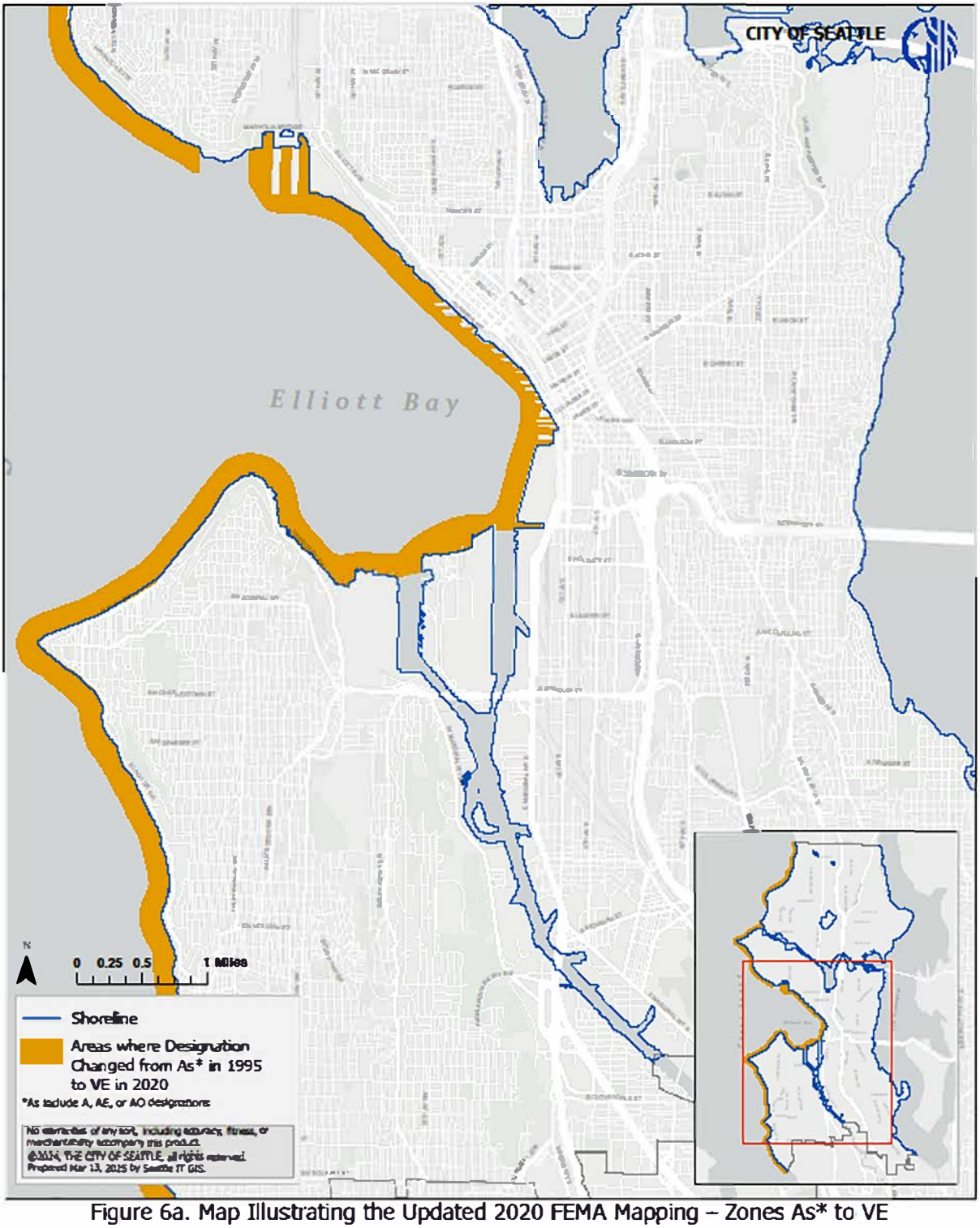


Figure 6a. Map Illustrating the Updated 2020 FEMA Mapping – Zones As* to VE
Elliott Bay and Duwamish Focus Areas

Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
B and X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

High Risk Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
A1-30	These are known as numbered A Zones (e.g., A7 or A14). This is the base floodplain where the FIRM shows a BFE (old format).
AH	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AO	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.
AR	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
A99	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

High Risk - Coastal Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones.

ZONE	DESCRIPTION
V	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.
VE, V1 - 30	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

From FEMA Map Service Center:
http://msc.fema.gov/webapp/wcs/stores/servlet/info?storeId=10001&catalogId=10001&langId=-1&content=floodZones&title=FEMA%20Flood%20Zone%20Designations

Appendix C

Table 1. FEMA Review of Seattle's Floodplain Development Regulations based on the Washington State Model Ordinance and Code of Federal Regulations

August 18, 2025

	Criteria & Model Ordinance Reference	Markups & Federal Regulation Reference
	Section 1.0 - Statutory Authorization, Findings of Fact, Purpose, and Objectives	*(Not mandatory to adopt section 1.0)*
	1.1 Statutory Authorization The Legislature of the State of Washington has delegated the responsibility to local communities to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the **{Decision Making Body}** of **{Community Name}**, does ordain as follows:	**While not mandatory, FEMA recommends adding to Seattle Floodplain Development Ordinance.** **25.06.015**
	1.2 Findings of Fact The flood hazard areas of **{Community Name}** are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses may be caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadvertently anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.	**While not mandatory, FEMA recommends adding to Seattle Floodplain Development Ordinance.** **25.06.015**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	**1.3 Statement of Purpose** It is the purpose of this ordinance to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to: 1) Protect human life and health; 2) Minimize expenditure of public money for costly flood control projects; 3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; 4) Minimize prolonged business interruptions; 5) Minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas; 6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding; 7) Notify potential buyers that the property is in a Special Flood Hazard Area; 8) Notify those who occupy flood hazard areas that they assume responsibility for their actions; and 9) Participate in and maintain eligibility for flood insurance and disaster relief.	**While not mandatory, FEMA recommends adding to Seattle Floodplain Development Ordinance.** **25.06.020**
	1.4 Methods of Reducing Flood Losses In order to accomplish its purposes, this ordinance includes methods and provisions for: 1) Restricting or prohibiting development that is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities, 2) Requiring that development vulnerable to floods be protected against flood damage at the time of initial construction; 3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters; 4) Controlling filling, grading, dredging, and other development, which may increase flood damage; and 5) Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.	**While not mandatory, FEMA recommends adding to Seattle Floodplain Development Ordinance.** **25.06.022**

Section 2.0 – Definitions	*44 CFR 59.1* *(Not mandatory to adopt all definitions as shown)* ** Terms with one asterisk trigger a specific minimum requirement and must be adopted.*

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

***Alteration of watercourse:** Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody. **Appeal:** A request for a review of the interpretation of any provision of this ordinance or a request for a variance.	**25.06.030**
***Area of shallow flooding:** A designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.	**25.06.030**
***Area of special flood hazard:** The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".	**25.06.030**
ASCE 24: The most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.	**25.06.030**
***Base flood:** The flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").	**25.06.030**
***Base Flood Elevation (BFE):** The elevation to which floodwater is anticipated to rise during the base flood.	**25.06.030**
***Basement:** Any area of the building having its floor sub-grade (below ground level) on all sides. **Building:** See "Structure." **Building Code:** The currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.	**25.06.030**
Breakaway wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without	**25.06.030**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

causing damage to the elevated portion of the building or supporting foundation system.	
Coastal High Hazard Area: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-30, VE or V.	**25.06.030**
Critical Facility: A facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.	**25.06.030 (amended to exclude Port of Seattle police and fire stations and facilities that produce, use or store hazardous materials or hazardous waste)**
***Development:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.	**25.06.030**
Elevation Certificate: An administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).	
Elevated Building: For insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.	
Essential Facility: This term has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.	
Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by the community.	
Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional	

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads). **Farmhouse:** A single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.	
*__Flood or Flooding__: 1) A general and temporary condition of partial or complete inundation of normally dry land areas from: a) The overflow of inland or tidal waters. b) The unusual and rapid accumulation or runoff of surface waters from any source. c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current. 2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.	**25.06.030**
***Flood elevation study:** An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).	**25.06.030**
***Flood Insurance Rate Map (FIRM):** The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).	**25.06.030**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

***Floodplain or flood-prone area:** Any land area susceptible to being inundated by water from any source. See "Flood or flooding."	25.06.030
***Floodplain administrator:** The community official designated by title to administer and enforce the floodplain management regulations. **Floodplain management regulations:** Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.	25.06.030
***Flood proofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.	25.06.030
***Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."	25.06.030
***Functionally dependent use:** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.	25.06.030
***Highest adjacent grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.	25.06.030
***Historic structure:** Any structure that is: 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;	25.06.030

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: a) By an approved state program as determined by the Secretary of the Interior, or b) Directly by the Secretary of the Interior in states without approved programs.	
***Lowest Floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance (i.e. provided there are adequate flood ventilation openings).	**25.06.030**
Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."	**25.06.030**
Manufactured Home Park or Subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.	**25.06.030**
***Mean Sea Level:** For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.	**25.06.030**
***New construction:** For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is	**25.06.030**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

later) and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. **New Manufactured Home Park or Subdivision:** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community. **One-hundred-year flood** or **100-year flood:** See "Base flood."	
Reasonably Safe from Flooding: Development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.	**25.06.030**
***Recreational Vehicle:** A vehicle, 1) Built on a single chassis; 2) 400 square feet or less when measured at the largest horizontal projection; 3) Designed to be self-propelled or permanently towable by a light duty truck; and 4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.	**25.06.030**
***Start of construction:** Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading,	**25.06.030**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.	
***Structure:** For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.	**25.06.030**
***Substantial Damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.	**25.06.030**
***Substantial improvement:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either: 1) Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or 2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."	**25.06.030**
***Variance:** A grant of relief by a community from the terms of a floodplain management regulation.	**25.06.030 – see floodplain variance**
Water surface elevation: The height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.	

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

Water Dependent: A structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.	

	Section 3.0 – General Provisions	
	3.1 Lands to Which This Ordinance Applies *(44 CFR 59.22(a))* This ordinance shall apply to all special flood hazard areas within the boundaries of **{Community Name}**.	*(44 CFR 59.22(a))* **25.06.040**
1	**3.2 Basis for Establishing the Areas of Special Flood Hazard** The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for **{exact title of study}"** dated **{date},** and any revisions thereto**,** with accompanying Flood Insurance Rate Maps (FIRMs) dated **{date}**, and any revisions thereto**,** are hereby adopted by reference and declared to be a part of this ordinance. The FIS and the FIRM are on file at **{community address}**. The best available information for flood hazard area identification as outlined in Section 4.3-2 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 4.3-2.	*Mandatory (44 CFR 60.3 (preamble) and 44 CFR 60.2(h)). *In some communities, the phrase "and any revisions thereto" is not considered legally binding and should not be adopted.* **25.06.050**
	3.3 Compliance All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.	*Mandatory (44 CFR 60.2(h))* **25.06.060**
2	**3.4 Penalties For Noncompliance** No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than _____ or imprisoned for not more than __ days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the _____ from taking such other lawful action as is necessary to prevent or remedy any violation.	*Mandatory (44 CFR 60.2(h))* **25.06.140**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

3	**3.5 Abrogation and Greater Restrictions** This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.	**25.06.044**
4	**3.6 Interpretation** In the interpretation and application of this ordinance, all provisions shall be: 1) Considered as minimum requirements; 2) Liberally construed in favor of the governing body; and, 3) Deemed neither to limit nor repeal any other powers granted under state statutes.	*Recommended* *(Not mandatory)* **25.06.045**
	3.7 Warning and Disclaimer of Liability The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of **{Community Name}**, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.	*Recommended* *(Not mandatory)* **25.06.025**
5	**3.8 Severability** This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.	*Mandatory (44 CFR 60.1(b))* *The severability cause may be included in the adopting ordinance and left uncodified.* **Section 4 of the ordinance for the permanent Floodplain Development Regulations.**

	Section 4.0 – Administration	
	4.1 Establishment of Development Permit **4.1-1 Development Permit Required** A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. The permit shall be for all	*Mandatory (44 CFR 60.3(b)(1))* **25.06.060**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

	structures including manufactured homes, as set forth in the "Definitions," and for all development including fill and other activities, also as set forth in the "Definitions."	
6	**4.1-2 Application for Development Permit** Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required: 1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator. 2) Elevation in relation to mean sea level to which any structure has been flood proofed; 3) Where a structure is to be flood proofed, certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet flood proofing criteria in Section 5.2-2; 4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development; 5) Where a structure is proposed in a V,V1-30, or VE zone, a V-zone design certificate; 6) Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation; and 7) Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.	*Note: The format of Section 4.1-2 is not mandatory but the elevation information in subsection 1 and information in subsections 2 through 7 is mandatory. Elevation Certificates are not mandatory outside of Community Rating System communities but highly recommended.* **25.06.070 and SRC R105.6.6 & SBC 1612.5**
7	**4.2 Designation of the Floodplain Administrator** The **{job title of the appropriate administrative official}** is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.	*Mandatory (44 CFR 59.22(b)(1))* **25.06.080**
8	**4.3 Duties & Responsibilities of the Floodplain Administrator** Duties of the (*Floodplain Administrator*) shall include, but not be limited to:	*Mandatory, (44 CFR 60.1 (b)* **25.06.090**
9	**4.3-1 Permit Review** Review all development permits to determine that: 1) The permit requirements of this ordinance have been satisfied; 2) All other required state and federal permits have been obtained;	*Mandatory, (44 CFR 60.1 (b)* **1) 25.06.090(A.1)** **2) 25.06.090(A.2)**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

	3) The site is reasonably safe from flooding; 4) The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of Section 5.4-1 are met. 5) Notify FEMA when annexations occur in the Special Flood Hazard Area.	**3) 25.06.090(A.3)** **4) 25.06.090(A.4)** **5) 25.06.090(B)**
10	**4.3-2 Use of Other Base Flood Data (In A and V Zones)** When base flood elevation data has not been provided (in A or V zones) in accordance with Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Sections 5.2, SPECIFIC STANDARDS, and 5.4 FLOODWAYS.	*Mandatory* *(44 CFR 60.3(b)(4))* **25.06.090(C)**
11	**4.3-3 Information to be Obtained and Maintained** 1) Where base flood elevation data is provided through the FIS, FIRM, or required as in Section 4.3-2, obtain and maintain a record of the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. 2) Documentation of the elevation of the bottom of the lowest horizontal structural member in V or VE zones. 3) For all new or substantially improved flood proofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 4.3-2: a) Obtain and maintain a record of the elevation (in relation to mean sea level) to which the structure was flood proofed. b) Maintain the flood proofing certifications required in Section 4.1-2(3). 4) Certification required by Section 5.4.1 {or the numbering system used by the community} (floodway encroachments). 5) Records of all variance actions, including justification for their issuance. 6) Improvement and damage calculations. 7) Maintain for public inspection all records pertaining to the provisions of this ordinance.	*Required, verbatim* *(44 CFR 60.3 (b)(5))* *(44 CFR 60.3(b)(5)(i) and (iii))* *(44 CFR 60.3(e)(2))* *(44 CFR 60.3(b)(5)(i) and (iii))* *(44 CFR 60.3(b)(5)(ii))* *(44 CFR 60.3(b)(5)(iii))* *(44 CFR 60.3(d)(3))* *(44 CFR 60.6(a)(6))* *(44 CFR 60.3(b)(5)(iii))* **25.06.090(D) – 25.06.090(H) and 25.06.120**
12	**4.3-4 Alteration of Watercourses** Whenever a watercourse is to be altered or relocated: *1)* Notify adjacent communities and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate	*Mandatory* *(44CFR 60.3(b)(6))* *(44CFR 60.3(b)(7))* **1) 25.06.090(I)(1)** **2) 25.06.090(I)(2)**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

	notification means, and *2)* Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.	
13	**4.3-5 Interpretation of FIRM Boundaries** Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP.	*(This section is not required, but if the Local Administrators are performing this task on a regular basis, it should be adopted.)* *(44 CFR 59-76)* **25.06.050.B**
14	**4.3-6 Review of Building Permits** Where elevation data is not available, either through the FIS, FIRM, or from another authoritative source (Section 4.3-2), applications for floodplain development shall be reviewed to assure that proposed construction will be *reasonably safe from flooding*. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. (Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)	*Mandatory* *(44 CFR 60.3(a)(3))* **25.06.090.C and 25.06.100.G**
15	**4.3-7 Changes to Special Flood Hazard Area** 1) If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR. 2) If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.	*Recommended. However, be aware that 44 CFR 65.3 requires communities to submit new technical information regarding changes affecting flooding conditions. Section 4.3-7 gives a community the authority to require necessary information from project proponents.* **25.06.110.F**

	Section 5.0 – Provisions for Flood Hazard Reduction	*(Section 5.0 is required)*
	5.1 General Standards	**25.06.100**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	In all areas of special flood hazards, the following standards are required:	
16	**5.1-1 Anchoring** 1) All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy. 2) All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.	*Mandatory* *(44 CFR 60.3(a)(b))* *(44 CFR 60.3(a)(3)(i))* *(44 CFR 60.3(b)(8))* *For more detailed information, refer to guidebook, FEMA-85, "Manufactured Home Installation in Flood Hazard Areas."* **1) 25.06.100.B**
	5.1-2 Construction Materials and Methods 1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. 2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage. 3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.	*Mandatory* *(44 CFR 60.3(a)(3)(ii-iv))* **1) 25.06.100.C.1** **2) 25.06.100.C.2** **3) 25.06.100.C.3**
	5.1-3 Storage of Materials and Equipment 1) The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas. 2) Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.	*(recommended)* **FEMA recommends adding this provision to the Seattle ordinance.** **1) Not included** **2) 25.06.100.D**
17	**5.1-4 Utilities** 1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems; 2) Water wells shall be located on high ground that is not in the floodway;* 3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters; 4) Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.	*Mandatory* *(44 CFR 60.3(a)(5)(6))* *WAC 173-160-171 prohibits new water wells in floodways.* **25.06.100.E**
18	**5.1-5 DEVELOPMENT AND Subdivision Proposals** All subdivisions, as well as new development shall:	*Mandatory* *(44 CFR 60.3(a)(4) and (b)(3))*

