

**ENVIRONMENTAL IMPACT STATEMENT ADDENDUM
2015 COMPREHENSIVE PLAN
EXECUTIVE SUMMARY**

November 14, 2018

Dear Recipient:

The City of Duvall (City) has prepared this State Environmental Policy Act (SEPA) Addendum for the 2015 Comprehensive Plan. This Addendum evaluates the proposed non-project action which would change the Future Land Use Map and text within the 2015 Comprehensive Plan to allow for annexation of three parcels into the City that currently occur at the eastern edge of the City within the North Urban Growth Area Reserve (UGA-Reserve North) area. The Addendum would designate the three parcels as Public Facilities (PF), with the intention of their use by the Riverview School District (RSD) for a new school and associated facilities, and potentially other RSD facilities associated with Cedarcrest High School and bus operations prior to development of a new school. The three parcels total 62.5 acres and are located to the south of NE 150th Street across from Cedarcrest High School, including the primary parcel at 29131 NE 150th Street.

This Addendum updates the Final Environmental Impact Statement (EIS) issued in 2016, and provides additional analysis and information about the non-project action. This EIS Addendum relies on analysis from alternatives evaluated in the Draft EIS and Final EIS, provides additional analysis and information to assess different potential environmental impacts associated with annexation and use of the three parcels consistent with PF zoning, and identifies mitigation measures to be included as environmental commitments at the point of annexation or development.

Copies of this Addendum are available for review at Duvall City Hall, at the Duvall Library, and at the City of Duvall website at www.duvallwa.gov. To request a copy, please contact Troy Davis or Lara Thomas, City Planning Department, 15535 Main St. NE, Duvall, WA 98019, or (425) 788-2779.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Lara Thomas', is positioned below the word 'Sincerely,'.

Lara Thomas
Planning Director and SEPA Responsible Official

FACT SHEET

Name of Proposal

North Urban Growth Area Reserve Amendment to the City of Duvall 2015 Comprehensive Plan

Proponent

City of Duvall

Project Location

The City of Duvall (City) encompasses approximately 2.5 square miles and is surrounded by unincorporated King County. The city is bounded on the west by the Snoqualmie River, the east by 284th Avenue NE, the north by NE Cherry Valley Road, and the south by NE Big Rock Road. This Environmental Impact Statement (EIS) Addendum pertains specifically to a 62.5-acre portion of the North Urban Growth Area Reserve (UGA-Reserve North), located at 29131 NE 150th Street on the east side of Duvall; see Figure 1.

Proposed Action

The proposed non-project action would change the Future Land Use Map and text within the 2015 Comprehensive Plan (City of Duvall, 2017) to allow the annexation of three parcels into the City that are designated as part of the UGA-Reserve North with pre-designated zoning of Public Facilities (PF). With annexation these parcels would be designated for zoning as Public Facilities (PF), with the intention of their use by the Riverview School District (RSD) for a new school and associated facilities, and potentially other RSD facilities associated with Cedarcrest High School and bus operations prior to development of a new school.

Background

A Final EIS issued in 2016 considered five alternatives, including a No Action Alternative and the City's Preferred Alternative for updates to the City's Comprehensive Plan (City of Duvall, 2017). All alternatives were based on the same projected growth targets, but varied in approach to where the growth would be distributed. Alternative 2: Urban Growth Area Reserve in the Final EIS accommodated growth upon annexation of the UGA-Reserve to the east of the city, including the UGA-Reserve North where these three parcels are located. For purposes of evaluation and planning within the Comprehensive Plan (City of Duvall, 2017) and Final EIS, the UGA-Reserve was divided approximately in half, with the UGA-Reserve North area extending to the east of 284th Avenue NE, northeast of Batten Road NE, and south of NE 150th Street NE, and the UGA-Reserve South area extending to the south of Batten Road NE and to the north of NE Big Rock Road. Under Alternative 2 in the Final EIS, the full UGA-Reserve would have been assigned a pre-designation of R4/4.5. The City's Preferred Alternative in the Final EIS was Alternative 5, which accommodated growth within the 2015 city limits plus annexation only of the North UGA. The Comprehensive Plan (City of Duvall, 2017) adopted in 2015 includes the full UGA-Reserve (North and South) as associated with the City, but did not propose any portion of it for annexation or pre-designation. See the Final EIS for specifics.

