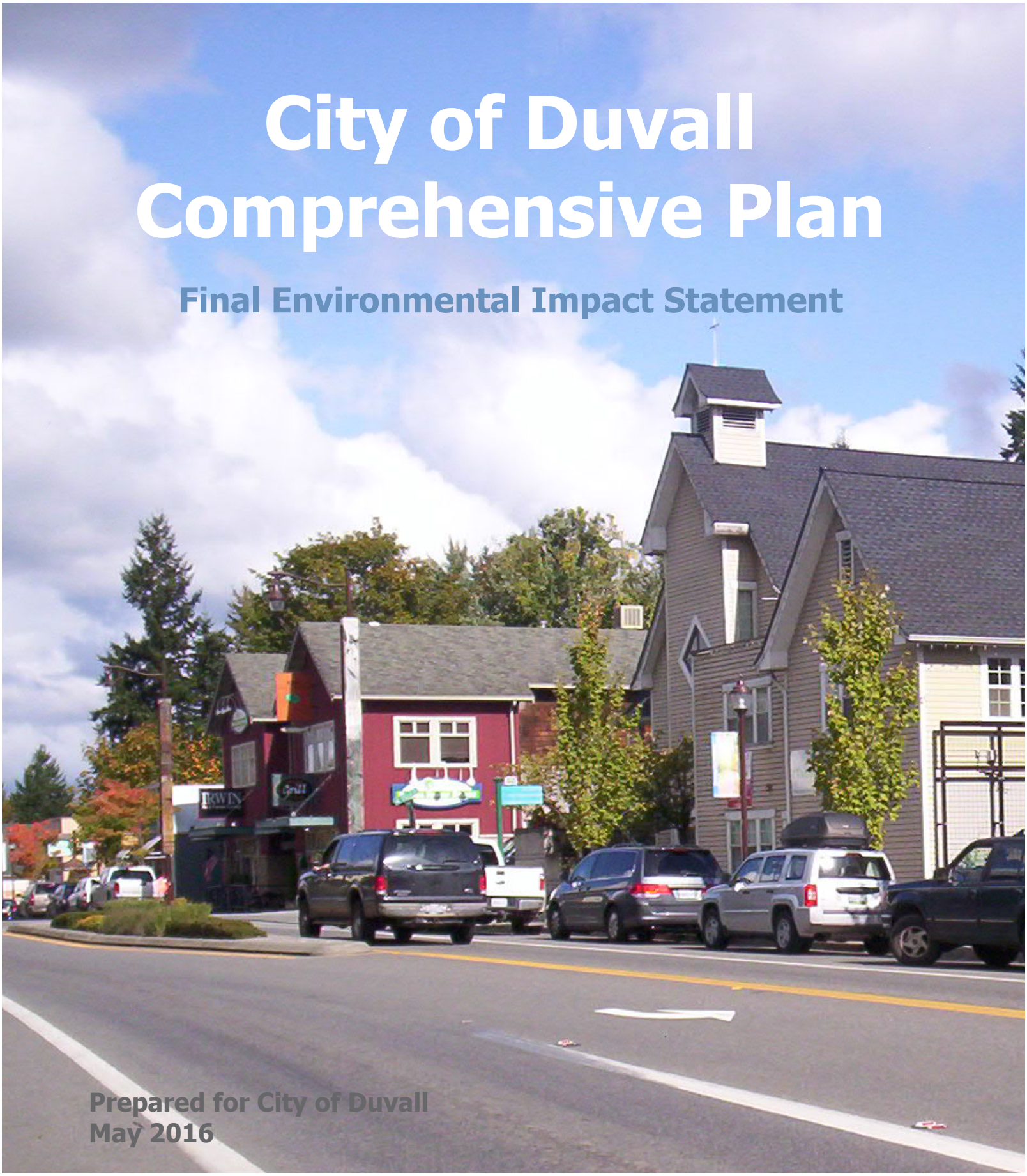
City of Duvall Comprehensive Plan

Final Environmental Impact Statement



Prepared for City of Duvall
May 2016

City of Duvall

Small Town. Real Life.

May 9, 2016

Dear Affected Agencies, Organizations, and Interested Parties:

The City of Duvall is pleased to provide you with this Final Environmental Impact Statement (EIS) that evaluates the potential impacts of the City's update of its Comprehensive Plan. The update will consist of text and map amendments to the Comprehensive Plan that will influence the manner and distribution of approximately 1,140 new housing units, and 840 new jobs in Duvall through 2035. The proposal applies to the entire city of Duvall and its proposed urban growth areas. The EIS evaluates four action alternatives and one no action alternative, each representing different approaches to accommodating population growth. Alternatives include:

1. Alternative 1: 2015 Comprehensive Plan Alternative
2. Alternative 2: Urban Growth Area Reserve
3. Alternative 3: Revised Urban Growth Area Boundaries
4. Alternative 4: No Action Alternative
5. Alternative 5: Preferred Alternative

This Final EIS includes a summary of environmental impacts for each alternative, a detailed description of each alternative, a list of errors identified in the Draft EIS, responses to public comments on the Draft EIS, and mitigation measures the City has committed to implementing as part of the preferred alternative.

Thank you for your interest in the Comprehensive Plan Update and this Final EIS.

Sincerely,

Lara Thomas
Planning Director

15535 Main Street NE • P.O. Box 1300 • Duvall, WA 98019 • (425) 788-2779 • Fax (425) 788-8097
www.duvallwa.gov

FACT SHEET

Name of Proposal

2015 Adoption of Duvall Comprehensive Plan Amendments

Proponent

City of Duvall

Project Location

The area represented by this Final EIS is the entire city of Duvall and its existing and proposed urban growth areas (UGA). The city encompasses approximately 2.5 square miles and is surrounded by unincorporated King County. The city is bounded on the west by Snoqualmie River, the east by 284th Avenue NE, the north by NE Cherry Valley Road, and the south by NE Big Rock Road.

Project Description

The City is considering text and map amendments to the Duvall Comprehensive Plan that may alter the distribution of projected growth targets of 1,140 housing units and 840 jobs in Duvall through 2035, and that would influence City operations to promote and achieve goals related to public health, safety, welfare, and service delivery.

Proposed Alternatives

This Draft Environmental Impact Statement (EIS) considers four alternatives, including a No Action Alternative. The Final EIS considers a fifth alternative that is the City's Preferred Alternative for updates to the Comprehensive Plan. All alternatives are based on the same projected growth targets, but vary in approach to where the growth would be distributed. The table below briefly describes each alternative.

Alternative Name	Description
Alternative 1: 2015 Comprehensive Plan Alternative	Under Alternative 1, the household and employment allocations would be accommodated within current city limits and UGA, consistent with revised goals and policies in the draft Comprehensive Plan and revisions to the City's Future Land Use Map and Zoning map, including the creation of a new "Residential 20 units per acre" designation. The City would support annexation of the Southwest UGA and the North UGA. Annexation of the UGA-Reserve would not be included under this alternative.
Alternative 2: Urban Growth Area Reserve	Under Alternative 2, the household and employment allocations would be accommodated within the current city limits consistent with the current Future Land Use Map and Zoning map and revised goals and policies in the draft Comprehensive Plan. The City would also accommodate growth upon annexation of the UGA-Reserve located to

Alternative Name	Description
	the east of city limits and the North UGA. Annexation of the Southwest UGA would not be included under this alternative.
Alternative 3: Revised Urban Growth Area Boundaries	Under Alternative 3, the household and employment allocations would be accommodated within the current city limits consistent with the current Future Land Use Map and Zoning map and revised goals and policies in the draft Comprehensive Plan. The City would work with the County to remove the northern portion of the UGA-Reserve from their boundaries and add an approximately equal area south of Big Rock Road that is currently not part of Duvall's urban growth area or city limits. Under this alternative, the City would support annexation of the North UGA and the new area south of Big Rock Road. Annexation of the Southwest UGA would not be included under this alternative.
Alternative 4: No Action Alternative	Under the No Action Alternative, the household and employment allocations would be accommodated within the current city and UGA limits consistent with the current Future Land Use Map and Zoning map. The City would support annexation of the North UGA. Annexation of the UGA-Reserve and the Southwest UGA would not be included under this alternative.
Alternative 5: Preferred Alternative	Alternative 5 represents the City's preferred alternative and incorporates aspects of Alternatives 1 and 3. Under Alternative 5, the Comprehensive Plan's goals and policies and Future Land Use Map would be revised along with the Zoning Map similar to Alternative 1. The City would also support annexation of the Southwest UGA, the North UGA, and three parcels adjacent to the Big Rock Ball Fields on Big Rock Road located in the UGA-Reserve South. The City would work with the County to remove a portion of the UGA-Reserve from their boundaries and add an approximately equal area south of Big Rock Road that is currently not part of Duvall's urban growth area or city limits.

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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Email: Lara.thomas@duvallwa.gov

Final Action

Adoption of an updated Comprehensive Plan by the Duvall City Council

Required Permits & Approvals

The following actions would be required for adoption of Comprehensive Plan amendments:

- Identification of a preferred alternative;
- Amendment of the King County Comprehensive Plan (Alternative 3 only); and
- Finalized maps and policy language.

Authors and Principal Contributors

This Final EIS has been 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 Issue and Waiting Period

The Draft EIS was issued on August 24, 2015. The comment period for the Draft EIS ended September 23, 2015. A public comment hearing was held on September 2, 2015.

This Final EIS was issued on May 9, 2016. Pursuant to SEPA rule (WAC 197-11-460) the City of Duvall will not act on the proposal prior to seven (7) days after issuance of the Final EIS. Pursuant to City of Duvall SEPA (DMC Chapter 14.60) and Permit Processing standards, appeal of the Final EIS may be made within fourteen (14) days after the date of issuance consistent with the requirements of DMC Section 14.60.250 and DMC Section 14.08.060.

Availability of the Draft and Final EIS

Copies of the Final EIS have been distributed to agencies, tribal governments, and organizations on the Distribution List in Chapter 7.

The Draft and Final EIS may be viewed online and downloaded from the project website: http://www.duvallwa.gov/297/Comprehensive-Planning

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

- Duvall Library, 15508 Main St 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 Duvall City Hall at (425) 788-1185.

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ACRONYMS AND GLOSSARY

Term/Acronym	Description
CO	Commercial zoning district – retail and office
Development capacity/ Zoned capacity	An estimate of how much new development would be allowed based on current (or proposed) zoning and land available for new development over an unlimited time period in addition to existing development
Ecology	Washington State Department of Ecology
EIS	Environmental Impact Statement
Impervious	Not allowing stormwater to pass through
LI	Light Industrial zoning district
LID	Low Impact Development
LOS	Level of Service
Minor Impact	There is a reasonable likelihood that impacts considered to be less than moderate or significant could occur. Examples of minor impacts include removal of a small amount of trees, an increase in noise that is not noticeable by the human ear, or a slight increase in traffic that would not be noticed by most drivers.
Mitigation	The effort to reduce environmental impacts by minimizing or reducing the impact through policy or regulatory changes, or implementing construction and operational standards.
Moderate Impact	There is a reasonable likelihood that impacts considered to be more than minor but less than significant could occur. Examples of moderate impacts include removal of a large amount of trees, an increase in noise that is noticeable by the human ear, or an increase in traffic that would be noticed by most drivers.
MT	Midtown zoning district
MU	Mixed Use zoning district
MU12	Mixed Use – 12 units per acre zoning district
MUI	Mixed Use Institutional zoning district
OT	Old Town Mixed Use zoning district
PO	Parks and Open Space
PF	Public Facilities zoning district
R4	Residential – 4 units per acre zoning district
R4-4.5	Residential – 4-4.5 units per acre zoning district
R4.5	Residential – 4.5 units per acre zoning district

Term/Acronym	Description
R6	Residential – 6 units per acre zoning district
R8	Residential – 8 units per acre zoning district
R12	Residential – 12 units per acre zoning district
R20	Residential – 20 units per acre zoning district
RIV	Riverside Village zoning district
Significant Impact	Significant, as used in the State Environmental Policy Act (SEPA), means a reasonable likelihood of more than a moderate adverse impact on environmental quality. Examples of significant impacts include removal of trees that result in irrevocable impacts to habitat, an increase in noise that causes sleep disruption, or an increase in traffic that results in an unacceptable level of service at intersections.
UGA	Urban Growth Area (North/Southeast/Southwest/Proposed South)
UGAR	Urban Growth Area Reserve (North/South)
UT1	Uptown-1st Avenue zoning district – retail, commercial, office

CHAPTER 1. SUMMARY

1.1 Introduction

This chapter summarizes the findings of the Environmental Impact Statement (EIS) with respect to environmental impacts, mitigation strategies and significant unavoidable adverse impacts for the five Duvall Comprehensive Plan alternatives. The EIS is composed of two volumes, a Draft EIS and this Final EIS. Public comments were received on the Draft EIS following its publication on August 24, 2015, and responses to those comments are included in this Final EIS. The analysis and conclusions of the Draft EIS are still applicable unless they have been modified in this Final EIS. The Final EIS also includes a preferred alternative which was selected by the City Council based on public feedback, a joint Planning Commission and City Council Workshop, and the findings of the Draft EIS. This summary provides a brief overview of the information considered in this EIS. The reader should consult Chapter 2 for more information on the alternatives and Chapters 3-10 of the Draft EIS for more information on the affected environment, environmental impacts and mitigation strategies for each alternative and element of the environment.

The following elements of the environment are addressed in the Draft EIS:

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

What are adverse impacts?

Impacts are the effects or consequences of actions. Environmental impacts are effects upon the elements of the environment listed in Washington Administrative Code (WAC) 197-11-444. Impacts identified in this Environmental Impact Statement (EIS) are identified as minor, moderate or significant.

What does a minor adverse impact mean?

A minor impact means there is a reasonable likelihood that impacts considered to be less than moderate or significant could occur. Examples of minor impacts include removal of a small amount of trees, an increase in noise that is not noticeable by the human ear, or a slight increase in traffic that would not be noticed by most drivers.

What does a moderate adverse impact mean?

A moderate impact means there is a reasonable likelihood that impacts considered to be more than minor but less than significant could occur. Examples of moderate impacts include removal of a large amount of trees, an increase in noise that is noticeable by the human ear, or an increase in traffic that would be noticed by most drivers.

What does significant adverse impact mean?

Significant, as used in the State Environmental Policy Act (SEPA), means a reasonable likelihood of more than a moderate adverse impact on environmental quality. Examples of significant impacts include removal of trees that result in irrevocable impacts to habitat, an increase in noise that causes sleep disruption, or an increase in traffic that results in an unacceptable level of service at intersections.

1.2 Organization of this Final EIS

The Final EIS is organized as follows:

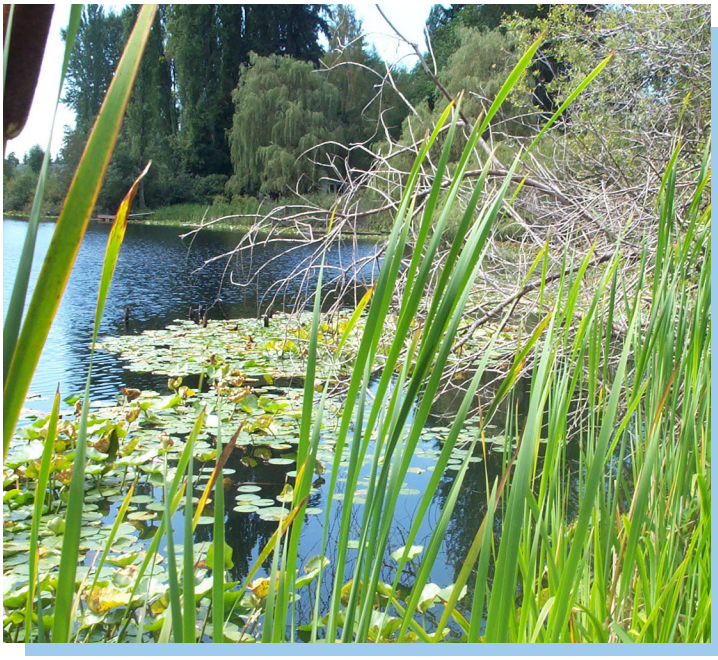
1. **Chapter 1 Summary** - (this chapter) updates summary information provided in Chapter 1 of the Draft EIS.
2. **Chapter 2 Description of Project Alternatives** - updates summary descriptions of the alternatives evaluated in the Draft EIS and includes a description of the preferred alternative.
3. **Chapter 3 Errata** - includes corrections to information provided in the Draft EIS that were made in error. In some cases, a correction may also refer the reader to more in-depth analysis or information provided elsewhere in the Final EIS.
4. **Chapter 4 Response to Comments on the Draft EIS -** includes responses to written and oral comments received on the Draft EIS during the Draft EIS comment period. In some cases, responses refer the reader to more in-depth analysis or information provided elsewhere in the Final EIS.
5. **Chapter 5 References -** includes references cited in this Final EIS.
6. **Chapter 6 Environmental Commitments -** includes a list of measures to avoid or minimize environmental impacts associated with the preferred alternative. The City will implement these measures by including policy statements in the Draft Comprehensive Plan.
7. **Chapter 7 Distribution List** - identifies the agencies, governments, and other parties that have received the Final EIS.