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	1) Be consistent with the need to minimize flood damage; 2) Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage; 3) Have adequate drainage provided to reduce exposure to flood damage. 4) Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation data shall be included as part of the application.	Re-lettered as a result of added subsection **1) 25.06.100.F.1** **2) 25.06.100.F.2** **3) 25.06.100.F.3** **4) 25.06.100.F.4**
19	**5.2 Specific Standards** In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, or Section 4.3-2, USE OF OTHER BASE FLOOD DATA. The following provisions are required:	*Mandatory* *(44 CFR 60.3(c)(1))* *(Additional standards were clarified in FEMA Technical Bulletin 11-01 to allow below-grade crawlspace construction for buildings located in the special flood hazard areas. However, the standards in 11-01 must be specifically adopted, and adopting them can result in a 20% increase in flood insurance premiums.)* **25.06.110**
20	**5.2-1 Residential Construction** 1) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE. **Mechanical equipment and utilities shall be waterproof or elevated least one foot above the BFE.** 2) New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in Appendix A. 3) New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade. 4) New construction and substantial improvement of any residential structure in a V, V1-30, or VE zone shall meet the requirements in Appendix B. 5) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs must meet or exceed the following minimum criteria: a) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. b) The bottom of all openings shall be no higher than one foot above grade. c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.	*Mandatory* *(44 CFR 60.3(c)(2) and (5))* *(44 CFR 60.3(c)(7))* *(44 CFR 60.3(b)(2))* *(44 CFR 60.3(e))* *(44 CFR 60.3(c)(5)* **1) 25.06.110.A.1** **2) 25.06.110.A.2** **3) 25.06.111** **4) 25.06.134** **5) 25.06.110.A.3**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	d) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters. Alternatively, a registered engineer or architect may design and certify engineered openings.	
21	**5.2-2 Nonresidential Construction** New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection 1 or 2, below. 1) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements: a) In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained: New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated least one foot above the BFE, or as required by ASCE 24, whichever is greater. b) If located in an AO zone, the structure shall meet the requirements in Appendix A. c) If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade. d) If located in a V, V1-30, or VE zone, the structure shall meet the requirements in Appendix B. e) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: i) Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. ii) The bottom of all openings shall be no higher than one foot above grade. iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater. iv) A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters. Alternatively, a registered engineer or architect may design and certify engineered openings. 2) If the requirements of subsection 1 are not met, then new construction and substantial improvement of any commercial,	*Mandatory* *(44 CFR 60.3(c)(3) and (4))* **25.06.110.B**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	industrial or other nonresidential structure shall meet all of the following requirements: a) Be dry flood proofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry flood proofed to the elevation required by ASCE 24, whichever is greater; b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 4.3-3(2); d) Nonresidential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as described in 5.2-1(2); (Applicants who are flood proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood proofed level (e.g. a building flood proofed to the base flood level will be rated as one foot below). Flood proofing the building an additional foot will reduce insurance premiums.)	
	5.2-3 Manufactured Homes 1) All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement*****. This applies to manufactured homes: a) Outside of a manufactured home park or subdivision, b) In a new manufactured home park or subdivision, c) In an expansion to an existing manufactured home park or subdivision, or d) In an existing manufactured home park or subdivision on a site which a manufactured home has incurred “substantial damage” as the result of a flood; and 2) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either: a) The lowest floor of the manufactured home is elevated one foot or more* b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.	*Mandatory* *(44 CFR 60.3(c)(6)(12))* *(* If this phrase is applied to all manufactured homes in the floodplain, then the remaining verbiage is not necessary to adopt.)* **1) SRC R322.1.9 and 25.06.110.D**
22	**5.2-4 Recreational Vehicles**	*Mandatory* *(44 CFR 60.3(c)(14))*

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	Recreational vehicles placed on sites are required to either: 1) Be on the site for fewer than 180 days, or 2) Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or 3) Meet the requirements of 5.2-3, above.	**25.06.110.E**
23	**5.2-5 Enclosed Area Below the Lowest Floor** If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.	*(44 CFR 60.3(c)(5))* **25.06.110 A.3.b. and 25.06.110.B.3**
	5.2-6 Appurtenant Structures (Detached Garages & Small Storage Structures) For A Zones (A, AE, A1-30, AH, AO): 1) Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements: a) Use of the appurtenant structure must be limited to parking of vehicles or limited storage; b) The portions of the appurtenant structure located below the BFE must be built using flood resistant materials; c) The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement; d) Any machinery or equipment servicing the appurtenant structure must be elevated or flood proofed to or above the BFE; e) The appurtenant structure must comply with floodway encroachment provisions in Section 5.4-1; f) The appurtenant structure must be designed to allow for the automatic entry and exit of floodwaters in accordance with Section 5.2-1(5). g) The structure shall have low damage potential, and h) If the structure is converted to another use, it must be brought into full compliance with the standards governing such use. i) The structure shall not be used for human habitation. 2) Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 5.2-1. 3) Upon completion of the structure, certification that the requirement of this section have been satisfied shall be provided to the Floodplain Administrator for verification.	*Recommended* **FEMA strongly recommends adding these provisions to the Seattle ordinance.** **25.06.100.A**
24	**5.3 AE and A1-30 Zones with Base Flood Elevations but No Floodways** In areas with BFEs (when a regulatory floodway has not been designated), no new construction, substantial improvements, or	*Mandatory* *(44 CFR 60.3(c)(10))* **25.06.132**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.	
25	**5.4 Floodways** Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:	*(Note the more restrictive language for floodway development per RCW 86.16)* **25.06.120**
26	**5.4-1 No Rise Standard** Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.	*(44 CFR 60.3(d)(3))* **25.06.120.A**
27	**5.4-2 Residential Construction in Floodways** Construction or reconstruction of residential structures is prohibited within designated floodways*, except for (i) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and (ii) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair, or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent. 1) Replacement of Farmhouses in Floodway Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following: a) The new farmhouse is a replacement for an existing farmhouse on the same farm site; b) There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway; c) Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;	*Mandatory* *(RCW 86.16.041)* *However, subsections 1 and 2 can be eliminated at local option.* **25.06.120.B** **25.06.120.C**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	d) A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing; e) A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse; f) For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum of one foot higher than the BFE; g) New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwaters into the system; h) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters; and i) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage. 2) Substantially Damaged Residences in Floodway a) For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1). b) Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met: i) There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway. ii) A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size. iii) Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment. iv) The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.	

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	v) New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwater into the system. vi) New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters. vii) All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.	
	5.4-3 All Other Building Standards Apply in the Floodway If Section 5.4-1 is satisfied or construction is allowed pursuant to Section 5.4-2, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 5.0, Provision For Flood Hazard Reduction.	*Mandatory (44 CFR 60.3(d)(1-4)* **25.06.120.D**
	5.5 General Requirements for Other Development All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the state building codes with adopted amendments and any **{community name}** amendments, shall: 1) Be located and constructed to minimize flood damage; 2) Meet the encroachment limitations of this ordinance if located in a regulatory floodway; 3) Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood; 4) Be constructed of flood damage-resistant materials; 5) Meet the flood opening requirements of Section 5.2-1(5), and 6) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.	*(Optional Provision)*
	5.6 Critical Facility Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Flood proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.	*(Optional Provision)* **26.06.110.C**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

28 V1	**5.7** Livestock Sanctuary Areas Elevated areas for the for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated sufficiently to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter. Note: To be "elevated sufficiently to protect livestock" typically means to be elevated at least one foot above the BFE.	Required by RCW 86.16.190. This section should be included by all counties. A city that does not allow livestock can forgo this section. While state law requires that local governments make provision for critter pads, it is extremely important to note that RCW 86.16.190 does not relax NFIP standards, including the no rise standard in floodways, in any way. **No livestock in Seattle**

	Section 6.0 - Variances	
29	The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners. It is the duty of the **{governing body}** to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.	*Recommended* **25.06.136**
30	**6.1 Requirements for Variances** 1) Variances shall only be issued: a) Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances; b) For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the	*Recommended. However, any variance provisions need to meet the standards in 44 CFR 60.6* **25.06.136.B**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1	minimum necessary to preserve the historic character and design of the structure; c) Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; d) Upon a showing of good and sufficient cause; e) Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant; f) Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in Section 2.0 **{or the numbering system used by the community}** of this ordinance in the definition of "Functionally Dependent Use." 2) Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result. 3) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of Sections 4.0 and 5.0 **{or the numbering system used by the community}** of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.	
31	**6.2 Variance Criteria** 1) In considering variance applications, the **{Governing Body}** shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and: a) The danger that materials may be swept onto other lands to the injury of others; b) The danger to life and property due to flooding or erosion damage; c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner; d) The importance of the services provided by the proposed facility to the community; e) The necessity to the facility of a waterfront location, where applicable; f) The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage; g) The compatibility of the proposed use with existing and anticipated development; h) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area; i) The safety of access to the property in time of flood for ordinary and emergency vehicles; j) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site; and, k) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges.	*Recommended. However, any variance provisions need to meet the standards in 44 CFR 60.6*

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

32 V1	**6.3 Additional Requirements for the Issuance of a Variance** 1) Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that: a. The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as $25 for $100 of insurance coverage, and b. Such construction below the BFE increases risks to life and property. 2) The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance. 3) The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met. Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.	*Recommended. However, any variance provisions need to meet the standards in 44 CFR 60.6* **25.06.136.C**

APPENDIX A - STANDARDS FOR SHALLOW FLOODING AREAS (AO ZONES)	(44 CFR 60.3(c)7, 8 and 11)
Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In addition to other provisions in this code, the following additional provisions also apply in AO zones: 1. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) elevated above the highest adjacent grade to the structure, one foot or more above* the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified). 2. New construction and substantial improvements of nonresidential structures within AO zones shall either: a. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above* the depth number specified on the FIRM (at	*44 CFR 60.3(c)(7)* *44 CFR 60.3(c)(8)* *44 CFR 60.3(c)(8)(ii)* *44 CFR 60.3(c)(11)* **1) SRC R401.3 - Meets intent of WA State Model & NFIP.** **2) ASCE 24, section 2.3 & SRC R322.2(1) – – Meets intent of WA State Model & NFIP.** **3) SRC R401.3, SBC 1804.5 & SMC 22.805.020.C – Meets intent of WA State Model & NFIP.** **4) SMC 25.06.110(E) – Meets the intent of WA State Model & NFIP**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1 least two feet if no depth number is specified); or b. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in section 5.2-2(3). 3. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures. 4. Recreational vehicles placed on sites within AO zones on the community's FIRM either: a. Be on the site for fewer than 180 consecutive days, or b. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or c. Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2)).	

APPENDIX B - STANDARDS FOR COASTAL HIGH HAZARD AREAS (V ZONES)	44 CFR 60.3(e)(2 – 8)
Located within areas of special flood hazard established in Section 3.2 are Coastal High Hazard Areas, designated as zones V1-30, VE, and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance, the following provisions shall also apply: 1. All new construction and substantial improvements in zones V1-30 and VE (V if base flood elevation data is available) on the community's FIRM shall be elevated on pilings and columns so that: a) Elevation: i) Residential Buildings The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level. ii) Nonresidential buildings	*44 CFR 60.3(e)(4)* *44 CFR 60.3(e)(4)(i)* *44 CFR 60.3(e)(4)(ii)* *44CFR 60.3(e)(2)* *44 CFR 60.3(e)(3)* *44 CFR 60.3(e)(5)* *44 CFR 60.3(e)(5)(i)* **1)a) SRC R322.3.2 & ASCE 24 section 4.4 – Meets the intent of WA State Model & NFIP.** **1)b) SRC R322.3.3 – Meets the intent of WA State Model & NFIP.**

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1 The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated one foot or more above the base flood level or meets the elevation requirements of ASCE 24, whichever is higher; and	
b) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).	*44 CFR 60.3(e)(6)*
A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (1)(a)(i) and (2)(a)(ii).	*44 CFR 60.3(e)(7)*
2. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures in zones V1-30, VE, and V on the community's FIRM and whether or not such structures contain a basement. The (Floodplain Administrator) shall maintain a record of all such information.	*44 CFR 60.3(e)(8)(i-iv)*
3. All new construction within zones V1-30, VE, and V on the community's FIRM shall be located landward of the reach of mean high tide.	**2) SRC R105.6.6 & SBC 1612.5 – Meets the intent of WA State Model & NFIP.** **3) SRC R322.3.1 & ASCE24 section 4.3 – Meets the intent of WA State Model & NFIP.** **4) SRC R322.3.4 & ASCE 24 section 4.6 – Meets the intent of WA State Model & NFIP.** **5) SRC R322.3.2 & ASCE24 section 4.5.4 – Meets the intent of WA State Model & NFIP.** **6) SRC R322.3.1 – Meets the intent of WA State Model & NFIP.** **7) SRC R322.1.9 – Meets the intent of WA State Model & NFIP.** **8) SRC 25.06.110E – Meets the intent of WA State Model & NFIP.**
4. Provide that all new construction and substantial improvements within zones V1-30, VE, and V on the community's FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect	*44 CFR 60.3(e)(9)(i-iii)*

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1 certifies that the design proposed meets the following conditions: a) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and b) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation. 5. Prohibit the use of fill for structural support of buildings within zones V1-30, VE, and V on the community's FIRM. 6. Prohibit man-made alteration of sand dunes within zones V1-30, VE, and V on the community's FIRM which would increase potential flood damage. 7. All manufactured homes to be placed or substantially improved within zones V1-30, V, and VE on the community's FIRM on sites: a) Outside of a manufactured home park or subdivision, b) In a new manufactured home park or subdivision, c) In an expansion to an existing manufactured home park or subdivision, or d) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood; shall meet the standards of paragraphs (1) through (6) of this section and manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within zones V1-30, V, and VE on the FIRM shall meet the requirements of Section 5.2-3. 8. Recreational vehicles placed on sites within V or VE zones on the community's FIRM shall either: a) Be on the site for fewer than 180 consecutive days, or b) Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick	*LOOK at Chapter of 16 of SBC* *Bring in ASCE into 25.06* *SBC does not apply to residential (SFR, duplex, or townhouses* *For all development regulated by SBC and optional for development regulated by SRC*

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

V1 disconnect type utilities and security devices, and have no permanently attached additions; or c) Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes (Section 5.1-1(2))	

Language in red requires attention.
Language in green found compliant with Seattle code.
When FEMA requests language verbatim please note that the community should substitute their own code citations instead of using CFR or Washington Model Ordinance references as found in this document. (Please note this also applies to language that speaks to Appendix B.)

Ketil Freeman
Land Use and Sustainability Committee
February 26, 2026
D#1

Amendment 1 Version 2 to CB 121152 – Clarification to "Substantial improvement" definition

Sponsor: Councilmember Lin

Correct a drafting error

Effect: This amendment would correct a drafting error in CB 121152. Specifically, the amendment would replace an errant reference to "substantial damage" in the definition of "substantial improvement" to clarify that the term "substantial improvement" does not apply to improvements required to remedy code violations or approved alterations of historic structures, like historic waterfront piers.

Amend Section 2 of CB 121152, as follows:

Section 2. Chapter 25.06 of the Seattle Municipal Code, last amended by Ordinance 126536, is amended as follows:

CHAPTER 25.06 FLOODPLAIN DEVELOPMENT

***

25.06.030 Definitions

Unless specifically defined ((~~below~~)) in this Section 25.06.030, words or phrases used in this Chapter 25.06 shall be interpreted to give them the meaning they have in common usage. For purposes of this Chapter 25.06((~~, the following words or phrases are defined as set out below~~)):

***

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

((~~R. 1.~~)) "Substantial improvement" means any ((~~repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:~~

~~a. Before the improvement or repair is started; or~~

~~b. If the structure has been damaged and is being restored, before the damage occurred.~~

~~2. For the purpose of this definition, a "substantial improvement" commences when the first alteration on any wall, ceiling, floor or other structural part of the building is made, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:~~

~~a. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or~~

~~b. Any alteration of a structure which is listed on the National Register of Historic Places or a State Inventory of Historic Places, which is designated as a landmark pursuant to SMC Chapter 25.12 or which is included in a landmark or historic district.~~)) reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. ~~"Substantial damage"~~ This term does not include either:

1. Any project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or

2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

***

File #: CB 121171, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; repealing Ordinance 127191, which allowed residential use within the Stadium Transition Area Overlay District under Chapter 23.74 of the Seattle Municipal Code.

WHEREAS, on March 18, 2025, the City Council passed Ordinance 127191, amending the text of the Land Use Code to allow residential use as an ancillary and conditional use within a portion of the Stadium Transition Area Overlay District; and

WHEREAS, the adoption of Ordinance 127191 was appealed by the Port of Seattle to both the King County Superior Court and to the Growth Management Hearings Board (Growth Board); and

WHEREAS the Growth Board challenge was assigned Case No. 25-3-0009 and alleged procedural and substantive violations of the Growth Management Act and the State Environmental Policy Act; and

WHEREAS, on November 10, 2025, the Growth Board issued its Final Decision and Order and found procedural deficiencies with the adoption of Ordinance 127191 and determined the ordinance to be invalid; and

WHEREAS, the Growth Board also found that Ordinance 127191 was noncompliant with the Growth Management Act because it determined the ordinance was inconsistent with both the Land Use Element of the Seattle Comprehensive Plan and the King County Countywide Planning Policies; and

WHEREAS, on December 10, 2025, The City of Seattle filed an appeal challenging the Growth Board's substantive holdings, but the City did not challenge the procedural holdings or the Growth Board's order of invalidity based on those procedural holdings; and

WHEREAS, the Growth Board ordered that The City of Seattle take action before May 11, 2026 to comply with the Growth Board's Final Decision and Order and order of invalidity; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Ordinance 127191 (included as Attachment 1 to this ordinance), which allowed residential use as a conditional use within a portion of the Stadium Transition Area Overlay District, is repealed.

Section 2. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2026, and signed by me in open session in authentication of its passage this _____ day of _____, 2026.

_____

President _____ of the City Council

Approved / returned unsigned / vetoed this ____day of _____, 2026.

_____

Katie B. Wilson, Mayor

Filed by me this _____ day of _____, 2026.

_____

Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment 1 - Signed Ordinance 127191

CITY OF SEATTLE

ORDINANCE 127191

COUNCIL BILL 120933

AN ORDINANCE relating to land use and zoning; amending Sections 23.74.002 and 23.74.008 of the Seattle Municipal Code to allow residential uses in the Stadium Transition Area Overlay District.

WHEREAS, Seattle's Comprehensive Plan includes policy LU 10.2, which states that the City will "Preserve industrial land for industrial uses, especially where industrial land is near rail- or water-transportation facilities to allow marine- and rail-related industries that rely on that transportation infrastructure to continue to function in the city." and

WHEREAS, Seattle's Comprehensive Plan includes policy LU 10.3, which states that the City will "Ensure predictability and permanence for industrial activities in industrial areas by limiting changes in industrial land use designation. There should be no reclassification of industrial land to a non-industrial land use category except as part of a City-initiated comprehensive study and review of industrial land use policies or as part of a major update to the Comprehensive Plan." and

WHEREAS, Seattle's Comprehensive Plan includes policy LU 10.8, which states that the City will "Prohibit new residential development in industrial zones except for certain types of dwellings, such as caretaker units and, in urban industrial zones, dwellings for workers, that are related to the industrial area and that would not restrict or disrupt industrial activity." and

WHEREAS, additional new housing in industrial areas outside of the limited industrial-related housing currently allowed could have significant impacts on the City's industrial areas; and

WHEREAS, the Council intends to further strengthen the City's policies and regulations to further limit changes to the boundaries of industrial areas, and further limit rezones to non-industrial uses in the Urban Industrial zone within Manufacturing/Industrial Centers; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.74.002 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

23.74.002 Purpose, intent, and description of the overlay district—Rezone requirement—Rezone criteria

A. Purpose and intent. The purpose of this Chapter 23.74 is to implement the City's Comprehensive Plan, including the neighborhood plan for the Greater Duwamish Manufacturing/Industrial Center, by establishing a Stadium Transition Area Overlay District for the area shown on Map A for 23.74.004. The Stadium Transition Area centers on large sports facilities and allows uses complementary to them. It is intended to contribute to a safer pedestrian environment for those attending events and permits a mix of uses, supporting the pedestrian-oriented character of the area as well as the surrounding industrial zone, while minimizing conflicts with industrial uses. Within the overlay district, use provisions and development standards are designed to: create a pedestrian connection with downtown; discourage encroachment on nearby industrial uses to the south; and create a pedestrian-friendly streetscape. Allowing a mix of uses, including office development, restaurants, lodging, residential uses, and maker uses and arts, is intended to encourage redevelopment and to maintain the health and vibrancy of the area during times when the sports facilities are not in operation.