In 2018, the City received a proposal to develop three parcels in the UGA-Reserve North for a school facility. The proposal put forward by the property owner and RSD would be for future development of a 500-student middle school with supporting athletic facilities such as ball fields and their necessary structures. Prior to development of any future new school, RSD acknowledges that the site would likely be developed with a bus maintenance facility and facilities associated with the adjacent Cedarcrest High School, including an overflow parking lot and potentially athletic facilities. RSD indicates that any facilities constructed prior to development of a new school would be constructed to consider consistency with eventual full buildout of the three parcels.

The three parcels contain wetlands, a stream, forested areas, unpaved trails, a road, and two single-family homes and associated structures. Of the 62.5 total acres, approximately 25.5 acres (41%) are outside of sensitive areas and associated buffers (as required by current City code), and could be developed in the future.

State Environmental Policy Act (SEPA) Lead Agency

City of Duvall

SEPA Responsible Official and EIS Contact Person

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Duvall, WA 98019

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Final Action

Adoption of a Comprehensive Plan Amendment by the Duvall City Council

Required Permits and Approvals

- Identification of a Preferred Alternative
- Amendment of the King County Comprehensive Plan (King County, 2017)
- Adoption of revised maps and policy language for the 2015 Duvall Comprehensive Plan (City of Duvall, 2017)
- Land use and building permits required for future development of the site

Authors and Principal Contributors

This EIS Addendum was prepared under the direction of the City of Duvall Planning Department, in consultation with other City departments. Research and analysis associated with the EIS were provided by Environmental Science Associates (ESA).

Date of Issuance of this EIS Addendum

November 14, 2018.

The Final EIS modified by this addendum was issued on May 9, 2016.

Location of Background Data & Availability of the EIS Addendum

This EIS Addendum (or notice of availability) is being distributed to agencies, tribal governments, and organizations who previously received the Final EIS for the Comprehensive Plan Update, as required by Washington Administrative Code (WAC) 197-11-625, as well as those who received a notice of availability of that Final EIS.

The EIS Addendum, as well as the Draft and Final EIS (City of Duvall, 2015, 2016), may be viewed online and downloaded from the project website: <http://www.duvallwa.gov/297/Comprehensive-Planning>.

Copies of the EIS Addendum and Draft and Final EIS are also available at the following locations:

- Duvall Library, 15508 Main Street NE, Duvall, WA, 98019
- Duvall City Hall, 15535 Main Street NE, Duvall, WA, 98019

Copies are available to purchase for cost of reproduction by contacting the Duvall City Hall at (425) 788-1185.

EIS Addendum

The proposed Comprehensive Plan Amendment requires SEPA assessment, with review by the City as an Addendum to the Comprehensive Plan EIS (City of Duvall, 2016) (WAC 197-11-600). Under SEPA, an amendment of the Comprehensive Plan is considered a non-project action. This amendment does not satisfy SEPA requirements for an individual project action. This EIS Addendum uses analysis for Alternatives 2 and Alternatives 5 in the EIS and provides additional analysis and information where potential significant environmental impacts have been disclosed (WAC 197-11-600, -625). Alternative 2: Urban Growth Area Reserve accommodated growth upon annexation of the UGA-Reserve where these three parcels are located, and Alternative 5: Preferred Alternative is the alternative that was adopted by the City. These modifications do not result in any new significant environmental impacts, and thus a supplemental EIS is not required (WAC 197-11-706).

This EIS Addendum updates Chapter 2, Proposed Action and Alternatives, and Chapter 6, Environmental Commitments, of the Final EIS as well as Chapter 3, Water Resources; Chapter 4, Earth, Chapter 6, Land Use and Housing; Chapter 6, Noise; Chapter 9, Public Services and Utilities; and Chapter 10, Transportation, in the Draft EIS.