1.3 Summary of Impacts

The following pages summarize impacts associated with each EIS alternative, including the preferred alternative, along with mitigation measures and any significant unavoidable adverse impacts. Each page is meant as a summary only; please see the corresponding chapters in the Draft EIS for more detail regarding impacts and mitigation measures.

WATER RESOURCES

This chapter describes potential impacts to streams, lakes, wetlands, and watershed subbasins under each EIS alternative.





DUVALL TODAY

Duvall has 15 stormwater subbasins, with water flows to Cherry, Coe-Clemmons, Thayer, and Weiss Creeks all eventually converging with the Snoqualmie River.

Floodplain and wetland areas along the Snoqualmie River are protected within McCormick Park and other public parks and open spaces.

Loss of forest cover, and changes in surface water runoff due to redevelopment have resulted in loss of wetlands and erosion within streams.

Water quality concerns include elevated water temperatures, pathogen and nutrient levels, and turbidity.



SUMMARY OF IMPACTS

IMPACTS COMMON TO ALL ALTERNATIVES

- Minor adverse impacts to water resources within city limits.
- Moderate adverse impacts to water resources from new development in the North UGA, including disruption to water flow processes and impairment of water quality.

ALTERNATIVE 1

- New development in the Southwest UGA would result in minor adverse impacts to water resources.

ALTERNATIVE 2

- Significant adverse impacts to water resources as a result of new development within the UGA-Reserve, including fragmentation of extensive forested wetland areas, hydrologic modification, forest cover loss, and impacts to downstream water resources.

ALTERNATIVE 3

- Moderate adverse impacts to water resources in the Proposed South UGA, including degradation of stream and associated buffers, removal of forest cover, impacts to the shoreline of Loutsis Lake and associated wetlands, and alterations of stormwater runoff pathways.

ALTERNATIVE 4

- No additional impacts.

ALTERNATIVE 5 (PREFERRED)

- New development and altered stormwater runoff pathways to the north of Loutsis Lake and near associated wetlands would result in moderate adverse impacts to water resources in the Proposed South UGA. New development in the Southwest UGA would result in minor adverse impacts to water resources.

MITIGATION MEASURES

- Implement low impact development techniques, including new impervious limits.
- Require developers to monitor stream water quantity and quality.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

- Even with mitigation measures, future development in the UGA-Reserve under Alternative 2 would result in significant adverse long term impacts to water resources on a cumulative basis.

EARTH

This chapter describes potential impacts to soil conditions and known erosion, landslide, and seismic hazard areas under each EIS alternative.





DUVALL TODAY

Duvall is located along the east side of the Snoqualmie Valley, extending up west-facing and north-facing slopes sitting atop relatively impermeable glacial till.

Erodible soils are mapped around the city, including north-facing steep slopes, which also have mapped landslide hazard areas.

Seismic hazards occur across the valley bottoms of the Snoqualmie River and Cherry Creek.



SUMMARY OF IMPACTS

IMPACTS COMMON TO ALL ALTERNATIVES

- Minor adverse impacts to earth resources within the city.
- Moderate adverse impacts to earth resources in the North UGA, related to loss of forest cover, extensive grading, and increases in impervious surface coverage near erosion and landslide hazard areas.

ALTERNATIVE 1

- New development in the Southwest UGA would result in minor adverse impacts to earth resources.

ALTERNATIVE 2

- Significant adverse impacts to earth resources as a result of new development within UGA-Reserve North, including significant alteration of native soils and overlying vegetative cover and increased potential for erosion in downstream areas.
- Moderate adverse impacts to earth resources as a result of new development within UGA-Reserve South.

ALTERNATIVE 3

- Moderate impacts to earth resources in the UGA-Reserve South and Proposed South UGA, including loss of forest cover and extensive grading.

ALTERNATIVE 4

- No additional impacts.

ALTERNATIVE 5 (PREFERRED)

- New development in Southwest UGA and the Proposed South UGA would result in minor adverse impacts to earth resources.

MITIGATION MEASURES

- Establish design guidelines to encourage subdivisions to cluster lots, and limit the extent of terraced walls to avoid mass grading for residential subdivisions.
- Integrate tree protection, open space, and sensitive areas standards to preserve intact forest adjacent to geologically hazardous areas.

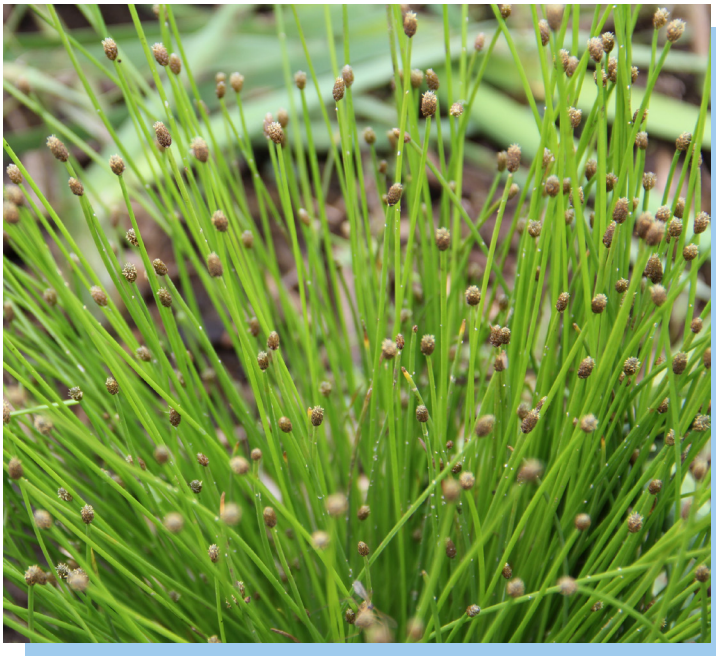
SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

- Even with mitigation measures, future development in the UGA-Reserve North under Alternative 2 would result in significant adverse long term impacts to earth resources on a cumulative basis.

PLANTS AND ANIMALS

This chapter describes potential impacts to vegetation, fish, wildlife, and habitat areas under each EIS alternative.

DUVALL TODAY





DUVALL TODAY

Duvall lost about ¼ of its forest cover in the past 20 years.

Habitat for fish and wildlife is found in wetlands and stream and river corridors.

Endangered Species Act-listed fish species are known to use the Snoqualmie River and Coe-Clemons Creek.

State priority species in Duvall include waterfowl, bald eagle, red-tailed hawk, bats, great blue heron, and pileated woodpecker.



SUMMARY OF IMPACTS

IMPACTS COMMON TO ALL ALTERNATIVES

- Minor adverse impacts to plants and animals within city limits.
- Moderate adverse impacts to plants and animal resources in the North UGA, including disruption of habitat corridors and impairment of wetlands, streams, and their associated buffers.

ALTERNATIVE 1

- New development in the Southwest UGA would result in minor adverse impacts to plants and animal resources.

ALTERNATIVE 2

- Significant impacts to wetlands, streams, and upland forested habitat in the UGA-Reserve.
- Development would disrupt habitat corridors in the UGA-Reserve that link contiguous forested blocks to the northeast, east and south.

ALTERNATIVE 3

- Moderate adverse impacts to wetlands, streams lakes and their buffers, along with removal of forest cover within UGA-Reserve South and Proposed South UGA.

ALTERNATIVE 4

- No additional impacts.

ALTERNATIVE 5 (PREFERRED)

- New development in the Southwest UGA and the Proposed South UGA result in minor adverse impacts to plants and animal resources.

MITIGATION MEASURES

- Integrate subdivision open space requirements with tree protection and sensitive areas standards. Encourage subdivisions to cluster lots.
- Limit cutting of significant trees.
- Require tree preservation within contiguous tracts.
- Incorporate new protections for wildlife habitat corridors.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

- Even with mitigation measures, future development in the UGA-Reserve under Alternative 2 would result in significant adverse long term impacts to vegetation, wildlife, and wildlife habitats on a cumulative basis.

LAND USE AND HOUSING

This chapter describes potential impacts to existing land uses and housing under each EIS alternative.





DUVALL TODAY

Around 7,325 people live in Duvall, with approximately 60% between the ages of 18 and 65 and 34% under the age of 18.

Median income is $111,356; with 33% of households considered cost burdened due to cost of housing.

There are 1,312 jobs in Duvall (approximately 1/3 of working population), focused primarily in retail and food service, education, and medical.

88% of housing stock is single family.



SUMMARY OF IMPACTS

IMPACTS COMMON TO ALL ALTERNATIVES

- New commercial and residential developments within city limits, primarily occurring in the southwest portion of the city, would result in minor adverse impacts to adjacent existing uses, primarily associated with aesthetics, noise, transportation, public services, and utilities.
- Development patterns in the North UGA would be single-family residential which could limit opportunity for new affordable housing.

ALTERNATIVE 1

- Minor adverse impacts to land use and housing. Proposed zoning changes may provide more housing options and improve housing affordability.

ALTERNATIVE 2

- Minor adverse impacts to land use and housing. New single-family residential development in the UGA Reserve could limit opportunity for new affordable housing.

ALTERNATIVE 3

- Minor adverse impacts to land use and housing. New single-family residential development in the UGA-Reserve South and Proposed South UGA could limit opportunity for new affordable housing.

ALTERNATIVE 4

- No additional impacts.

ALTERNATIVE 5 (PREFERRED)

- Minor adverse impacts to land use and housing. Proposed zoning changes may provide more housing options within the city and improve housing affordability. Housing developments in the Proposed South UGA, however, are expected to be mostly single-family which could limit opportunities for new affordable housing.

MITIGATION MEASURES

- Incentivize inclusion of affordable housing units.
- Develop a multifamily property tax exemption program.
- Consider requiring a percentage of affordable housing units as part of pre-annexation agreements.
- Allow infill development, such as corner-attached housing units, in single-family residential zones.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

- None

AESTHETICS

This chapter describes potential impacts to aesthetics, including scenic quality of Old Town and views throughout Duvall, under each EIS alternative.





DUVALL TODAY

Parks and trails are major scenic resources, including McCormick, Depot, Taylor's Landing, Big Rock, Taylor, and Lake Rasmussen parks, and the Snoqualmie Valley and Valley View Loop trails.

Cultural and heritage sites include Dougherty Farmstead, Depot Building, Thayer Barn, and the Old Town District.

Notable views include Snoqualmie River and Valley, Mount Rainier, and Mount Baker.



SUMMARY OF IMPACTS

IMPACTS COMMON TO ALL ALTERNATIVES

- New commercial and residential developments within city limits, primarily occurring in the southwest portion of the city, would result in minor adverse impacts to existing scenic quality because of a shift from rural uses to an urban character.
- Development patterns in the North UGA would be single-family residential, altering the existing aesthetic character of the area, but creating consistency with surrounding residential development.

ALTERNATIVE 1

- Minor adverse impacts to scenic quality. Proposed commercial zoning changes in the Southwest UGA would be consistent with existing uses to the north; and Parks/Open Space designation would provide a new scenic resource.

ALTERNATIVE 2

- Minor impacts to scenic quality. New single-family residential development in the UGA-Reserve would change the rural and forested character of the area, resulting in some impacts to views of forested/pasture lands visible from roadways, public properties and adjacent residences.

ALTERNATIVE 3

- Minor adverse impacts to scenic quality. New commercial and single-family residential development in the Proposed South UGA would be similar to impacts described under Alternative 2.

ALTERNATIVE 4

- No additional impacts.

ALTERNATIVE 5 (PREFERRED)

- Minor adverse impacts to scenic quality. Proposed commercial zoning changes in the Southwest UGA and South UGA would be consistent with existing and planned uses to the north. A Parks/Open Space designation would provide a new scenic resource. Single-family residential development within the Proposed South UGA would change the rural and forested character of the area, resulting in some impacts to views of forested/pasture lands visible from roadways, public properties and adjacent residences.

MITIGATION MEASURES

- Evaluate and update lighting standards.
- Implement policies that encourage preservation of views during the design review process.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

- None

NOISE

This chapter describes potential impacts from environmental noise under each EIS alternative.





DUVALL TODAY

Vehicular traffic is the most prominent noise source, including general purpose traffic and freight traffic.

Other noise sources are more variable, including noise generated by community events and festivals, property maintenance, and construction.

Residences are the most common sensitive receptors; others include schools, medical facilities, institutional uses, and parks.



SUMMARY OF IMPACTS

IMPACTS COMMON TO ALL ALTERNATIVES

- Infill residential development across the city is not expected to noticeably change the existing noise environment, resulting in a minor impact.
- In the southwest portion of the city, there is potential for minor to moderate adverse impacts from traffic-related noise increases along Main Street.
- Minor adverse impacts from noise associated with new residential development in the North UGA.

ALTERNATIVE 1

- Moderate potential for noise impacts to park users in the Southwest UGA with the Parks/Open Space designation.

ALTERNATIVE 2

- Minor adverse impacts from noise within the UGA-Reserve. New single-family residential development and local vehicular trips are not anticipated to be a major source of noise.

ALTERNATIVE 3

- Moderate potential for noise impacts to future residential uses within southern portion of the UGA-Reserve South, Proposed South UGA, and existing rural properties to the south and east of this area. Impacts are associated with new commercial uses that could occur along Main Street.

ALTERNATIVE 4

- No additional impacts.

ALTERNATIVE 5 (PREFERRED)

- Moderate potential for noise impacts to park users in the Southwest UGA, and for future residential uses within portions of the Proposed South UGA. These impacts are associated with adjacent future commercial uses along 140th Street and Big Rock Road.

MITIGATION MEASURES

- Incorporate noise screening considerations (e.g., orientation, vegetation, building techniques) between noise sensitive users and adjacent roadways and other noise sources.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

- None

PUBLIC SERVICES AND UTILITIES

This chapter describes potential impacts on utilities, police, fire, parks, government, and schools under each EIS alternative.





DUVALL TODAY

Public safety and emergency services are provided by the Duvall Police Department and Duvall-King County Fire District 45.

Duvall has 18 parks, open spaces and other recreational facilities, and 3 public schools.

Government facilities include City Hall, Duvall Community Center, and the Public Works Building and Yard.



SUMMARY OF IMPACTS

IMPACTS COMMON TO ALL ALTERNATIVES

- Police would need a larger police station and more staff, and fire would need two new stations.
- Duvall does not currently meet its parks levels of service standards and population growth would further increase demand resulting in a moderate adverse impact.
- A new city hall, elementary school, and middle school would be necessary.
- Major improvements to utility infrastructure.

ALTERNATIVE 1

- Applying a Parks/Open Space land use designation to the Southwest UGA would alleviate some of the deficit in park needs.
- No additional impacts to other public services and utility infrastructure.

ALTERNATIVE 2

- Police and fire response time may increase as a result of development in the UGA-Reserve.
- Level of service for parks will be more difficult to meet in the UGA-Reserve because of its size and distance from existing facilities.
- Sewer lift station(s) and potential improvements to water system pumping station may be necessary
- No additional impacts to schools and government facilities.

ALTERNATIVE 3

- Impacts to parks would be the same as Alternative 2 although the UGA-Reserve and Proposed South UGA would be easier to serve because they are closer to Big Rock Ball Fields and Main Street
- Sewer lift station(s) may be necessary
- No additional impacts to police, fire, schools, and government facilities.

ALTERNATIVE 4

- No additional impacts.

ALTERNATIVE 5 (PREFERRED)

- Level of service for parks may be difficult to meet for the Proposed South UGA; however, a Parks/Open Space land use designation to the Southwest UGA would alleviate some of the deficit. Sewer lift station(s) may be necessary. No additional impacts to police, fire, schools and government facilities.

MITIGATION MEASURES

- Work with police, fire, and school district to site new facilities.
- Revise the level of service standards for parks and open space. Set aside land as part of Master Plan Recommendation Process.
- Implement the City's Capital Improvement Plan.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

- None

TRANSPORTATION

This chapter describes potential impacts on the transportation system under each EIS alternative.





DUVALL TODAY

Duvall's roadway system includes principal, collector and minor arterials, as well as local access streets. Main Street carries the highest percentage of car and freight traffic.

Two bus routes and a shuttle route serve Duvall, although most people commute to work by driving alone.

Duvall has limited pedestrian and bicycle infrastructure.

Traffic safety issues are minimal.



SUMMARY OF IMPACTS

IMPACTS COMMON TO ALL ALTERNATIVES

- PM peak hour trips are expected to more than double by 2035, exceeding the volume to capacity ratio on Main Street and Duvall-Woodinville Road.
- Increase in trips would result in moderate adverse impacts and require intersection improvements to maintain the City's level of service standards.
- Moderate adverse impacts to transit service, pedestrian and bicycle safety.

ALTERNATIVE 1

- Roadway traffic would increase along Main Street.
- Second lowest number of peak hour trips.

ALTERNATIVE 2

- Roadway traffic will increase along Main Street and Big Rock Road.
- Second highest number peak hour trips.

ALTERNATIVE 3

- Roadway traffic will increase along Main Street NE and Big Rock Road.
- Highest number of peak hour trips.

ALTERNATIVE 4

- Roadway traffic will increase along Main Street.
- Lowest number of peak hour trips.

ALTERNATIVE 5 (PREFERRED)

- Roadway traffic will increase along Main Street and Big Rock Road. High number of peak hour trips (similar to Alternatives 2 and 3).

MITIGATION MEASURES

- Construct major planned upgrades through City's Transportation Improvement Program.
- Address level of service deficiencies at intersections or revise level of service standard at intersections along Main Street.
- Develop a funding and construction approach to address missing links in sidewalk infrastructure.

SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

- None

CHAPTER 2. DESCRIPTION OF PROJECT ALTERNATIVES

2.1 Introduction

What are the 2035 Growth Targets for Duvall?

King County established growth targets for Duvall of 1,140 additional housing units and 840 additional jobs between 2006 and 2031; the amendments to the Comprehensive Plan apply these targets for Duvall through 2035.

The City of Duvall is considering policy and Future Land Use Map amendments to the Duvall Comprehensive Plan that would influence the manner and distribution of additional housing units and jobs in Duvall through 2035, consistent with growth targets from King County's Countywide Planning Policies sufficient to meet 20-year growth needs. These amendments would influence City operations to promote and achieve goals related to public health, safety, welfare, and service delivery. This EIS also evaluates additional development consistent with the City's zoning standards because the development capacity within city limits and the City's urban growth areas (UGAs) is substantially higher than the growth targets allocated to Duvall by King County (see Section 2.2.1 for more information), this EIS also evaluates additional development consistent with the City's zoning standards, including the potential for 1,189 additional housing units and 1,984 additional jobs.

The City has initiated this EIS to study the potential impacts of five different growth strategies that would accommodate the housing and job growth targets. All five alternatives assume the City would support annexation of the City's North UGA as currently reflected in the City's Comprehensive Plan. The growth strategies include a "no action alternative" that serves as a baseline and assumes no changes in policy, with growth following a similar pattern as has occurred in the last 20 years. The growth strategies also include four action alternatives, including a preferred action alternative, that represent a range of possible growth patterns, each assuming a different part of the City's UGA would be annexed, in addition to the North UGA. This chapter describes the five EIS alternatives and proposed preferred EIS alternative policy and map amendments.

2.2 Planning Context

2.2.1 Duvall Comprehensive Plan

The City of Duvall Comprehensive Plan is a 20-year vision and roadmap for Duvall's future (City of Duvall, 2006). The Duvall Comprehensive Plan provides predictability for future development, preservation of existing uses and features, integration of specialized plans for land use, housing, and transportation, and a broad perspective for a 20-year period that anticipates future needs for population and employment growth. The City implements the plan through City programs and regulations, including the City's Zoning Map and land use code, as well as other chapters of the Duvall

Municipal Code along with specific plans related to transportation, parks and open space, watershed management, and shoreline management.

The Duvall Comprehensive Plan also identifies UGAs located in unincorporated King County that could be annexed into city limits. The City and the County work together to establish UGA boundaries and appropriate land use designations. The City must also ensure that its Comprehensive Plan is consistent with the goals and policies of the County's Comprehensive Plan and Countywide Planning Policies. King County planning documents are described in more detail in the Draft EIS, Chapter 6.

Consistent with the Washington Growth Management Act, the City adopted the Duvall Comprehensive Plan in 1994, followed by a major update in 2004. Since then, it has been updated in an annual cycle of amendments. The City's Comprehensive Plan consists of eight existing major elements and one new element:

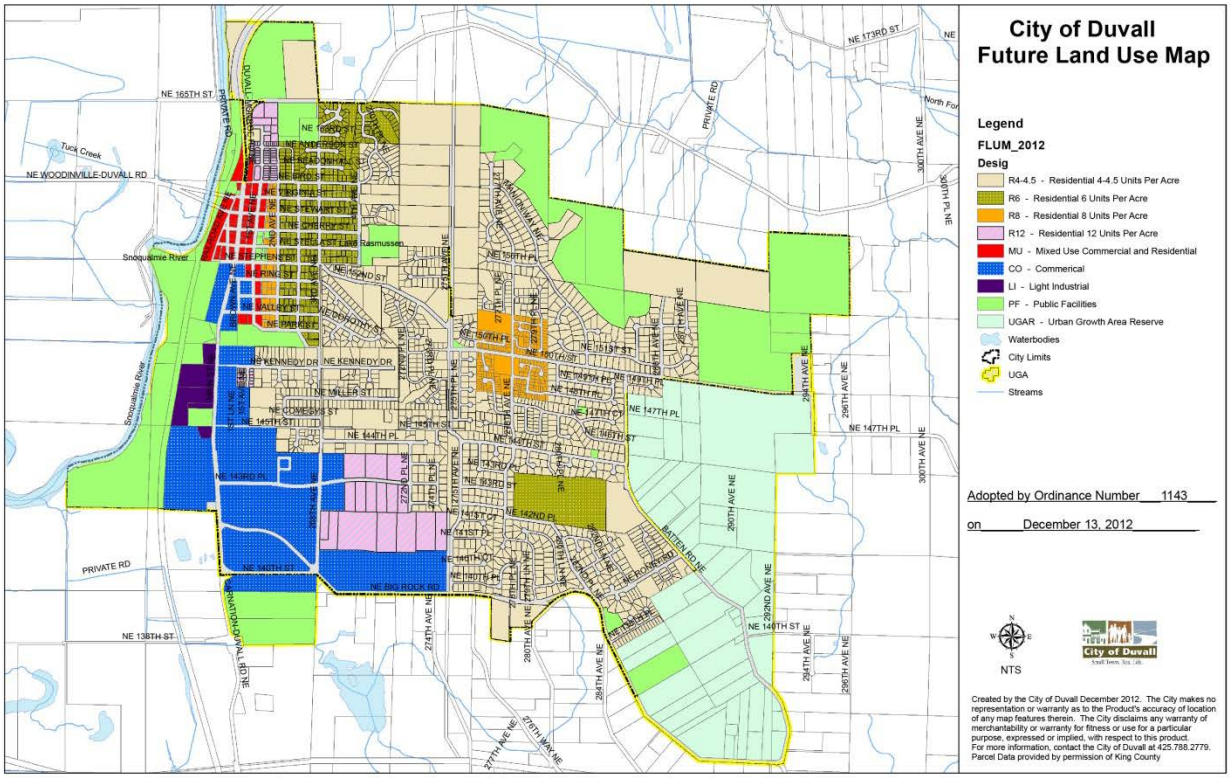
1. Land Use
2. Housing
3. Parks and Recreation
4. Economic Development
5. Transportation
6. Utilities
7. Capital Facilities
8. Essential Public Facilities
9. Environment and Sustainability

All of these elements will be reviewed and updated as part of the proposal, consistent with county, regional and state policies and feedback from the Duvall community. The 2015 Comprehensive Plan consolidates Capital Facilities, Utilities, and Essential Public Facilities into one element.

2.2.1.1 Future Land Use Map

The Future Land Use Map is a required part of the Comprehensive Plan that shows where different categories of designated uses, such as single family, multifamily, mixed-use, commercial and industrial are expected to occur. The Future Land Use Map is discussed in the Land Use Element of the Comprehensive Plan. The land use designations shown on the Future Land Use Map are implemented through the City's Official Zoning Map and land use code. See Figure 2–1 for the 2006 Comprehensive Plan Future Land Use Map. After this EIS process is complete, it is anticipated that the Future Land Use Map will be revised consistent with the preferred EIS alternative described later in this chapter. Figure 2-1 is considered as the baseline condition for the purposes of the Draft and Final EIS.

Figure 2-1. Future Land Use Map



SOURCE: City of Duvall, 2008

2.2.1.2 Housing and Employment Growth Targets

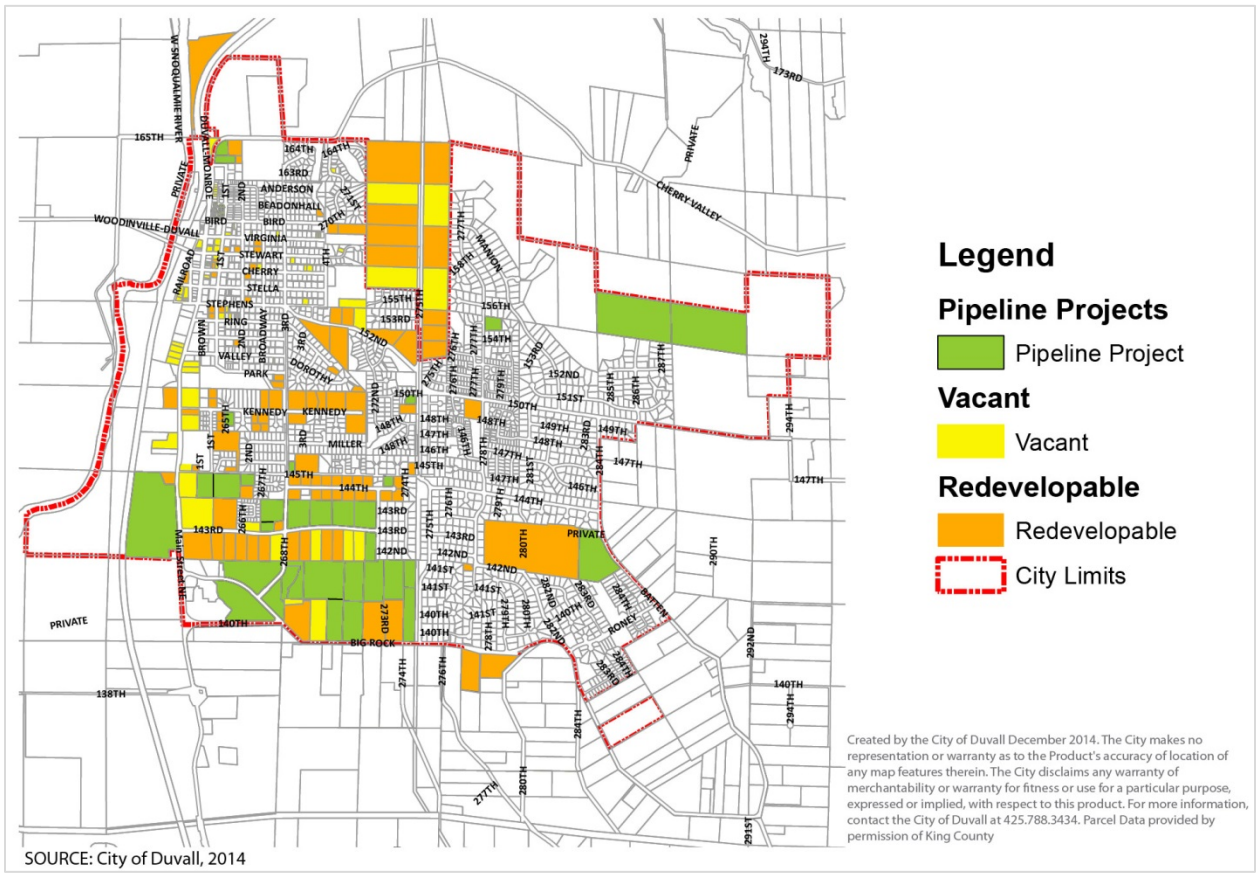
King County establishes household and employment targets in coordination with the Cities to ensure that municipalities are planning for population growth in the next 20 years. The targets are developed through a process that starts with regional totals from the Washington Office of Financial Management and coordination with the Puget Sound Regional Council, the metropolitan planning organization for the Puget Sound region. The proposal considered in this EIS assumes the targets established by King County and assigned to Duvall for growth of approximately 1,140 new housing units and 840 new jobs for the planning period (King County, 2013).

2.2.1.3 Development Capacity

Development capacity, also referred to as zoned development capacity or zoned capacity, is an estimate of how much new development would be allowed based on current (or proposed) zoning and land available for new development over an unlimited time period, in addition to existing development. Because the City has many different zones, there are specific assumptions for each zone. Residential development capacity is expressed in number of dwelling units and non-residential development capacity is expressed as commercial and industrial square footage. The City of Duvall Public Works and Planning Departments prepared a capacity analysis that identified the existing

number of housing units and commercial and industrial square footage located within city limits and the North UGA as of January 2015 (City of Duvall, 2016). Capacity for new development was determined by identifying properties that were vacant or redevelopable and assigning future housing units or commercial and industrial square footage based on the zoning allowance and other site constraint factors. Projects that are vested by a Development Agreement, Pre-Annexation Agreement, received City permits, or were under construction (referred to as "pipeline" projects) were also included in the future housing unit or commercial and industrial square footage values. Figure 2-2 identifies the pipeline projects and vacant and redevelopable properties.

Figure 2-2. Vacant and Developable Land



Based on the development capacity analysis, the City determined the potential for future housing units and jobs within city limits and the North UGA (City of Duvall, 2016). Table 2-1 shows the existing number of housing units and commercial and industrial square footage present in the City and the North UGA in 2015. Table 2-2 shows the number of additional housing units that could be built by 2035 based on the current zoning map within current city limits and the North UGA, as well as the total anticipated housing stock in 2035. In 2015 there were approximately 1,169 jobs within Duvall city limits. Table 2-3 shows additional commercial and industrial square footage that could be built by 2035 based on the current zoning map within current city limits and the North UGA, as well as the

total anticipated jobs in 2035. The added square footage equates to a potential for approximately 1,984 new jobs. The capacity for new housing units and jobs exceeds the King County housing and employment targets assigned to Duvall. Exceeding the growth targets established by King County would not be considered inconsistent; however, it could influence any future discussions regarding the location of UGA boundaries. To ensure an adequate understanding of environmental impacts associated with additional population, this EIS assumes that the full development capacity could occur over the next 20 years.

Table 2-1. Existing Housing Units, and Commercial and Industrial Square Footage

Land Use Type	2015 Housing Units	2015 Square Footage
Single-family[1]	2,373	N/A
Multi-family[2]	213	N/A
Commercial	N/A	370,021
Industrial	N/A	56,200
Total	**2,586**	**426,221**

Source: City of Duvall, 2016

[1]Single-family means a detached or attached dwelling unit designated for occupancy by one family and for the purpose of this evaluation can include a row house, townhouse or manufactured home.

[2]Multi-family means a dwelling unit within one or more buildings which accommodates two or more families in individual, primary dwelling units, normally located on a single lot.

Table 2-2. Housing Development Capacity

Housing Type	Potential New Housing Units	2035 Total Housing Units[1]
Single-family	911	3,284
Multi-family	278	491
Total	**1,189**	**3,775**

Source: City of Duvall, 2016

[1]Includes 2, 373 existing single family units and 213 existing multi-family units.

Table 2-3. Employment Development Capacity

Commercial Type	Potential New Square Footage	2035 Total Square Footage[1]
Commercial	594,769	964,790
Light Industrial	33,485	89,685
Total	**628,254**	**1,054,475**

Source: City of Duvall, 2016

[1]Includes 370,021 existing commercial square footage and 56,200 existing industrial square footage.

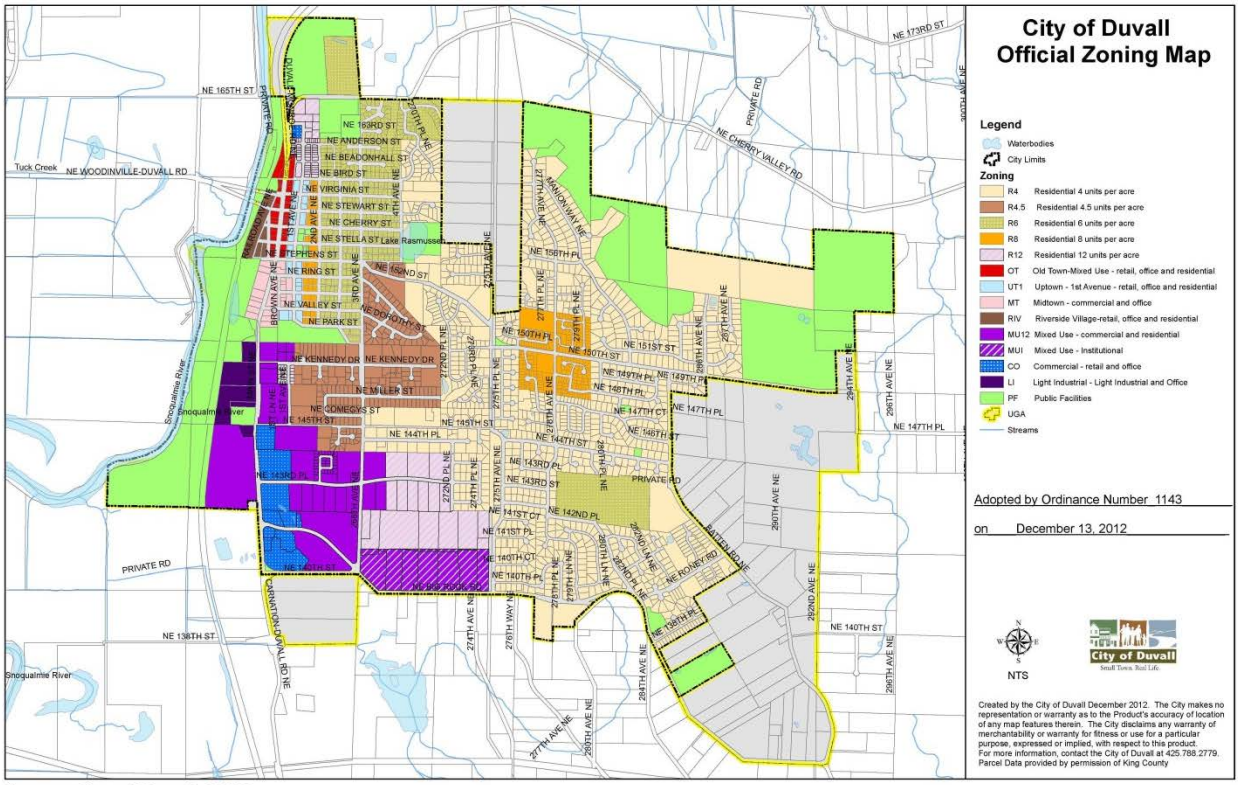
2.2.2 Existing Zoning

The City of Duvall has 14 zoning districts that establish allowed land uses, and standards on residential density, building height, impervious surface limits, lot coverage limits, and other bulk and scale limitations:

1. Commercial (CO)
2. Mixed Use Institutional (MUI)
3. Light Industrial (LI)
4. Mixed Use 12 (MU12)
5. Old Town Mixed Use (OT)
6. Midtown (MT)
7. Riverside Village (RIV)
8. Uptown – 1st Avenue (UT1)
9. Residential – 4 units per acre (R4)
10. Residential – 4.5 Units per acre (R4.5)
11. Residential – 6 Units per acre (R6)
12. Residential – 8 units per acre (R8)
13. Residential – 12 units per acre (R12)
14. Public Facilities (PF)

See Figure 2–3 for the current Zoning Map.

