



Quadrant's Annexation Proposal

# North Urban Growth Area



**City of Duvall**  
Washington

08.28.19

Small Town.



Real Life.

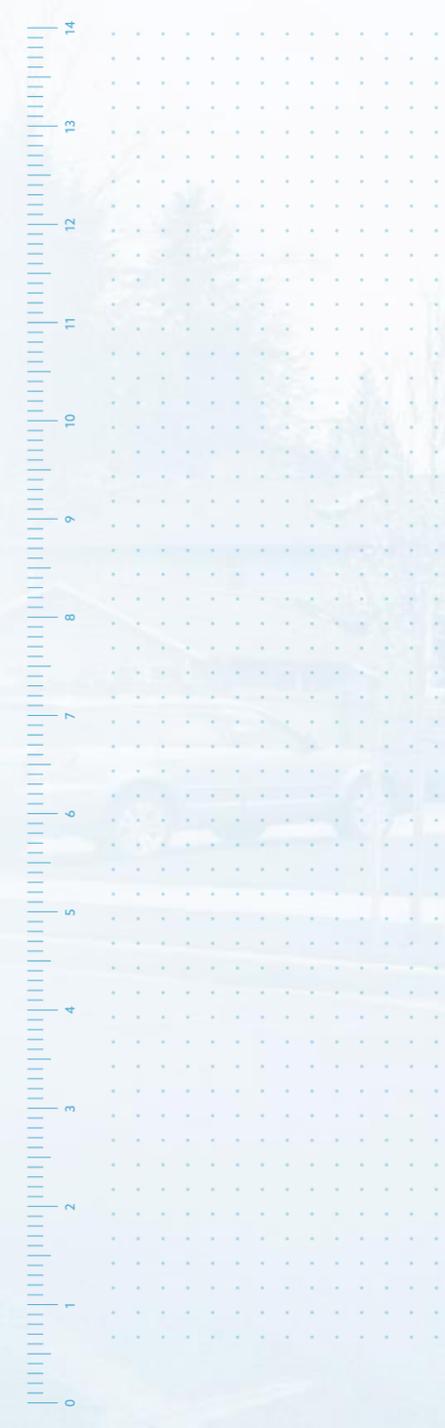
**City of Duvall**

Washington



Introduction

# Annexation Process



- 10% Petition – Signatures from property owners representing **10% of assessed value** of property
- City council **accepts, rejects or modifies** annexation area
- If accepted – Signatures from property owners representing **60% or more of the assessed value** of property
  - NUGA only requires a 50% petition ← current petition status
- City Council **accepts or rejects**
- If accepted - King County Boundary Review Board
- Once approved by the boundary review board, the city may **annex by ordinance**
- City council decisions on annexations are **not appealable**



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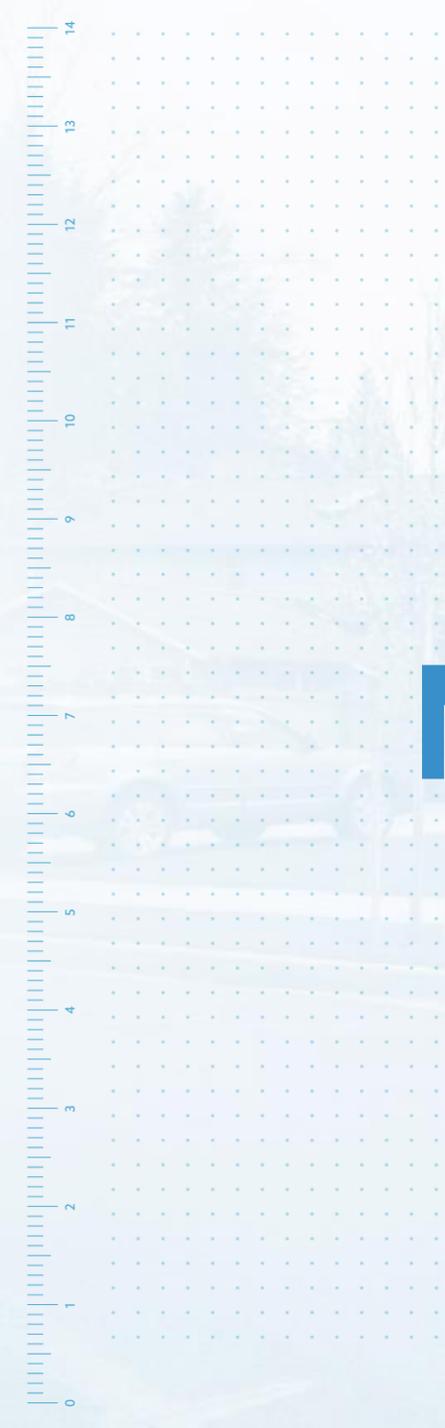
**City of Duvall**

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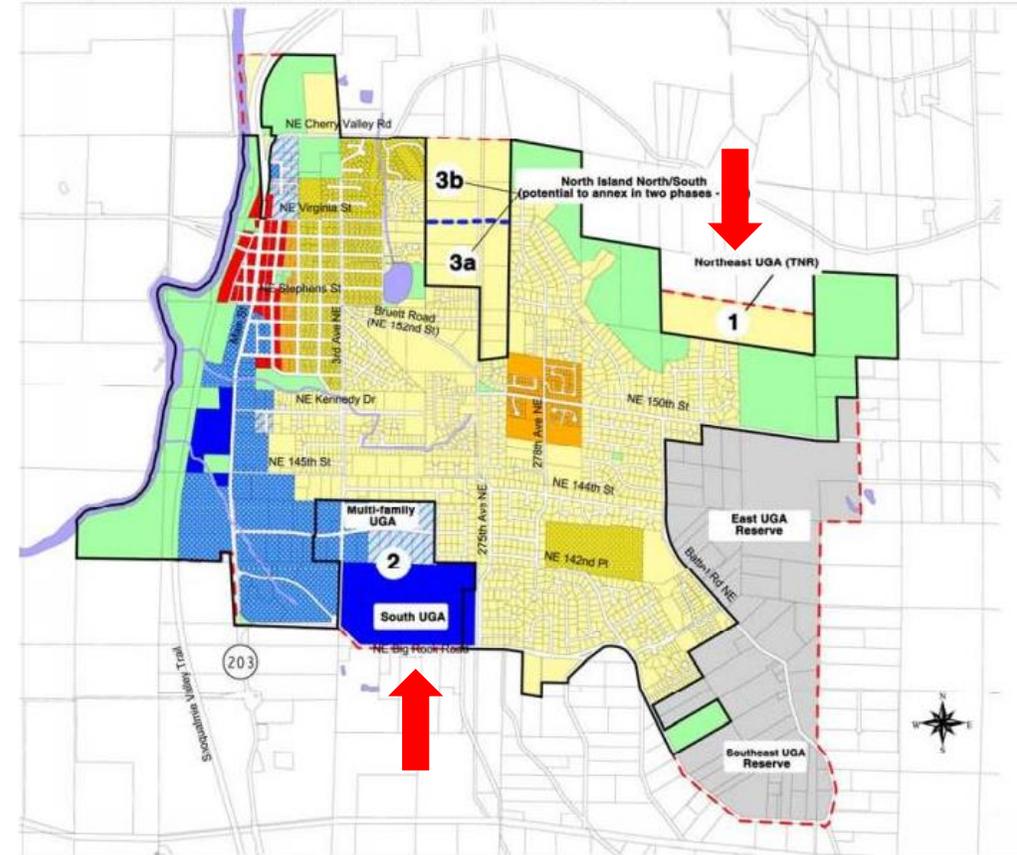
Introduction

# NUGA Annexation History



- **2005:** 10% petition passes
  - City prioritizes SUGA
  - City prioritizes NUGA (2006)
- **2013:** 10% petition initiated by property owners passes
  - Resolution passes to complete CPA first
- **2015:** Quadrant engaged in planning of NUGA
- **2016:** Comp Plan Amendment Completed
- **2017:** Prioritized policy work
  - Continued to work through 50% petition with applicant
- **2018:** Quadrant submits 50% Petition