Proposed Action

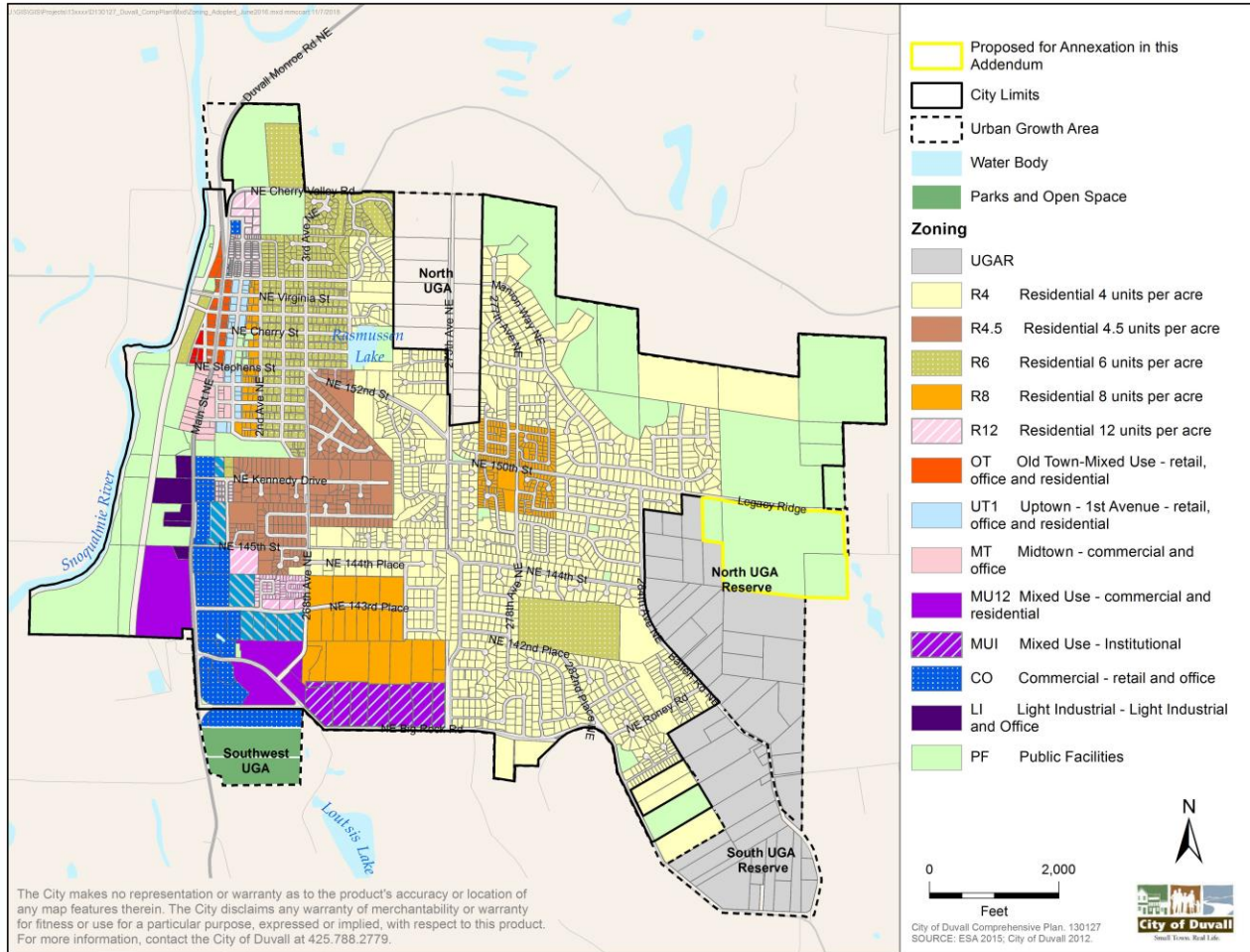
The proposed non-project action would change the Future Land Use Map and text within the Duvall Comprehensive Plan (City of Duvall, 2017) to allow the annexation of three parcels into the City that are designated as part of the UGA-Reserve North with pre-designated zoning of Residential 4-4.5 units per

acre (R4/4.5). These parcels would be designated for zoning as Public Facilities (PF) with the intention of their use by the Riverview School District (RSD) for a new school and associated facilities.

This EIS Addendum evaluates the potential impacts that could occur from the annexation of the three parcels in the UGA-Reserve North with a designated zoning of PF. This alternative is called Alternative 5 Plus, because it includes all components that were evaluated under Alternative 5 in the Final EIS, plus the annexation of the three parcels. Alternative 5 was adopted for the 2015 Comprehensive Plan. The environmental evaluation in this EIS Addendum relies on the existing analysis in the EIS (particularly Alternatives 2 and 5), plus additional information about the subject site. Alternative 2 considered impacts associated with annexation and development of the full UGA-Reserve with R4/4.5 residential use, and as such included the evaluation of existing conditions and potential impacts associated with development across the three parcels associated with the proposal.