* * *

Section 2. Section 23.74.008 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

23.74.008 Uses.

Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

A. The following uses are permitted in buildings existing on June 1, 2023:

1. Artist's studio/dwellings;

2. Major institutions.

B. The following uses are prohibited:

1. Heavy manufacturing uses;

2. High-impact uses;

3. Solid waste management;

4. Recycling uses;

5. Animal shelters and kennels;

6. Veterinary offices;

7. Pet grooming;

8. Airports, land and water based;

9. Hospitals;

10 Elementary and secondary schools;

11. Drive-in businesses, including gas stations;

12. Bus bases;

13. Flexible-use parking[1]; and

14. Residential uses, except for those allowed under SMC 23.74.008.C.

((~~otherwise allowed as an administrative conditional use in the Urban Industrial zone pursuant to subsection 23.50A.062.C~~)).

[1] Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used for flexible-use parking or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Overlay Area District may reserve non-required parking only outside the overlay district and only if:

(a) The parking is owned and operated by the owner of the spectator sports facility or exhibition hall; and

(b) The parking is reserved for events in the spectator sports facility or exhibition hall; and

(c) The reserved parking is south of South Royal Brougham Way, west of 6th Avenue South and north of South Atlantic Street. Parking that is provided to meet required parking will not be considered reserved parking.

C. In areas zoned Urban Industrial, residential uses are permitted as a conditional use east of 1st Avenue S pursuant to the criteria contained in subsection 23.50A.062.C:

1. Except that criterion 23.50A.062.C.3 does not apply within the Stadium Transition Area Overlay District (STAOD);

2. Only where the following occur, the total number of residential units permitted in the Stadium Transition Area Overlay District may not exceed 990 units;

3. Except that, if any site is determined to be a geologic hazard area by the Director, a covenant shall be required and recorded to run with the land in perpetuity;

4. Except that criterion 23.50A.062.C.4 does not apply within the STAOD, and instead the following criteria must be met: All dwelling units shall have sound-insulating windows sufficient to maintain interior sound levels at 45 decibels or below in consideration of existing environmental noise levels at the site. The applicant shall submit an analysis of existing noise levels and documentation of the sound insulating capabilities of windows as part of the conditional use permit application;

5. only where the following occur: The building containing residential uses shall have at least three signs in conspicuous locations, such as in the residential lobby, the leasing office, and on the exterior of the building visible from the residential entry, that use clear language to convey the following information:

a. That the project is located in an industrial area, and that residents, by choosing to live in the area, accept the industrial character of the neighborhood and agree that existing or permitted industrial uses do not constitute a nuisance or other inappropriate or unlawful use of land, and

b. If the project has been determined to be in a liquefaction zone, that the building is in a liquefaction zone and that residents understand that there may be heightened risk during earthquakes; and

6. Except that a Master Use Permit application for a development containing residential uses in the Stadium Transition Area Overlay District pursuant to the criteria contained in subsection 23.50A.062.C must contain an executed and recorded agreement stating that the development has not used City funding, will not use City funding and will not seek City funding for the construction of the project, maintenance of the project, or any environmental remediation

of the site on which the development is located. The agreement shall be recorded on the title of the property on which that development is located; and

Residential uses otherwise allowed as an administrative conditional use in the Urban Industrial zone pursuant to subsection 23.50A.062.C are prohibited west of 1st Avenue S.

Section 3. This ordinance shall take effect on June 30, 2025.

Passed by the City Council the 18th day of March, 2025 and signed by me in open session in authentication of its passage this 18th day of March, 2025.

President _____ of the City Council

☐ Approved / ☐ returned unsigned / ☐ vetoed this 27th day of March, 2025.

Returned Unsigned by Mayor

Bruce A. Harrell, Mayor

Filed by me this 27th day of March, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
LEG	HB Harper	

1. BILL SUMMARY

Legislation Title: An ordinance relating to land use and zoning; repealing Ordinance 127191, which allowed residential use within Stadium Transition Area Overlay District under Chapter 23.74 of the Seattle Municipal Code.

Summary and Background of the Legislation: On March 18, 2025, the Council voted to approve Council Bill 120933, as amended by the Council, which became Ordinance 127191. The Ordinance amended Chapter 23.74 SMC—the development regulations that apply within the Stadium Transition Area Overlay District—to allow limited residential use as a conditional and ancillary use within a portion of the Stadium District, and removed the general prohibition established in 2023 on such residential uses within the Stadium District. After a Petition for Review was filed to the Growth Management Hearings Board, the City was found to have failed to follow proper procedures in adoption of Ordinance 127191, and was ordered to repeal the ordinance by May 11, 2026. If the City does not repeal the ordinance, it could face financial sanctions under RCW 36.70A.340.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ **Yes** ☒ **No**

Project Name:	Master Project I.D.:	Project Location:	Start Date:	End Date:	Total Project Cost Through 2031:

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☐ **Yes** ☒ **No**

Expenditure Change ($); General Fund	2026	2027 est.	2028 est.	2029 est.	2030 est.

Expenditure Change ($); Other Funds	2026	2027 est.	2028 est.	2029 est.	2030 est.

Revenue Change ($); General Fund	2026	2027 est.	2028 est.	2029 est.	2030 est.

Revenue Change ($); Other Funds	2026	2027 est.	2028 est.	2029 est.	2030 est.

Number of Positions	2026	2027 est.	2028 est.	2029 est.	2030 est.
Total FTE Change	**2026**	**2027 est.**	**2028 est.**	**2029 est.**	**2030 est.**

3.a. Appropriations

☐ **This legislation adds, changes, or deletes appropriations.**

Fund Name and Number	Dept	Budget Control Level Name/Number	2026 Appropriation Change	2027 Estimated Appropriation Change
		TOTAL		

Appropriations Notes:

3.b. Revenues/Reimbursements

☐ **This legislation adds, changes, or deletes revenues or reimbursements.**

Anticipated Revenue/Reimbursement Resulting from This Legislation:

Fund Name and Number	Dept	Revenue Source	2026 Revenue	2027 Estimated Revenue
		TOTAL		

Revenue/Reimbursement Notes:

3.c. Positions

☐ **This legislation adds, changes, or deletes positions.**

Total Regular Positions Created, Modified, or Abrogated through This Legislation, Including FTE Impact:

Position # for Existing Positions	Position Title & Department*	Fund Name & Number	Program & BCL	PT/FT	2026 Positions	2026 FTE	Does it sunset? (If yes, explain below in Position Notes)

Position # for Existing Positions	Position Title & Department*	Fund Name & Number	Program & BCL	PT/FT	2026 Positions	2026 FTE	Does it sunset? (If yes, explain below in Position Notes)
			TOTAL				

** List each position separately.*

Position Notes:

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

Please describe any financial costs or other impacts of *not* implementing the legislation. The legislation prevents financial impacts by repealing an invalid ordinance. If the City fails to pass this repealing legislation, direct financial impacts such as withholding of tax revenues or temporarily rescinding the City's authority to collect real estate excise taxes could be incurred.

Please describe how this legislation may affect any City departments other than the originating department.

4. OTHER IMPLICATIONS

a. Is a public hearing required for this legislation? Yes.

b. Is publication of notice with The Daily Journal of Commerce and/or The Seattle Times required for this legislation? Yes.

c. Does this legislation affect a piece of property? Yes, it affects land use development regulations that apply to several pieces of property in the Stadium Transition Area Overlay District east of First Ave S.

d. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. The invalid ordinance being repealed may have been perceived to have a positive effect on social justice by creating opportunities for workforce housing; however, since the ordinance is invalid, repealing it does not change race or social justice impacts.

i. **How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.** No impact anticipated, based on the invalidity of the ordinance being repealed.

ii. **Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

iii. **What is the Language Access Plan for any communications to the public?**

e. Climate Change Implications

i. **Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.** No impact anticipated, based on the invalidity of the ordinance being repealed.

ii. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.** No impact anticipated, based on the invalidity of the ordinance being repealed.

f. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?

g. Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization? No

5. ATTACHMENTS

Summary Attachments:

SEATTLE CITY COUNCIL

February 26, 2026

NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON LEGISLATION TO REPEAL ORDINANCE 120993

The Seattle City Council's Land Use and Sustainability Committee will hold a public hearing on April 1, 2026, starting at 9:30 AM, on CB 121171. This legislation would repeal Ordinance 127191 which would have allowed residential uses as a conditional use in the Stadium Transition Area Overlay District.

PUBLIC HEARING

The City Council's Land Use and Sustainability Committee will hold a public hearing to take comments on CB 121171 on Wednesday, April 1, 2026, at 9:30 AM. The hearing will be held in:

City Council Chambers
2nd Floor, Seattle City Hall
600 Fourth Avenue, Seattle, WA

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the Land Use and Sustainability Committee agenda a few days prior to the meeting at http://www.seattle.gov/council/committees. Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at http://www.seattle.gov/council/meet-the-council/visiting-city-hall.

WRITTEN COMMENTS

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Lin
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by Tuesday March 31, at 5:00 PM.

INFORMATION AVAILABLE

The proposed legislation is available at Land Use & Sustainability - Council | seattle.gov.

Questions regarding the legislation may be directed to HB Harper, Council Central Staff at 425-566-0645 or hb.harper@seattle.gov .

SEATTLE CITY COUNCIL
CENTRAL STAFF

2/19/2026

M E M O R A N D U M

To: Land Use and Sustainability Committee
From: HB Harper, Analyst
Subject: CB 121171 - Repeal of Ordinance 127191

On March 04, 2026, the Land Use & Sustainability Committee (Committee) will receive a briefing on Council Bill (CB) 121171, a repeal of Ordinance 127191 as the City's action to comply with the Growth Management Hearing Board under their order of November 10, 2025. Ordinance 127191 would have permitted residential uses within a portion of the Stadium Transition Area Overlay District.

Background

On March 18, 2025, the Council voted to approve CB 120933, as amended by the Council, which became Ordinance 127191. The Ordinance amended Chapter 23.74 of the Seattle Municipal Code (SMC) – the development regulations that apply within the Stadium Transition Area Overlay District (STAOD) – to allow limited residential use as a conditional and ancillary use within a portion of the Stadium District, and removed the general prohibition established in 2023 on such residential uses within the Stadium District. The Port of Seattle appealed the ordinance under the Land Use Petition Act[1] as well as in a petition to the Growth Management Hearings Board (GMHB).

Land Use History of the Area

The STAOD (SMC Chapter 23.74) was adopted in 2000, a year after T-Mobile Park opened and during the construction of Lumen Field. In 2023, with the adoption of the Industrial and Maritime Strategy zoning changes, the area within the STAOD was primarily rezoned to the Urban Industrial (UI) zone. The UI zone was created to provide a transition between core industrial areas and neighboring urban villages, residential, and mixed-use areas, and are envisioned to include a mix of affordable, small-scale places for light industry, makers, brewing and distilling, creative arts, and industry supporting ancillary retail, office, or research activity. The UI zone generally also provides limited opportunities for workforce housing that supports industrial uses, but residential use was expressly prohibited in the STAOD at that time, in response to concerns about potential impacts to proximate Port facilities.

Process for Adoption of Ordinance 127191

Council Bill 120933 was introduced in January 2025 and amended development regulations in Chapter 23.74 to allow residential uses as a conditional use in the STAOD pursuant to many of the criteria that applied to residential uses in other UI areas.

Council Bill 120933 was heard by the Governance, Accountability, and Economic Development Committee on January 24, 2025; a public hearing was held by that Committee on February 24,

[1] Litigation is ongoing and will not be discussed in this memo.

2025, and the Committee voted it out on February 27, 2025. Council Bill 120933 was passed by the City Council with eight amendments at a City Council meeting on March 18, 2025. The bill, as amended, became Ordinance 127191.

GMHB

The GMHB is charged with adjudicating compliance with Growth Management Act and, when necessary, invalidating noncompliant plans and development regulations. Comprehensive plans and development regulations are presumed to be valid upon adoption, creating a high threshold for determination that an action taken by a local jurisdiction is noncompliant; the Board is directed to find compliance unless it is left with the firm and definite conviction that a mistake has been committed.

Issues Raised in the Petition

The Port's claims included both procedural and substantive errors on the part of the City. The GMHB's conclusions substantiated some, but not all, of the issues raised by the Port.

Most relevant to this repeal, the GMHB concluded that the City had failed to follow proper procedures related to State Environmental Policy Act (SEPA) review, notification to the Department of Commerce, and public participation. The City acknowledges these procedural errors and, crucially, accepts the Board's invalidation of the ordinance, and must therefore take compliance action by repealing Ordinance 127191.

The substantive issues raised by the Port and substantiated by the GMHB included inconsistency with the City's Comprehensive Plan and the Countywide Planning Policies; the City refutes the findings and has filed an appeal to the Thurston County Superior Court regarding those issues. Regardless of the outcome of that appeal, the procedural issues render the ordinance invalid and therefore it must be repealed; any further action related to land use in the STAOD will require the City to follow all necessary procedural steps.

Next Steps

A public hearing will be held on April 1, 2026, at 9:30 AM, with a possible Committee vote that day. The City was ordered to repeal the ordinance by May 11, 2026; if the City does not repeal the ordinance to comply with the GMHB order, it could face financial sanctions under the Revised Code of Washington (RCW) 36.70A.340.

Attachments

1. GMHB Final Decision and Order on Case No. 25-3-0009

cc: Ben Noble, Director
Lish Whitson, Deputy Director

BEFORE THE GROWTH MANAGEMENT HEARINGS BOARD
CENTRAL REGION
STATE OF WASHINGTON

PORT OF SEATTLE, Petitioner, v. CITY OF SEATTLE, Respondent, and BNSF RAILWAY COMPANY, Intervenor.	**Case No. 25-3-0009** **FINAL DECISION AND ORDER**

I. INTRODUCTION

The Port of Seattle (Port) and BNSF Railway Company (BNSF) challenged the City of Seattle's (City) adoption of Ordinance 127191 which amended the City's code to permit new residential development within the City's Stadium Transition Area Overlay District (STAOD)[1] in an area zoned Urban Industrial (UI).[2] Previously within the STAOD the City had permitted housing for caretakers and artist studios, but excluded other residential development, and with this amendment now authorizes residential development at a density of fifty-dwelling units per acer.

The STAOD has existed as an overlay district since 2000 and includes approximately 93 acres of land in the South of Downtown (SODO) neighborhood of Seattle, 40 acres of which includes Lumen Field and T-Mobile Park.[3] Between 2019 and 2021, the City undertook review of its Industrial and Maritime Lands resulting in the adoption of the City's Industrial

[1] The Parties refer to this as both the Stadium Transition Area Overlay District ("STAOD") and the Stadium District. For brevity and clarity this Board refers to this as the STAOD.
[2] Amending Chapter 23.74 SMC.
[3] *See* Ex. 128 at 10 (providing a visual representation).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

and Maritime Strategy. In order to adopt this legislation, the City necessarily undertook environmental review which included the adoption of a Final Environmental Impact Statement (FEIS) on September 29, 2022, which studied, among other things, the inclusion of up to 990 industry-supportive housing units in the STAOD.[4] The City adopted legislation creating the new UI zone throughout the City which permitted residential uses as a conditional use subject to several restrictions, including setbacks from the City's Major Truck Streets,[5] however, residential uses remained prohibited in the STAOD with the exception of artist studios and caretaker's quarters.[6]

In January 2025, the City initiated consideration of CB 120933[7] (the initial draft of the Ordinance at issue) and began its public review process which included a public hearing at the Committee level on February 24, 2025, and final adoption by the full City Council on March 18, 2025.

The Port claims the Ordinance was adopted without adequate public notice and participation, without consideration of the City's obligations under the State Environmental Policy Act (SEPA), in contradiction to the City's Comprehensive Plan, policies, and code, and was contrary to the goals established in the Growth Management Act (GMA).[8]

BNSF also asserted the City failed to conduct adequate SEPA review.

The City countered that it followed its public participation process, any amendments to the initially proposed Ordinance where within the scope of the originally noticed Ordinance such that the City was not obligated to conduct further public hearings, and that the City acted to comply with the notice requirements to the Washington State Department of Commerce (Commerce) and is therefore compliant with procedural requirements.[9] Further,

[4] City's Br. at 6, citing *RIN* 6 (Agenda February 24, 2025, Public Hearing, draft Ordinance, Seattle Industrial & Maritime Strategy Final Environmental Impact Statement).
[5] A "Major Truck Street" is a City designation for streets that carry more than 1,500 trucks a day and are significant for freight movement.
[6] Port's Br. at 4-5, referring *Ex* 42, City staff report on Industrial/Maritime Legislation.
[7] The Ordinance was initially proposed as CB 120933. The City refers to the initial Ordinance as a Bill and once passed as an Ordinance. The Board does as well.
[8] Port's Br. at 10.
[9] City's Br. at 13, 16, 19.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

that its Ordinance was not a project action and authorized no site-specific development and was, therefore, categorically exempt from SEPA, but even if it was not exempt from SEPA review, that any environmental impacts were adequately studied and harmonized with the City's Comprehensive Plan and GMA planning goals or was harmless error.[10] Also that, any SEPA challenge was precluded by recent legislation which prohibited a SEPA challenge where a local jurisdiction acts to increase housing.[11]

The Board concluded the City failed to follow its established public participation program, failed to provide 60 days' notice to Commerce, and failed to conduct SEPA review. The Board also found several inconsistencies with the City's Comprehensive Plan. Accordingly, the Board determined the Ordinance was noncompliant with the City's code and the GMA and remanded the matter to the City for resolution of the deficiencies. Further, because the City did not conduct SEPA review, and because the Ordinance substantially interfered with the GMA's goals, the Board invalidated the Ordinance.

Procedural matters not otherwise addressed by an earlier Order are detailed in Appendix A.

II. BOARD STATUTORY AUTHORITY

The Board finds the Petition for Review was timely filed.[12] The Board finds the Petitioner has standing to appear before the Board.[13] The Board also finds it has statutory authority over the subject matter of the Petition.[14]

III. STANDARD OF REVIEW

Comprehensive plans and development regulations, and amendments to them, are presumed valid upon adoption.[15] This presumption creates a high threshold for challengers as the burden is on the Petitioner to demonstrate that any action taken by the local jurisdiction

[10] City's Br. at 1-2.
[11] *Id*. at 19.
[12] RCW 36.70A.290 (2).
[13] RCW 36.70A.280(2)(b).
[14] RCW 36.70A.280(1).
[15] RCW 36.70A.320(1).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

was not in compliance with the Growth Management Act (GMA).[16] The Board is charged with adjudicating GMA compliance and, when necessary, invalidating noncompliant plans and development regulations.[17]

The scope of the Board's review is limited to determining whether a local jurisdiction has achieved compliance with the GMA only with respect to those issues presented in a timely Petition for Review.[18] The Board is directed to find compliance unless it determines that the challenged action is clearly erroneous in view of the entire record before the Board and in light of the goals and requirements of the GMA.[19] In order to find the City's action was clearly erroneous, the Board must be "left with the firm and definite conviction that a mistake has been committed."[20]

IV. ANALYSIS AND DISCUSSION

The Port combines issues 3, 4, and 5.

Issue No. 3. Did the City violate the GMA's requirements at RCW 36.70A.020(11) and 140 by failing to provide for early and continuous public participation and reconciliation of conflicts during the Council's consideration and adoption of the Ordinance?

Issue No. 4. Did the City violate the GMA's requirement at RCW 36.70A.035 by failing to provide adequate notice and an opportunity for public review and comment regarding the final terms of the Ordinance?