CITY OF DUVAL ANNEXATION PHASING PLAN



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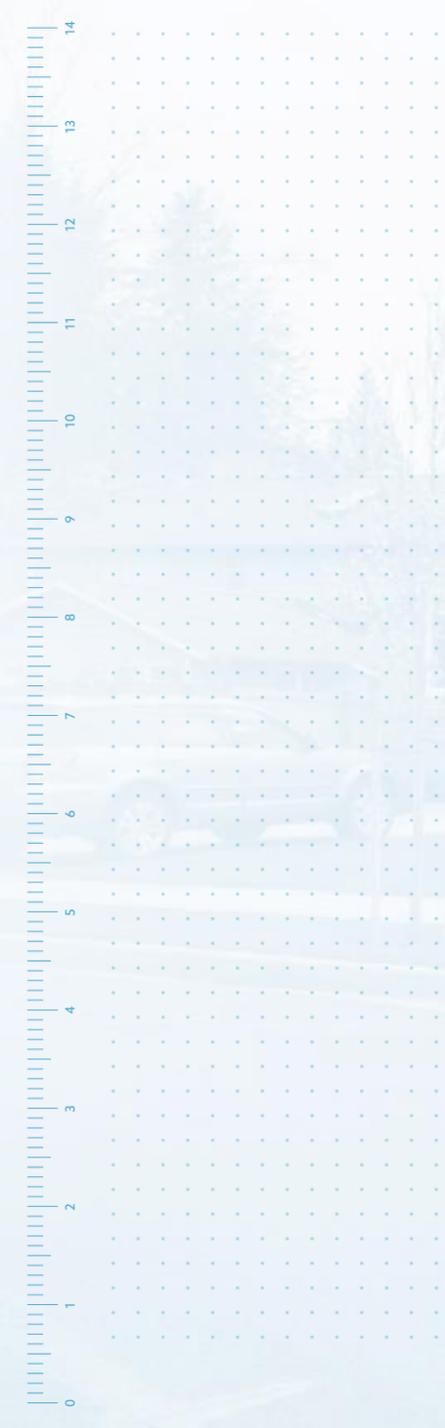
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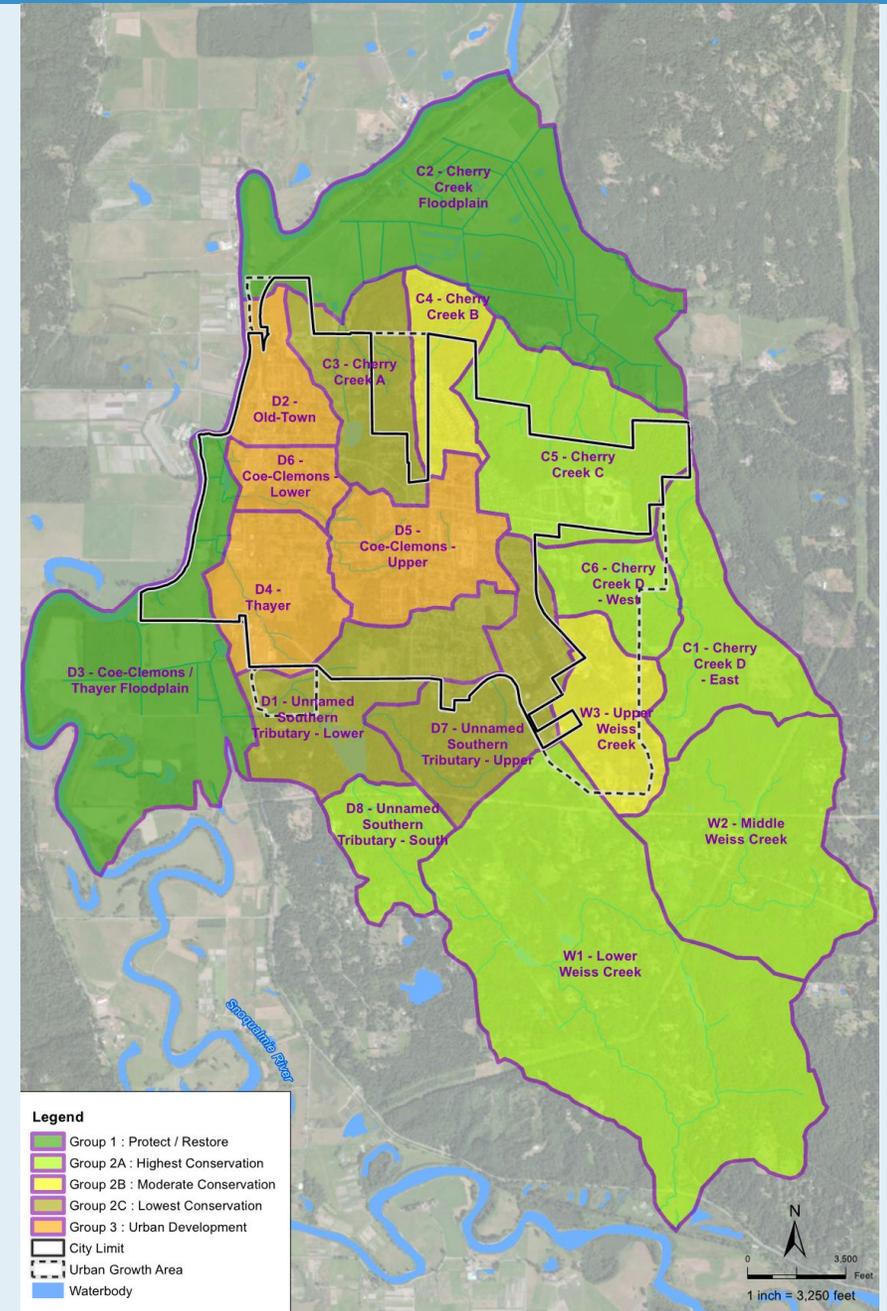
Site Conditions

# Sensitive Areas



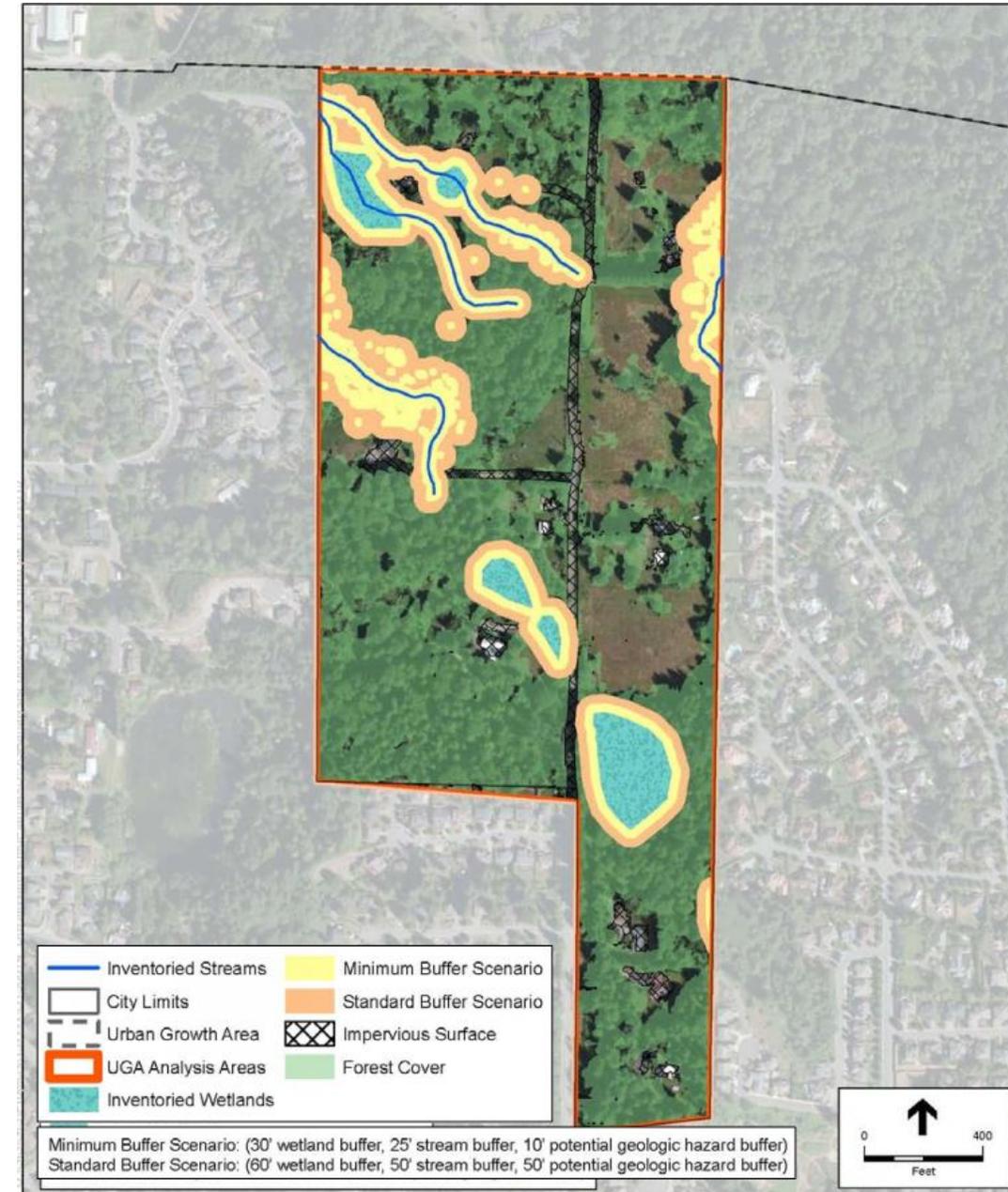
# Subbasin Management Group

- NUGA falls within two subbasins
  - Cherry Creek A and B
  - Largest portion in Cherry Creek A
    - **Lowest** conservation
    - Appropriate for **more intense** development
  - Smaller portion in Cherry Creek B
    - **Moderate** conservation
    - Appropriate for **some additional** development



## Summary of NUGA Watershed Conditions

- **73% of site** is located within Cherry Creek A
  - lowest conservation
- **27% of the site** is located within Cherry Creek B
  - moderate conservation
- **69%** of the total area is **forest cover**
- **4%** of the total area is **wetlands**
- Multiple **streams**



## Land Use Recommendations for NUGA

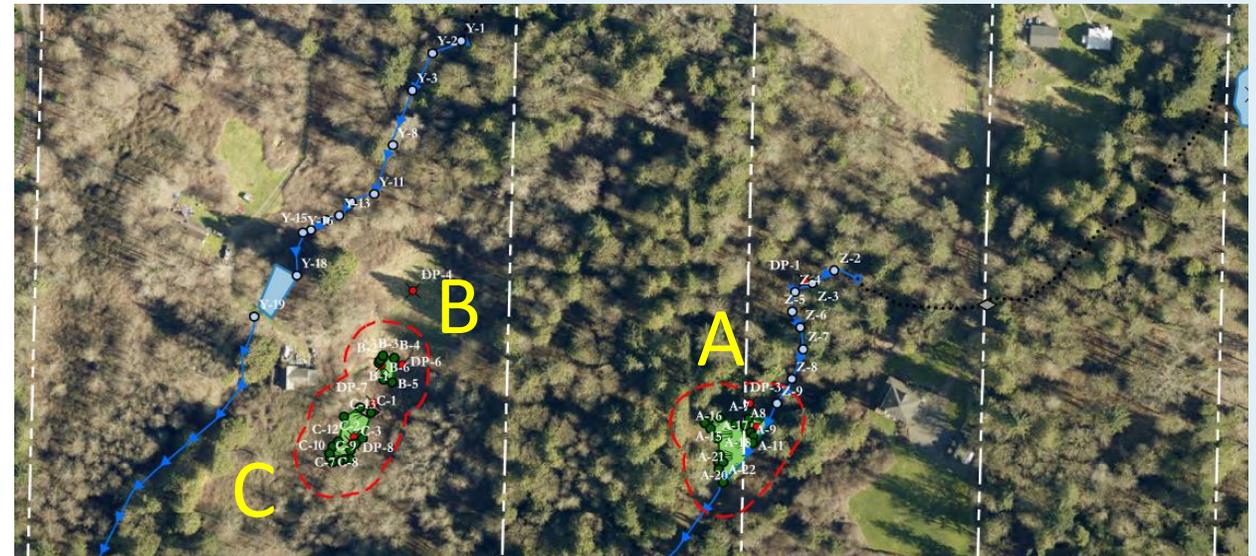
- Standard **buffer requirements** for wetlands and streams
- **Low impact development** approaches where possible
- **Limit** tree loss
- Require a **master plan** during annexation process
- **Limit sensitive area disturbance** during road design