Under Alternative 5 Plus, the King County household and employment growth targets would be accommodated within the current (2015) city limits and the North UGA consistent with the 2015 Future Land Use Map and Zoning Map and revised goals and policies in the adopted Comprehensive Plan (City of Duvall, 2017). In addition, the three parcels in the UGA-Reserve North would be designated PF (see Figure 1). Evaluation for this EIS Addendum assumes annexation of the three parcels and development consistent with the proposal. Housing development capacity would be the same as under Alternative 5 in the Final EIS as no additional residential zoning would be proposed for annexation. There would be a slight increase (less than 1%) in employment development capacity because of potential employment opportunities at a new school facility. Potential locations for a middle school were considered at a high level in the EIS and included locating the school outside of the city. Thus, potential employment from a school was not specifically considered in the employment growth used in the EIS.

Figure 1. Urban Growth Area Reserve North and Area Proposed for Annexation



Environmental Review

The elements of the environment evaluated in the EIS include the following: water resources, earth, plants and animals, land use and housing, aesthetics, noise, public services and utilities, and transportation. Of these elements, the following are described below in this EIS Addendum. Impacts to aesthetics would not differ substantially from impact disclosed in the EIS:

- Water Resources
- Earth
- Plants and Animals
- Land Use and Housing
- Noise
- Public Services and Utilities
- Transportation

Water Resources

The three parcels proposed for annexation contain wetlands and a stream. Of the 62.5 total acres, approximately 25.5 acres (41%) are outside of sensitive areas and associated buffers (as required by the Duvall Municipal Code [DMC] 14.42), and could be developed in the future. This assumes that all on-site wetlands would be maintained with a 165-foot standard buffer and that the stream along the southeast project boundary (Cherry Creek Tributary D) would be maintained with a 75-foot standard buffer. Within the UGA Reserve-North, these wetlands are in a predominantly forested area and occur in a headwater position, draining to the upper reaches of Cherry Creek Tributary D (ESA, 2015). The Watershed Plan (developed by ESA for the City of Duvall) prioritizes the watersheds in the UGA-Reserve for conservation (ESA, 2015). The Watershed Plan suggests that any allowed development should ensure that intact water flow processes are maintained. The majority of the UGA-Reserve North area is mapped as a sediment sink (meaning areas that trap sediments, nutrients, and pathogens that could be detrimental to downstream water quality), further suggesting that limiting future development would help safeguard water quality in the subbasins and downstream within Cherry Creek. To maintain hydrologic and water quality conditions for on-site wetlands and streams, and downstream reaches of Cherry Creek Tributary D, any development would need to maximize the retention of existing vegetation and underlying native soils to the greatest extent feasible, including throughout buffers around all surface water features, and provide integrated low impact development (LID) measures within the overall site plan and the storm drainage plan.

As described in the Final EIS, future development in the UGA-Reserve areas under Alternative 2 would likely result in significant cumulative impacts to water resources. Alternative 2 considered the environmental implications of residential development at 4 or 4.5 units per acre throughout the UGA-Reserve area. Sensitive areas requirements, which would apply both during construction and upon completion, would minimize the potential for impacts to water resources; however, not all impacts would be avoided due to the ecological importance and existing conditions throughout the UGA-Reserve areas.

The current proposal (Alternative 5 Plus) is for three parcels at the north edge of the UGA-Reserve areas – approximately 20% of the full 307 acres that were evaluated under Alternative 2. In addition to the reduced extent of potential future impacts, the zoning of the three parcels as PF rather than residential would result in a different form of development. While many of the land use development standards required by the City would result in the same regulatory protections for water resources on the property (and downstream) no matter the future land use, there are several key differences. Future RSD use is anticipated to occur through phased implementation of a cohesive overall site plan. While maximizing the opportunity for property improvements and future RSD use of the proposed public facility area, an overall site plan will include assurance for “full” protection of on-site sensitive areas, including the headwater wetland complex draining to Cherry Creek Tributary D. For purposes of this evaluation, full protection means compliance with all applicable standards in effect at the time the development proposal is submitted.