Issue No. 5. Did the City violate the GMA's requirement at RCW 36.70A.106 by failing to provide adequate notice to the State Department of Commerce regarding its intent to adopt the Ordinance?

Local jurisdictions must encourage the involvement of citizens in the planning process.[21] The public participation requirement includes the requirement that notice of governmental action must be reasonably calculated to provide notice to, *inter alia*, property

[16] RCW 36.70A.320(2).
[17] RCW 36.70A.280, RCW 36.70A.302.
[18] RCW 36.70A.290(1).
[19] RCW 36.70A.320(3).
[20] *Dep't of Ecology v. PUD 1*, 121 Wn.2d 179, 201, 849 P.2d 646 (1993).
[21] RCW 36.70A.020(11) (Citizen Participation and coordination).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

owners and other affected and interested individuals, government agencies, and businesses.[22] Local jurisdictions must also establish and broadly disseminate to the public a public participation program identifying procedures that provide for early and continuous public participation and provide the opportunity for written comments, public meetings after effective notice, provisions for open discussion, communication programs, information services, and consideration of and response to public comments.[23] Errors in exact compliance with the established program and procedures shall not render the action invalid if the spirit of the program and procedures are observed.[24]

The Port claims the City adopted its Ordinance without adequate public notice and participation in violation of both the GMA and the City's code. Specifically, the Port indicates the City was obligated to provide a report for this type of decisions, and that it "ordinarily require a report on the proposed legislation and thirty days' notice prior to hearing."[25] The Port indicates there was no report prepared, nor did the City provide written notice to the Commerce as required.[26]

The City responds that it "… complied with the GMA's notice and public participation requirements when, after a thorough environmental review and lengthy public legislative process, it adopted the Ordinance," and suggest the evidence in support of this can be found in the "thousands of pages of written comment both for and against the Bill…."[27]

---

[22] RCW 36.70A.035.
[23] RCW 36.70A.140. The City adopted Resolution 32096 which provides: Amendments to Bills and Resolutions shall not be presented at a City Council meeting unless previously reviewed by the Law Department and circulated via email to all CMs, the Central Staff Director, and the City Clerk at least two hours before the meeting. In cases, including but not limited to, amendments to development regulations subject to the Growth Management Act, a statute may require additional public notice and opportunity for public comment before an amended Bill may be passed (*See* https://seattle.legistar.com/View.ashx?M=F&ID=12205123&GUID=80438E23-6CC9-48CA-AC5B-B1397CD3580A).
[24] RCW 36.70A.140.
[25] Port's Br. at 10, citing SMC 23.72.062(C)-(D). It appears the correct citation is SMC 23.76.062(C)-(D). 23.76.006.C.2.c, d, f, and g and SEPA decisions integrated with such Type II decisions as set forth in Section 23.76.006.C.2. l.
[26] Port's Br. at 10, citing RCW 36.70A.106; .020(11); .140.
[27] City's Br. at 13-14.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

The City divides its land use decisions into five categories. Relevant here, Type V decisions are legislative decisions made by the Council in its capacity to establish policy and manage public lands.[28] The Council is required to conduct a public hearing for each Type V Council land use decision…."[29] To conduct a public hearing, the City was obligated to provide notice of the hearing "at least 30 days prior to the hearing" by inclusion in the Land Use Information Bulletin and Publication in the City's official newspaper.[30]

The Board finds that on January 23, 2025, notice of a public hearing was issued which indicated the City would "hold a public hearing on February 24, 2025, at 9:30 AM on Council Bill 120933, which would allow residential uses as a conditional use in the Stadium Transition Area Overlay District (STAOD)."[31] The Board also finds that notice was published in the newspaper of record and noticed on the Land Use Information Bulletin.[32] The notice informed the public that the proposal would "allow residential uses in the Urban Industrial (UI) zones within the STAOD as a conditional use pursuant to criteria that apply to UI zones in the rest of the City."[33] This included removing the prohibition that housing not be located within 200 feet of a Major Truck Street, and specifically remove the requirement that housing not be located within the STAOD.[34] Lastly, the notice indicated that the proposed environmental impacts were "considered under the Seattle Industrial & Maritime Strategy Final Environmental Impact Statement from September 2022."[35] Accordingly, the Board finds the Ordinance was properly noticed.

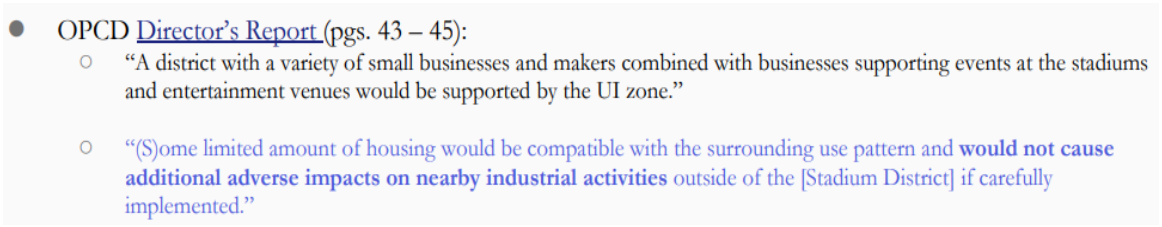
The Council is required to "consider the oral and written testimony presented at the public hearing, as well as any required report of the Director."[36] "The Director shall prepare

[28] SMC 23.76.004.C.
[29] SMC 23.76.062.B.
[30] SMC 23.76.062.C.1.
[31] *RIN* 6 at 944.
[32] *RIN* 59; *RIN* 60.
[33] *RIN* 6 at 944.
[34] *Id*.
[35] *Id*.
[36] SMC 23.76.062 D.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

a written report" which "shall be submitted to the Council and shall be made available to the public at least 15 days before the Council hearing."[37]

The City indicates "the Director's Report included a detailed discussion of housing in the STAOD concluding that '(S)ome limited amount of housing would be compatible with the surrounding use pattern and would not cause additional adverse impacts on nearby industrial activities outside of the [STAOD] if carefully implemented.'"[38] The link was displayed in the slideshow as follows:[39]



The City contends this incorporated the Director's Report into the public process.[40] However, the imbedded link is to the Director's Report from 2023 for the Seattle Industrial & Maritime Strategy,[41] and not a Director's Report related to the Ordinance adopted two years later.

The Director's Report is to include a written recommendation or comments of any affected City departments and other governmental agencies having an interest in the application or request; response to written comments from the public; an evaluation based on applicable City standards and policies; all environmental documentation; and a recommendation to approve, approve with conditions, or deny a specific proposal.[42] No report was produced or considered in this matter beyond the 2023 Industrial & Maritime Director's Report.

Accordingly, as to **Issue No. 3**, the Board is left with the firm and definite conviction that the City's failure to produce and consider the required Director's Report before adopting

---

[37] SMC 23.76.050 A, and F.
[38] City's Br. at 15, citing *RIN* 12 p.3.
[39] *RIN* 12 at 3.
[40] City's Br. at 15.
[41] *RIN* 42, Seattle Industrial & Maritime Strategy Director's Report and Recommendation.
[42] SMC 23.76.050.B.1 through 5.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

this Ordinance was clearly erroneous and therefore concludes that the City did not comply with its code and, as a result, the GMA's public participation requirements.[43]

The Port also contends that the City, after holding a hearing, offered amendments which were so substantially different as to render any notice under that version of insufficient.[44] That the amendment failed to provide a renewed comment period as required, and, the Port asserts, members of the Council were not aware of the proposed amendments until the night before the final vote and they were not published on the City's website until the day of the final vote.[45]

The City indicated "the Bill was introduced to the public on January 13, 2025, upon publication of the agenda packet for the January 14 Council meeting that included the Introduction and Referral Calendar ("IRC")," wherein the Ordinance at issue was referred to a City Council Committee.[46] The City indicates the Bill was first considered on January 24, 2025, and that the Office of Planning and Community Development (OPCD) Director "presented to the Committee on the Industrial Strategy adoption process, the FEIS process, answered questions related to the Bill, and discussed the ongoing stakeholder consultation on planning issues in the STAOD and SODO area. [47]

On February 24, 2025, the Governance, Accountability & Economic Development Committee held a public meeting to consider the Ordinance.[48] The Council President presented a slideshow which discussed allowing housing in the district as "the preferred

[43] See SMC 23.76.062 D; SMC 23.76.050 A, and F; RCW 36.70A.020(11); RCW 36.70A.140.
[44] Port's Br. at 10-11 (referencing *Ex*. 26 (*RIN* 26)); (citing *Master Builders Ass'n of Pierce County. v. Pierce County*. CPGMHB Case No. 02-3-0010 (Final Decision and Order, February 4, 2002) at 9).
[45] *Id*., citing RCW 36.70A.035(1)(a)-(b).
[46] City's Br. at 14, referencing *RIN* 2, p. 1 of Introduction and Referral Calendar. CB 120933: AN ORDINANCE relating to land use and zoning; amending Sections 23.74.002 and 23.74.008 of the Seattle Municipal Code to allow residential uses in the Stadium Transition Area Overlay District.
[47] City's Br. at 15, citing *RIN* 6 (which is the February 24, 2025, Governance, Accountability & Economic Development Committee Agenda). *RIN* 7, however, indicates the City discussed (though it is unclear what may have been discussed) the Bill at the January 24, 2025, Governance, Accountability & Economic Development Committee meeting.
[48] City's Br. at 15, referencing *RIN* 6, the Agenda for a Special Public Meeting of the City's Governance, Accountability, and Economic Development Committee for Monday, February 24, 2025.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

alternative already studied in the FEIS…"[49] The Committee received testimony in support and opposition and voted 3-2 to recommend the Bill be passed by the City Council.[50]

On March 18, 2025, the Port submitted additional written comments on the proposed Ordinance. Also on March 18, 2025, the City's webpage was apparently updated to include nine, what the City describes as, "technical" amendments to the Ordinance which were publicly discussed at that day's City Council meeting.[51] Proposed amendments included, among others, a 990 residential unit cap for the STAOD, addressed below, as well as notification to future owners of the liquification dangers, and noise abatement requirements.[52]

Because the 990 residential unit figure is discussed at several places in the Port's brief, the Board takes this opportunity to address it. The Board takes issue with the Port's claim that the effect of the Ordinance will result in 990 residential units. The Board finds it more likely that the number of new residential units will actually be 375 and arrives at this finding by considering the City's housing projections in RIN 125.

RIN 125 consists of housing projections that the City calculated as part of the 2022 FEIS. The housing projections *per se* did not appear in the 2022 FEIS but were part of the City's data underlying the analysis in the 2022 FEIS. Because the 2022 FEIS did not analyze the Ordinance, the projections in RIN 125 are not perfectly calibrated to show the housing effects of the Ordinance. The housing effects of the Ordinance can be calculated by considering subareas B through E of the first box in RIN 125. Summing the acreage of subareas B through E yields a total of 7.5 developable acres. Assuming full buildout at 50

[49] City's Br. at 15, referencing *RIN* 12 (the slideshow) which indicates for the 2 blocks immediately South of T-Mobile Park, on 1st Ave S and Occidental S., up to 990 housing units, half affordable (60-90%AMI- Area Median Income) and FEIS shows freight travel times remain the same.
[50] City's Br. at 16.
[51] City's Br. at 16 referencing *RIN* 28- transcript from the March 18, 2025, City Council meeting; Port's Br. at 6, referencing Amendments to CB 120933, Ex. 26, at 975-989. The Council approved 8 of the proposed amendments. *See also RIN* 26- Agenda for March 18, 2025, City Council Meeting.
[52] Port's Br. at 6. The Port also discussed emails exchanges (PCB00318, PCB000327, PCB00223).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

dwelling units per acre, 375 dwelling units could be built as a result of the Ordinance.[53] Accordingly, from the Board's perspective, the record supports the addition of 375 residential units "for the 2 blocks immediately South of T-Mobile Park, on 1st Ave S. and Occidental S.."[54] It is worth noting that under the Maritime and Marine Strategy FEIS, the City evaluated the impact of up to 646 residential units (subareas A through E) across the STAOD. Again, the discrepancy in unit count comes about because the FEIS was looking at a different proposal than the Ordinance. The 990-unit figure was for all developable lands with UI zoning, not just those in the STAOD, and not just those likely to be generated by the Ordinance.[55] Exhibit 128 (below) depicts the land covered by the Ordinance and is included for a visual of the impacted area (purple lines denote Major Truck Streets, the blue shading is zoned UI, the red outlined is the STAOD, and the yellow hashed area is the area impacted by the challenged Ordinance).



[53] The City's brief correctly sums the acreage of subareas B through E to find 7.5 developable acres, but the City's brief then erroneously calculates that 350 units can be built on those 7.5 acres at a density of 50 units per acre. By the Board's calculations, however, 7.5 acres times 50 units per acre is 375 units, not 350 units.
[54] *RIN* 12 p. 4.
[55] City's Br. at 26.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

The Port further contends that the City cut off public comments at the March 18, 2025, full Council meeting and that the Council failed to discuss any of the comments it received (abruptly closing comments and initiating a vote).[56] Not surprisingly, the Port and BNSF feel the City failed to meaningful engage with the concerns raised when the Council moved from accepting comments and began to vote without any discussion over the written or public comments the City just received.

If a local jurisdiction chooses to consider a change to an amendment to a comprehensive plan or development regulation, and the change is proposed after the opportunity for review and comment has passed, an opportunity for review and comment on the proposed change shall be provided before the local legislative body votes on the proposed change unless an environmental impact statement has been prepared for the pending ordinance and the proposed change is within the range of alternatives considered in the environmental impact statement, which is not the case here, or, relevant here, the proposed change is within the scope of the alternatives available for public comment.[57] The City imposes its own restrictions as well:

> Amendments to Bills and Resolutions shall not be presented at a City Council meeting unless previously reviewed by the Law Department and circulated via email to all CMs, the Central Staff Director, and the City Clerk at least two hours before the meeting. In cases, including but not limited to, amendments to development regulations subject to the Growth Management Act, a statute may require additional public notice and opportunity for public comment before an amended Bill may be passed.[58]

The City believes "the opportunity for public comment of the proposed amendments at the March 18 meeting was adequate because the proposed revisions were straightforward and minor in scope and were within the scope of the initial proposal."[59] Posting the amendments

[56] Port's Reply at 3, citing *RIN* 28 at 66:20-24 and 97:16-18 (CM Nelson closing comments and initiating discussion and votes).
[57] RCW 36.70A.035(2)(a); (b)(i)-(ii).
[58] Resolution 32096.
[59] City's Br. at 18, citing *Jack and Pamela Revocable Living Tr. v. City of Covington*, CPSGMHB No. 02-03-0005 (Final Decision and Order, September 27, 2002) at 12.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

on the City's webpage on the day of the vote for a 2:00 PM City Council Meeting, the City argues, "met the spirit of the GMA's public participation requirements throughout the adoption process of the Ordinance."[60]

The Board finds the initial notice in this matter informed the public that the proposal would allow residential uses in the UI zones within the STAOD as a conditional use pursuant to criteria that apply to UI zones in the rest of the City, that it was contemplating removing the restriction that housing not be located within 200 feet of a major truck street, and that it was specifically contemplating removing the requirement that housing not be located within the STAOD. The nine "technical" amendments offered were, in the Board's view, within scope of the original notice such that the City was not required by the GMA to conduct a new hearing.[61] The Board does not believe the City offended its own Resolution either, as the City merely requires two-hours' notice. The Board finds the amendments reduced the scope and impact of what was initially publicly noticed. Accordingly, the Board is not convinced it was clearly erroneous to act on any of the nine amendments with or without accepting public comments on the March 18, 2025, Council meeting.[62] That is because the notice in this matter was sufficient, and because the amendments were within the scope of what was noticed. Thus, **Issue No. 4 is dismissed**.

The Port also asserts the County failed to timely notify Commerce of the proposed amendments prior to adoption.[63]

Amendments for permanent changes to a local jurisdictions comprehensive plan or development regulations "shall be" submitted to Commerce at least sixty days prior to final

---

[60] City's Br. at 18.
[61] RCW 36.70A.035(2)(b)(ii).
[62] *See City of Shoreline, Town of Woodway, et al, v. Snohomish County*, Nos. CPSGMHB No. 09-3-0013c and 10-3-0011c (Order on Dispositive Motions, January 18, 2011) at 16-19 (The Board's decisions recognize that a proposal may be modified during the course of public debate without necessarily requiring publication of a new notice), citing *Halmo v. Pierce County*, CPSGMHB No. 07-3-0004c (Final Decision and Order, September 28, 2007) at 14-15; *Cave/Cowan v. City of Renton*, CPSGMHB No. 07-3-0012(Final Decision and Order, July 30, 2007) at 12-13; *NENA v. City of Everett*, CPSGMHB No. 08-3-0005 (Final Decision and Order, April 28, 2009) at 16-17.
[63] Port's Br. at 10, citing RCW 36.70A.106.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

adoption.[64]

The City indicates that it "timely complied" with these requirements while simultaneously acknowledging it did not provide 60 days' notice to Commerce prior to adopting its Ordinance on March 18, 2025, when it indicates the City sent "the required notice to Commerce, albeit retroactive, and asked for expedited review."[65] The City transmitted its amended and adopted Ordinance to Commerce on April 7, 2025, which is a separate requirement to send adopted amendments within 10 days to Commerce.[66] This appears, in the Board's view, to be what the City did after discovering it failed to send the initial Ordinance for Commerce's review.

Local jurisdictions may request expedited review for any amendments for permanent changes to development regulations, and Commerce:

> may grant expedited review if the department determines that expedited review does not compromise the state's ability to provide timely comments related to compliance with the goals and requirements of this chapter or on other matters of state interest. Cities and counties may adopt amendments for permanent changes to a development regulation immediately following the granting of the request for expedited review by the department.[67]

In a June 3, 2025, email from Commerce granting expedited review, Commerce states: "… you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal."[68] Citing *Joshua Corning and Building North Central Washington v. Douglas County*,[69] the City contends that because it has taken action to comply, which has been acknowledged by Commerce, Issue 5 must be dismissed.[70] The City

---

[64] RCW 36.70A.106.
[65] City's Br. at 19.
[66] City's Br. at 19, referencing *RIN* 33 (Affidavit of Publication- April 7, 2025), 34 (Notice of Final Adoption- April 7, 2024), and 35 (Notice of Submittal to Commerce- April 7, 2025). RCW 36.70A.106(2) requires local jurisdictions to transmit a complete and accurate copy of its comprehensive plan or development regulations to the department *within ten days after final adoption.* (emphasis added). See RCW 36.70A.106(2).
[67] RCW 36.70A.106(3)(b)
[68] *RIN* 39, page 1.
[69] *Joshua Corning and Building North Central Washington v. Douglas County,* GMHB No. 13-1-0001 (Final Decision and Order, August 26, 2013) at 7.
[70] City's Br. at 19.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

is incorrect. In *Joshua Corning and Building North Central Washington*, the County adopted a new Ordinance to settle a previous Eastern Washington Growth Management Hearings Board Case and believed its adoption of the new Ordinance was part of an ongoing process of amending the County's development regulations for the previous code changes which were in dispute, and, largely, what the appropriate remedy for such a violation should be: non-compliance or invalidity. In that matter the Board reasoned that while the initial notice was not made, the County's subsequent actions taken by properly filing the 60-day notice, receiving and considering comments from two state agencies, and considering the comments in its final decision was sufficient, and that requiring more would be "a duplicative and futile act to remand this case to Douglas County so that the County could notify Commerce yet again."[71] However, this Board has repeatedly ruled the requirement that local jurisdictions submit their proposed amendments to Commerce is "an unambiguous requirement of the statute."[72] That, "even if there is no other violation to be corrected, non-compliance with Section 106 requires a remand to the City or County."[73] That is because the statute is clear, "immediately following the granting of the request for expedited review by the department," a local jurisdiction may adopt amendments for permanent changes to a development regulation. Commerce is without authority to waive the requirements of the statute and may only permit expedited review and only then may a local jurisdiction adopt or amend its comprehensive plan or development regulations. That is because Commerce's authority to act, like this Board's, is strictly statutorily limited. Commerce may only act on the authority granted to it by the Legislature.