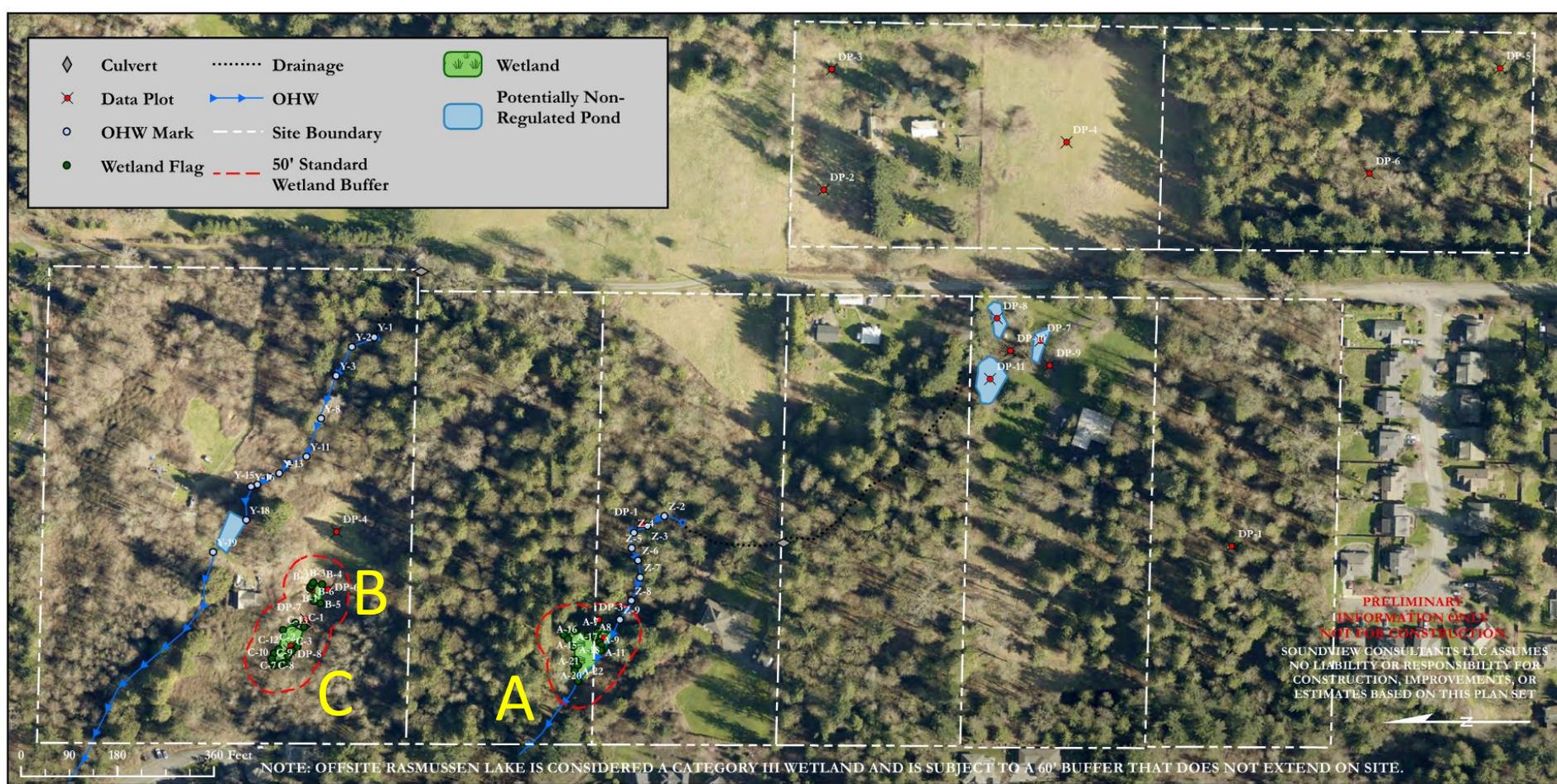
# Soundview Consultants

## Wetland Findings

- **3 potentially-regulated wetlands**
  - Category IV
  - subject to 50-foot buffers
- **2 off-site wetlands**
  - Category IV
    - subject to 50-foot buffers
  - Rasmussen Lake
    - Category III
    - subject to a 60-foot buffer



# QUADRANT HOMES DUVALL - EXISTING CONDITIONS MAP




**Soundview Consultants LLC**  
 Environmental Assessment • Planning • Land Use Solutions  
 2907 Harborview Dr., Suite D, Gig Harbor, WA 98335  
 Phone: (253) 514-8952 Fax: (253) 514-8954  
 www.soundviewconsultants.com

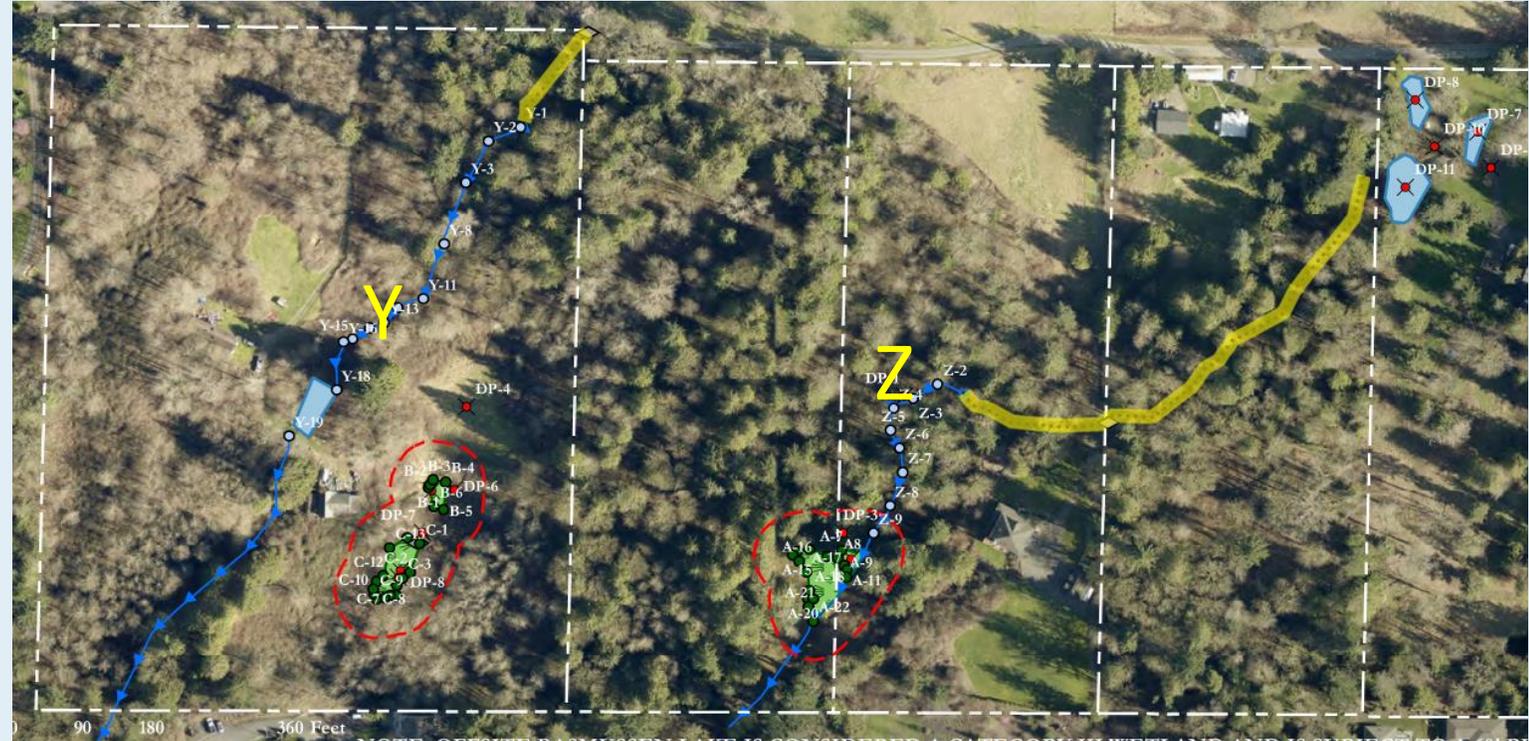
**QUADRANT HOMES DUVALL**  
 XXXXX 275TH AVE NE  
 DUVALL, WA 98019

**KING COUNTY PARCEL NUMBERS:**  
 1326069057, 1326069059, 1326069060, 1326069070,  
 1326069004, 1326069064, 1326069001, and 1326069008