With implementation of the City-adopted standards for sensitive areas, tree protection, and stormwater management, along with the additional conditions detailed in the Environmental Commitments section of this EIS Addendum, impacts to water resources under Alternative 5 Plus would be less than those described for the UGA-Reserve areas under Alternative 2 in the EIS. By complying with City standards in effect at the time the development proposal is submitted, and implementation of the mitigation conditions provided in the Environmental Commitments section of

this EIS Addendum, significant cumulative impacts to water resources described under Alternative 2 in the EIS would be avoided. Thus, cumulative impacts to water resources would be moderate.

Earth

The three parcels proposed for annexation have existing land cover patterns consistent with other undeveloped and rural properties throughout the UGA-Reserve, with second and third growth forest cover predominant. Soils and overlying vegetation throughout these three properties support important ecological processes, including surface storage of water, maintenance of stream baseflows, and water quality maintenance. No geologically hazardous areas are inventoried throughout the UGA-Reserve; however, downstream of the three parcels the Cherry Creek Tributary D channel flows through steep slopes and known landslide hazard areas. As noted in the Water Resources section, the majority of the UGA-Reserve North area is mapped as a sediment sink by the 2015 Watershed Plan (meaning it has many areas that trap sediments, nutrients, and pathogens that could be detrimental to downstream water quality). To maintain conditions for on-site resources and downstream reaches of Cherry Creek Tributary D, any development would need to maximize the retention of existing vegetation and underlying native soils to the greatest extent feasible, minimize the need for mass clearing within development areas, and provide integrated LID measures within the overall site plan and the storm drainage plan.

As described in the Final EIS, future development in the UGA-Reserve North area under Alternative 2 would likely result in significant cumulative impacts to earth resources. Alternative 2 considered the environmental implications of residential development at 4 or 4.5 units per acre throughout the UGA-Reserve area. The City's land development standards (including clearing and grading, tree protection, sensitive areas, and stormwater) which would apply both during construction and upon completion, would minimize the potential for impacts to earth resources; however, not all impacts would be avoided due to the ecological importance and existing conditions throughout the UGA-Reserve areas.

As detailed in the Water Resources section of this EIS Addendum, the current proposal (Alternative 5 Plus) is for three parcels that would be designated PF at the north edge of the UGA-Reserve North area, reducing the extent of impact and resulting in a different form of development than what was evaluated under Alternative 2. Review of RSD conceptual development plans for a new school and associated facilities show that grading would be minimized in all areas surrounding on-site sensitive areas, limiting disturbance to native soils in areas most important for protection of earth resources. Proposed tree retention areas and stormwater wetland ponds are additionally located primarily around the perimeter of on-site wetlands, resulting in an overall development plan that avoids any grading or other soil disturbing activities across approximately 50% of the three parcels.

With implementation of the City-adopted standards for clearing and grading, sensitive areas, tree protection, and stormwater management, along with the additional conditions detailed in the Environmental Commitments section of this EIS Addendum, impacts to earth resources under Alternative 5 Plus would be less than those described for the UGA-Reserve areas under Alternative 2 in the EIS. By complying with City standards in effect at the time the development proposal is submitted, and implementation of the mitigation conditions provided in the Environmental Commitments section of this EIS Addendum, significant cumulative impacts to earth resources described under Alternative 2 in the EIS would be avoided. Thus, cumulative impacts to earth resources would be moderate.

Plants and Animals

The three parcels proposed for annexation contain extensive wetlands and the headwater reaches of Cherry Creek Tributary D, along with associated upland terrestrial habitat linking wetland and stream areas on-site and providing corridors to off-site habitats.

As described in the Final EIS, future development in the UGA-Reserve North area under Alternative 2 would likely result in significant cumulative impacts to plants and animals. Alternative 2 considered the environmental implications of residential development at 4 or 4.5 units per acre throughout the UGA-Reserve area. The City's land development standards (including tree protection and sensitive areas standards), which would apply both during construction and upon completion, would minimize the potential for impacts to plants and animals; however, not all impacts would be avoided due to the ecological importance and existing conditions throughout the UGA-Reserve areas.

The current proposal would reduce the extent of impact and result in a different form of development (school facilities consistent with PF zoning, versus lower density residential) than what was evaluated under Alternative 2 (see Water Resources section for details). As demonstrated by RSD through conceptual development plans prepared in support of Comprehensive Plan amendment considerations, anticipated future development would maintain habitat conditions across approximately 50% of the three properties. The large majority of this area would be required to be protected consistent with sensitive areas standards for wetlands and streams. Conservation of habitat areas would also require consistency with City adopted fish and wildlife habitat conservation area and habitat corridor requirements. These standards, in conjunction with wetland and stream standards, would ensure that corridors of connection would be maintained across the site and to adjoining natural areas within the City and to the south and east.