Figure 2-3. Zoning Map



Source: City of Duvall, 2012

King County also establishes zoning districts for unincorporated areas of the County. The Duvall UGAs and UGA-Reserves are zoned as Urban Reserve (UR), a King County zoning district intended to reserve large tracts of land for possible future growth.

2.3 Project Objectives

The City's objectives for this proposal are based on the new Comprehensive Plan vision statement developed as part of a citizen advisory committee process and include:

1. Manage growth consistent with the goals of the Growth Management Act
2. Create jobs and economic opportunity for all city residents
3. Plan for growth that benefits the existing economy and community
4. Prioritize and manage growth first within already urbanized areas and allow incremental growth in existing UGAs, followed by incremental growth in UGA reserves
5. Create opportunities for new single-family neighborhood subdivisions in UGAs
6. Create opportunities for new multi-family and workforce housing in city limits
7. Encourage infill development within city limits to accommodate a variety of housing types to increase affordable housing options
8. Encourage an increase and diversification of Duvall jobs in economic sectors that support living wages through land use policy and zoning
9. Continue to support, promote, and maximize Duvall's unique identity through arts and culture
10. Maximize Duvall's existing natural and built environment by promoting technological innovations, smart growth principles, and sustainable practices

All EIS alternatives accomplish some or all of these objectives. Alternative 1 would achieve all objectives. Alternative 2 would achieve all objectives except 6, 7 and 10. Alternative 3 would achieve all objectives except 4, 6, 7, and 10. Alternative 4 would achieve all objectives except 6, 7, and 10. Alternative 5 would achieve all objectives (assuming reduction of the UGA-Reserve through agreement with King County).

2.4 Proposed Action and Alternatives

City staff from the Planning and Public Works Department worked with the EIS consultant to develop Comprehensive Plan alternatives for analysis in this EIS. The EIS alternatives were then presented to the Planning Commission and City Council for discussion and feedback. The alternatives presented below were evaluated for their potential to impact different elements of the environment in the Draft

EIS (see Chapters 3-10). The City Council and Planning Commission identified a preferred alternative based on community feedback, the findings of the Draft EIS, and consistency with state and regional policies and regulations. The preferred alternative will be incorporated into an updated Comprehensive Plan as policy and map revisions. The updated Comprehensive Plan is anticipated to be adopted by the City Council in May 2016.

2.4.1 Alternative 1: 2015 Comprehensive Plan Alternative

Under Alternative 1, the household and employment growth targets established by King County and approved by the City would be accommodated within current (2015) city limits and the North UGA, consistent with revised goals and policies in the draft Comprehensive Plan (see Section 2.3).

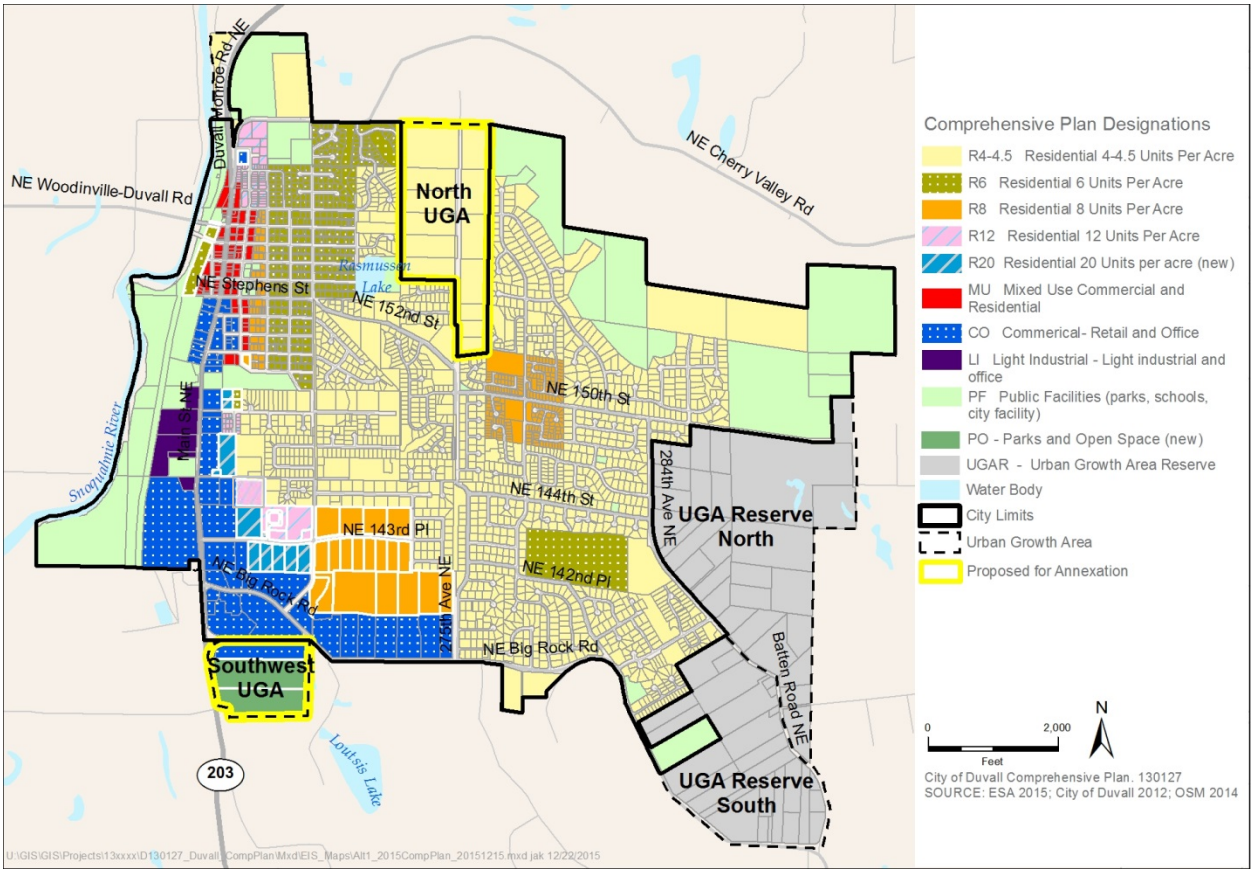
2.4.1.1 Proposed Changes to the City's Future Land Use Map

Under Alternative 1, the following revisions would be made to the City's Future Land Use Map (see Figure 2-4):

1. A new "Residential 20 units per acre" Comprehensive Plan land use designation would be created to address the multifamily needs in Duvall, specifically small unit condominiums and apartments that are not feasible in the current Residential 12 and Mixed Use 12 zones. The Residential 20 designation would be applied to several properties located near Main Street and NE 143rd.
2. A portion of the Mixed-Use Comprehensive Plan land use designation would change to Residential 6 units per acre within the Duvall Riverside Village Mobile Home Park located west of Railroad Avenue NE and at another location near the intersection of 1st Avenue NE and NE Valley Street.
3. A portion of the Mixed-Use Comprehensive Plan land use designation would change to Old Town within the Duvall Riverside Village Mobile Home Park located east of Railroad Avenue NE.
4. A portion of the Commercial Comprehensive Plan designation would change to Residential 6 and Residential 20 (NE Kennedy Drive),
5. A portion of the Commercial Comprehensive Plan land use designation would change to Residential 20 and Residential 8 in the vicinity of 3rd Avenue NE/NE 143rd Place intersection.
6. A portion of the Residential 12 Comprehensive Plan land use designation would change to Residential 8 along NE 143rd Place.
7. A portion of the Commercial Comprehensive Plan land use designation would change to Residential 12 and Residential 20 in the vicinity of 145th Street
8. The City would support annexation of the North UGA and the Southwest UGA (Burhen property). The North UGA would maintain the current pre-designation of Residential 4 - 4.5

units per acre. The City would assign the Southwest UGA a pre-designation of Commercial (for the two northern parcels) and Parks and Open Space (for the two southern parcels). Under this alternative, the UGA-Reserve would not be annexed.

Figure 2-4. Alternative 1: 2015 Comprehensive Plan Alternatives, Future Land Use Map



2.4.1.2 Proposed Changes to the City's Zoning Map and Zoning Code

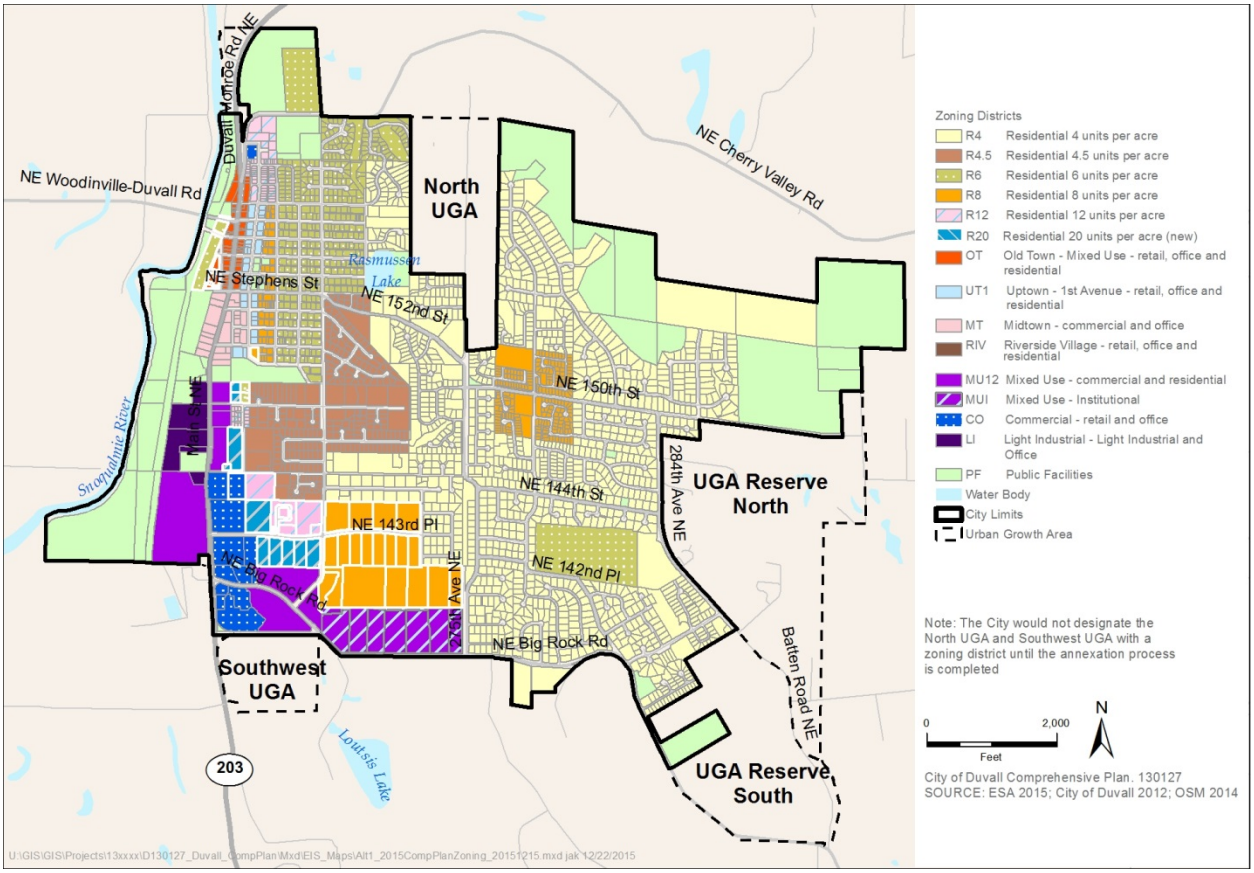
The City's existing zoning map would be revised in the following manner (see Figure 2-5):

1. Riverside Village zoning district would change to Residential 6 and Old Town zones;
2. Mixed Use 12 zoning district would change to Commercial, Residential 20, Residential 12, and Residential 8 zones;
3. A portion of the Residential 12 zone would change to Residential 8; and
4. A new Residential 20 zoning district would be created that allows small unit condominiums and apartments.

The Residential 20 zoning district would establish allowed land uses and development standards addressing minimum and maximum densities, allowed housing types, minimum lot area, required

building setbacks, maximum impervious surface allowance, maximum lot coverage allowance, and maximum building heights. Development standards will be developed consistent with the overall scale and character of Duvall to ensure neighborhood compatibility. For example, building height will not exceed 35 feet or three floors and densities will be within a range of 14 to 20 units per acre.

Figure 2-5. Alternative 1: 2015 Comprehensive Plan Alternatives, Zoning Map



2.4.1.3 Effect of Alternative 1 on City's Development Capacity

Alternative 1 would accommodate the King County growth targets as described above. The City's existing development capacity that exceeds the growth targets (see Section 2.2.1.3) would increase as a result of the changes to the zoning districts described above for multi-family units and commercial square footage. Alternative 1 is one of two EIS alternative that proposes an increase in development capacity within city limits (also see Alternative 5). Tables 2-4 and 2-5 identify the development capacity under Alternative 1.

Table 2-4. Housing Development Capacity: Alternative 1

Housing Type	Potential New Housing Units	2035 Total Housing Units[1]
Single-family	871	3,244
Multi-family	384	597
Total	**1,255**	**3,841**

Source: City of Duvall, 2016

[1]Includes 2,373 existing single family units and 213 existing multi-family units.

Table 2-5. Employment Development Capacity: Alternative 1

Commercial Type	Potential New Square Footage	2035 Total Square Footage[1]
Commercial	606,178	976,199
Light Industrial	33,485	89,685
Total Employees	**1,984 employees**	**3,153 employees**

Source: City of Duvall, 2016

[1]Includes 370,021 existing commercial and 56,200 existing industrial square footage, and 1,169 existing jobs.

2.4.2 Alternative 2: Urban Growth Area Reserve

Under Alternative 2, the King County household and employment growth targets would be accommodated within the current (2015) city limits consistent with the current Future Land Use Map and Zoning map and revised goals and policies in the draft Comprehensive Plan (see Section 2.3). In addition, the City would accommodate growth based upon annexation of the North UGA and the UGA-Reserve located to the east of current city limits. The UGA-Reserve would be assigned a pre-designation of Residential 4-4.5 units per acre identical to the North UGA. Annexation could occur in a phased approach, beginning with the North UGA, followed by the area west of Batten Road in the UGA-Reserve (see Figure 2-6). Under this alternative, the Southwest UGA would not be annexed. The City's existing development capacity that exceeds the growth targets (see Section 2.2.1.3) would increase as a result of these potential annexations for single-family units. Tables 2-6 and 2-7 identify the development capacity under Alternative 2.

Table 2-6. Housing Development Capacity: Alternative 2

Housing Type	Potential New Housing Units	2035 Total Housing Units[1]
Single-family	1,470	3,843
Multi-family	278	491
Total	**1,748**	**4,334**

Source: City of Duvall, 2016[1]Includes 2,373 existing single family units and 213 existing multi-family units.