DATE:	5/1/2018
JOB:	1298.0006
BY:	DLS
SCALE:	1" = 190'
FIGURE NO.	1

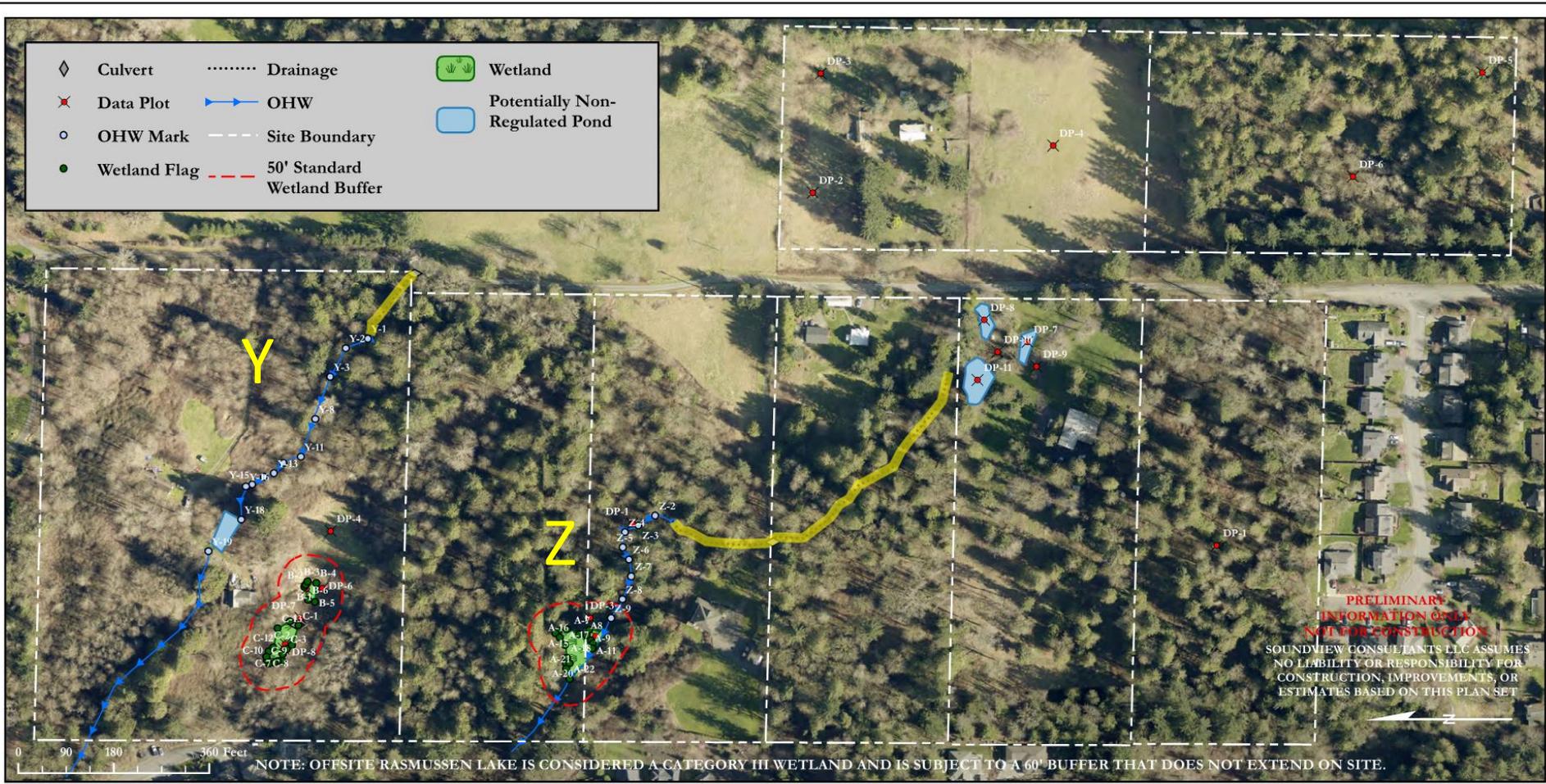
## Stream and Drainage Findings

- **2 streams**
  - Non-fish bearing streams
  - subject to 50-foot buffers
- **2 unregulated drainages**
  - associated with streams
- **4 potentially-regulated depressional ponds**
  - If regulated, are subject to a 50-foot buffer



# Soundview Consultants

# QUADRANT HOMES DUVALL - EXISTING CONDITIONS MAP



NOTE: OFFSITE RASMUSSEN LAKE IS CONSIDERED A CATEGORY III WETLAND AND IS SUBJECT TO A 60' BUFFER THAT DOES NOT EXTEND ON SITE.

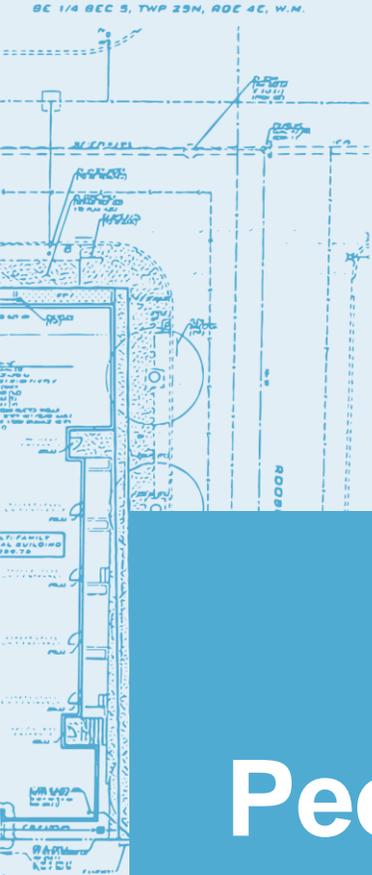
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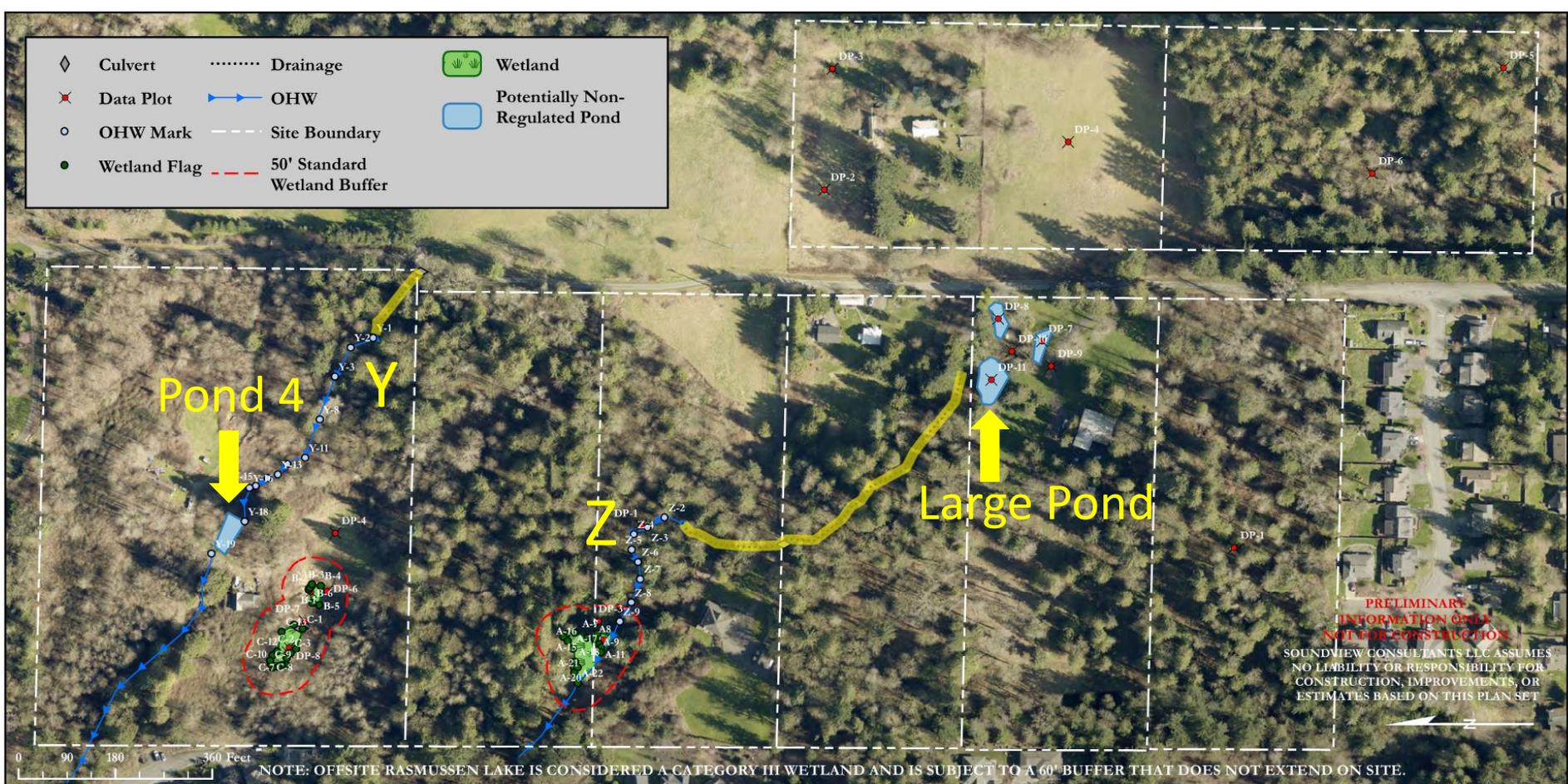




# ESA

- Stream and Drainage Findings
  - 2 **unregulated** drainages
    - ESA **disagrees** with SVC's assessment, and believes these two drainages to be **regulated streams**
    - ESA **proposes** extending Stream Y and Z upslope
  - 4 depressional ponds
    - ESA **recommends** that Pond 4 should be included as either a **wetland** or a **segment** of Stream Y.
    - ESA also **recommends** that the largest of the three clustered ponds be included as a **wetland** as well.