With implementation of the City-adopted standards for sensitive areas and tree protection, along with the additional conditions detailed in the Environmental Commitments section of this EIS Addendum, impacts to plants and animals under Alternative 5 Plus would be less than those described for the UGA-Reserve areas under Alternative 2 in the EIS. By complying with City standards in effect at the time the development proposal is submitted, and implementation of the mitigation conditions provided in the Environmental Commitments section of this EIS Addendum, significant cumulative impacts to plants and animals described under Alternative 2 in the EIS would be avoided. Thus, cumulative impacts to plants and animals would be moderate.

Land Use and Housing

Impacts to land use would be minor, similar to those described in the Final EIS for Alternative 5, with the addition of urban development on the subject parcels. As described in Alternative 2 in the EIS, additional roads, utilities, and stormwater facilities would need to be constructed to develop this area. There would be noise, transportation, public services, and utility implications as described in the EIS.

Under Alternative 5 Plus, development of a portion of the UGA-Reserve North as a public facility (school) would be compatible with adjacent land uses, as the high school (zoned PF) is across the street to the north of these parcels. Neighboring parcels to the west, south, and east are residential, zoned for one dwelling unit per 5 acres. Most have one home per parcel, but one parcel to the southeast is undeveloped. A new school would create water, noise, transportation, public services, and utilities impacts similar to those described for Alternative 2 in the EIS (see discussion in the Land Use and Housing section). However, none would result in additional significant impacts.

Noise

Noise impacts from a school facility could be greater than from residential development at times, primarily because of outdoor activities and events; however, they would still be within the range of impacts evaluated for the EIS because any activities would have to adhere to the City noise regulations (DMC 6.04). In addition, environmental noise would be consistent with the character of noise occurring at the adjacent Cedarcrest High School. The existing high school, along with vegetated native growth protection areas that would be provided on the sides of the primary development site (where the future new school would be), would also provide attenuation between noise associated with a school and surrounding noise sensitive receptors. Impacts would thus be minor to moderate.

Public Services and Utilities

Police and Fire

Impacts to police and fire services under Alternative 5 Plus would be similar to those described in the EIS for Alternatives 2 and 5. Community demand for police and fire would increase as a result of development generally. Population and employment increases may result in an increase in police and fire response time to service calls because of an increase in traffic congestion. The proposed annexation under Alternative 5 Plus would not substantially affect population or employment.

Parks and Recreation

Population and job growth over the 20-year planning period would generate more demand for parks, recreation facilities, and open space across the city. Current deficiencies in meeting City-established level-of-service (LOS) standards will likely continue and result in moderate adverse impacts unless mitigation measures identified in the Final EIS are implemented. Under Alternative 5 Plus, construction of a school and associated sports facilities rather than residential development in a portion in the North UGA-Reserve would result in recreation opportunities without increasing population. This would be a beneficial impact and help mitigate potential deficiencies in City-established LOS standards.

Schools

The improvements identified in the 20-Year Capital Facilities Plan (RSD, 2017) would address the capacity deficiencies identified as a result of increased enrollment, assuming the RSD receives voter-approved funding. The City annually adopts the RSD Capital Facilities Plan, ensuring ongoing coordination between the City and the RSD (Thomas, 2015).

Potential locations for a new middle school were considered at a high level in the EIS and included existing school district property adjacent to Cedarcrest High School, along the NE Big Rock Road corridor, or outside the city limits. Development of the three parcels in the UGA-Reserve North was not specifically considered by RSD for a school or other facility at the time of publication of the EIS. Alternative 5 Plus would help RSD meet the need for additional capacity. The EIS included a mitigation measure to work with the RSD to site new facilities.

Under Alternative 5 Plus, the placement of a new school could influence transportation and residential development patterns, because schools within walking distance of homes are considered especially desirable. See the transportation analysis below.

Utilities

Population and commercial growth would increase demand on public and private utility infrastructure. Major improvements, as summarized in the Final EIS, should be implemented to support growth and to avoid moderate adverse impacts.