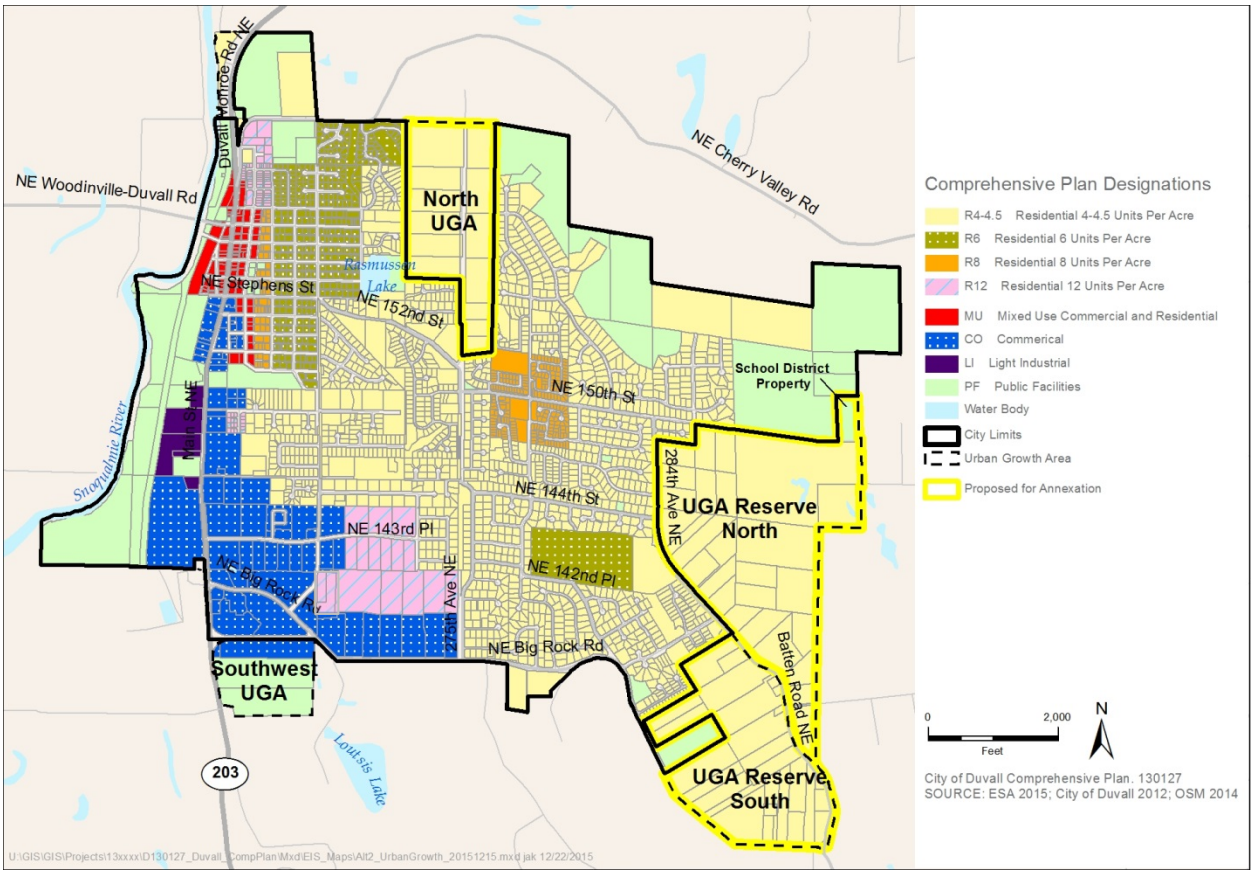
Table 2-7. Employment Development Capacity: Alternative 2

Commercial Type	Potential New Square Footage	2035 Total Square Footage [1]
Commercial	594,769	964,790
Light Industrial	33,485	89,685
Total Employees	**2,032 employees**	**3,201 employees**

Source: City of Duvall, 2016

[1]Includes 370,021 existing commercial and 56,200 existing industrial square footage, and 1,169 existing jobs.

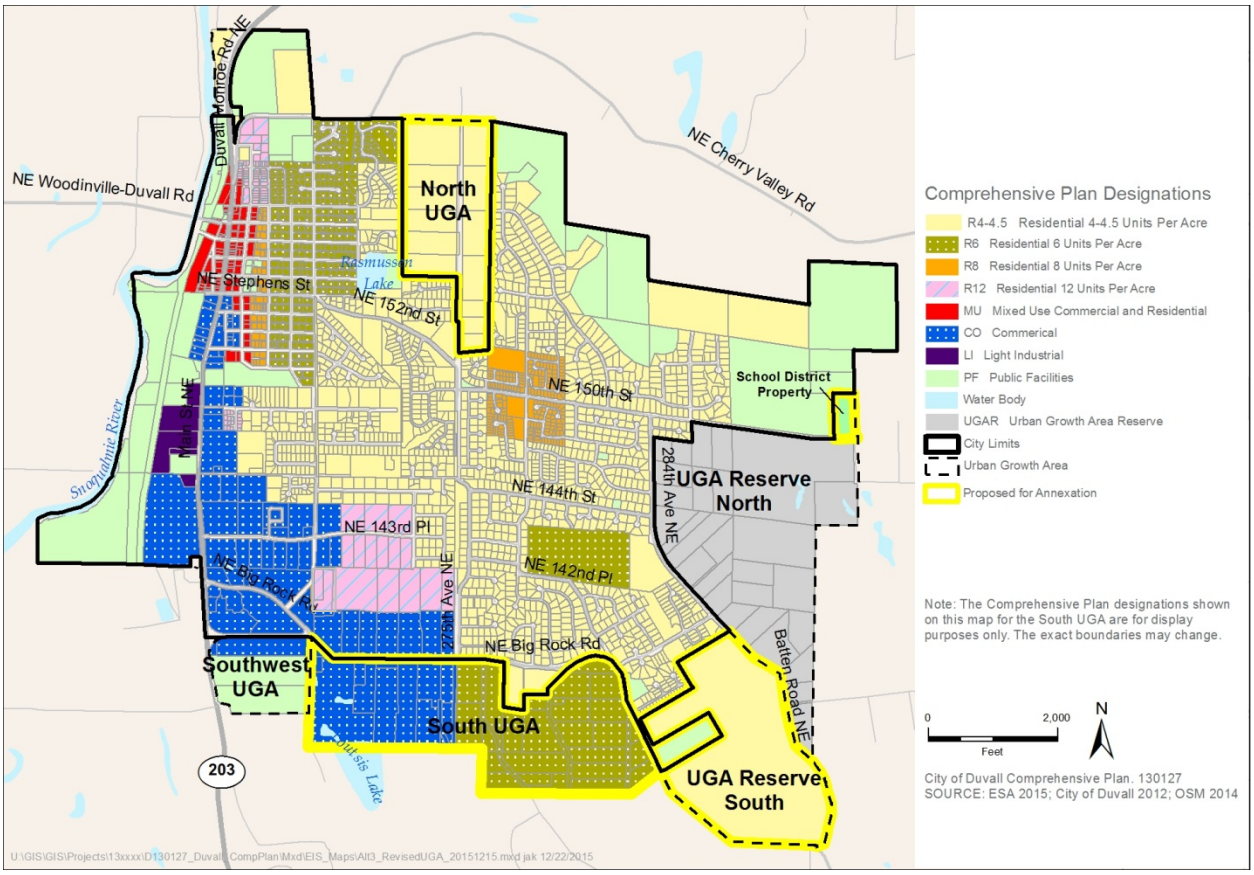
Figure 2-6. Alternative 2: Urban Growth Area Reserve



2.4.3 Alternative 3: Revised Urban Growth Area Boundaries

Under Alternative 3, the King County household and employment growth targets would be accommodated within the current city limits consistent with the current Future Land Use Map and Zoning map and revised goals and policies in the draft Comprehensive Plan (see Section 2.3). In addition, the City would work with the County to remove the northern portion of the UGA-Reserve from their boundaries and add an approximately equal area south of Big Rock Road that is currently not part of Duvall's UGA or city limits. Twenty-five percent of the area south of Big Rock Road would be assigned a pre-designation of Commercial and 75 percent would be assigned a pre-designation of Residential 6 units per acre (see Figure 2-7; please note that the locations of the Commercial and Residential 6 units per acre designations shown on the map are only one approach to applying the designations, the location of the designations may change). The City would also pre-designate the Riverview School District-owned northeast portion of the UGA-Reserve to Public Facilities. Under this alternative, the North UGA would be annexed at R 4-4.5 and Southwest UGA would not be annexed.

Figure 2-7. Alternative 3: Revised Urban Growth Area Boundaries



The City's existing development capacity that exceeds the growth targets (see Section 2.2.1.3) would increase as a result of these potential annexations for single-family units and commercial square footage. Tables 2-8 and 2-9 identify the development capacity under Alternative 3.

Table 2-8. Housing Development Capacity: Alternative 3

Housing Type	Potential New Housing Units	2035 Total Housing Units[1]
Single-family	1,455	3,828
Multi-family	278	491
Total	**1733**	**4319**

Source: City of Duvall, 2016

[1]Includes 2,373 existing single family units minus 1 house in the Southwest UGA and 213 existing multi-family units.

Table 2-9. Employment Development Capacity: Alternative 3

Commercial Type	Potential New Square Footage	2035 Total Square Footage[1]
Commercial	766,879	1,136,900
Light Industrial	33,485	89,685
Total Employees	**2,525 employees**	**3,694 employees**

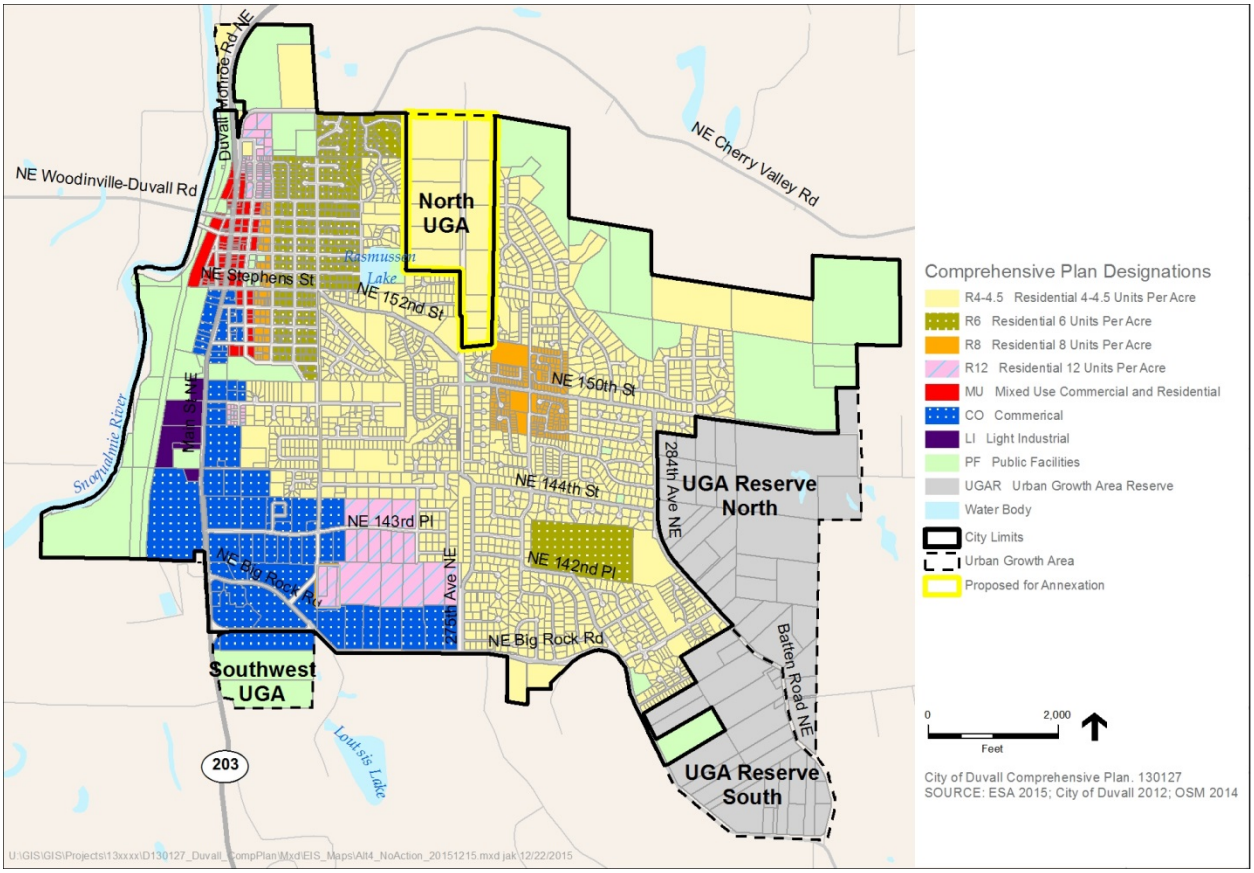
Source: City of Duvall, 2016

[1]Includes 370,021 existing commercial square footage, 56,200 existing industrial square footage, and 1,169 existing jobs.

2.4.4 Alternative 4: No Action Alternative

Under the No Action Alternative, the King County household and employment allocations would be accommodated within the current city (2015) limits and the North UGA consistent with the current Future Land Use Map and Zoning map. The development capacity for housing and commercial and industrial square footage by 2035 described in Section 2.2.1.3 would also apply under Alternative 4 (see Tables 2-2 and 2-3). The City would support annexation of the North UGA and development would occur consistent with the pre-designation of Residential 4-4.5 units per acre (see Figure 2-8). Under this alternative, the UGA-Reserve and the Southwest UGA would not be annexed.

Figure 2-8. Alternative 4: No Action Alternative



2.4.5 Alternative 5: Preferred Alternative

Under Alternative 5, the Comprehensive Plan's goals and policies and Future Land Use Map would be revised along with the Zoning Map as proposed under Alternative 1, along with the following additional changes:

- The City would support annexation of two parcels north of Big Rock Ball Fields on Big Rock Road located in the UGA-Reserve South. The two parcels would receive a pre-designation of Residential 4-4.5 units per acre (see Figure 2-9).

- The City would support annexation of one parcel south of Big Rock Ball Fields on Big Rock Road located in the UGA-Reserve South. The parcel would receive a pre-designation of Residential 4-4.5 units per acre and/or Public Facilities to support expansion of the Big Rock Ball Fields recreational complex (see Figure 2-9).
- The City would work with the County to remove the north portion of the UGA-Reserve (UGA Reserve North) from their boundaries and add an approximately equal area south of Big Rock Road that is currently outside of city limits and not part of Duvall's UGA(similar to the proposal under Alternative 3). Twenty-five percent (25%) of the area south of Big Rock Road would be assigned a pre-designation of Commercial and seventy-five percent (75%) would be assigned a pre-designation of Residential 6 units per acre (Proposed South UGA on Figure 2-9). Please note that the locations of the Commercial and Residential 6 units per acre designations are not shown on Figure 2-9; the location of the designations would be determined upon agreement with the County to alter UGA boundaries.
- The City would pre-designate the Riverview School District-owned parcel at the northeast corner of the UGA-Reserve to Public Facilities (see Figure 2-9).