# QUADRANT HOMES DUVALL - EXISTING CONDITIONS MAP



**PRELIMINARY  
INFORMATION ONLY  
NOT FOR CONSTRUCTION**  
SOUNDVIEW CONSULTANTS LLC ASSUMES  
NO LIABILITY OR RESPONSIBILITY FOR  
CONSTRUCTION, IMPROVEMENTS, OR  
ESTIMATES BASED ON THIS PLAN SET

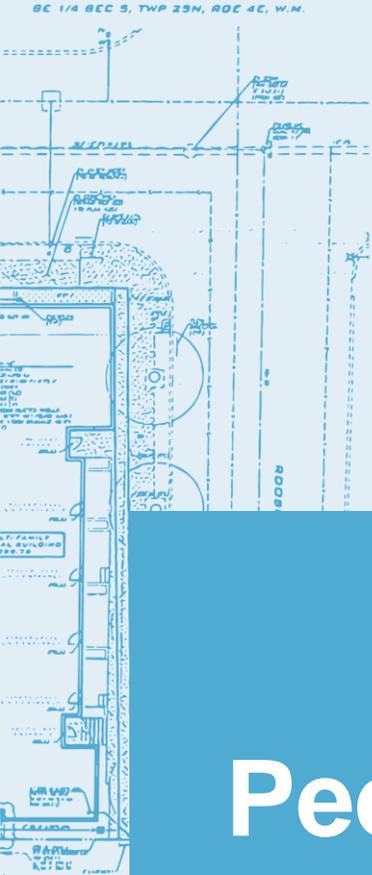


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JOB:	1298.0006
BY:	DLS
SCALE:	1" = 190'
FIGURE NO. 1	



## Peer Review

# ESA

- Overall, ESA **recommends updates** to
  - the Wetland Delineation and Fish and Wildlife **Habitat Assessment** submittal
  - **Survey mapping** of wetland and stream conditions
- ESA also recommends:
  - **Additional documentation** of artificial ponds created from upland after 1990

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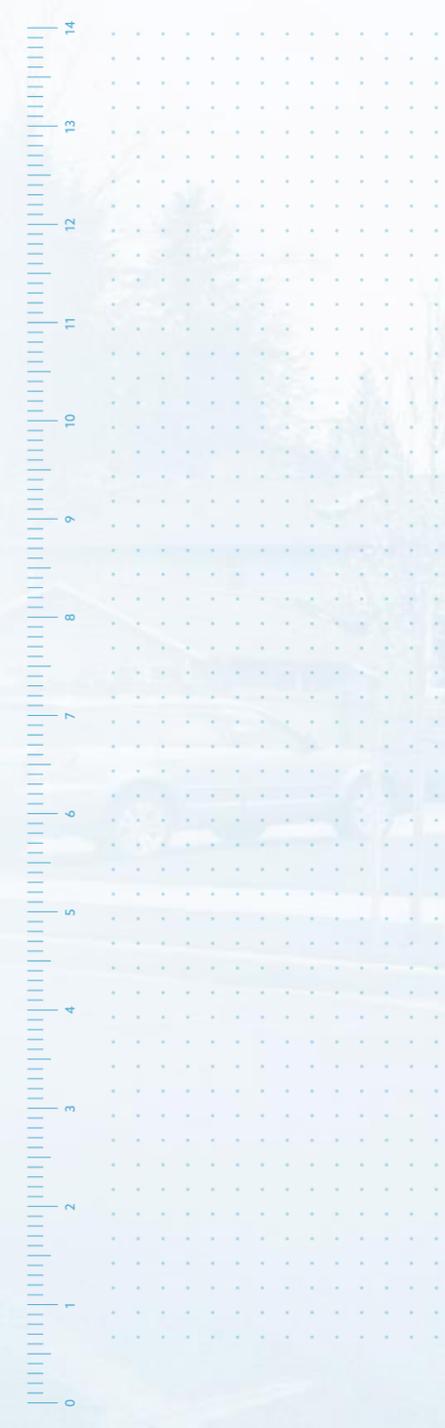
**City of Duvall**

Washington



Site Conditions

# Soils



# Terra Associates, Inc.

- On site soils predominately consist of **glacial till** deposits
  - Comprised of:
    - Weathered and unweathered horizons of silty sand
    - Silt with gravel
- Terra Associates believes **there are no geotechnical conditions** that would preclude the proposed development



# Terra Associates, Inc.

- Erosion Hazard Areas: **None**
- Landslide Hazard Areas: **None**
- Steep Slope Hazard Areas
  - Project as presented with proposed 50 ft buffer will **adequately protect** on site steep slopes, planned lots, and stormwater facilities from slope instability
- Unusual Seismic Hazard Areas: **None**



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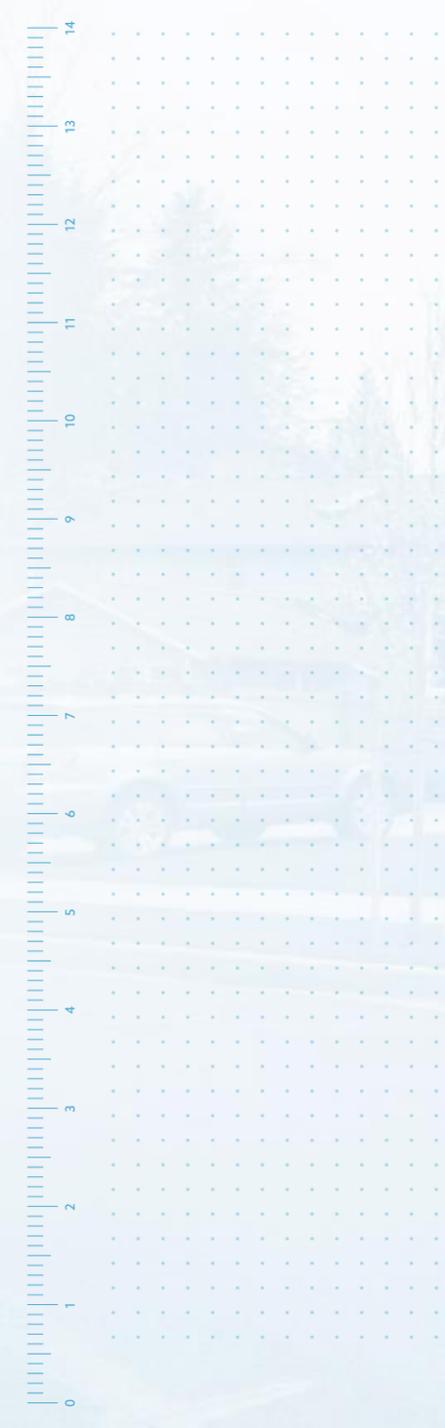
**City of Duvall**