Under Alternative 5 Plus, the proposed annexation would not substantially affect population or employment, but would increase the demand for utilities. Sufficient sewer, water, and stormwater services are present to accommodate growth associated with Alternative 5 Plus, provided that growth is completed in accordance with Development Standards (City of Duvall, 2013). Impacts to public services and utilities would be minor.

Transportation

Transportation impacts expected under Alternative 5 Plus are similar to those identified in the EIS for Alternatives 2 and 5. However, the school facility associated with Alternative 5 Plus would create higher traffic during weekday AM and PM peak hours, and different distribution patterns than those described in the EIS. Although these impacts would be different than described in the EIS, a school facility in or near Duvall was considered and traffic created from a school was qualitatively considered.

With implementation of all adopted City-adopted street improvement standards for improving public streets and maintaining intersection level of service, along with the additional conditions detailed in the Environmental Commitments section of this EIS Addendum, transportation impacts under Alternative 5 Plus would be similar to or less than those described for the UGA-Reserve areas under Alternative 2 in the EIS. By complying with City standards in effect at the time the development proposal is submitted, and implementation of the mitigation conditions provided in the Environmental Commitments section of this EIS Addendum, impacts from the amendment to the Duvall Comprehensive Plan would not be significant and are in the range of impacts described in the Draft and Final EIS (City of Duvall, 2015, 2016).

Environmental Commitments

To limit potential impacts, the following conditions should be included within any annexation or development agreement associated with Alternative 5 Plus:

Water Resources, Earth Resources, and Plants and Animals

- Develop a comprehensive Habitat Management Plan (HMP) / Sensitive Areas Mitigation Plan for the site that identifies and incorporates opportunities to address past impairments to on-site fish and wildlife habitats and wetland hydrology, and that incorporates measures for adaptive management to be implemented during and following site development activities.
- Incorporate the designation of the site area as “highest priority for conservation” in development plans.
- Provide evaluation and calculations for tree credits, as required by DMC 14.40.050, achieving tree credit and retention above the minimum standards adopted by City code as follows:
 - For tree protection and the associated conservation of underlying native soils, any future development will exceed City requirements for tree density credit, including

credit achieved through the retention of existing significant and exceptional trees (DMC 14.40).

- Achieve additional tree density credits, resulting in 50 or more credits per acre for all future development activities in the annexation area.
- Achieve a minimum of 60% of credit through retention of existing trees.
- Outside of credit for retention of viable exceptional trees, all other tree retention will be provided within tree groves (along with protection of associated native vegetation within subcanopies) that are adjacent to areas that are proposed to be set aside as native growth protection areas (sensitive areas and protected buffers), such that retained trees and underlying soils provide additional habitat, hydrologic, and water quality functions.
- Any future development of the three parcels will be required to meet the City's adopted stormwater standards at the time of application (DMC 9.06), including the incorporation of LID techniques to the maximum extent feasible.
- Any development will complete site development that minimizes effective impervious surface through the use of pervious pavers and other pervious solutions for public facility landscaping and pedestrian facilities, required internal emergency access corridors, parking spaces, and athletic facilities.
- Any development will maximize opportunity for infiltration of stormwater runoff to the extent feasible consistent with underlying soil conditions; documentation of site conditions will be provided detailing the limits on infiltration consistent with City requirements.
- Open detention systems that are designed as a stormwater wetland ponds will be used to meet City-required detention and water quality treatment requirements. Alternative stormwater facilities may be approved by the City at the time of development application; however, any acceptable alternative will not include the use of detention vaults and will only be approved if it results in additional vegetated areas adjacent to protected wetlands and is shown to provide additional hydrologic and water quality functions and protections to receiving wetlands and downstream resources.

Transportation

- Evaluate opening year and 2035 conditions (weekday AM and PM peak) for a new school for the following State Route (SR) 203 intersections: NE Woodinville-Duvall Road, NE Stephens Street, NE 145th Street, and NE Big Rock Road.
- Address traffic operations and parking needs related to major school events at the site and how they would interact with major school events at the adjacent high school.
- Develop a Transportation Management Plan that includes the high school and the new facility.

References

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- Thomas, Lara. 2015. Planning Director, Duvall Planning Department, Duvall, WA. Email to Reema Shakra on annual adoption of school district capital facilities plans, August 20, 2015.