The Board finds the City failed to submit Ordinance 127191 to Commerce 60 days

---

[71] *Joshua Corning and Building North Central Washington v. Douglas County*, EWGMHB No. 13-1-0001 (Final Decision and Order, August 26, 2013) at 9.
[72] *Your Snoqualmie Valley, et al.,*v. City of Snoqualmie, CPSGMHB No. 11-3-0012 (Final Decision and Order, May 8, 2012) at 11-12 (citing *McNaughton v Snohomish County*, CPSGMHB No. 06-3-0027 (Final Decision and Order January 29, 2007) at 25).
[73] *Your Snoqualmie Valley*, GMHB No. 11-3-0012 at 11 (citing *Cameron Woodard Homeowners Ass'n v Island County*, WWGMHB No. 02-2-0004 (Order on Dispositive Motion, June 10, 2002) at 2; *Bauder v City of Richland*, EWGMHB No. 01-1-0005 (Final Decision and Order August 16, 2002) at 6).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

prior to the adoption of the challenged Ordinance. Commerce's statement that it granted expedited review merely permitted the City to then move forward and adopt an Ordinance, but that did not cure the defect with the Ordinance the City authorized. Accordingly, as to **Issue No. 5**, the Board is left with a firm and definite conviction that the City's failure to submit its proposed amendment to Commerce prior to adopting the Ordinance was clearly erroneous and concludes that the City's adoption of the challenged Ordinance did not comply with the requirements of the GMA.[74]

The Port and BNSF combine issues 11, 12, 13, 14, 15, and 16.

Issue No. 11. Did the City violate the requirements of Chapter 43.21C RCW (SEPA) by failing to disclose or analyze the probable adverse environmental impacts of the Ordinance in a detailed Environmental Impact Statement (EIS) pursuant to RCW 43.21C.030(2)(c)(i) before formally adopting it into law?

Issue No. 12. Did the City violate the requirements of SEPA by adopting the Ordinance without issuing a threshold determination for the proposal pursuant to RCW 43.21C.033 and SMC 25.05.310?

Issue No. 13. Did the City violate the requirements of SEPA by adopting the Ordinance without first issuing a supplement or addendum to the FEIS, pursuant to RCW 43.2C.034 and SMC 25.05.620 or .625?

Issue No. 14. Did the City violate SEPA's requirements at RCW 43.21C.034 by relying on the FEIS when considering the environmental impacts of the Ordinance and possible mitigation measures to address said environmental impacts?

Issue No. 15. Did the City violate SEPA's requirements at RCW 43.21C.060 by unlawfully exercising its substantive SEPA authority by including mitigation measures in the Ordinance that were not based on formally adopted SEPA documents or policies?

Issue No. 16. Did the City violate SEPA's requirements at RCW 43.21C.060 by failing to exercise its substantive SEPA authority to mitigate the known probable adverse environmental impacts of the Ordinance?

[74] RCW 36.70A.106.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

Citing legislative changes in 2022 to address the State's housing crisis, the City contends there is a "broad prohibition on administrative and judicial SEPA appeals in RCW 36.70A.070(2) and RCW 43.21C.495—which were adopted together—[and was] expressly intended to "promot[e] housing construction in cities by limiting appeal opportunities for both residential and mixed-use projects as well as legislative actions that further housing-related goals."[75] The City claims this Ordinance is not subject to a SEPA appeal because it increased housing capacity, increased housing affordability, and mitigated displacement.[76] Though, the City asserts, incorrectly, that the Ordinance does not have to satisfy each, that is it sufficient to satisfy any one, as the "and" within this statute is read in the disjunctive (i.e., "or").[77] Lastly, that this area is "outside of a critical areas," and that "there is no evidence that the legislation would allow development in critical areas,"[78] thus ensuring it is exempt from SEPA appeal.[79]

The Port counters that this area is within "a City-designated liquefaction-prone critical area"[80] and proposed amendments to the Ordinance support the conclusion that the area contains liquefaction zones.[81] The City, while acknowledging that "some maps indicate portions of the STAOD may contain liquefaction areas, which could be a type of Environmentally Critical Area," explains that it enacted a Director's Rule which provides "the liquefaction potential of mapped liquefaction hazard areas would be confirmed during the design stage of proposed development."[82] However, according to the FEIS prepared for the

[75] City's Br. at 20. RCW 36.70A.070(2)(h) and citing *City of Olympia v. W. Washington Growth Mgmt. Hearings Bd.*, 27 Wn. App. 2d 77, 78, 531 P.3d 816, 821 (2023). (Quotations in the original).
[76] City's Br. at 19-20.
[77] City's Br. at 21 fn 89, citing *Bullseye Distrib. LLC v. State Gambling Comm'n*, 127 Wn. App. 231, 239 (2005); *State v. Keller*, 98 Wn.2d 725, 729 (1983) (interchange of "or" and "and" in statutory interpretation may be necessary to avoid absurd results).
[78] An irreconcilable assertion considering Amendment C to the Ordinance explicitly requires warnings in perpetuity related to the liquefaction prone zone.
[79] City's br. at 22.
[80] Port's Br. at 18; Port's Reply at 4. *See* also FEIS 2022 Maritime Strategy for ample evidence supporting this as a liquification prone area, which is a critical area.
[81] *Id. see also* Amendment C to the Ordinance regarding liquefaction zone.
[82] City's Br. at 22, citing *RIN* 115, *RIN* 6.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

Seattle Industrial & Maritime Strategy Final Environmental Impact Statement, upon which this Ordinance asserts it relied, the SODO/Stadium indicates "all of this subarea is prone to liquefaction and both known and potential landslide areas are located along the east and west edges."[83]

Accordingly, the Board finds this is an area which contains critical areas and concludes it has the statutory authority to consider this SEPA challenge.

BNSF asserts the City was required to conduct SEPA review but failed to do so prior to enacting the Ordinance.[84] BNSF also complains the reliance on a FEIS prepared in 2022 for the City's Industrial and Maritime Strategy legislation, which Ordinance 127191 amends, is insufficient to rely upon for this new ordinance, and would have only served as a starting-point, as that FEIS analyzed new industrial zones and land use policies and not residential uses.[85] As to the City's assertion that its procedural determinations are afforded substantial weight, BNSF indicates no process occurred and the City is therefore entitled to no deference.[86] Further, that the burden would be on the City to first demonstrate *prima facie* compliance with SEPA's procedural requirements before it is entitled to deference.[87] That is because the City must "meaningfully engage in the SEPA process when making a threshold determination."[88] The result, BNSF says, caused the City to pass an Ordinance that failed to sufficiently consider the environmental impacts. By way of example, BNSF's directs the Board to certain sound requirements, specifically that dwellings must have sound-insulating windows sufficient to maintain interior levels below 45 decibels (dB), but without analyzing the federal requirement that train horns must be blow every 15 to 20 seconds at 96 to 110 dB, which will sound ten times more intense and twice as loud to the human ear, the

[83] *RIN* 6, p. 13-14, 127, 197-198, 200 exhibit 3.1-1, 203-204, 207. The FEIS is replete with statements that support this area as a liquification zone.
[84] BNSF's Br. at 1.
[85] BNSF's Br. at 2.
[86] BNSF's Br. at 3.
[87] *Id*.
[88] *Id*. quoting *King County v. Friends of Sammamish Valley*, 3 Wn.3d 793 (2024); referencing *Wild Fish Conservancy v. Dep't of Fish & Wildlife*, 198 Wn.2d 846, 866–67, 502 P.3d 359 (2022).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

imposition of this condition is insufficient to mitigate the impact and imposed without analysis.[89] This, and other impacts on potentially 900 residential units were not analyzed, according to BNSF, nor did the City sufficiently consider the impacts of this Ordinance on BNSF as an Essential Public Facilities (EPF).[90]

The Port asserts the City violated procedural and substantive SEPA safeguards by failing to study the probable impacts of 990 units adjacent to Major Truck Streets[91] and industrial uses.[92] The Port also contends the City demonstrated, through comments it made, that it had sufficient detail about the a specific project to mandate and trigger SEPA review.[93] Further, that the City's reliance on a 2022 FEIS (which considered residential units across the entire SODO/Stadium Subarea) was erroneous because it studied caretakers' quarters and makers' studios across the entirety of the subarea, and even the preferred alternative limited affordable housing to 644 units over the entire subarea, rather than considering the impact of 990 residential units in a three-block tract in SODO.[94] The Port also argues, in a footnote, that the impacts are likely greater because housing will be allowed in other parts of SODO/Stadium subarea.[95]

Specific to Issues 12 and 13, the Port contends the City's decision to undertake no SEPA review is inconsistent with its own practice with respect to the 2022 Strategy FEIS and its code.[96] That the City was obligated to issue a threshold determination to address the

---

[89] BNSF's Br. at 3-4.
[90] *Id*.
[91] Major Truck Streets are primary routes to connect major freight traffic generators, including heavy haul routes. *See* City Transportation Plan Ex. 56, at F-8.
[92] Port's Br. at 13.
[93] Port's Br. at 13-14.
[94] Port's Br. at 13.
[95] Port's Br. at 14.
[96] Port's Br. at 15, citing SMC 25.05.310(A) which provides, "A threshold determination is required for any proposal which meets the definition of action and is not categorically exempt, subject to the limitations in Section 25.05.600 C concerning proposals for which a threshold determination has already been issued. A threshold determination is not required for a planned action (refer to Sections 25.05.164 through 25.05.172) and SMC 25.05.784 which defines proposal as, "Proposal means a proposed action. A proposal includes both actions and regulatory decisions of agencies as well as any actions proposed by applicants. A proposal exists at that state in the development of an action when an agency is presented with an application, or has a goal and is actively preparing to make a decision on one or more alternative means of accomplishing that

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

impacts of the Ordinance it was proposing.[97] And, that the City failed to issue a SEIS or addendum to the FEIS it was relying upon.[98]

The goals of SEPA are to (1) create harmony between people and the environment, (2) prevent damage to the environment, (3) stimulate the health and welfare of humans, and (4) enrich understanding of natural resources and systems.[99] Under SEPA, an EIS is required and must be prepared for any proposals and actions with a probable, significant, adverse environmental impact.[100] SEPA is an environmental full disclosure law that require local jurisdictions to identify and analyze the environmental effects of proposed actions in order to achieve good land use decision making by involving and informing both the public and decision-makers about the environmental consequences of proposed actions.[101] The procedural duties imposed by SEPA--full consideration to environmental protection--are to be exercised to the fullest extent possible to ensure that the "attempt by the people to shape their future environment by deliberation, not default'' will be realized.[102] SEPA's purpose is to provide consideration of environmental factors at the earliest possible stage to allow decisions to be based on complete disclosure of environmental consequences.[103] For every proposals for legislation and other major actions significantly affecting the quality of the environment, a detailed statement by the SEPA responsible official is required addressing:

---

goal, and the environmental effects can be meaningfully evaluated. (See Section 25.05.055 and Section 25.05.060 C. A proposal may therefore be a particular or preferred course of action or several alternatives. For this reason, these rules use the phrase "alternatives including the proposed action." The term "proposal" may therefore include "other reasonable courses of action," if there is no preferred alternative and if it is appropriate to do so in the particular context."

[97] Port's Br. at 15, referencing RCW 43.21C.033 and SMC 25.05.310.

[98] *Id*., referencing RCW 43.2C.034 and SMC 25.05.620 or .625.

[99] *King Cnty v. Friends of Sammamish Valley*, 3 Wn.3d 793, 814, 556 P.3d 132 (2024); RCW 43.21C.010.

[100] RCW 43.21C.031.

[101] *Moss v. City of Bellingham*, 109 Wn. App. 6, 16, 31 P.3d 703, 709 (2001) rev. den'd, 1Wn. 2d 1046 17. (2002).

[102] *Eastlake Cmty. Council v. Roanoke Assocs., Inc*., 82 Wn.2d 475, 490, 513 P.2d 36, 46 (1973), quoting *Stemple v. Dep't of Water Res*., 82 Wn. App. 2d 109, 118, 508 P.2d 166, 172(1973).

[103] King Cty. v. Washington State Boundary Rev. Bd. for King Cty., 122 Wn. 2d 648, 664, 860 P.2d 1024, 1033 (1993). See also RCW 43.21C.030; WAC 197-11-055(2) (The lead agency shall prepare its threshold determination and environmental impact statement (EIS), if required, at the earliest possible point in the planning and decision-making process, when the principal features of a proposal and its environmental impacts can be reasonably identified).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

the environmental impact of the proposal, any adverse environmental effects which cannot be avoided; alternatives; relationship between local short-term uses of the environment and the maintenance and enhancement of long-term productivity; and any irreversible and irretrievable commitments of resources which would be involved in the proposed action should it be implemented.[104] SEPA, and the City, mandate that for any "action" that is not "categorically exempt," the SEPA Responsible Official shall issue a "threshold determination."[105] "Actions" include, relevant here, legislative proposals, and fall into two categories: "project actions," such as an agency decision to licenses, fund, or undertake an activity, and "nonproject actions" which involve decision on policies, plans, or programs, including among other things, the decision to adopt or amend legislation, ordinances, comprehensive plans or zoning ordinances. The City categorically exempts small-scale development or routine activities that do not significantly affect the environment; however, legislative actions are not categorically exempt. Accordingly, and as the City agrees,[106] environmental review was required. However, the City did not make an independent threshold determination in this matter and instead indicates it relied upon "existing documents," specifically the 2022 FEIS.[107] That is because, from the City's perspective, the 2022 FEIS "for housing was the same as the preferred alternative in the FEIS." As noted above, the Board has found and concluded the 2022 Maritime and Marine Strategy FEIS did not study the same proposal and instead evaluated the impact of up to 646 residential units (subareas A through E) across the entire STAOD. The Preferred Alternative projected 1,475 housing units (66% being located in SODO/Stadium and Georgetown/SouthPark subareas) in the UI zones (across the entirety of the City).[108] While these proposals did both involve

[104] RCW 43.21C.030(c).
[105] "Action" SMC 25.05.704.A.3; "Categorically exemptions" SMC 25.05.800 and SMC 25.05.305; "Threshold determination" SMC 25.05.797.
[106] City's Br. at 26. "the Council properly relied on the Maritime and Industrial EIS to meet its SEPA obligation before adopting Ordinance 127191 since the proposal for housing was the same as the preferred alternative in the FEIS."
[107] City's Br. at 22.
[108] Seattle Industrial & Maritime Strategy at 1-31.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

housing in some way, the Board finds they are otherwise markedly dissimilar.

Even if it were different, the City says, "'[a]n action which does not have an environmental impact substantially different from an earlier proposed action does not require either a new threshold determination or a new supplemental draft or final environmental impact statement.'"[109] However, the Director's Report, discussing the environmental and recommending adoption of the 2022 Industrial & Maritime Strategy, specifically noted as to housing in the Stadium Area, "OPCD's analysis in the EIS and other studies reviewed the potential for some limited amount of housing in the stadium area overlay district," but in consideration of a number of other factors, recommended against allowing housing in the STAOD.[110] Further, the Director's Report called out the need for stronger policy protections for industrial lands:

> In recent years, several annual amendment proposals have sought to remove land from manufacturing industrial centers. Industrial land is finite in supply and consideration of any one proposal to remove land from an MIC should occur through a comprehensive review of the city's industrial land use needs. The proposed Comprehensive Plan amendments include a new policy to establish higher thresholds for when such an amendment can be considered. This policy will send a clear market signal that will deter the type of speculation that deters investments in industrial activity.[111]

From the Board's perspective, collectively, this alerted the City that legislation which sought to place additional housing, especially in a concentrated area, required further environmental review.

---

[109] City's Br. at 26, citing *Thornton Creek Legal Def. Fund v. City of Seattle*, 113 Wn. App. 34, 49, 52 P.3d 522, 529 (2002), *as amended on denial of reconsideration* (Sept. 25, 2002), citing *SEAPC v. Cammack II Orchards*, 49 Wn. App. 609, 613, 744 P.2d 1101 (1987). (quotation in the original).

[110] Director's Report and Recommendation, Seattle Industrial & Maritime Strategy at 46. "In consideration of all these factors and the totality of the information, the proposed legislation does not allow housing in the stadium overlay. A specific provision in the overlay regulations would prohibit any new housing in the STAOD."

[111] *RIN* 42, page 18, referencing: LU 10.3 Ensure predictability and permanence for industrial activities in industrial areas by limiting removal of land from a designated manufacturing / industrial center. There should be no reclassification of industrial land to a non-industrial land use category except as part of a City-initiated comprehensive study and review of industrial land use policies or as part of a major update to the Comprehensive Plan.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

The City asserts that "Petitioner's theory rests on erroneous presumptions that the Ordinance approves a project that would allow 990 housing units. The Ordinance does no such thing, and Petitioner's speculation as to the impacts of this fictitious project approval have no merit."[112] That is, the City says, "because no property owner has taken the first step to apply for a project permit application to the Seattle Department of Construction and Inspections ("SDCI") seeking to build any project in the STAOD with residential use."[113] And that any renderings that were presented were merely hypothetical and conceptual opportunities should the Ordinance pass.[114] On this point the Board agrees with the City, renderings and conceptual drawings do not amount to a project. However, that does not absolve the City of its obligation to conduct adequate environmental review. Adequate environmental review, for a nonproject action, requires consideration of the consequences of the maximum potential development of the property under the contemplated action.[115] There is no evidence in the record that the City considered the maximum potential development of property impacted by this Ordinance, let alone in a concentrated area. Nor is there evidence in the record that would demonstrate the City considered the environmental impact of placing 375 residential units in a liquification prone zone. That is because the City did not conduct separate environmental review of the challenged Ordinance.

In response to Port and BNSF's claim that the City violated substantive and procedural SEPA requirements "by not preparing a new environmental determination for Ordinance 127191," the City contends, in addition to the fact that it was not required to conduct SEPA review, which the Board disagrees with,[116] that the Port's position "conflicts with the plain language of SEPA, which authorizes reviewers to use 'existing documents' to meet their

---

[112] City's Br. at 2.
[113] *Id*.
[114] City's Br. at 2.
[115] *Spokane County v. E. Wash. Growth Mgmt. Hr'gs Bd*, 176 Wn. App. 555, 579, 309 P.3d 673 (2013); U*llock v. Bremerton*, 17 Wn. App. 573, 581, 565 P.2d 1179 (1977).
[116] City's Br. at 1. This Board disagrees as RCW 43.21C.031(1) provides "an environmental impact statement . . . shall be prepared on proposals for legislation and other major actions having a probable significant, adverse environmental impact. That is the case here. Further, RCW 43.21C.450 does not apply in this matter.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

SEPA obligations."[117] The City also contends that the City utilized an existing document, specifically the FEIS for the 2022 Industrial and Maritime Strategy, which studied as a preferred alternative permitting residential housing in the STAOD, and that served as the City's basis for environmental review.[118] However, the Board concludes that the City did not adopt the EIS in a way its code recognized.