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Existing Site Conditions

# Zoning Summary

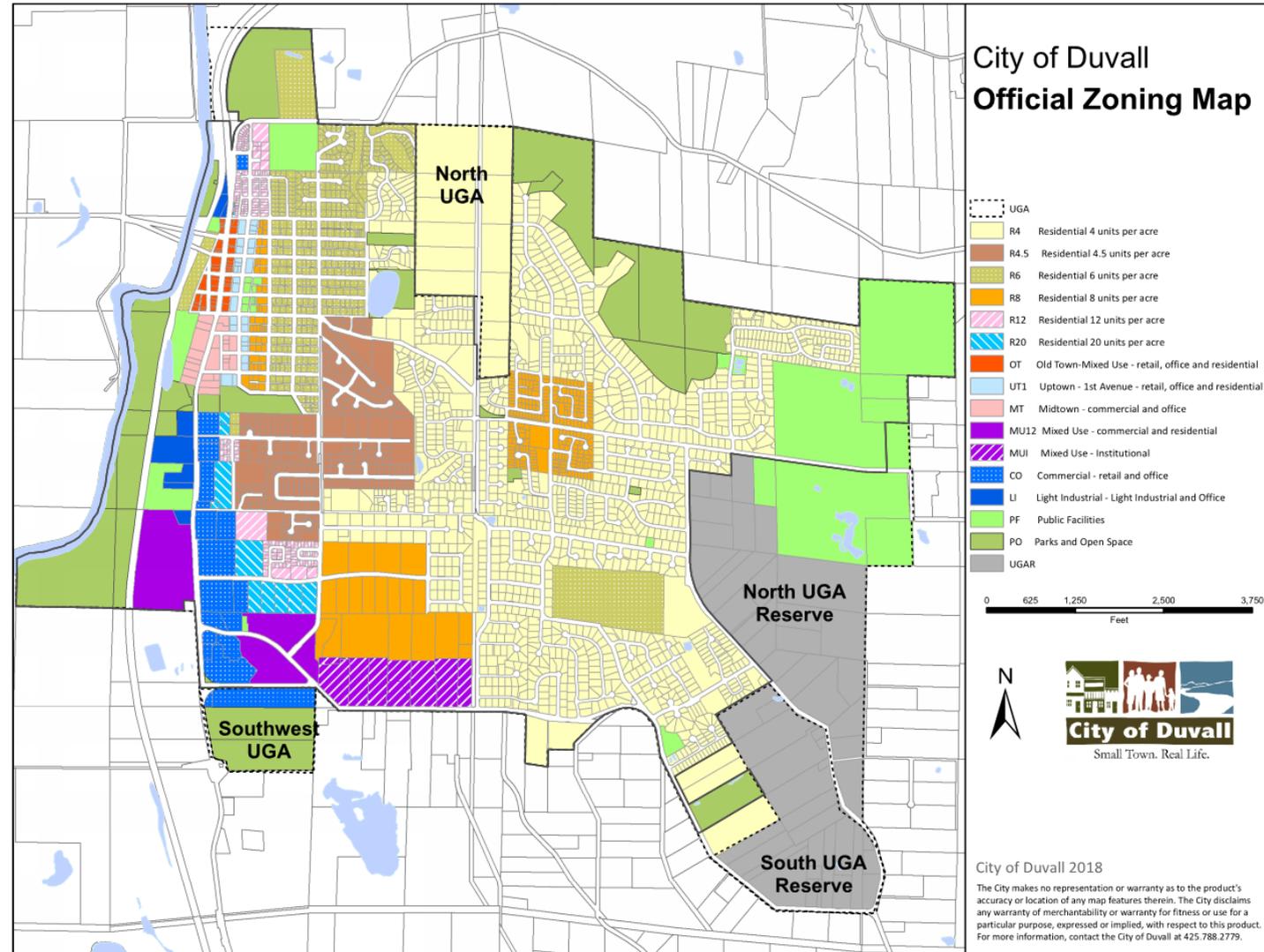


# R-4 Zone

## Residential 4 units per acre

### Permitted uses

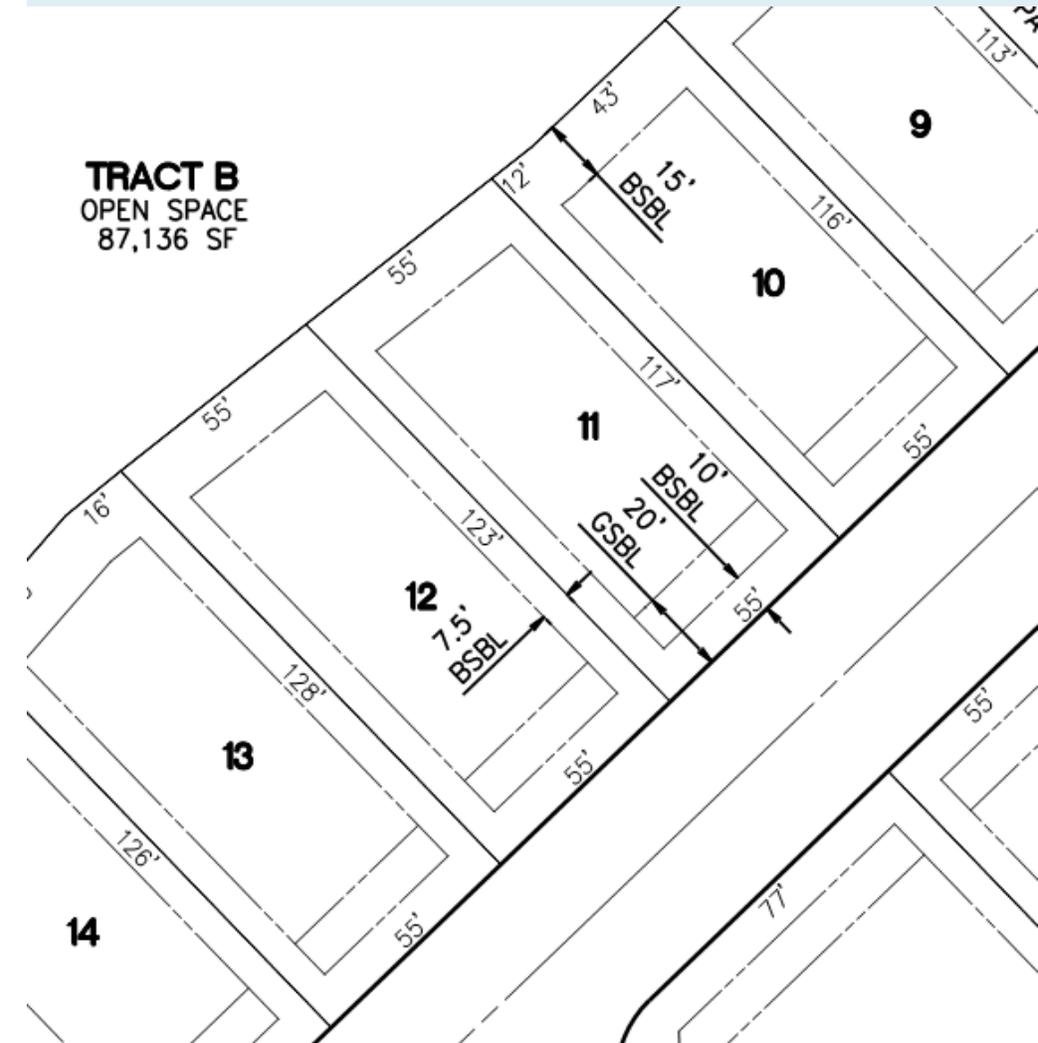
- Accessory dwelling unit
- Adult family home
- Cottage housing
- Detached dwelling unit
- Public or private park
- Pea patch
- Non-motorized recreational trail
- Attached wireless facilities



# R-4 Zone

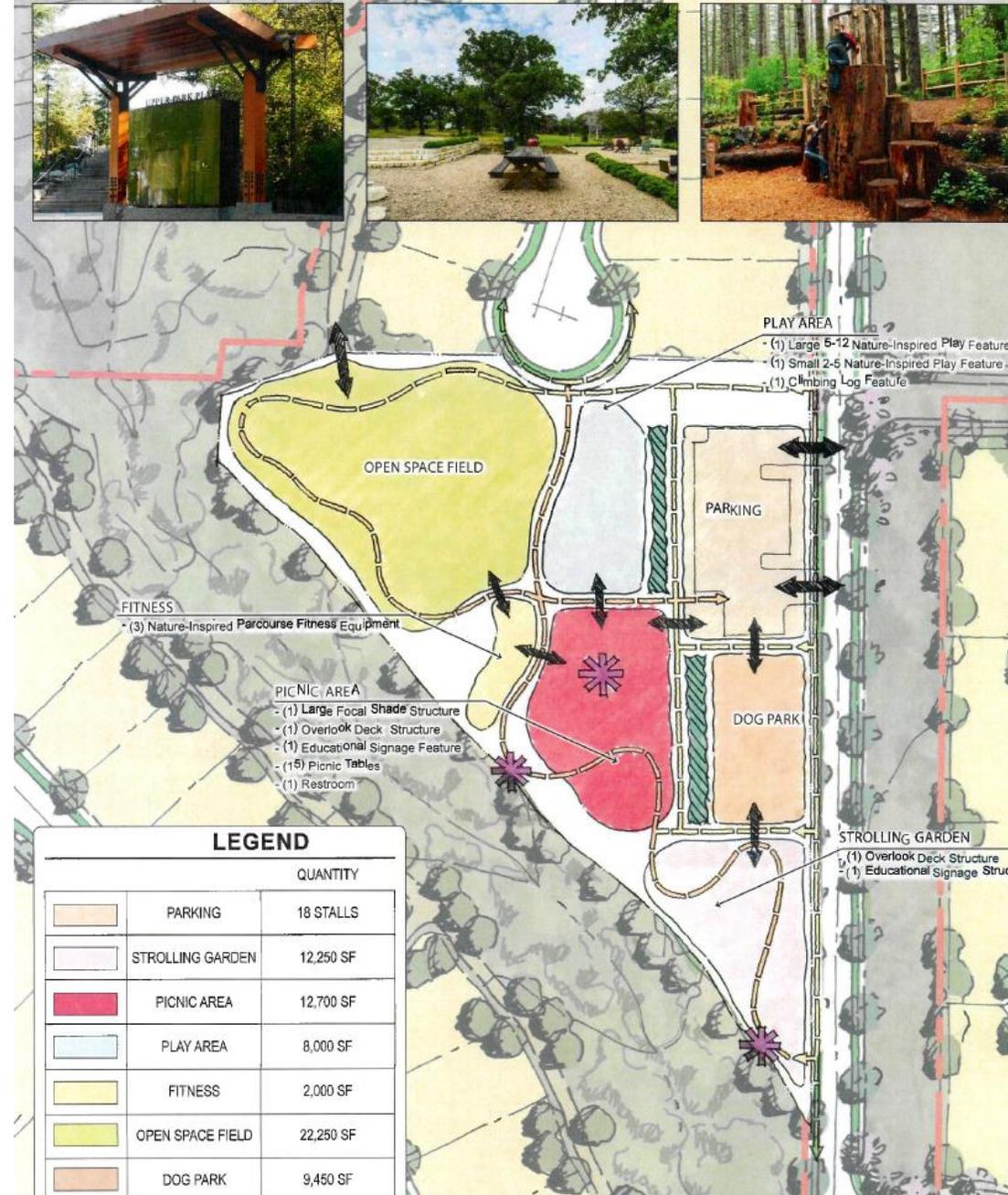
## Residential 4 units per acre

- 4 units per gross acre maximum **density**
  - Sites with **sensitive areas** shall calculate density based on **net usable area**
- 50% maximum **lot coverage** for lots 7,200 SF or greater
- 60% maximum **impervious coverage**
- 6,000 SF minimum **lot size**
- 35 feet maximum **building height**
- 10 feet minimum **street setback**
- 15 feet minimum **rear yard setback**
- 15 feet combined minimum **side yard setback**
- No minimum density