Figure 2-9. Alternative 5: Preferred Alternative, Future Land Use Map

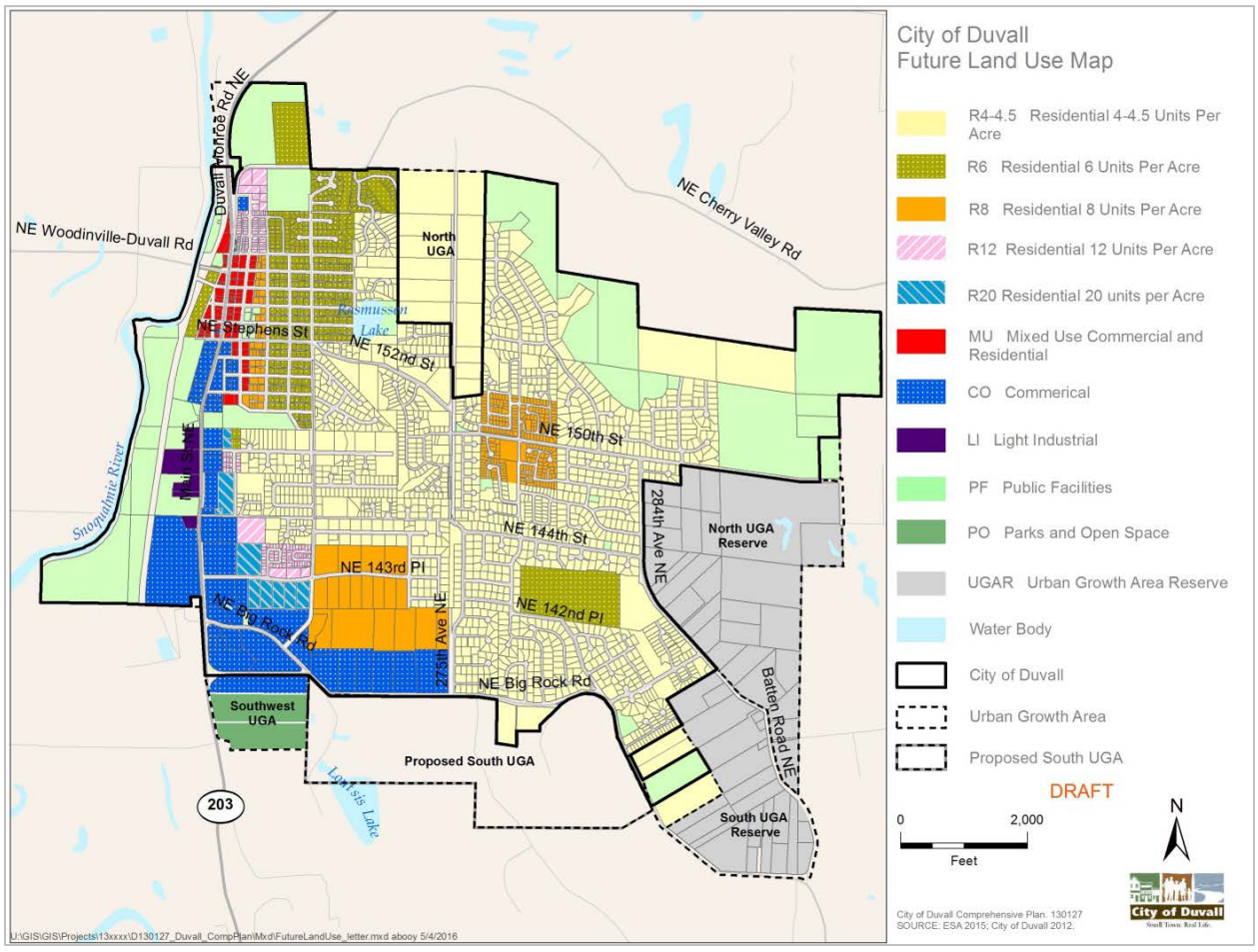
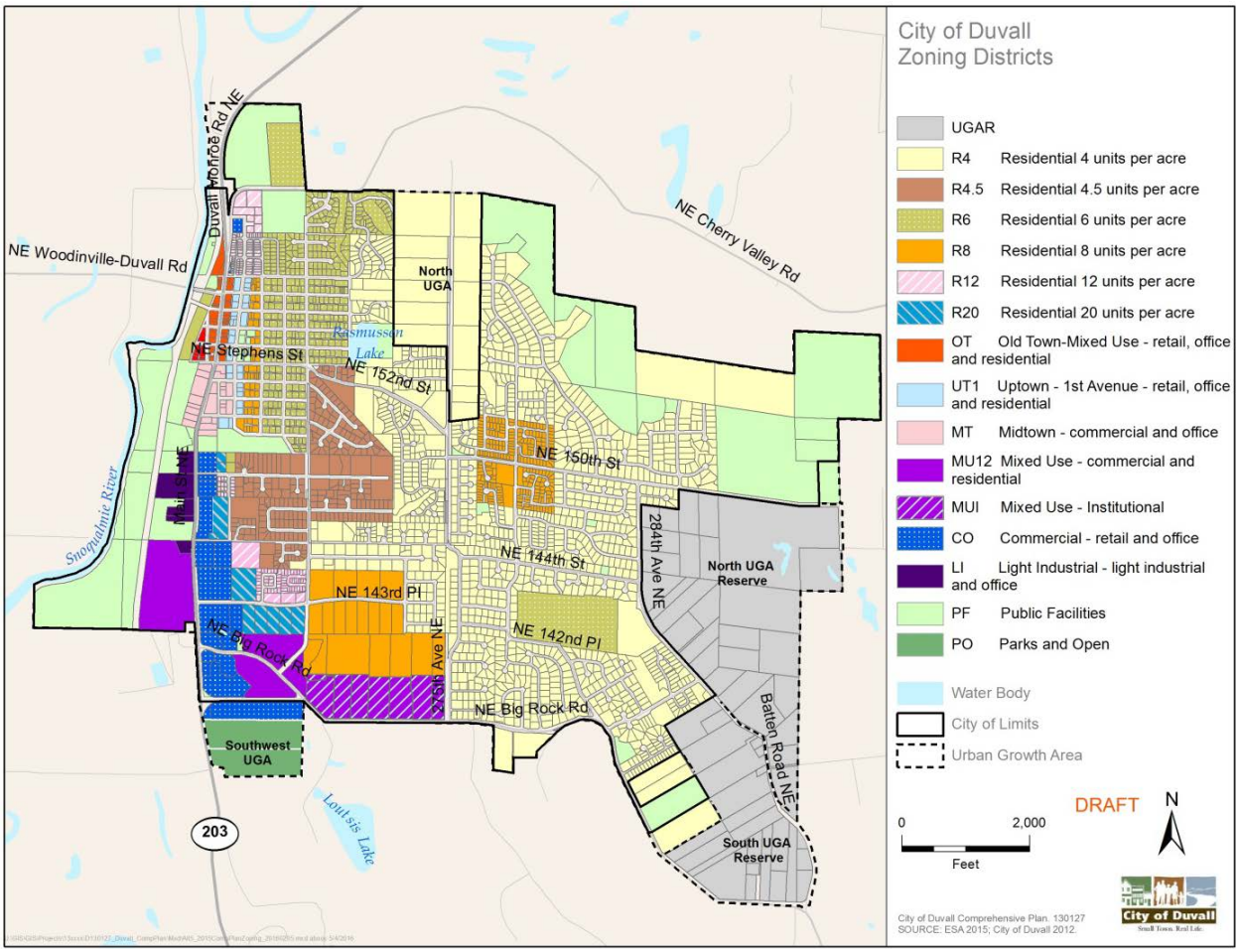


Figure 2-10. Alternative 5: Preferred Alternative, Zoning Map



The City's existing development capacity that exceeds the growth targets (see Section 2.2.1.3) would increase as a result of changes to the zoning districts for multi-family units and commercial square footage within city limits. Single-family units and commercial square footage would also increase as a result of the potential annexations in the pre-designated Southwest UGA and North UGA. Residential units and commercial square footage could also increase if King County allows future alteration of UGA boundaries, resulting in potential annexation of the Proposed South UGA. Tables 2-10 and 2-11 identify the development capacity under Alternative 5 (assuming annexation of the Southwest UGA and North UGA).

Table 2-10. Housing Development Capacity: Alternative 5

Housing Type	Potential New Housing Units[2]	2035 Total Housing Units[1,2]
Single-family	910	3,283
Multi-family	384	597
Total	**1,294**	**3,880**

Source: City of Duvall, 2016

[1]Includes 2,373 existing single family units and 213 existing multi-family units.
[2]Does not include approximately 327 new housing units within the proposed South UGA.

Table 2-11. Employment Development Capacity: Alternative 5

Commercial Type	Potential New Square Footage[2]	2035 Total Square Footage[1,2]
Commercial	606,178	976,199
Light Industrial	33,485	89,685
Total Employees	**1,984 employees**	**3,153 employees**

Source: City of Duvall, 2016

[1]Includes 370,021 existing commercial square footage, 56,200 existing industrial square footage, and 1,169 existing jobs.
[2]Does not include approximately 172,110 SF new commercial square feet and 545 new employees within the proposed South UGA.

2.5 Policy and Regulatory Amendments

In addition to the Future Land Use Map amendments described above, several policy and regulatory amendments are proposed. The amendments to be addressed in the plan update are briefly summarized below:

1. Create a new Sustainability and Environment element that establishes goals and policies addressing sustainability, sensitive area protections, watershed protections, and shoreline management. Existing goals and policies that relate to natural resources are moved to this element.
2. Delete goals and policies included in other adopted City documents to avoid redundancy and repetition.
3. Delete goals and policies that have been implemented through code adoption or other forms of implementation.
4. Incorporate planning tasks related to Transportation and Capital Facilities.
5. Revise the Duvall municipal code to address changes in parking, design guidelines, sensitive area and tree protection standards, create new standards for infill development, cottage housing, and clustered development, and create a new zoning district for Residential-20 (under Alternative 1 and 5 only)

The full range of proposed policy changes can be viewed in the Draft Comprehensive Plan elements (chapters) on the City's website at http://www.duvallwa.gov/297/Comprehensive-Planning.

2.6 Benefits and Disadvantages of Delaying the Proposed Action

SEPA requires a discussion of the benefits and disadvantages of reserving, for some future time, the implementation of a proposal compared to possible approval at this time. In other words, the City must consider the possibility of foreclosing future options by implementing the Proposal.

From the perspective of the natural environment, delaying implementation of Alternative 2 would avoid significant impacts to forest cover loss, fish and wildlife, and wetlands, streams and watershed subbasins in the UGA-Reserve. Alternatives 1, 3, 4, and 5 would result in minor to moderate adverse impacts to earth, water resources, and plants and animals in the City's UGAs.

From the perspective of the built environment, reserving implementation of Alternatives 1 and 5 for some future time could result in delay of the City's ability to focus future development and resource allocations to Main Street and NE 143rd. Such a delay could result in fewer housing types being built, and potentially affect housing affordability. If implementation of the proposal is delayed for some future time, existing growth trends and patterns of development would likely continue. Delay of alternatives 2, 3, and 4 would not result in the same implications as Alternative 1 because they do not involve changes to land use and zoning within city limits.

CHAPTER 3. ERRATA

This chapter addresses errors and corrections to the text of the Draft EIS and is organized by Draft EIS chapter, section, and page number.

1. **Chapter 2 - Description of Project and Alternatives:**

   a. Page 2-1, paragraph 1, last sentence: The value shown in the Draft EIS for additional housing units included both new and existing housing units. The correct amount of new housing units that the EIS evaluates is 1,189, as shown in Chapter 2 of this Final EIS. The number of additional jobs described in the Draft EIS is correct but for purposes of clarity, the exact projected amount of 1,984 new jobs is now included in Chapter 2 in this Final EIS.

   b. Pages 2-3 and 2-4, Section 2.2.1.3: The definition for development capacity in the Draft EIS only included potential for new housing units and commercial and industrial square footage, when in fact it should also include existing housing stock and existing commercial and industrial square footage. The definition in Section 2.2.1.3 of this Final EIS provides the correct definition for development capacity. Tables 2-2 and 2-3 have also been refined in this Final EIS to show both additional housing units and commercial and industrial square footage and total amounts projected for 2035 to further clarify the concept of development capacity. Tables 2-1 and 2-2 have been corrected to include manufactured homes as single-family for consistency with previously reported values.

   c. Page 2-9, Figure 2-4: Alternative 1 2015 Comprehensive Plan Alternatives Future Land Use Map did not reflect the change from R4-4.5 to Commercial-Retail and Office for a parcel west of NE Allen Court on 1st Avenue NE in the northwest portion of the city. The map also did not reflect the change from Commercial - Retail and Office to Residential 12 and 20 Units per Acre for a parcel located south of NE 145th Street, one parcel east of Main Street NE. The pre-designation for the Southwest UGA erroneously shows two parcels as Commercial - Retail and Office. The middle parcel should be pre-designated Parks and Open Space. Figure 2-4 in this Final EIS shows the corrected map changes, as well as a different color for the Light Industrial designation for better legibility.

   d. Page 2-10, Figure 2-5: Alternative 1 2015 Comprehensive Plan Alternatives Zoning Map showed parcels along the east side of Main Street between NE 143rd Place and NE 150th Street as being proposed for a change in zoning district to Commercial when in fact they were to retain their current zoning district of Mixed-Use 12. Under Alternative 1, no changes are being proposed to the zoning districts immediately adjacent to Main Street. Figure 2-5 in this Final EIS shows the corrected maps, as well as different colors for Light Industrial and Commercial for better legibility.

e. Pages 2-11 and 2-13, Tables 2-4 through 2-9: Similar to 1.c above, tables in this Final EIS have been refined to show the number of new housing units and commercial and industrial square footage being proposed under each action alternative in addition to the final development capacity projected for 2035.

f. Pages 2-12, 2-13, and 2-14, Figures 2-6 through 2-8: Alternatives 2, 3 and 4 figures did not show the current Comprehensive Plan pre-designations for the Southwest UGA of Commercial and Public Facilities. Figures 2-6 through 2-8 in this Final EIS show the correct designations, consistent with the current Future Land Use Map, as well as a different color for the Light Industrial designation for better legibility.

g. Pages 2-14 through 2-17, Section 2.4.5: Alternative 5 Preferred Alternative was added and describes a preferred alternative new associated Future Land Use and Zoning Maps, based on public and agency review of, and comment on, the draft EIS.

CHAPTER 4. RESPONSE TO COMMENTS ON THE DRAFT EIS

4.1 Introduction

This chapter of the Final EIS lists the comments on the Draft EIS that were submitted to the City of Duvall by agencies, organizations, and individuals and provides responses to those comments. Comments were submitted by letter and email and via oral testimony at a public meeting. In total, 8 written comment letters (including emails) were received, and 7 people spoke on the record at the public hearing held on September 2, 2015 at the Duvall Visitor's Center. In some cases, the people who spoke at the hearing also provided written comments.

In the following pages, the comments received are reproduced on the left side of the page. Each specific comment within a letter or from oral testimony was assigned a number. Responses to each comment are on the right side of the page. Each response is numbered to correspond to the applicable comment.

4.2 Comment Letters and Emails Submitted by Organizations and Individuals

4.2.1 Dempsey, Sandy

I wanted to submit feedback on the draft EIS. After reading through the summary proposals, I have significant concerns about alternative 2 based on the seemingly higher risk of environmental impacts (especially to water and earth). I would hope all other alternatives would be considered above alternative 2 so as to minimize potential environmental impacts. This is my highest priority in comparing the four alternatives.

1

As much as possible, I would support alternatives that allow for affordable housing. My only other concern with Duvall expansion is re: transportation. I feel like our roads are already stressed, especially when access is limited due to flooding or weather. We have extremely limited access to public transportation (routes and schedules make this not a feasible commute option for many in our area). I encourage city planners to be mindful of these transportation factors when considering growth alternatives.



1 The City has identified a preferred alternative in this Final EIS (see Chapter 2, Alternative 5) which would not include annexation of the entire Urban Growth Area-Reserve, as proposed under Alternative 2. The City has committed to establishing a policy in the Comprehensive Plan that supports creation of an affordable housing program (see Chapter 6 of this Final EIS). Public transportation options are indeed limited in Duvall, as acknowledged in the Draft EIS, Chapter 10. The preferred alternative would allow for a higher number of new residential units within city limits compared to Alternatives 2-4, which should help to bring the city closer to densities that support transportation options beyond the single-occupancy vehicle mode. In addition, the City has partnered with KC Metro Community Van Program and now has an internal transportation coordinator. The City is actively communicating with King County to elevate NE 124th Street and other regional improvements that would better serve our community's needs.



4.2.2 Caporale, John

I've been searching through the website and can't seem to find a clear picture of exactly what the Comprehensive Plan embodies in the areas near my home. Is there a detailed map showing street names and proposed changes to zoning and known impacts etc?

2

I live right off NE 145th St & 267th Ct NE in what I believe you are calling the Big Rock District.

I would appreciate any assistance you could offer so I can understand the effect of the new Comprehensive Plan.



2 There are no proposed changes to the Comprehensive Plan designation or zoning district associated with the area you are describing.



4.2.3 Gamble, Jon

3 Anne after reading the comprehensive Plan update it looks like Alter. 2 would include my property for future growth into Duvall the other 3 options I'm out correct? Looking at the 5/12/2006 plan it looks like you are close to making a final decision on the UGA reserve which is good. Yes I would like to see my property part of the city's plane for expansion in the future.

3 The City has identified a preferred alternative in this Final EIS (see Chapter 2, Alternative 5) which would not include annexation of the entire Urban Growth Area-Reserve, as proposed under Alternative 2.





4.2.4 Boman, Kenny

4 I would like to speak out against Alternative 1. Adding R20 zoning will significantly reduce the rural feel of Duvall and quality of life. Cramming apartment buildings into Duvall will ruin the look and feel of the town. Even the current townhomes on the north side of town are an eyesore. To maintain a rural town, you need people who value the independent "take care of themselves" lifestyle, owning a home is part of that. The reason Duvall is a nice place to life is because of the large % of home owners, and low density housing. Increased rental units and high density will reduce the quality of life for current residents, with no guarantee of more affordable housing. Look at Redmond for example, over the last 20 years the town has become unrecognizable. The small town feel is gone, it has been ruined by apartments and boring new canned "urban walkable villas". Apartment rent can vary dramatically with the housing market, so costs for apartments can be very expensive at times. I encourage that you adopt Alternatives 2,3,or 4. DO NOT adopt alternative 1, it will ruin the town forever.

4 See response to comments #7 and #8.

4.2.5 Knaplund, Jennifer

5 Please see attached final version of my comments.

6 Please accept this letter as my official public comments related to the Draft Environmental Impact Statement and the encompassing City of Duvall Comprehensive Plan.

My husband and I have been residents of Duvall for 15 years. We purchased our home in the Cedars of Duvall neighborhood in September 2000 with the intention to raise our family here. What drew us to Duvall was the rural atmosphere, large lot sizes and proximity to Redmond. What we have found is that the rural atmosphere is diminishing (population has almost doubled), new development are built on tiny lot sizes and although the distance to Redmond is unchanged, the commute time has drastically increased. When we moved here there was one traffic light between here and Redmond…I have lost count of the number there are now. An entire mini-city was built between Duvall and Redmond in the form of Trilogy and Redmond Ridge. Obviously Duvall cannot be blamed for the growth that occurred along our transportation routes, but Duvall has significant responsibility for the growth allowed within city limits.

I am certain I am not alone in my unease. If you look at the results of the community survey in 2014, you will notice a trend. Three of the top 4 concerns our community feels we face relate to growth. They are concerned about the decline of rural character (#1), residential development (#2) and the roads that service our growing population (#4).

Below are some specific observations and suggestions:

5 See below.

6 See response to comments below.

4.2.5 Knaplund, Jennifer

7 New R20 designation: This new designation would allow for significantly higher density than what Duvall has allowed in the past. I do not think this falls in line with what our community desires or what is best for the city long term. An argument can be made that we need more affordable housing for local retail job holders. I would respond that it is naïve to believe that most of the new apartment or condominium spaces will be filled with local workers. This very high density housing does not fit the rural character of Duvall and realistically will be filled with additional commuters travelling to large employment hubs. The additional housing needed for local workers should be fulfilled by smaller developments within the current R12 and Mixed use designation. Removing the R20 housing designation would still allow Duvall to meet its growth targets (all alternatives far exceed the required increase in housing units required)

8 Multi-Family housing increase. All alternatives drastically increase the number of multi-family housing units. Currently Duvall has 389 units (which is quite misleading since it includes manufactured homes). The capacity, if Alternative 1 is implemented, is nearly 800 units. This would double the number of multi-family homes in Duvall (much more than double if you exclude manufactured homes). This will have a huge negative impact on the rural atmosphere of Duvall.