The City says it was not required to adopt the EIS it relied upon.[119] That is because "SEPA requires an EIS to be adopted if a proposal differs from the proposal analyzed in the EIS," and that "agencies acting on the same proposal for which an environmental document was prepared are not required to adopt the document."[120]

Lead agencies are authorized to use in whole or in part existing environmental documents for new project or nonproject actions, if the documents adequately address environmental considerations.[121] The lead agency shall independently review existing documents and determine that the information and analysis to be used is relevant and adequate.[122] Existing documents may be used for a proposal by either adoption, incorporation by reference, by addendum, or by preparing a Supplement Environmental Impact Statement (SEIS).[123] The City requires the same.[124]

The City's code provides criteria for determining whether an environmental document must be used unchanged and describes when existing documents may be used to meet all or part of an agency's responsibilities under SEPA. For the City, agencies may use environmental documents that have previously been prepared to evaluate proposed actions, alternatives, or environmental impacts, provided that the information in the existing

[117] City's Br. at 22, citing RCW 43.21C.034, WAC 197-11-600(4)(a).
[118] City's Br. at 23.
[119] City's Br. at 29, citing SMC 25.05.600 D.1.
[120] *Id*.
[121] RCW 43.21C.034; WAC 197-11-600(2). Projects or actions need not be identical but must have similar elements that provide a basis for comparing their environmental consequences.
[122] *Id*.
[123] WAC 197-11-600(4)(a) through (d).
[124] SMC 25.05.600.D.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

document(s) is accurate and reasonably up-to-date.[125] The proposals may be the same as, or different than, those analyzed in the existing documents. If acting on the same proposal, as the City asserts here, it shall use the document unchanged unless an EIS had been previously prepared and there are substantial changes to the proposal with likely adverse environmental impacts or new information indicates probable significant adverse impacts.[126]

From that point the City's code directs "one or more" method for using existing documents: adoption, incorporation by reference, addendum, or preparing a SEIS (if there are substantial changes or new information).[127] The City did none of these in adopting the challenged Ordinance and claims because it was acting on the same proposal it was not required to.[128] This is not the same project. Instead, this project places 375 residential housing units in a more concentrated density than was considered in the 2022 FEIS, in a place that previously prohibited it, next to industry, rail, and Major Truck Streets that are in a liquification prone zone. Accordingly, the City was obligated to choose one or more of the methods of using the existing documents to ensure adequate environmental review.

The City's adoption procedures require the agency adopting an existing environmental document to independently review the content of the document and determine that it meets the adopting agency's environmental review standards and needs for the proposal;[129] the agency shall then, using a specific form or in substantially the same form, identify the document being relied upon and state why it is being adopted, sending the document to others who have not received it and placing a copy in the SEPA Public Information Center.[130] When an existing EIS is adopted and a supplemental environmental impact statement or addendum is not being prepared, as was the case here, the agency

[125] SMC 25.05.600 B.
[126] SMC 25.05.600.C.2.a. and b. See also subsection 3. For EIS's, the agency concludes that its written comments on the DEIS warrant additional discussion for purposes of its action than that found in the lead agency's FEIS (in which case the agency may prepare a supplemental EIS at its own expense).
[127] SMC 25.05.600D.1. through 5.
[128] City's Br. at 29, citing SMC 25.05.600.D.1.
[129] SMC 25.05.630 A.
[130] SMC 25.05.630 B.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

shall circulate its statement of adoption to "the Department of Ecology (Ecology), to agencies with jurisdiction, to cities/counties in which the proposal will be implemented, to the SEPA Public Information Center, and to local agencies or political subdivisions whose public services would be changed as a result of implementation of the proposal." That did not occur in this matter. Further, the City directs that "no action shall be taken on the proposal until seven days after the statement of adoption has been issued."[131] Yet, it acted without a statement of adoption.

The City argues it was not required to prepare an addendum or SEIS because the housing permitted under the Ordinance had previously been analyzed "within the bookend of the FEIS preferred alternative."[132] And that adoption was unnecessary because the City was acting on the same proposal.[133] But, as noted above, this is a different project.

The record fails to demonstrate any independent evidence, such as the required statement of adoption, that the City independently reviewed the content of the 2022 Industrial and Maritime FEIS to determine whether the information and analysis from the earlier EIS remained relevant and adequate and met the adopting agency's environmental review standards and needs for the proposal.[134] Nothing in the record demonstrates the City circulated any documents related to the City's environmental review, besides the statement contained in the City's notice of public hearing that the City was relying on the 2022 FEIS, to Ecology or others, or that the City filed anything in the SEPA Public Information Center. The Board finds the City did not follow its defined environmental review process. Accordingly, the City has failed to meet its *prima facie* burden of establishing compliance with SEPA procedures and is afforded no deference. Furthermore, because the City failed to follow its administrative adoption procedures, the Board is left with a firm and definite conviction that a mistake has been made in the adoption of the challenged Ordinance.

---

[131] SMC 25.05.630 C.1.
[132] City's Br. at 29.
[133] *Id*.
[134] SMC 25.05.630. The hearing notice identifies that the City relied on the 2022 FEIS for the adoption of this Ordinance, but that fails to meet the City's self-imposed procedural requirements.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

Despite the failure, the City's nevertheless says any error was harmless because "the Council clarified that the FEIS was being used for the environmental review of Ordinance 127191," as stated in the notice of hearing; because "the FEIS was attached in full to the Summary and Fiscal Note included on the agenda for the January 24 meeting;" and because the OPCD Director "attended the January 24th meeting and presented to the Committee on the Industrial Strategy adoption process, the FEIS process, answered questions related to the Bill, and discussed the ongoing stakeholder consultation on planning issues in the SODO area." The City argues that the failure to explicitly state that it was incorporating the FEIS by reference was likewise harmless.[135] The City contends where the public received adequate notice of, and was afforded ample opportunity to be heard, on the environmental issues raised, any procedural error was rendered harmless.[136] And then counters that it was the Port's obligation "to establish the housing authorized in the Ordinance would result in any new significant environmental impacts requiring issuance of a Supplemental EIS."[137] This Board disagrees.

Harmless error is an error which is trivial, or formal, or merely academic, and was not prejudicial to the substantial rights of the party assigning it, and in no way affected the outcome of the case.[138]

Here, the failure to follow the City's defined process deprived the Port and others of their ability to challenge the City's SEPA determinations, which the Board finds to be a substantive right. Had the City issued a threshold determination, as it was required to do, that determination could have been administratively challenged.[139] The City, also, failed to

---

[135] City's Br. at 29-30.
[136] City's Br. at 32, citing *Thornton Creek Legal Def. Fund v.City of Seattle*, 113 Wn. App. 34, 50, 52 P.3d 522, 530 (2002), as amended on denial of reconsideration (Sept. 25, 2002). Affirming error was harmless where the City failed to prepare and circulate a "statement of adoption," just as in this case, but unlike this case, the Director in that matter testified that an addendum to the FEIS was sent to all who would have otherwise received a statement of adoption.
[137] City's Br. at 31.
[138] *City of Bellevue v. Lorang*, 140 Wn.2d 19, 32, 992 P.2d 496 (2000), quoting *State v. Smith*, 131 Wn.2d 258, 263-64, 930 P.2d 917 (1997)*; see also Ellensburg Cement Prods., Inc. v. Kittitas County*, 179 Wn.2d 737, 317 P.3d 1037 (2014) (holding it was not harmless error to follow an unlawful procedure).
[139] SMC 25.05.680.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

develop a record related to its review, which deprived challengers of a record as well. Here, because the City did nothing, there was nothing to challenge, except the failure to follow the City's process. From the Board's perspective, the City's failure to follow its defined process was not trivial or merely academic, and far from harmless. As we noted in *Dartford Austin Neighborhood,* "failure to follow SEPA procedures in properly issuing the determination of nonsignificance and allowing for an administrative appeal is a significant shortcoming warranting a finding of noncompliance by this Board."[140] Accordingly, the Board finds the City's adoption of Ordinance 127191 was noncompliant with the City's SEPA obligations.

Specific to Issues 15 and 16, the Port asserts the City attempted to exercise its substantive SEPA authority to mitigate the impacts by adding, what it describes as, several last-minute, arbitrary amendments such as "prohibiting residential uses West of First Avenue South to limit impact of housing on the Port's activities and vice versa," but that no SEPA document exists to support the choice of mitigation measures.[141] Such conditions, the Port contends, must be based on SEPA analysis and based on appropriate governmental policies.[142] That assuming, arguendo, the City relied upon the 2022 Strategy FEIS to impose any conditions, such reliance provided no basis for mitigation and instead emphasized the importance of preserving designated freight corridors and avoid conflicting uses.[143] That there are dangers from land use conflicts in the STADO, noting "the SODO area accounted for more than half of the serious injuries and fatalities that occurred within the study area" and that the areas on-street parking demand already exceeded existing supply.[144]

The City counters that the amendments "had nothing to do with SEPA," that any governmental action may be conditioned or denied pursuant SEPA.[145] That the amendments

---

[140] *Dartford Austin Neighborhood v. Spokane Cnty*., GMHB No. 21-1-0004 (Final Decision and Order, September 14, 2021) at 6 (citing *State ex rel. Friend & Rikalo Contractor v. Grays Harbor Cty*., 122 Wn. 2d 244, 255-56, 857 P.2d 1039,1046 (1993).
[141] Port's Br. at 15-16.
[142] *Id*.
[143] *Id*.
[144] *Id*.
[145] Citing RCW 43.21C.060 and SMC 25.05.660.A. ("Any governmental action on public or private proposals that are not exempt may be conditioned or denied under SEPA. . .").

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

were to address concerns raised during the hearing, and "in an attempt to reach a compromise legislation."[146]

Based on the record before the Board, as to **Issue Nos. 11, 12, 13, and 14**, we are left with a firm and definite conviction that a mistake has been committed. The City should have either properly adopted the 2022 FEIS as defined by the City's process, supplemented or issued an addendum, or separately conduct SEPA review. That, in addition to the failure to issue a threshold determination, resulted in the City's failure to analyze the probable adverse environmental impacts of the Ordinance as required by its code and SEPA. Accordingly, the Board finds the City's adoption of Ordinance 127191 was clearly erroneous and concludes that the City's adoption of the challenged Ordinance did not comply with SEPA.

Because the Board has found and concluded the City's adoption of the challenged Ordinance was procedurally inadequate, the Board does not reach the remaining SEPA issues and defers consideration of Issues Nos. 15 and 16.

The Port combines issues 1, 9, and 10.

Issue No.1. Does the Ordinance fail to comply with the GMA's requirements because it allows development that will interfere with the planning goals enumerated at RCW 36.70A.020(3) (Transportation), (5) (Economic Development), or (12) (Public Facilities and Services)?

Issue No. 9. Did the City violate the GMA's requirements at RCW 36.70A.172 by failing to include the best available science in its decision to adopt the Ordinance and permit residential development on the Rezoned Property, which contains liquefaction-prone, environmentally critical areas?

Issue No. 10. Does the Ordinance fail to comply with the GMA's requirements at RCW 36.70A.200 by precluding the siting of essential public facilities?

The Port asserts that the Ordinance substantial interferes with the GMA's goals regarding transportation, economic development, and public facilities and services.[147]

---

[146] City's Br. at 31. It is unclear to this Board how removing the 200-foot separation requirement between residential uses and Major Truck Streets was a compromise with the Port.
[147] Port's Br. at 19-22.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

With respect to transportation, the City is obligated to "*encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions* and per capita vehicle miles traveled, and *are based on regional priorities and coordinated with county and city comprehensive plans*."[148] The Port claims the City has failed to consider or address the impacts of residential development, and the traffic conflicts that necessarily result, along Major Truck Streets and that the increased traffic demands will exacerbate ongoing challenges for industrial and maritime uses and decrease fright mobility and operational efficiencies.[149] Further, there are numerous intermodal facilities within this neighborhood, and the roads are used for trucking, heavy hauling, seaport, and rail yards that contribute to the City's economic vitality that will be impacted.[150] The Port points to its opposition letter to the Governance, Accountability and Economic Development Committee,[151] letter from the Seattle Freight Advisory Board (SFAB),[152] and Port's letter to the Council[153] as support for the impacts it sees as inherent in the Ordinance.

The City counters that Petitioner has failed to meet its burden because it did not "present its own independent analysis or study of the Ordinance's impacts to refute the findings of the FEIS,"[154] which "analyzed the impacts of adding housing units in the STAOD as proposed in the Ordinance and it found minimal impacts on truck and vehicle travel times within the STAOD."[155] Further, that the Ordinance addressed potential impacts by requiring that "any new residential use must demonstrate it is located, designed, and configured in a

---

[148] RCW 36.70A.020(3). Italics from the Port. *See* Port Br. at 19.
[149] Port's Br. at 19-20.
[150] Port's Br. at 20.
[151] Ports Br. at 19, citing PCA00231, indicating "residential development in the . . . (STAOD) that would exacerbate ongoing challenges for industrial and maritime uses. . . .[and] erode[] the foothold in the Duwamish Manufacturing/Industrial Center (MIC) for industrial and maritime development that is essential to the regional and state economy."
[152] Port's Br. at 19, citing PCA00047, indicating the Ordinance "will add additional stress on the transportation system in the STAOD."
[153] Port's Br. at 19, citing PCA00683, indicating that "Adding hundreds of housing units in the . . . Stadium District only decreases freight mobility and operational efficiencies and guarantees increased traffic and opportunities for conflict between residential and freight use of these Major Truck Streets").
[154] Referencing the BERK Consulting transportation analysis.
[155] City's Br. at 37, 40-41.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

manner to reduce potential conflict with adjacent existing industrial business operations . . .."[156] That the Port's claims of "obvious impacts" do not reflect the record and are inconsistent with the "2016 EIS was looking at the impacts of adding another stadium in the area, which would generate thousands of vehicles for basketball and other stadium events . . .."[157]

While it is evident that intermodal rail facilities as well as truck traffic accessing the Port facilities rely on the City's Major Truck streets within the STAOD, there is an absence of evidence which would demonstrate the Ordinance, by its terms, fail to encourage or otherwise thwarts the goal of efficient multimodal transportation systems or that it is contrary to regional priorities or not coordinated with county and city comprehensive plans. Instead, the record contains conclusory statements regarding what the Port see as self-evident. This, as the City points out, is insufficient to demonstrate the Ordinance substantially interferes with the GMA's transportation goals. As such, the Board agrees with the City that the Port has failed to meet its burden as to the GMA transportation goal.[158]

With respect to economic development, the City must:

> *Encourage economic development throughout the state that is consistent with adopted comprehensive plans,* promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, *promote the retention and expansion of existing businesses and recruitment of new businesses*, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.[159]

The Port asserts the City erred because it myopically focused on a residential proposal rather than properly balancing any purported benefits against the potential degradation to Port operations, and without ensuring it was consistent with the City's Comprehensive Plan, or whether it interfered with countervailing economic development considerations, specifically

---

[156] City's Br. at 42, citing SMC 23.50A.062.F (though it appears the correct citation is SMC 23.50A.062.C.6), SMC 23.50A.060 (Criteria for all conditional uses) and SMC 23.50A.062 (Administrative conditional uses).
[157] *Id*.
[158] RCW 36.70A.020(3).
[159] RCW 36.70A.020(5). Italics from the Port. *See* Port Br. at 20.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

the benefits relating to the Port's EPF's.[160] Further, that the City failed to address impacts to "the Port's longstanding industrial/maritime business, or how it would impact the other businesses within the MIC that are dependent on the Port's continued operation for their survival."[161]

The City counters that many uses can co-exist without substantial impairment of the GMA economic development goal and the Port's assertion "that the Ordinance will impair their operation due to increased traffic" is contradicted by the EIS and is offered without supporting evidence.[162] Instead, the City suggests, the Ordinance will advance "economic opportunity by increasing housing to support industry and to support low-income residents, thus reducing commute times and supporting workforce retention."[163] That is because "mixed-use development diversifies the local economy and attracts investment . . . while preserving and supporting industrial uses,"[164] according to the City. Further that "the STAOD draws approximately 7 million people per year, many of whom attend sporting events, which also supports economic development," and that ultimately the Port has failed to meet its burden.[165]

The Board agrees with the City and finds that the Port has failed to meet its burden of demonstrating the Ordinance will substantially interfere with the GMA's economic development goal.

With respect to ensuring adequate public facilities and services, the City must:

> *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development* at the time the development is available for occupancy and use *without decreasing current service levels below locally established minimum standards*.[166]

---

[160] Port's Br. at 20-21.
[161] Port's Br. at 21.
[162] City's Br. at 43.
[163] *Id*.
[164] *Id*.
[165] *Id*. referencing PCB00003 (comment from Washington State Major League Baseball Stadium Public Facilities District and the Washington State Public Stadium Authority on the Industrial and Maritime Strategy).
[166] RCW 36.70A.020(12). Italics from Port. The Port incorrectly references 020(5), but otherwise correctly sets out the proper GMA goal. See Port's Br. at 21.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

The Port says the Ordinance authorizes dense, residential development in the STAOD without providing adequate public facilities such as parks, fire,[167] police, schools, libraries, grocery stores, or retail stores.[168] The Port finds support for this assertion in the Arena FEIS[169] which indicated that:

> In addition to the main factor that residential uses may be incompatible with existing industrial uses in the SoDo study area, the SoDo neighborhood also lacks the amenities and services, such as grocery stores, retail, neighborhood services and parks/open space, that are desirable to new residents.[170]

The City contends the "2022 EIS found no significant avoidable adverse impacts to fire and emergency medical services, police or schools or libraries are expected for the alternatives in the FEIS with application of mitigation measures."[171] The Board agrees, as the FEIS found: "Ongoing City operational and capital facilities planning efforts are anticipated to address incremental increases and other changes in demand for fire [& Emergency Medical] services."[172] This is also true for law enforcement services.[173] And, according to the City, the FEIS also analyzed impacts to schools under each alternative.[174] While the City did not specifically explain the FEIS findings, the Board and Port both observe that "there are no public or private schools or libraries in the subarea."[175] However, the FEIS contemplated residential development at this location, as well as several other locations, and it concluded over the 20-year planning period, the entire area would see an increase of 437 students (SODO, under the preferred alternative seeing 94 students) which is mitigated by ongoing Seattle School District capital facilities management planning which was anticipated to be

---

[167] According to the Port there is one fire station in the area.
[168] Port's Br. at 21.
[169] Noticeably relying a 2016 report, rather than the more comprehensive and recent 2022 Seattle Industrial & Maritime Strategy.
[170] *Id.*, referencing Arena FEIS Ex. 62, App. F. at 121.
[171] City's Br. at 44, citing Exhibit 26, p. 151-152.
[172] FEIS 3-598.
[173] *Id.* "Ongoing City of Seattle capital improvement planning and budgeting efforts are anticipated to address police facility needs, including potential needs for future improvements."
[174] City's Br. at 44, citing Exhibit 26 p. 152-153.
[175] Port's Br. at 22, citing See FEIS Ex. 26 at 788.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

sufficient to address increases in student population.[176] Likewise for libraries. The Board is, therefore, not convinced that, at the time of development, there will be insufficient public services as it relates to schools, libraries, fire and EMS, or law enforcement.

The Port also takes issue with a lack of parks and open space,[177] but the City indicates there are 59.13 acres of parks and 6.3 miles of trails and "while increased population may require more parks to be acquired to maintain the 8 acres of park for 1,000 people, the EIS concluded that 'no significant unavoidable adverse impacts to open space and recreation are anticipated.'"[178] The Board agrees.