# Open Space

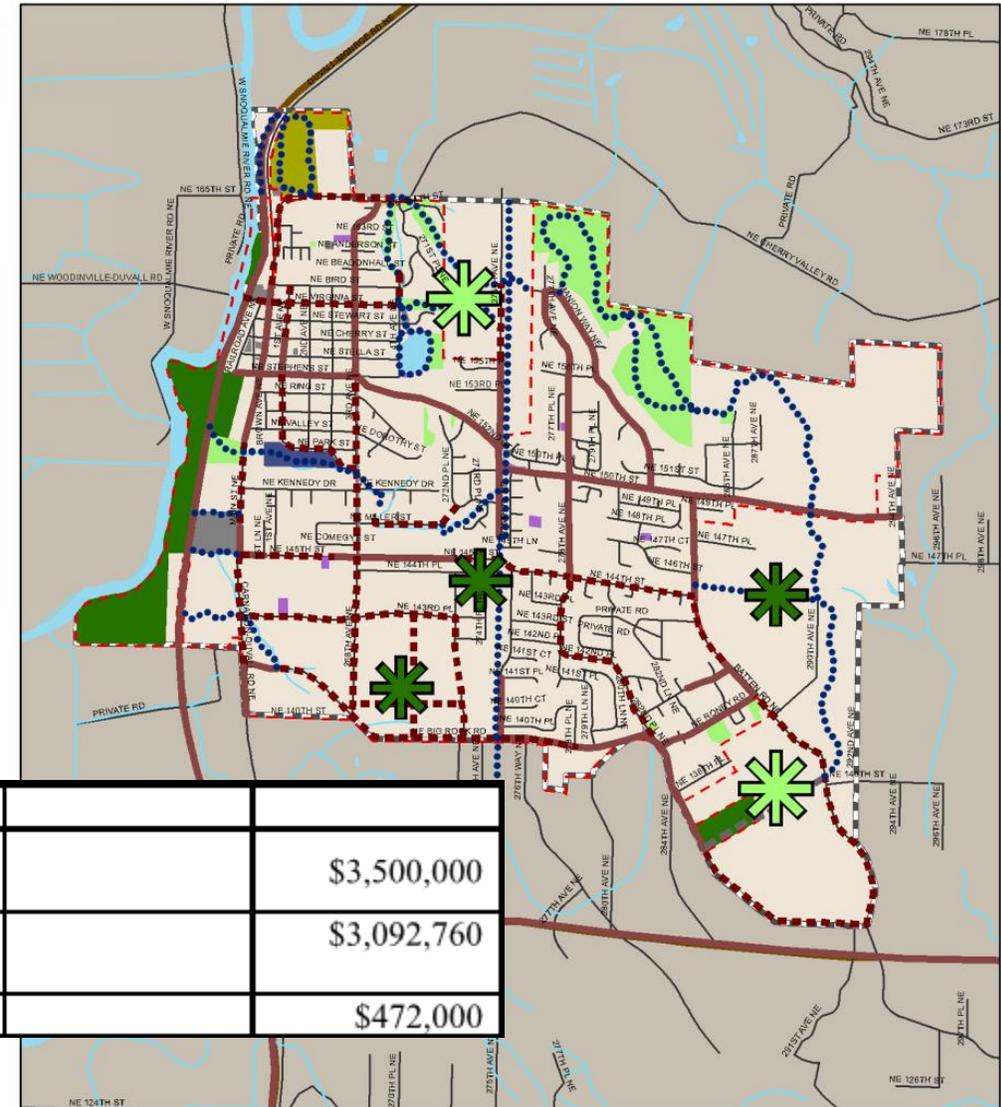
- **10% of the net developable land** shall be set aside for common open space
- A **portion of the sensitive area** can be counted toward open space, if it contains
  - a trail in the outer portion of a sensitive area buffer
  - trail area only shall be calculated toward the required open space requirement



- 2008 Parks, Trails, and Open Space Plan
  - Designates area within NUGA for **future community park**

## Capital Improvements Program

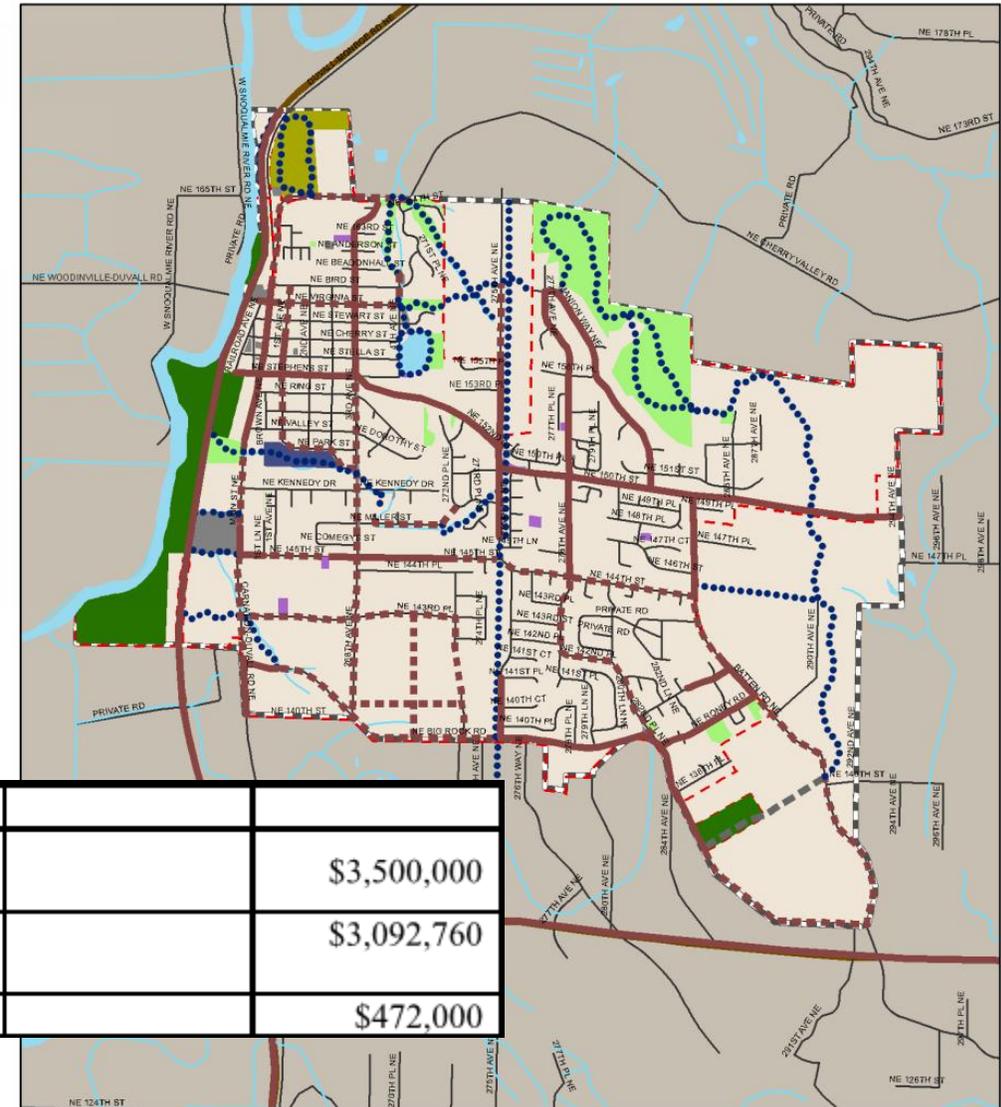
PHASE 2		
Community Park 1, North Island UGA, acquisition (approximately 10 acres)		\$3,500,000
Community Park 1, North Island UGA, construction (approximately 10 acres); medium level development		\$3,092,760
Construction of soft surface trails		\$472,000



- 2008 Parks, Trails, and Open Space Plan
  - Designates areas within NUGA for **future soft surface trails**

## Capital Improvements Program

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City of Duvall Parks, Trails, and Open Space Plan

Figure 8-6. Proposed Trail System



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Real Life.