7 Historically, the City did have a zoning designation that did allow for a density of 20 units per acre. An example is the Copper Hill Square Development located on Main Street and NE 145th Street. Through the Preferred Alternative that will be implimented with Comprehensive Plan ammendments, the City is downzoning areas along the NE 143rd/268th corridor and transferring this density toward Main Street to be closer to services and pedestrian improvements. One of the goals of the Comprehensive Plan Update was to evaluate the MU12 zone for other opportunities including residential and commercial uses. The city determined that commercial was more appropriate on Main Street and Big Rock Road. The MU12 areas as part of the Preferred Alternative will be rezoned to R-8, R-12, R-20, and commercial. The R-8 will be located in east of 268th and R-12 and R-20 west of 268th. The R20 zoning district has been proposed on properties adjacent to zoning districts that allow a similar scale and land use intensity (e.g., Commercial which allows 45 foot tall buildings with no residential density limits on the upper floors). The careful placement of R20 and limitations proposed in the new zoning district will help ensure compatibility with existing development in Duvall. The City recognizes that the rural character surrounding Duvall is valuable to the Duvall community and by concentrating development within city limits, Duvall can more effectively relieve the pressure to develop along its outer edges (Urban Growth Areas) where large lot rural lands are indeed present. To see more discussion about impacts to rural character, see Chapter 7 of the Draft EIS. One of the cites goals as part of the update was also to create a more diverse and affordable housing stock. The county allocates targets/goals for affordable housing units to each city in the county. Historically, Duvall has struggled to meet those goals.

8 The potential for new multi-family housing units under Alternative 1 in the Draft EIS was not accurately characterized. As now shown in Chapter 2 and Chapter 3 of this Final EIS, the potential for new multi-family housing units under Alternative 1 is around 384. This could almost double the number of units in Duvall, however, it is also expected that more than 800 new units would be single-family. Under the Preferred Alternative (see Alternative 5 in Chapter 2 of this Final EIS), new single family development could increase by more than 1,000 units. Duvall is expected to still be predominately single family under the Preferred Alternative.



4.2.5 Knaplund, Jennifer

9 Alternative 1 - Conversion of Mixed Use 12 and some current R12 designations to R8 – I applaud this change and would even go a step further to assign it R6. The area surrounding 143rd is clearly comprised of residential single family neighborhoods and should remain that way.

10 Net/Gross - Current density zoning rules: I am very concerned with the current interpretation of zoning density. The intent of zoning is to ensure density that is appropriate to both the location of the land and the surrounding neighborhoods. I believe the application of zoning rules have been manipulated to allow for much denser housing than was intended and expected by our community. For example, the area north of Legacy Ridge is zoned R4, yet the new development is building homes with extreme density. The density calculation has been abused in this case. The density calculation should be based on the usable land. For example, assume you have a 10 acre plat, but only 5 acres are buildable due to topography and/or environmental restrictions. Currently an R4 designation is giving builders 4 homes per the entire 10 acres = 40 homes. Those 40 homes get squished into the 5 acres of usable land. Certainly that was not the intention of R4 zoning – in effect you are getting R8. What should happen is if there are 5 buildable acres, you should get 5 x 4 homes = 20 homes with the R4 designation. It is absolutely critical that this practice of gross density calculations be abolished because currently, all density restrictions are completely ineffective.

11 Impact Fees for new development MUST cover the actual impact: I am not sure what document/regulation/regulatory body assigns impact fees to new housing developments but we MUST ensure the cost associated with the increased population is paid at the time the home is built. Our parks are not sufficient for the size and demographics of our population. Throwing a "tot-lot" in the corner of a new development is just not going to cut it. Our schools are crowded and need to accommodate the high number of children these new developments will bring. Traffic through town is already at a complete standstill many hours of the day. If we increase our population by over 50% AND how are we going to pay to fix these problems?



9 Thank you for your comment.

10 The Duvall City Council will considerer areas that are proposed for annexation into the city, including evaluation of gross vs. net density as part of a pre-annexation agreement (January 30 2016 City Council Retreat - http://www.duvallwa.gov/AgendaCenter/City-Council-1). Within the proposed ammendments to the Comprehesive Plan, LU3.8 states "Consider developing regulations that require new residential subdivisions to achieve a minimum net density per acre, and consider net density to be the density of residential development excluding such items as: environmentally sensitive areas, right of way, and or stormwater facilities". The ammended Comprehensive Plan language will be implemented through zoning code updates.

11 The City has a robust impact fee program (see DMC 14.58, Impact Fee Assessments - Parks, Roads, and Schools). The city is allowed to collect a proportionate share of improvements for parks, roads, and schools. The community is responsible for funding the remaining share of improvements to existing system. For example the Parks, Trails, and Open Space Plan identifies community needs and establishes a park impact fee that is collected when a building permit is issued. Roads and schools are similar. The City relies on a variety of funding sources, in addition to impact fees, to fund maintenance and additional improvements. The struggle for Duvall is funding the community share of improvements. Impact fees are calculated consistent with Revised Code of Washington 82.02.



4.2.5 Knaplund, Jennifer

Design Guidelines concerns: Current guidelines (and it appears the proposed guidelines) are allowing developments that are incongruous with their surroundings. Specifically the 65% building coverage and the large square footage allowed per lot size. For example, the development bordered by Main and 2nd and Anderson and Bird Street. This neighborhood has destroyed the beautiful views of our town as you enter Duvall (crossing the Woodinville-Duvall Bridge). The homes are 3 stories high, cover almost the entire lot (once you include the driveway, patio and walkway the lot is nearly impervious). The neighborhood is jarring to its picturesque setting. If we are going to allow small lot sizes, home square footage should decrease as well. In addition, these dense neighborhoods should be planted with substantial street trees and be shielded by green space to blend with their surroundings. This would also increase availability of affordable homes since it would result in smaller homes being built on these smaller lot sizes. When builders are allowed to build 3 story high 2,500 square feet homes on 2,900 square feet lots – you end up with homes that are neither affordable nor attractive nor environmentally conscious. Wouldn't it also be more pleasant to offer lower income families a small home rather than relegate them to a multifamily living situation?

12

We do not want to become another Mill Creek…. :)

13

12 The Land Use and Housing Element have been drafted to include polices to ensure appropriate development scale within respective land use designations (examples: "LU 1.1 Establish setbacks, height limits, and massing controls consistent with neighborhood context."; "H 1.1 Implement site, building, and landscaping design standards for new development within existing neighborhoods to preserve the established neighborhood character."; and "H 1.2 Manage the density and visual transition between new residential subdivisions and existing neighborhoods by encouraging compatible landscaping, building, and site designs.") As the city updates it's zoning code it will utilize the goals and polices in the Comprehensive Plan. Changes to the lot coverage and impervious surface limits are not being considered in the Comprehensive Plan update. In addiiton, the City recognizes that single-family homes are not typically built to be affordable to low-income and very low-income families because the land cost associated with each unit would be too high, and non-profit institutions or affordable housing developers could not obtain adequate funding to make such developments feasible. For that reason, the City has elected to provide more opportunity for low scale multifamily buildings that could provide affordable housing, as exemplified by the new R20 zone.

13 Thank you for your comment.

4.2.6 Milne, David

Upon review of your zoning, I think there is ever chance the slow growth organization will get brown, or 4.5 D/U per acre, that is the zoning on two sides, both to the north and too the east.

My question is where are we today? Is the property still zoned mixed use and can we claim vesting for 59 lots? This would give us some negotiation cards to maybe get a orange or 8 D/U's per acre. The idea of going from commercial to 4.5 per acre does not meet normal transitional as most PDS offices strive to implement.

14

I will study some more, where and when is the Public Hearing again? I really want you to think hard on a form of vesting (not including litigation) before Tuesday.

I don't know if the commercial portion is warranted, the parcel on 203 is already zoned, is in hwy and does not sell nor develop.

That said a PUD at 12 d/u's could lead to binding site plan wherein you could go residential lots east of 1st and designate the balance of density to much needed apartment homes.

14 A public hearing was held on September 2, 2015. Fina City Council action will be taken until after this FInal EIS is issued. The City has identified a Preferred Alternative in this Final EIS (see Chapter 2) that identifies the proposed changes to the Comprehensive Plan and Zoning maps. Other comment is directly related to one parcel (2426069002) that has a preliminary plat and currently zoned MU12 and in the Preferred Alternative is redesignated to Commercial west of 1st Avenue and R-12 east of 1st Avenue.

4.2.7 Caporale, John

15 What about on NE 143rd St between 3rd and Main? Does Alternative 1 eliminate the current commercial zone for portions of that land?

Personally I believe all the land between 3rd and Main and 145th St & 143rd St should be zoned single family residence with the occasional town home ok.

15 The City downzoned areas along the NE 143rd/268th corridor and transferred the density toward Main Street to be closer to services and pedestrian improvements. One of the goals of the Comprehensive Plan update was to evaluate the MU12 zone for other opportunities including residential and commercial uses. The city determined that Commercial was more appropriate on Main Street and Big Rock Road. The MU12 areas as part of the Preferred Alternative will be rezoned to R-8, R-12, R-20, and Commercial (see Chapter 2 for description of the Preferred Alternative). The R-8 will be located in east of 268th and R-12 and R-20 west of 268th. One of the cites goals as part of the update was to create a more diverse and affordable housing stock. The county allocates targets/goals for affordable housing units to each city in the county. Historically, Duvall has struggled to meet those goals.

The City is considering a portion of the 143rd corridor at a higher density to accommodate affordable housing and housing/job target allocations

16 I hope the portion they are considering is west of Main. Duvall is not very big and adding anything other than single family east of Main on 143rd and 145th (for that matter even north of 145th until you are closer to downtown) would change the small town feel we all love about Duvall.

16 The City has identified a Preferred Alternative (see Chapter 2 of this Final EIS) that would involve changing the Comprehensive Plan designations and Zoning districts east of Main Street. See response to comment #15 for details (as well as Chapter 2 of this Final EIS), and response to comment #7 regarding the city's rural character.

17 I live in Tuscany Hills on NE 144th Court

17 Thank you for your comment.

18 Where is the visitor center? I've never been to any City building.

18 The visitor center is located at 15619 Main Street.

4.2.8 Veranth, Nate

Attached are public comments on behalf of WPM-ONE, LLC regarding the DEIS. Will you please confirm timely receipt when you get a chance? WPM Property will provide tangible benefits to the City for several reasons. First, the WPM Property is uniquely situated such that, if developed, it could significantly contribute to the expansion of the Ball Fields at no cost to the City. Second, as noted in the City's Watershed Plan, adopted September 15, 2015 (the "Watershed Plan"), the WPM Property is delineated primarily within the Upper Weiss Creek subbasin and is less environmentally sensitive than much of the UGAR. Finally, it bears emphasizing that while pre-designation of the WPM Property does not commit the City to any annexation plan, it will provide an important signal that the City is interested in working with WPM to expand the Ball Fields and will allow WPM to invest the resources necessary to evaluate the merits of the endeavor. The City has wisely recognized that parks, trails and open spaces are fundamental components of what makes a community a great place to live and work. While the City has done well acquiring, developing, and maintaining parks for its citizens to date, due to a variety of factors, including rising land costs, it
19 may be a challenge for the City to maintain its level of service for community parks going forward. Based on the National Recreation and Park Association level of service standards adopted by the City, the City expects to need more than 20 additional acres of community parks over the course of the City's 20 year park plan. To help achieve this goal, the City has budgeted $2,800,000 for acquisition of 8 acres of land for the expansion of the Ball Fields. Annexation and development of the WPM Property would allow the City to accomplish at least a part of that goal at no cost.

Further, the Ball Fields are a municipal island within the UGAR due to the fact that they are surrounded on all sides by unincorporated areas. As you know, such an island is inefficient for a number of reasons relative to the delivery of services and placement of infrastructure. Technically, the City can eliminate the "island" by annexing the Dazey Property. However, if the City is inclined to take that step, then it would be more efficient and beneficial to include the WPM Property in that effort as well. First, development of both the Dazey Property and the WPM Property would allow the Ball Fields to be expanded on two sides rather than on just one side or not at all. We cannot speak for the owners of

19 The City has identified a Preferred Alternative (see Chapter 2 of this Final EIS) which would include annexation of properties to the north and south of Big Rock Ballfields. The properties to the north would receive a pre-designation of Residential 4-4.5 units per acre and the properties to the south would receive a pre-designation of Residential 4-4.5 units per acre.

the Dazey Property at this time, but assuming a reasonable development of the WPM Property was possible, WPM would endeavor to offer a park dedication even beyond the ten percent required under current City code.

Second, in the event that the development potential of the Dazey Property was limited by critical areas or other issues, the WPM Property would provide additional capacity to ensure that the annexation was a net gain, and not a loss, for the City. Of course, all of these issues would be understood and agreed to following detailed analysis of the WPM Property, and negotiation of a development agreement, before annexation was undertaken. Adoption of the Watershed Plan is an important accomplishment that the City should be proud of because it will help the City grow while still conserving the high quality natural resources that, in part, define the greater Duvall area. As depicted in Figure 3-2 of the DEIS, the Watershed Plan provides that, from a conservation perspective, the WPM Property is less sensitive than much of the UGAR North. This makes with WPM Property an excellent prospect for future development.

19

Further, with urban land prices rising so quickly, the City will likely need to look beyond the urban growth area to meet parks levels of service. That being the case, it makes sense to locate parks in areas appropriate for development rather than in the more sensitive areas that characterize much of the UGAR. In addition, enhancing the Ball Fields through development of the WPM Property not only provides the unique benefits of a large park, but it allows the City to expand an existing footprint rather than making an entirely new footprint within the more sensitive natural areas around the City. WPM understands and respects the fact that the City is very careful and deliberate in pursuing annexations. Further, as noted above, while we believe that annexation of the WPM Property would be of great benefit to the City, we understand that pre-designation of the WPM Property does not commit the City with respect to any potential annexation. That said, preparing an annexation proposal is not an insignificant or inexpensive undertaking and pre-designation of the WPM Property as low-density residential would give WPM some comfort in investing the resources necessary to make potential expansion of the Ball Fields a reality. We appreciate the opportunity to participate in the Comprehensive Plan Update process. The

4.2.7 Caporale, John

family that owns WPM originally acquired the property in 1990 with the hopes of eventually retiring there. Unfortunately, those plans did not come to fruition due to health reasons.

19 However, the family now sees the potential to do something good with their property that will benefit the City for generations to come. We look forward to working with the City to put together a mutually beneficial plan for the WPM Property.





4.3 Public Testimony

4.3.1 Hoenig, Helen

My name is Helen Hoenig, and I live at 2743 143rd Place Northeast, and I found out about the proposed changes, zone changes, to my property two days ago – so I was a little bit taken back with the change. It has zone presently MU12, and the proposed change it says possibly, I guess commercial would be also, R20. And they've selected very few properties to do that possible zoning change. And how the impact on my property, and the number of homes or units that would be built there, some a little less than five acres, just under five acres, would be 80 to a 100 units. And you're talking about taking a beautiful piece of property and a location, and turning it into a high-density, – I don't know. It's nothing that I thought was going to happen to this property. And I feel also financially I've, and a few of you were at the meeting last night, the council meeting, so if you hear me repeat myself, the tax structure is, the real estate taxes are very high on the property as-is, and the repercussions for the R20 up-zoning, I have no idea,
20 financially, what those implications might be, as well. Nobody really, at this time, is not addressing that, and I, as an owner, would certainly like to know that – and I would very much like the zoning maps to be R12, and, at the worst end of it, then possibly a dual-zoning where they call it maybe different with the flexibility, that if a developer came along and wanted to do this high density before, within the next twenty years. It'll be the last piece of property, probably then, a beautiful piece of property, purchased for development – because all the other developers will be out picking up the good land, and they'll say this is a high-density, lower income, one unit packed on top of each other, and aesthetically, it's nothing that I like, and it's not what I really want for my property. If it has to be R12, then I <inaudible> that. If it has to stay MU12, I accept that, because I know that zoning; it's what I bought it with and adjusted to. But I do ask the city to take consideration in not up-zoning or increasing this new zoning that they're trying to push on us – R20, in just very small pockets of the city – so it meets the needs of some high density number up there – so, just to let you know, it is not the zoning R20 that I desire to change on my property.



20 The City has identified a Preferred Alternative that includes the proposed R20 zoning district (see Chapter 2 of this Final EIS). The density allowed in R20 would range from 14-20 units per acre. The City downzoned areas along the NE 143rd/268th corridor and transferred the density toward Main Street to be closer to services and pedestrian improvements. One of the goals of the comprehensive plan update was to evaluate the MU12 zone for other opportunities including residential and commercial uses. The city determined that commercial was more appropriate on Main Street and Big Rock Road. The MU12 areas as part of the preferred alternative will be rezoned to R-8, R-12, R-20, and commercial. The R-8 will be located in east of 268th and R-12 and R-20 west of 268th. One of the cites goals as part of the update was to create a more diverse and affordable housing stock. The county allocates targets/goals for affordable housing units to each city in the county. Historically, Duvall has struggled to meet those goals. The EIS does not take into account any financial costs associated with alternatives because it is not required by state code (WAC 197-11-448).