From the Board's perspective, the Port has failed to show that "at the time the development" there would be inadequate public services for occupancy and use without decreasing current service levels below locally established minimum standards. That is because, as the City indicates and the Board agrees, "the 2022 FEIS did analyze whether housing in the STAOD would impact public services and concluded it would not."[179] The Port has failed to present contrary evidence sufficient to convince the Board that at the time of development there will be inadequate public facilities. Because the Port has failed to meet its burden, **Issue No. 1 is dismissed**.

The Port also asserts the City failed to include or incorporate "best available science" (BAS) by permitting residential development within the City's designated liquefaction-prone critical area in disregard of its critical areas ordinance.[180] The City counters that it did not amend its critical areas ordinance and as a result it was not required to include BAS in adopting the challenged Ordinance.[181] The Board agrees with the City. The City was neither adopting nor amending its critical areas ordinance, and, as such, was not required to include BAS in adopting the Ordinance at issue.[182] Because the Port has failed to convince the Board

[176] Seattle Industrial & Maritime Strategy FEIS 3-590, Exhibit 3.13-19; 3-598.
[177] Port's Br. at 22.
[178] *Id.*; City's Br. at 44.
[179] *Id.* quotations in the original, citing *RIN* 6, FEIS p. 3-540, p. 3-542 and 3-543.
[180] Port's Br. at 18, citing SMC 25.09.065(C)(2).
[181] City's Br. at 10-11.
[182] RCW 36.70A.172(1).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

that the City was required to include BAS in adopting this Ordinance, **Issue No. 9 must be dismissed.**

With respect to Essential Public Facilities (EPFs), the Port asserts adoption of the challenged Ordinance precludes the siting or more specifically the expansion of an EPF through the impairment of the road network that is used for the deepwater port.[183] That the "siting of 990 residential units in the middle of the Port's EPF will render future use and expansions (both in intensity and physical footprint) impracticable."[184] And that the Ordinance will burden the Port's road network in a way that will make future expansions impossible or impracticable."[185]

This City does not address whether the Ordinance makes expansion impossible or impracticable, and instead requests dismissal of Issue 10, "because the Ordinance has nothing to do with the imposition of conditions or costs related to the mitigation of adverse impacts directly caused by construction or operation of EPFs, nor does it have anything to do with the timely issuance of permits related to the construction or expansion of an EPF."[186] The City misses the Ports argument and instead identifies the Port's facilities as separated by SR 99/Alaskan Way and indicates a "state roadway separates the Port facilities from SODO to the east" and that the Port failed to present "evidence that it sought to construct a new facility or expand existing facilities east of SR 99/Alaskan Way and was otherwise precluded from doing so by conditions or costs imposed by the City to mitigate adverse impacts caused by the construction or operation of the EPF."[187] While permit denial or costs

---

[183] Port's Br. at 17-18, citing RCW 36.70A.115 (sufficient land for development); RCW 36.70A.200(5)(prohibition against precluding the siting of essential public facilities), and WAC 365-196-550(3)(a)(May no preclude the siting of an essential public facility if their combined effects would make the siting of an essential public facility impossible or impracticable). *See* also Port's Reply at 8-9.
[184] Port's Br. at 17, citing *Port of Shelton v. City of Shelton*, GMHB No. 10-2-0013 (Final Decision and Order, October 27, 2010) at 23. The City asserts this case is fact dependent and specific to airports. The Board disagrees. In the *Port of Shelton* matter, the Board considered RCW 36.70A.200(5) and *Des Moines v. PSRC*, 108 Wn. App. 836, 845 (1999)(affirmatively addressed that siting EPF's includes expansion or improvement, and activities necessary for expansion).
[185] Port's Reply at 8-9.
[186] City's Br. at 11, citing RCW 36.70A.200(5)(b).
[187] City's Br. at 11.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

is not the point here, nevertheless, the Port fails to convince this Board or point to evidence in the record that the support its position. First, the Board, as discussed above, disagrees that this will result in 990 residential units and believes the true number of units capable of being placed in the limited footprint is 375. Further, while traffic remains an issue, perhaps everywhere in western Washington, the Port fails to demonstrate any specific traffic impacts in a way that would persuade the Board that the City's adoption was clearly erroneous. Thus, the Port has failed to carry its burden on this point. Accordingly, **Issue 10 is dismissed.**

The Port combines issues 2, 6, 7, and 8.

Issue No. 2. Does the Ordinance fail to comply with the GMA's requirements because it allows development that will interfere with the planning goals enumerated at RCW 36.70A.020(15) and RCW 90.58.020?

Issue No. 6. Does the Ordinance violate the GMA's requirements at RCW 36.70A.040 and RCW 36.70A.130 because its terms are inconsistent with and fail to implement the Comprehensive Plan, including the Land Use Element, the Transportation Element, the Container Port Element, the Parks and Open Space Element, the Community Well-Being Element, the Growth Strategy Element, the Shoreline Areas Element, and the Greater Duwamish MIC Neighborhood Plan?

Issue No. 7. By adopting the Ordinance, has the City failed to comply with the GMA's requirements at RCW 36.70A.115 requiring cities to provide sufficient land capacity for future development of industrial facilities?

Issue No. 8. Does the Ordinance fail to comply with the GMA's requirements at RCW 36.70A.040 and RCW 36.70A.130 due to its inconsistencies with, or failure to implement, the goals and policies described in King County's Comprehensive Plan, and Countywide Planning Policies incorporated into the City's Comprehensive Plan pursuant to RCW 36.70A.100 and .210?

The Port claims this Ordinance creates an inconsistency with the City's Comprehensive Plan, which incorporates the Shoreline Management Act (SMA), because "the Ordinance's impacts will disrupt Port operations, within and outside of shoreline areas, further diminish scarce industrial lands, and permanently harm the regional and state

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

economy in the interest of a local, short-term housing gain . . .."[188] The City argues the SMA is inapplicable as the STAOD is outside of the Shoreline District and the SMA only applies to shorelines of the state."[189] Further, that "the City's mapped Shoreline District stops west of SR 99 and does not extend to the STAOD."[190] The Board agrees with the City. The STAOD is outside the reach of the SMA and the Port and failed to convince the Board otherwise. Accordingly, **Issue No. 2 is dismissed.**

The Port contends the Ordinance is inconsistent and fails to implement the City's Comprehensive Plan Land Use element and calls the Board's attention to what it describes an incongruity in the Ordinance's recitals which expressly call for the perseveration of industrial lands, key infrastructure, and a restriction on residential development, yet the result of the Ordinance fails to do so by permitting residential development on industrial lands next to Major Truck Streets thereby impairing both.[191] That the City conflates "workforce housing" with "dwellings for workers that are related to the industrial area and that would not restrict or disrupt industrial activity."[192] And, that the Ordinance violates King County's Comprehensive Plan Goals, incorporated into the City's Comprehensive Plan by the

---

[188] Port's Br. at 29-30.

[189] City's Br. at 12-13, citing RCW 36.70A.020(15). Shorelines of the state include state water bodies and adjacent shorelines within 200 feet of the ordinary high-water mark, associated floodways, floodplains, wetlands, and deltas, as well as designated coastal and riparian waters of statewide significance. RCW 90.50.030(d)-(f).

[190] *Id*.

[191] Port's Br. at 22, citing Comp Plan Ex. 41, p.58 (Goal LU G10—Provide sufficient land with the necessary characteristics to allow industrial activity to thrive in Seattle and protect the preferred industrial function of these areas from activities that could disrupt or displace them), RCW 36.70A.040 (development regulations must implement the comprehensive plan), and 36.70A.130(1)(e) development regulations shall be consistent with and implement the comprehensive plan. *See also* LU 10.2 (Preserve industrial land for industrial uses, especially where industrial land is near rail- or water-transportation facilities, in order to allow marine- and rail-related industries that rely on that transportation infrastructure to continue to function in the city.); LU 10.3 (Ensure predictability and permanence for industrial activities in industrial areas by limiting changes in industrial land use designation. There should be no reclassification of industrial land to a non-industrial land use category except as part of a City-initiated comprehensive study and review of industrial land use policies or as part of a major update to the Comprehensive Plan); and LU 10.8 (Prohibit new residential development in industrial zones, except for certain types of dwellings, such as caretaker units and in urban industrial zones, dwellings for workers that are related to the industrial area and that would not restrict or disrupt industrial activity.).

[192] Port's Br. at 23, citing LU 10.8.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

requirement of coordination and consistency with other comprehensive plans[193] and countywide planning policies,[194] by permitting dense residential development in an area incompatible with residential uses which also results in industrial land conversion.[195] Additionally, that the Ordinance violates the City's land use planning and growth strategies because it fails to maintain industrial areas that have critical supporting infrastructure and fails to provide transitions between industrial areas and less intensive areas.[196] And that it does not "apply the general industrial zones mostly within the designated manufacturing/industrial centers (MIC's) where impacts from industrial activity are less likely to affect residential or commercial uses.[197] Lastly, that the Ordinance is inconsistent with the City's growth strategy as it relates to MIC's because it doesn't promote manufacturing, warehousing, and distributions uses and discouraging uses that pose conflicts with the industrial area.[198]

---

[193] RCW 36.70A.100.

[194] RCW 36.70A.210, referencing U-255 (Within the Urban Growth Area, properties with existing industrial uses shall be protected); ED-211 (King County should support programs and strategies to preserve and plan for an adequate supply of industrial and commercial land capacity); and U-227 (Industrial development should have direct access from arterials or freeways. Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided.).

[195] Port's Br. at 23-24.

[196] Port's Br. at 24, citing LU 10.6 (Provide a range of industrial zones that address varying conditions and priorities in different industrial areas. Those priorities include maintaining industrial areas that have critical supporting infrastructure, leveraging investments in high-capacity transit service, providing transitions between industrial areas and less intensive areas, and promoting high-quality environments attractive to business expansion or to new industrial activities.).

[197] Port's Br. at 24, citing LU 10.10. (Apply the general industrial zones mostly within the designated manufacturing/industrial centers, where impacts from industrial activity are less likely to affect residential or commercial uses. Outside of manufacturing/industrial centers, general industrial or the maritime, manufacturing, and logistics zones may be appropriate along waterways used for maritime uses. Consider applying the maritime, manufacturing, and logistics designation mostly within the designated manufacturing/industrial centers and it may also be appropriate outside of manufacturing/industrial centers along waterways used for maritime uses.).

[198] Port's Br. at 24, citing GS 1.15. Designate areas as manufacturing/industrial centers (MIC's) consistent with the following characteristics and with the Countywide Planning Policies: Existing zoning that promotes manufacturing, warehousing, and distribution uses; zoning that discourages uses that pose short- or long-term conflicts with industrial uses, or that threaten to convert significant amounts of industrial land to nonindustrial uses; zoning that strictly limits residential uses and discourages land uses that are not compatible with industrial uses; buffers that protect neighboring, less intensive land uses from the impacts associated with industrial activity (provided by generally maintaining existing buffers, including existing industrial buffer zones); sufficient zoning capacity to accommodate a minimum of ten thousand jobs; relatively

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

The result, the Port says, strips the STAOD of its transition purposes between commercial and residential uses and the heavy industrial uses in violation of land use policy.[199] The City, the Port claims, has previously recognized the incompatibility of placing residential uses adjacent to industrial uses and found:

> [I]ndustrial uses are extremely limited geographically, with few options to expand the existing industrial land base, making the preservation of this scarce resource all the more imperative . . . [t]his resource cannot be duplicated if marine lands are converted to nonindustrial uses (as has occurred elsewhere in the region).[200]

As a result, the Port says, the Ordinance enables development with conflicting uses in industrial lands.[201]

The City counters, and the Board agrees, that local jurisdictions enjoy broad discretion in comprehensive planning choices which are left to local policy makers and circumstances, provided they are bound by the constraints contained within the GMA, and that the burden rests with the Petitioner to demonstrate the challenge ordinance is inconsistent with, or will thwart, the policy.[202] "Consistency," means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation; consistency is indicative of a capacity for orderly integration or operation with other elements in a system.[203] A finding of inconsistency requires a showing of actual conflict between competing provisions of a local

---

flat terrain allowing for efficient industrial processes; reasonable access to the regional highway, rail, air, and/or waterway systems for transportation of goods.

[199] Port's Br. at 24-25, referencing LU 10.6, LU 10.22, and GS 1.15.

[200] Port's Br. at 24, referencing Ex 49.

[201] Port's Br. at 23-25, citing LU G10, LU 10.6, LU 10.10, GS 1.15, U-255, ED-211, and U-227; MIC Plan Ex. 49, at 26-27; Arena FEIS Ex. 62, App. F, at 109; SMC 23.74.002(A). The Stadium Transition Area centers on large sports facilities and allows uses complementary to them. It is intended to contribute to a safer pedestrian environment for those attending events and permits a mix of uses, supporting the pedestrian-oriented character of the area as well as the surrounding industrial zone, while minimizing conflicts with industrial uses.

[202] City's Br. at 31-32.

[203] WAC 365-196-210(9). The City incorrectly cites WAC 365-196-210(8), City's Br. at 32, but that reference is to concurrency.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

jurisdictions policy and regulation.[204] As we noted in *Friends of San Juan*, the Board's determinations of inconsistencies are found when there is a direct conflict between the comprehensive plan goal or policy and the adopted development regulation.[205] For example, in *Peranzi*, like in this matter, a comprehensive plan policy prohibited uses incompatible with industrial uses and the record established the proposed residential use was incompatible.[206]

The City says its Ordinance is in harmony with the comprehensive plan "to establish that the small amount of industrial lands identified as transitional areas zoned UI . . . that provide a buffer between heavier industry and residential mixed-use areas are appropriate places to allow industry-supportive housing in a limited capacity as an administrative conditional use."[207] That the Ordinance is consistent with Comprehensive Plan Land Use Goals, Policies, and Strategy, and that the Port ignores the 2023 Industrial Strategy which the City claims strengthened protections of industrial lands while providing for some "limited new residential use ancillary to a non-residential mixed-use development" that would "provide needed affordable housing for both industrial workers and the community, and the need to spur redevelopment allowing for the creation of light manufacturing maker spaces and other non-residential uses appropriate for the industrial zone, and specifically here, the STAOD."[208]

The City's Industrial Areas Land Element goal is to "provide sufficient land with the necessary characteristics to allow industrial activity to thrive in Seattle and protect the preferred industrial function of these areas from activities that could disrupt or displace them." Through the Maritime and Marine Strategy, the City zoned 376 acres into a new UI zone, a portion of which is at issue here.[209] The City then adopted specific policies, relevant here, to

---

[204] *Leenstra v. Whatcom County*, WWGMHB No. 03-2-0011 (Final Decision and Order, September 26, 2003) at 15.
[205] *Friends of the San Juans, et al, v. San Juan County*, GMHB No 13-2-0012c (Final Decision and Order, September 6, 2013) at 24.
[206] *Peranzi v. City of Olympia*, GMHB. No. 11-2-0011 (Final Decision and Order, May 4, 2012) at 21, 22.
[207] City's Br. at 32.
[208] City's Br. at 33, referencing LUG 10, LU 10.6, LU 10.10, LU 10.22, GS 1.15.
[209] City's Br. at 33, citing *RIN* 6, FEIS, p. 1-32-33. (see also Exhibit 128 at page 10 of this decision for a visual).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

"***preserve industrial land for industrial uses, especially where industrial land is near rail- or water-transportation facilities, in order to allow marine- and rail-related industries that rely on that transportation infrastructure to continue to function in the city***;"[210] "ensure predictability and permanence for industrial activities in industrial areas by limiting changes in industrial land use designation. There should be ***no reclassification of industrial land to a non-industrial land use category except as part of a City-initiated comprehensive study and review of industrial land use policies or as part of a major update to the Comprehensive Plan***;"[211] "provide a range of industrial zones that address varying conditions and priorities in different industrial areas. ***Those priorities include maintaining industrial areas that have critical supporting infrastructure***, leveraging investments in high-capacity transit service, providing transitions between industrial areas and less intensive areas, and promoting high-quality environments attractive to business expansion or to new industrial activities':[212] ***Prohibit new residential development in industrial zones, except for certain types of dwellings, such as caretaker units and in urban industrial zones, dwellings for workers that are related to the industrial area and that would not restrict or disrupt industrial activity***;[213] and that the City is to "***apply the general industrial zones mostly within the designated manufacturing/industrial centers, where impacts from industrial activity are less likely to affect residential or commercial uses***….."[214]

To support industrial development and ensure compatibility with adjacent land uses, the King County Countywide Planning Policies call for the ***protection of properties with existing industrial uses within the Urban Growth Area***.[215] That the County, and by extension the City, should support programs and strategies to ***preserve and plan for an***

[210] LU 10.2 (emphasis added).
[211] LU 10.3 (emphasis added).
[212] LU 10.6 (emphasis added).
[213] LU 10.8 (emphasis added).
[214] LU 10.10 (emphasis added).
[215] U--225 (Within the Urban Growth Area, properties with existing industrial uses shall be protected).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

adequate supply of industrial and commercial land capacity, including participating in the Puget Sound Regional Council's Industrial Lands Analysis, actively apply for resources, promote redevelopment and infill, ***and prevent the encroachment of nonindustrial uses on industrially zoned land and the rezoning of industrial land to other uses.***[216] Lastly, that ***industrial development should have direct access from arterials or freeways . . . and access through residential areas should be avoided.***[217]

Each of these policies, as the City correctly notes, strengthens protections of industrial lands. Perhaps the most significant among them was the policy prohibiting the reclassification of industrial lands to non-industrial uses except as part of a major update to the comprehensive plan. The Board finds the City's adoption of Ordinance 127191 was not part of a major update to the City's Comprehensive Plan and that the Ordinance permitted the reclassification of industrial lands to non-industrial use which was contrary to the City's policy.[218] The Board further finds the Ordinance permits residential dwellings in the UI zone which are neither restricted to caretaker units, nor are they restricted to dwellings for workers that are related to the industrial area. Instead, the only restrictions related to affordability, and then only that half of the "units must be at or below 60% of median income for SEDUs, 80 percent of median income for studio and one bedroom units, and 90 percent of median income for two-bedroom and larger units."[219] While the Ordinance does permit a developer to elect to make all units industrial or caretaker quarters, which is limited to 3 units per single business, they may also elect to make half of the units "affordable" with the other half leasing

---

[216] ED-211 (King County should support programs and strategies to preserve and plan for an adequate supply of industrial and commercial land capacity, including but not limited to participating in the Puget Sound Regional Council's Industrial Lands Analysis, Actively apply for resources, promote redevelopment and infill, prevent the encroachment of nonindustrial uses on industrially zoned land and the rezoning of industrial land to other uses.)

[217] and U-227 (Industrial development should have direct access from arterials or freeways. Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided).

[218] LU 10.3.