4.3.2 Wieneke, Richard

My name is Richard Wieneke. I've been an owner of property in Duvall for over a decade now. I do not live here, however. I set my career in development of real estate properties, actually over $2 billion in properties around the country and 28 different major metropolitan areas, and I've got to say none of those communities are as nice, as likeable, or the people as friendly as they are here in Duvall. You've got an outstanding staff in Lara and Boyd and consultants like Reema. And with the amount of work that's done to this EIS, is really impressive, and I just got to say it's a delight to work here. I feel very lucky to be doing so. Thank you.

21

21 Thank you for your comment.





4.3.3 Burhem, Chet

Good evening. My name is Chet Burhen. I'm actually Ray Burhen, Junior. My family has been here for three million years. I believe dinosaurs roamed the earth. I can tell you that when I was growing up here, the only street that was paved was Main Street; the rest of them were gravel roads up the hill. My dad used to take me to see Cliff at the store – when we would stop by the P.O. Box, which he still does have, P.O. Box #6. In town. We're in support of Comp Plan Alternative #1. It's the only alternative that allows for development on our property. I wish I could share more specifics with you at this point; right now we have hopes and dreams – which do fall right into, as my father mentioned earlier, in his question. <Noise.> Is my time up? Is that what that is? Are you cutting me off? Is this the Oscars? The music is playing, and I have to go? My father did mention the economic impact, and we hope to be a great benefit to the City
22 of Duvall in the years to come. We look forward to annexation. We also have every single intention on the planet of being excellent stewards – because that's part of the environment – because that is part of the fabric of this town, and that's what people expect from Duvall is – an eye towards the environment, and I understand what you're saying. You don't want all those houses and all that high density, and I get it. I get it. I can't really speak too much to it at this point, but we do have plans for the future. We'd like to be involved; we'd like to be annexed, and we hope that Alternative 1 or at least some sort of alternative that includes just this little – we're just down there at the south end – we ain't hurting nobody. Don't worry about traffic or any of that. We'll be way down there, past the Safeway. We're practically in Carnation. We just hope to be involved, at this designation. Thank you.

22 The City has identified a Preferred Alternative (see Chapter 2 of this Final EIS) which would include annexation of the Southwest Urban Growth Area

4.3.4 Birch, Shelley

I'm Shelley Birch. I do not live here. My grandmother lived here, I think she was one of the natives here in the valley, for all these years – my uncle owns the property past Big Rock Road, is up off of Batten Road. He is now 86 years old. He has moved out of Duvall; now lives in Twisp – because, for him, Duvall grew too fast. He was a logger, and that's what he liked to do. He had to have a piece of equipment to push dirt around. He sold the 40 acres to the school district, which is now the high school on top of the hill. He still owns 46, almost 46, acres still up there by the high school, and he'd like to see all that annexed in, of course – you know, 86 years old and he's never going to do anything with the property. And I know he has talked to a few people, and would like to dedicate part of that to the town of Duvall for a park , so I'm just here to represent him. He couldn't be here. He's had ear surgery, that turned into an infection, that turned into brain-whatever, so I'm here to speak on his behalf. So, that's all.

23

23 The City has identified a Preferred Alternative (see Chapter 2 of this Final EIS) which would include annexation of one property currently owned by the Riverview School District adjacent to Cedarcrest High School. No other properties would be annexed in the Urban Growth Area-Reserve.

4.3.5 Veranth, Nate

Hi. My name is Nate Veranth. I'm an attorney here in town – got the office down the north end of town, and I represent the owners of the property just to the southeast of the Big Rock Ballfields – and, we'd just like to echo the gentleman's sentiment about what a wonderful job the city has done in putting together this DEIS, and very diverse alternatives sure gives the council something to think about and some possibilities. We're not attached to any one particular alternative – you know, perhaps a combination of some of the options set forth in the alternatives would be good. We would like to see the south UGAR annexed. Um, we understand, perhaps, some reservations about the north UGAR following the Watershed study. I think it's important to point out that that south UGAR derives some potential for the city in terms of accommodating growth and revenue and things. But the impact associated with that are only moderate, so it's an easier ask to the city, relative to the county and, in context of the environmental stewardship of the city. Um. At a minimum, we'd like to see our property, and the property just to the northwest of the ballfields, annexed. We believe that it provides some great opportunity to expand the ballfields, which is something that the City's been planning on for years, at little to no cost for the city. We think that we can bring some skills and ability to the table in terms of planning for that and documenting that through development agreements, or whatever method that the city finds to be the best approach. And we're very much in favor of enriching the city through addition of parks. Thank you very much.

24

24 The City has identified a Preferred Alternative (see Chapter 2 of this Final EIS) which would include annexation of properties to the north of Big Rock Ballfields and one property to the south of the Ballfields. The properties to the north would receive a pre-designation of Residential 4-4.5 units per acre and the properties to the south would receive a pre-designation of Residential 404.5 and/or Parks and Open Space.

4.3.6 Burhen, Ray

I'm Ray Burhen. Box 6, Duvall. And thank you for the opportunity to speak here today. I'd like to say that there's been an awful lot of work put into this documented Draft EIS. Staff has done a good job, but there's one problem – I shouldn't say it's a problem – but there's one thing that always arises when we're dealing with the English language. The English language is not precise. Then if this document can be interpreted the way, in one respect, would come up with a good outcome for the city and for the property owners. If somebody interprets it one way too far, and the other way too far, we, in some areas it all depends on the staff that you have working there. That can be a very good document, or it can be a <inaudible>. The only thing is, the devil's in the details. And so, hopefully, we have a staff that's put this document together now in a way it was realistic – they will try to make it work to the benefit of the city and the citizens. And so, we should all hope that that will happen. I would like to say that where the document specifies saving the trees – trees, I like trees as good as anyone. I've probably grown more trees than anybody else here. But – be that as it may – it's just like Saturday, when we had the big windstorm, trees can be a very bad liability and detriment if they're in the wrong place. Hopefully the document will say we don't need to save cottonwoods and willow trees because <inaudible> they are a natural tree here in the area, and you could get somebody or some people, some time, who would say, "Hey, those are significant trees in the area here; you're going to keep them." And we don't need to have liabilities. So, hopefully we will restrict some of the things, too, so we're reasonable with how they're done – so that everybody benefits from it – because trees can be good on a bright, sunny day like this, and on a bad windy day, you don't need them up to where when they blow down they take a building out or something. So, hopefully, that will be considered, even though they may leave some good, big trees. But, in certain instances, they may not be in a place where you need them or want them – because they can do damage. So, at least hoping there'll be reason behind how things are written. Thank you for the opportunity to speak, and we appreciate the staff. You've done a remarkable job getting this document together with the citizens helping. Thank you.

25 The City has committed to certain measures that protect trees, contiguous tree stands, and trees from windthrow. See Chapter 6 of this Final EIS. The City currently has allowances in their zoning code for removing hazardous or diseased trees.





4.3.7 Dazey, Jaydene

Hi. I'm Jaydene Dazey. I live on Big Rock Road, and I own the two little long strips that are between the ballpark and Big Rock Ridge. I have 17 2-story houses looking over, on the edge of our property, and I have to abide by all the city rules even though I am in King County. So, I'm hoping after 35 years of living there, being promised maybe in the next 5 years we'll be annexed, that it'll finally happen. And I'd like to second what Nate Veranth said, that I'm willing, along with his client, to work with the park to see if we can work out some kind of boundary thing that would benefit everybody. I'm hoping for maybe a combination of Alternative 2 and 3 where the south is really looked at strongly – and, it does bother me that it doesn't also include the Southwest UGA with the other Souths. Anyway, looking out for myself, I'm hoping that a combination of 2 or 3 would work out. Thanks.

26

26 The City has identified a Preferred Alternative (see Chapter 2 of this Final EIS) which would include annexation of properties to the north of Big Rock Ballfields. These two parcels would receive a pre-designation of Residential 4-4.5 units per acre.

CHAPTER 5. REFERENCES

The following are references cited in this Final EIS.

Chapter 1 Summary

City of Duvall. 2015b. *Draft Environmental Impact Statement.* August. Prepared by Environmental Science Associates. Seattle, WA.

Chapter 2 Description of Project Alternatives

Benson, Boyd. 2015. Personal communication. City Engineer, City of Duvall Public Works Department email to Reema Shakra on PM peak hour trips for existing conditions and EIS alternatives on July 10, 2015.

City of Duvall. 2006. City of Duvall 2006 *Comprehensive Plan.* Available : http://www.duvallwa.gov/297/Comprehensive-Planning. Last Updated: December 9, 2010. Accessed in May, 2015.

City of Duvall. 2016. Memorandum titled *City of Duvall 2015 Capacity and Transportation Analysis Study/EIS Alternatives*. Updated January 15, 2016.

King County. 2013. *King County Growth Targets and the Urban Growth Area, Technical Appendix D.* August. Available: http://www.kingcounty.gov/~/media/depts/permitting-environmental-review/dper/documents/growth-management/comprehensive-plan-2012/Technical_Appendix_D_131114PDF.ashx?la=en

Chapter 3 Errata

No references

Chapter 4 Response to Comments on Draft EIS

No references

CHAPTER 6. ENVIRONMENTAL COMMITMENTS

6.1 Introduction

The City of Duvall has made a number of commitments to avoid or minimize environmental impacts that could result from the 2015 Adoption of Duvall Comprehensive Plan Amendments. In the analysis of each element of the environment in the Draft EIS, these commitments are described under the "Mitigation Measures" heading.

This chapter provides a list of all environmental mitigation measures that the City of Duvall has committed to as of the publication of this Final EIS, which includes earlier commitments listed in the Draft EIS as well as commitments made since then. These are provided as a convenience for readers and decision makers, and supersede the mitigation measures in the Draft EIS. The elements of the environment are listed in the same order as evaluated in both the Draft and this Final EIS. These commitments only apply to the preferred alternative.

6.2 Elements of the Environment

6.2.1 Water

1. The City would establish LID techniques that minimize potential stormwater quantity and quality impacts, consistent with existing and anticipated Ecology guidelines.
2. The City would require applicants as part of the North UGA pre-annexation agreement to monitor water quantity and quality for Cherry Creek tributary streams during and following site development activities, focusing on stream reaches where development would occur, and to develop adaptive management stormwater systems.
3. The City would establish new impervious surface limits, which would effectively reduce allowances for impervious coverage when future single-family residential land uses occur.
4. The City would expand direct discharge exemption for the Snoqualmie River from ¼ mile to ½ mile as an LID incentive, provided that it can be demonstrated that the existing, constructed downstream conveyance to the receiving body will, or can be improved to, accommodate flow.

6.2.2 Earth

5. The City would integrate subdivision open space requirements with strengthened tree protection and sensitive areas standards to encourage protection of native soils and associated vegetation contiguous with sensitive areas buffers (Watershed Plan Actions DS-7, DS-10, SA-3, and SA-7).

6. The City would consider allowing buffer averaging adjacent to landslide and severe erosion hazard areas to maximize habitat benefits while maintaining sufficient buffer width to mitigate potential steep slope or erosion impacts. The City would only allow vegetation modification or removal within these geologically hazardous area buffers at isolated locations (not contiguous with other sensitive areas) if an equivalent area of native vegetation is preserved (or restored) elsewhere on the development site or within an alternative location agreeable to the City.
7. The City would encourage subdivisions to cluster lots, minimizing mass clearing and grading and maximizing protection of native soils within open space, through incentives (Watershed Plan Action DS-9).
8. The City would add limits on the number of terraced walls or total length of terraced walls to avoid mass grading for residential subdivisions (Watershed Plan Action DS-11) unless it can be demonstrated that terraced walls allow a higher rate of native vegetation retention.
9. The City would require soil and vegetation management plans for large development projects (Watershed Plan Action DS-5). Small infill development project would be exempt unless they are located within a sensitive area or have significant trees.
10. The City would require a vegetation management plan for all subdivisions, short-subdivisions, or binding site plans occurring within predominantly forested areas.
11. The City would require existing vegetation to be retained until building permits are approved for development on individual lots. Clearing of vegetation on individual lots would not be allowed unless the City determines that clearing is a necessary part of the grading plan and there is no reasonable alternative to performing grading on an individual lot basis.

6.2.3 Plants and Animals

12. The City would integrate subdivision open space requirements with tree protection and sensitive areas standards to encourage tree protection and/or reforestation contiguous with sensitive areas buffers (Watershed Plan Actions DS-10 and SA-7).
13. The City would limit current allowances for a clear-cut of all on-site significant trees, instead requiring and incentivizing some level of tree preservation within contiguous tracts with clear preferences for where within a site trees should be preserved (typically areas contiguous with sensitive areas) (Watershed Plan Action DS-7).
14. The City would encourage subdivisions to cluster lots (maximizing protection of native vegetation within open space) through incentives (Watershed Plan Action DS-8).
15. The City would incorporate new protections for wildlife habitat corridors, so that new large residential subdivisions within UGA areas are required to consider and maintain corridors that remain today (Watershed Plan Action SA-1).

16. The City would incorporate sensitive areas standards with tree protection requirements, so that maintenance of full width wetland and stream buffers is incentivized (Watershed Plan action SA-3).
17. The City would eliminate (or at least minimize) allowances for stream and wetland buffer reduction and alteration, especially within areas where existing buffers are largely intact (Watershed Plan Action SA-5).
18. The City would evaluate existing lighting standards for residential and non-residential projects to minimize lighting impacts to sensitive habitats. The City would consider minimum and maximum foot-candles while still maintaining adequate light for safety purposes.
19. The City would protect existing mature tree canopies from windthrow by requiring a buffer of understory vegetation planting.

6.2.4 Land Use and Housing

20. The City would establish an affordable housing program that involves taking the following steps:
    a. amending zoning regulations to incentivize developers to include affordable housing units along with market-rate units. Incentives could include allowances for a higher number of residential units through increased building heights, increased residential densities, or larger floor-area ratios.
    b. developing a multifamily property tax exemption program to encourage for-profit developers to include affordable units as part of new housing developments.
    c. requiring a percentage of affordable housing units as part of pre-annexation agreements.
21. The City would allow corner-attached housing units in single-family residential zones.

6.2.5 Aesthetics

22. The City would continue to evaluate existing lighting standards for residential and non-residential projects to minimize lighting impacts to the night sky and work with Puget Sound Energy on design including shielding, light color (LED versus incandescent), and minimum and maximum foot-candles while still maintaining adequate light for safety purposes .
23. The City would consider creating policies that take advantage of views during the design review process for residential and non-residential projects.

6.2.6 Noise

24. The City would incorporate additional screening considerations such as orientation, use of vegetation, and building techniques to minimize noise impacts where residential

development occurs adjacent to Main Street NE, NE Big Rock Road and other arterials. Similar approaches could be considered where future residential uses would occur adjacent to commercial development.

6.2.7 Public Services and Utilities

25. The City would consider providing funding to address the following needs:
    a. Additional police officers and clerical staff.
    b. Improvements to the existing police station or construction of a new police station to accommodate additional staff.
26. The City would work with Duvall-King County Fire District 45 to identify appropriate sites for building new fire stations if any should occur within city limits or UGA boundaries. The City would facilitate conversations between Police and Fire to explore co-location options.
27. The City would consider revising the LOS standards for parks, recreation, and open spaces so that they more closely align with the City's ability to obtain adequate funding and mitigation fees from developers.
28. The City would work with developers as part of the Master Plan annexation process to identify and set aside land for parks and open space.
29. The City would identify funding sources to design and construct a new multi-purpose civic facility to provide for public amenities and government public services.
30. The City would work with the Riverview School District to identify appropriate sites for building a new elementary and middle school to meet projected student enrollment needs.
31. The City would continue to fund and implement the Utility Capital Improvement Plan to mitigate moderate adverse impacts to water, sewer, and stormwater service. Specific improvements, such as sewer lift stations, would be planned for and constructed in conjunction with growth, consistent with the preferred alternative.

6.2.8 Transportation

32. The City would identify funding and construct the major planned upgrades to the transportation system identified in Section 10.2.5 of the Draft EIS.
33. The City would work with the transit providers to identify potential changes to routes, bus stops, and/or on-street parking limits that allow busses to load/unload passengers without blocking traffic and to limit impacts to their schedule during the PM peak hour.
34. The City would address intersection LOS deficiencies identified in Table 10-4 of the Draft EIS to ensure compliance with the City's LOS standards; or consider revisions to the City's LOS standards to more closely align with the City's ability to address intersection deficiencies.

35. The City would support continued requirements for developers to install frontage improvements, including non-motorized facilities, for new development and redevelopment.
36. The City would identify and develop a funding and construction approach for non-motorized system "missing link" improvements for frontages that are not part of the TIP project list and are located along properties with low development or redevelopment potential. Figure 10-4 (Sidewalk Infrastructure Gaps) within the Draft EIS identifies the possible locations of missing links for public sidewalks assuming all TIP projects would be built. (Note: gaps shown on the map outside city limits may be associated with private roadways or unimproved rights-of-way and likely do not reflect future roadway connections.)
37. The City would evaluate options to reduce impacts from forecasted increases in traffic congestion along the SR-203 (Main Street NE) corridor and/or revise intersection LOS standards.
38. The City would consider a Transportation Benefit District to partially fund TIP, Operations and Maintenance, and non-motorized/missing link projects.

CHAPTER 7. DISTRIBUTION LIST

The following agencies, governments, and other parties received a copy of this Final EIS:

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US Army Corps of Engineers, Regulatory Branch, PO Box 3755, Seattle WA 98124-3755

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