[219] City's Br. at 22, citing SMC 23.50A.062.C.9.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

at market rate.[220] This is directly contrary to the City's policy to restrict residential development in this area. It is also contrary to the Countywide Planning Policy to protect properties with existing industrial uses within the Urban Growth Area and prevent the encroachment of nonindustrial uses on industrially zoned land and the rezoning of industrial land to other uses, as well as avoiding accessing industrial development through residential development. Placing residential dwellings which are unrelated to the industry, adjacent to Major Truck Streets while simultaneously removing a 200-foot buffer disrupts associated industrial activity and restricts industry access.[221] The Board also finds Ordinance 127191 failed to preserve industrial land for industrial uses by encroaching on and removing the 200- foot buffer which protected and preserved the City's Major Truck Streets for the rail and water-dependent operations that rely on them, specifically the Port and BNSF. This is particularly concerning because the City failed to conduct comprehensive review as required by its policy, and as demonstrated in the brevity of the public process in this matter, failed to "ensure predictability and permanence for industrial activities in industrial areas by limiting changes in industrial land use designation."[222]

As to Issue Nos. 6 and 8, the Board is left with a firm and definite conviction that Ordinance 127191 is inconsistent with the City's policies and the Countywide Planning Polices noted above and is therefore inconsistent with the City's Comprehensive Plan Land Use element. Accordingly, Ordinance 127191 is non-compliant with the GMA.[223]

---

[220] SMC 23.50A.062.C.9. The City permits developers to select between limiting occupancy to either: a. "All dwelling units are live-work units in which the commercial activity qualifies as industrial, or are caretakers' quarters associated with a business on the same site provided no single business shall have more than three associated caretakers' quarters; or b.A minimum of 50 percent of the dwelling units are made available at affordable rent or affordable sale price for a period of 75 years beginning January 1 of the year following final certificate of occupancy to eligible households with annual incomes at or below 60 percent of median income for SEDUs, 80 percent of median income for studio and one bedroom units, and 90 percent of median income for two-bedroom and larger units. Standardized procedures and definitions established by the Office of Housing for administration of Chapter 5.73 shall apply. Dwelling units eligible for the multifamily housing tax exemption may be counted towards the minimum 50 percent.

[221] LU 10.8.

[222] LU 10.3.

[223] RCW 36.70A.040, RCW 36.70A.130, RCW 36.70A.100, and RCW 36.70A.210.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

The Port also asserts the Ordinance is inconsistent and does not implement the City's Transportation Element because it fails to implement goal 5 (Improve mobility and access for the movement of goods and services to enhance and promote economic opportunity throughout the City) and goal 8 (Maintain and renew existing transportation assets to ensure the long-term viability of investments, reduce ongoing costs, and promote safe conditions.) Further that the Ordinance is contrary to policy T 5.2 (Develop a truck freight network in the Freight Master Plan that connects the city's manufacturing/industrial centers, enhances freight mobility and operational efficiencies, and promotes the city's economic health),[224] T 5.3 (Ensure that freight corridors are designed, maintained, and operated to provide efficient movement of truck traffic), and T 7.5 (Plan for the city's truck freight network, developed as part of the Freight Master Plan, to connect to the state and regional freight network, and to continue providing good connections to regional industrial and warehouse uses). The Port asserts by removing the 200-foot separation between residential uses and Major Truck Streets, and permitting multi-family development of up to 990 units adjacent to major truck streets, the Ordinance permits and will lead to additional pedestrian, cycle, truck, and other traffic accidents, undoubtedly detracting from the safe operation of those routes.[225] Further, that permitting residential development in this area directly contradicts the City's policy to improve intermodal freight connections involving Port container terminals and support the efficient movement of truck traffic from the Port to regional and state transportation networks.[226]

The City counters the impacts have been analyzed and vehicle travel, including freight with "no measured difference in travel times compared to the "no action" alternative.[227] That the City has the only analysis of transportation, which did study up to 990 housing units, and it found no measured difference in travel times.[228] That because the overlay already calls for

[224] Port's Br. at 26, citing Policy 5.2, but it should be referenced as T 5.2.
[225] *Id.*
[226] *Id.*
[227] City's Br. at 41-42.
[228] City's Br. at 37.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

configuration that reduces potential conflicts, along with other measures, the Port has failed to establish the Ordinance substantially interference with the City's transportation goal.[229] Additionally, that "… limited residential use on First Ave S is not inconsistent with the guidance for [M]ajor [T]ruck [S]treets," and that the City continues to improve mobility, and maintain transportation assets through funding and on-going projects.[230]

Largely the City's goals and policies call for no specific actions and as the City correctly notes, the only evidence before the Board, in terms of a study, fails to demonstrate what the Port claims. From the Board's perspective, the Port has failed to meet its burden with respect to an inconsistency with the City's transportation element.

The Port also asserts the Ordinance is contrary to the City's Container Port element because it permits residential uses along Major Truck Streets and removes the 200-foot separation requirement, and as a result, the City fails to provide sufficient land capacity for development.[231] The Port claims this will lead to permanently convert industrial land to a nonindustrial use.[232] And, that the City made no attempt to engage in a joint effort as contemplated by the City's Container Policy.[233]

The City refutes this indicating CP 1.5 allows for a wider range of uses within this transition area, and, that the City engaged with the Port during the adoption of 2023 Industrial Maritime Strategy, as well as at the February 24, 2025, public meeting by permitting an opportunity to present the Port's concerns, leading, in the City's view, to the "technical amendments" as "compromised legislation."[234] Lastly, that any impacts are speculative and

---

[229] *Id*.
[230] City's Br. at 27-28.
[231] Port's Br. at 27, citing RCW 36.70A.115, CP 1.3 (Discourage nonindustrial land uses, such as retail and residential in industrial zoned areas to minimize conflicts and conversion of industrial lands), CP 1.7 (Provide safe, reliable, efficient, and direct access between Port marine facilities and the . . .interstate system, and between Port terminals and railroad intermodal facilities), CP 1.11 (Continue joint City and Port efforts to implement relevant Port recommendations, such as recommendations contained in the Container Terminal Access Study").
[232] Port's Br. at 28.
[233] Port's Br. at 28, citing CP 1.11, *See* Port's Br. Appendix 1 (Resolution 32097).
[234] City's Br. at 38, referencing CP 1.5 (Consider the value of transition areas—which allow a wider range of uses while not creating conflicts with preferred cargo-container activities and uses—at the edges of general

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

have been studied by the FEIS.[235]

As with the Transportation element, the Board is unpersuaded as there is a lack of evidence to support the Port's claims.

The Port also indicates the Ordinance violates the City's Park and Open Space Element because the City has not extended park services to the STAOD.[236]

The City counters that "the City-owned park and recreation system comprise about 11 percent of the total city land area and includes parklands throughout the City" and noted many other City features, and suggests the Port's 2016 study is contrasted by recent experiences from a public commenter from the neighborhood: "[W]e're half a block from the streetcar, a block from the waterfront, two blocks from the ferry system, four blocks from Uwajimaya where I shop. It's a really great neighborhood."[237] It is unclear to this Board how this addresses the Port's argument related to parks, though it does speak to whether there is a grocery store in the area, but what is clear to this Board is that, aside from the level-of-service requirement addressed elsewhere by this Order, the balance are aspirational goals without specific requirements, and the Port has failed to demonstrate an inconsistency or impairment by the adoption of this Ordinance.

Next, the Port asserts the Ordinance does not comport with the goals and policies of the Greater Duwamish Manufacturing/Industrial Center (MIC) Neighborhood Plan.[238] From

---

industrial zones. In this context, zoning provisions such as locational criteria and development standards are among the tools for defining such edge areas.).

[235] *Id*., citing *RIN* 6, Seattle Industrial & Maritime FEIS, pp. 3-386 to 3-498.

[236] Port's Br. at 29, citing PG 1 (Provide a variety of outdoor and indoor spaces throughout the city for all people to play, learn, contemplate, and build community); P 1.2 (Provide a variety of parks and open space to serve the city's growing population consistent with the priorities and level-of-service standards identified in the City's Parks and Open Space Plan); P 1.10 (Create healthy places for children and adults to play, as well as areas for more passive strolling, viewing, and picnicking.).

[237] City's Br. at 39.

[238] Port's Br. at 30, referencing GD-G3 (Land in the Duwamish Manufacturing/ Industrial Center is maintained for industrial uses including the manufacture, assembly, storage, repair, distribution, research about or development of tangible materials and advanced technologies; as well as transportation, utilities, and commercial fishing activities); GD-G8 (The Duwamish Manufacturing/Industrial Center remains a manufacturing/industrial center promoting the growth of industrial jobs and businesses and strictly limiting incompatible commercial and residential activities); GD-P5(Limit the location or expansion of nonindustrial uses, including publicly sponsored nonindustrial uses, in the Duwamish Manufacturing/Industrial Center); GD-

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

the Port's perspective, "these policies all stand for the notion that lands within a designated MIC should be reserved and preserved for industrial uses and the City must reject the encroachment of incompatible uses within the MIC . . . by strictly limiting non-industrial development in the UI zone."[239] And here, "targets the portion of the MIC that is most critical to the Port's operations," specifically the Major Truck Streets critical to freight movement.

The City counters that the Greater Duwamish MIC specifically contemplated actions permitted by the Ordinance and was intended, since 2000, to permit stadium and stadium-related uses within the STAOD.[240]

The Board agrees with the City. The actions contemplated by the Ordinance harmonize several competing goals. As the Port notes, residential development and encroachment is discouraged, but it is not prohibited, especially against the goal of creating an overlay district limited to the area near the stadiums that discourages encroachment on nearby industrial uses, creates a pedestrian connection from the stadiums north to Downtown, and creates a streetscape compatible with Pioneer Square.

As to **Issue Nos. 6 and 8**, an inconsistency with or a failure to implement the Comprehensive Plan as it relates to the Land Use element, and an inconsistency with the Countywide Planning Policies, the Board finds Ordinance 127191 is inconsistent with the City's Comprehensive Plan and the Countywide Planning Policies and is therefore not compliant with the GMA.[241] However, the Board does not reach the same conclusion with respect to the City's Transportation, Container Port, Parks and Open Space, Growth Strategy, or Shoreline Areas elements, or the Greater Duwamish MIC Neighborhood Plan. Because the Port has failed to convince the Board of an inconsistency with those elements,

---

P8 (Strive to protect the limited and nonrenewable regional resource of industrial, particularly waterfront industrial, land from encroachment by nonindustrial uses.).

[239] Port's Br. at 30.

[240] City's Br. at 40, referencing GD-P20 (Seek to integrate stadium and stadium-related uses into the Duwamish MIC by creating an overlay district limited to the area near the stadiums that discourages encroachment on nearby industrial uses, creates a pedestrian connection from the stadiums north to Downtown, and creates a streetscape compatible with Pioneer Square).

[241] RCW 36.70A.040, RCW 36.70A.130, RCW 36.70A.100, and RCW 36.70A.210.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

those matters are dismissed.

Furthermore, as discussed above, the Port has failed to convince the Board that the Ordinance fails to provide sufficient land capacity for future development of industrial facilities. Accordingly, **Issue No. 7 is dismissed**.[242]

Invalidity Determination[243]

The Board is charged with adjudicating GMA compliance and, when necessary, invalidating non-compliant plans and development regulations.[244] A determination of invalidity may be issued if the Board finds the Ordinance failed to comply with SEPA, or that continued validity would substantially interfere with the fulfillment of the GMA's goals. Invalidity depends on the facts and before the Board. As we noted in *Friends of Sammamish Valley*,[245] a local jurisdiction's authority to act is qualified by the requirements of SEPA and the failure to properly conduct the required environmental review could interfere with fulfillment of the GMA's environmental goal and, upon such a finding, invalidate the relevant ordinance.[246] Invalidity requires three separate actions by the Board: a finding of noncompliance with the Act, with an order of remand; a determination that continued validity will interfere with the Act's goals; and identification of the specific part of the regulation, and reason for invalidity.[247] The Board has fully addressed, above, the areas of the City's Ordinance which are noncompliant with the GMA and with this Order remanded the matter back to the City for resolution, and below addresses why invalidity is warranted.

The Port claims it has demonstrated several GMA and SEPA violations in the adoption of the Ordinance that substantial interfere with the goals and policies of the GMA such that

---

[242] RCW 36.70A.115.
[243] The Port frames this as an issue (Issue 17); however, the Board views invalidity as a remedy such that it is not framed as an issue but separately briefed to explain whether it is warranted in the instant matter.
[244] RCW 36.70A.280, RCW 36.70A.302.
[245] *Friends of Sammamish Valley v. King Cnty.*, GMHB No. 20-3-0004c (Final Decision and Order, January 3, 2022) at 41.
[246] Id., citing *Davidson Serles & Assocs. v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 159 Wn. App. 148, 158 244 P.3d 1003, 1007 (2010).
[247] RCW 36.70A.302(1).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

invalidation is appropriate principally because there is a high risk of a project vesting.[248] The Port indicates the City's code[249] allows for a project applications to vest upon submission or approval, depending on the application type, and in this matter there is a development and owner group intending to develop residential development.[250] The Board also finds the effective date of the Ordinance is June 30, 2025.[251] From this finding, the Board concludes the City has not delayed or suspended the effective date of the action subject to the Petition before the Board until after the Board issues a final determination.[252]

The City does not directly respond to the Port's argument, and instead broadly argues that the Port's claims of substantial interference with transportation, economic development, and public facilities and service, are speculative and inconsistent with the evidence in the record.[253]

The Board disagrees with the City. The failure to follow the City's public participation plan deprived the City of a Director's Report that presumably would have observed the several deficiencies found by the Board, including the failure to comply with the City's SEPA obligations, and to seek Commerce's review prior to adoption. These failures were significant in the Board's view.

Continued validity of the Ordinance substantially interferes with GMA Planning Goals 10 and 11 in RCW 36.70A.020, which are as follows:

> (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

---

[248] Port's Br. at 2-3, citing RCW 36.70A.302(1)(b); *Friends of Clark Cnty. v. Clark Cnty*., GMHB No. 22-2-0002 (Final Decision and Order, March 22, 2023) at 23; and *Futurewise v. Whatcom Cnty*., GMHB Nos. 11-2-0010c, 05-2-0013 (Compliance Order and Order Following Remand on Issue of LAMIRDs, January 4, 2013) at 90. See also Port Reply at 3 and 10.

[249] SMC 23.76.026.

[250] Port's Br. at 4., referring to property owned by an owner's group controlling most of three contiguous blocks in the Stadium District (the "WSA Property") that presented renderings, site plans, and other information during the adoption of the Ordinance.

[251] *See* Amendment G to CB 120933.

[252] Per WAC 242-03-820(2)(b). However, the Parties have agreed to stay the effective date of the Ordinance by order in King County Superior Court in Case No. 25-2-10758-2 SEA.

[253] City's Br. at 40-41.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

> (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The facts of this matter support a finding that the Ordinance substantially interferes with GMA Planning Goal 10. As noted above, SEPA is an environmental full disclosure law[254] that requires local jurisdictions to analyze the environmental effects of proposed actions in order to achieve good land use decision-making by involving and informing both the public and the decision-makers about the environmental consequences of proposed actions.[255] The Court of Appeals has stated that failure to comply with SEPA review can justify a finding of invalidity:

> On the appropriate facts, the Board could find that failure to properly conduct the required environmental review for a city or county action interfered with fulfillment of the GMA's environmental goal and, upon such a finding, could invalidate the relevant ordinance.[256]

The City's authority to act is qualified by the requirements of SEPA. Completion of a SEPA document is a legal prerequisite to the County's action. It is incumbent upon a jurisdiction to establish *prima facie* SEPA compliance, which the City did not do in this matter. This action interferes with GMA Planning Goal 10. As set forth in the briefing in this matter, development authorized by the Ordinance could have impacts to surrounding land uses, traffic, and noise. SEPA is intended to address, identify, analyze, disclose, and consider mitigation of those impacts. Failure to follow the procedural requirements of SEPA fails to meet that intent and substantially interferes with GMA Planning Goal 10.

Vesting of development in the area would render the SEPA procedures as ineffectual and moot -- if such project vesting were to occur, then the remand of this case to the City would be meaningless and there would be no practical way to address SEPA compliance.

---

[254] *Norway Hill Pres. & Prot. Ass'n v. King County Council,* 87 Wn.2d 267, 272, 552 P.2d 674 (1976).
[255] *Dartford Austin Neighborhood v. Spokane Cnty*., GMHB No. 21-1-0004 (Final Decision and Order, September 14, 2021) at 9.
[256] *Davidson Serles & Assocs. v. Cent. Puget Sound Growth Mgmt. Hearings Bd.,* 159 Wn. App. 148, 158, 244 P.3d 1003, 1008 (2010).

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

This action also interferes with GMA Planning Goal 11. The failure to comply with proper SEPA procedures also denied the public an opportunity to file an appeal and have an open record hearing with the City Hearing Examiner, which in turn would develop a record for subsequent consideration by this Board and a subsequent court - an element of public participation. Again, subsequent public process would be ineffective and moot if vesting of a project in the area were to occur.

The Board finds these deficiencies substantially interfered with goals and requirements of the GMA and a determination of invalidity of the entirety of the Ordinance is warranted. Accordingly, Ordinance 127191 is declared invalid.[257]

V. ORDER

Based upon review of the Petition for Review, the briefs and exhibits submitted by the parties, the GMA, prior Board orders and case law, having considered the arguments of the parties, and having deliberated on the matter, the Board finds:

- The City has failed to comply with SEPA's procedural requirements;
- The Board defers consideration of Issues 15 and 16;
- Ordinance 127191 is non-compliant with the GMA;
- Ordinance 127191 is remanded to the City for compliance pursuant to the following schedule below; and
- Continued validity of Ordinance 127191 substantially interferes with the fulfillment of GMA Planning Goals 10 and 11 and therefore declares it invalid.

[257] RCW 42.31C.030(C); RCW 36.70A.300.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

Item	Date Due
Compliance Due	May 11, 2026
Compliance Report/Statement of Actions Taken to Comply and Index to Compliance Record	May 25, 2026
Objections to a Finding of Compliance	June 8, 2026
Response to Objections	June 18, 2026
Telephonic Compliance Hearing Zoom link to be provided at a later date.	**June 25, 2026** 1:00 p.m.

Length of Briefs – A brief of 15 pages or longer shall have a table of exhibits and a table of authorities. WAC 242-03-590(3) states: "Clarity and brevity are expected to assist a board in meeting its statutorily imposed time limits. A presiding officer may limit the length of a brief and impose format restrictions." **The City's Compliance Report/Statement of Actions Taken to Comply shall be limited to 25 pages, 35 pages (Petitioner/Port) and 10 pages (BNSF/Intervenor) for the Objections to Finding of Compliance, and 20 pages for the Response to Objections.**

SO ORDERED this 10th day of November, 2025.

Mark McClain, Board Member

Rick Eichstaedt, Board Chair

Alex Sidles, Board Member

Note: This is a final decision and order of the Growth Management Hearings Board issued pursuant to RCW 36.70A.300.[258]

[258] A party aggrieved by a final decision of the Board may appeal the decision to Superior Court within thirty days as provided in RCW 34.05.514; RCW 36.01.050. *See also* RCW 36.70A.300(5); WAC 242-03-970. It is

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253

Appendix A: Procedural matters

Hearing on the Merits

The Hearing on the Merits convened October 7, 2025. The Board initially addressed under Preliminary Matters the Board's October 3, 2025, Order Granting, in Part, the Port's request to supplement the Record. The City did not wish to provide argument against the Board's Order and did not object to the inclusion. However, the City raised objection to the Port's referencing matters which were not included in the Record. The Board did not consider matters which were not included within this record in reaching its decision and afforded no weight to any argument not supported by the Record.

incumbent upon the parties to review all applicable statutes and rules. The staff of the Growth Management Hearings Board is not authorized to provide legal advice.

Growth Management Hearings Board
1500 Jefferson Street SE
P.O. Box 40953
Olympia, WA 98504-0953
Phone: 360-664-9170
Fax: 360-586-2253