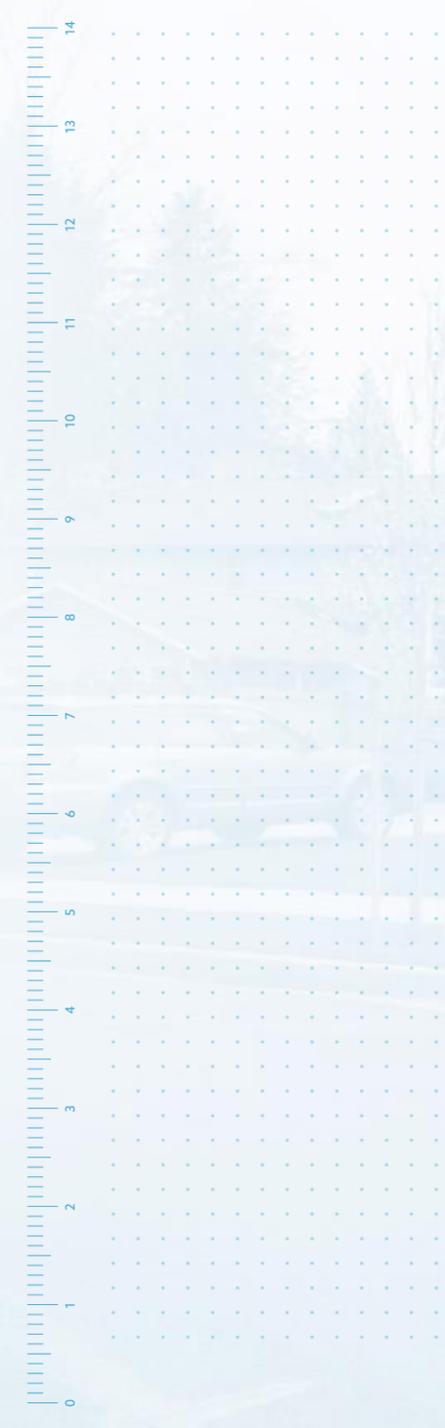
**City of Duvall**

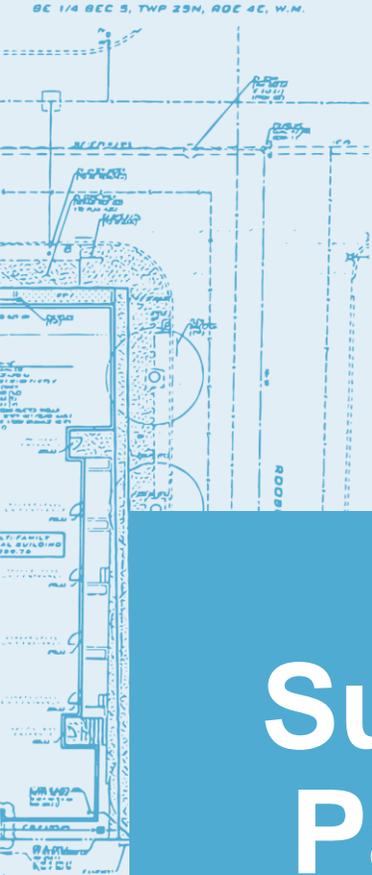
Washington



Proposed Annexation Project

# Hawks Ridge





# Submittal Package

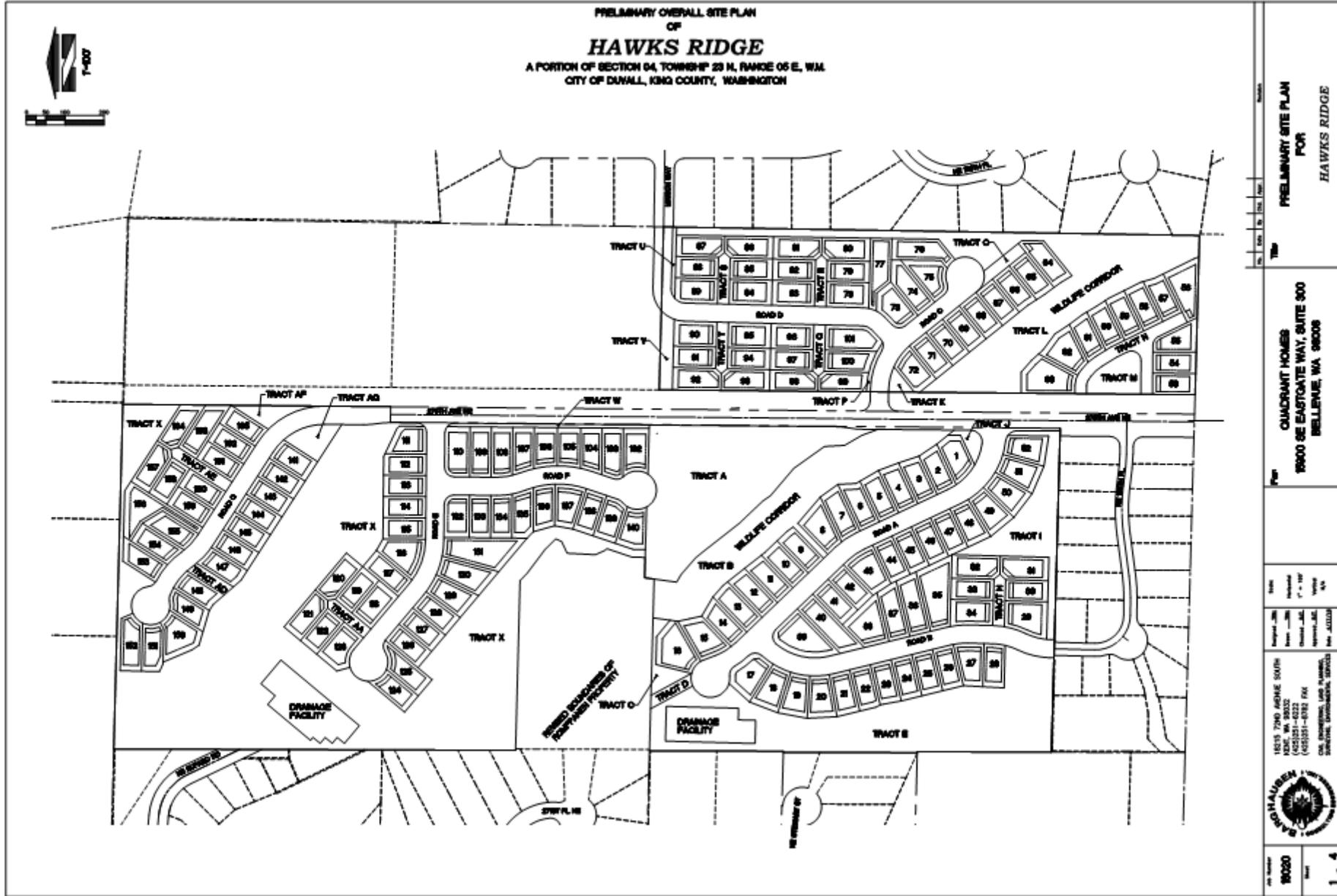
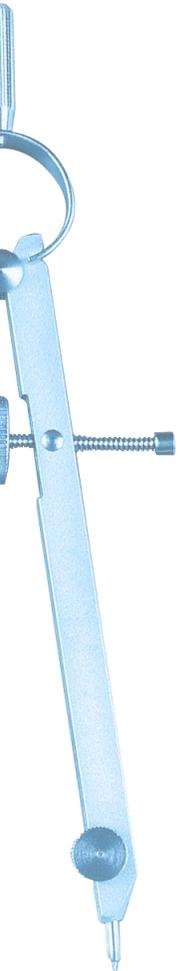
## Submitted May 8, 2018

- Sensitive Area Site Plan
- Tree Protection/Retained Tree Site Plan
- Sewer Evaluation
- Transportation Impact Assessment
- Geotechnical Report
- Community Engagement Plan
- Wetland and Fish and Wildlife Habitat Assessment Report
- Stormwater approach
- Community Park Plan and PTOS Compliance
- Consistency analysis with the 2015 Comprehensive Plan
- Quadrant Signatory Authority
- Master Permit Application
- 50% Annexation Petition
- Assessor's Parcel Information
- Annexation Legal Description
- Pre-Annexation Agreement
- Overall Site Plan Concept
- Cost Benefit Analysis
- Watershed Plan Approach



# Proposal Includes

- **8** out of 13 parcels in the NUGA
- Gross area: approximately **57 acres**
- Net developable area: **46 acres**
- **164 units**
- Proposed density: **3.6 units per acre**
- Approximately **21 acres of open space** tracts including:
  - Parks
  - Trails
  - PSE Corridor
  - Wildlife Corridor
  - Passive Open Space



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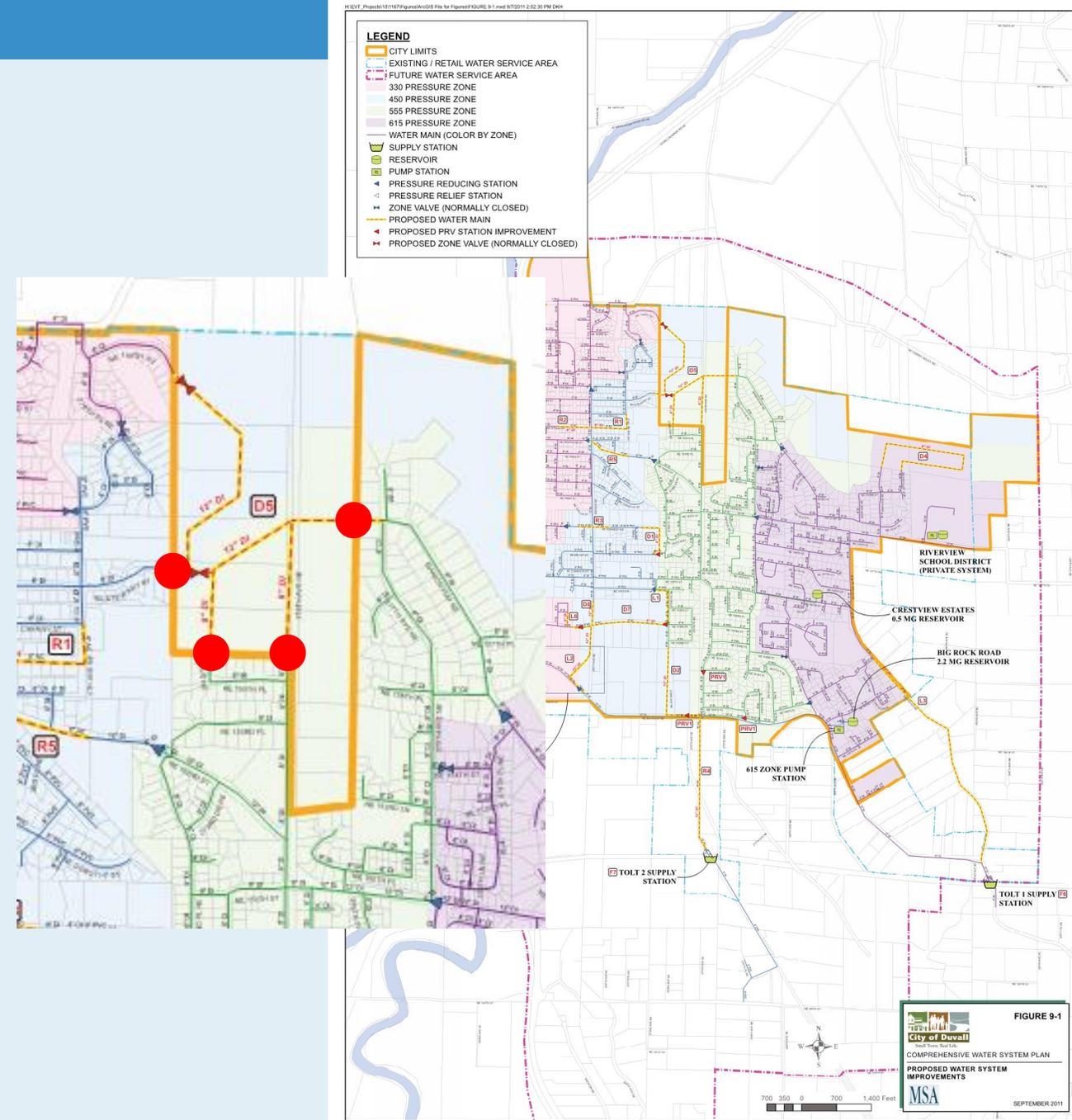


Proposed Annexation Project

# Utilities Summary

# Water

- **Water main** servicing neighboring properties is accessible for the site
- 5 possible **connection points**
- Quadrant's plan show the use of **4 connection points**





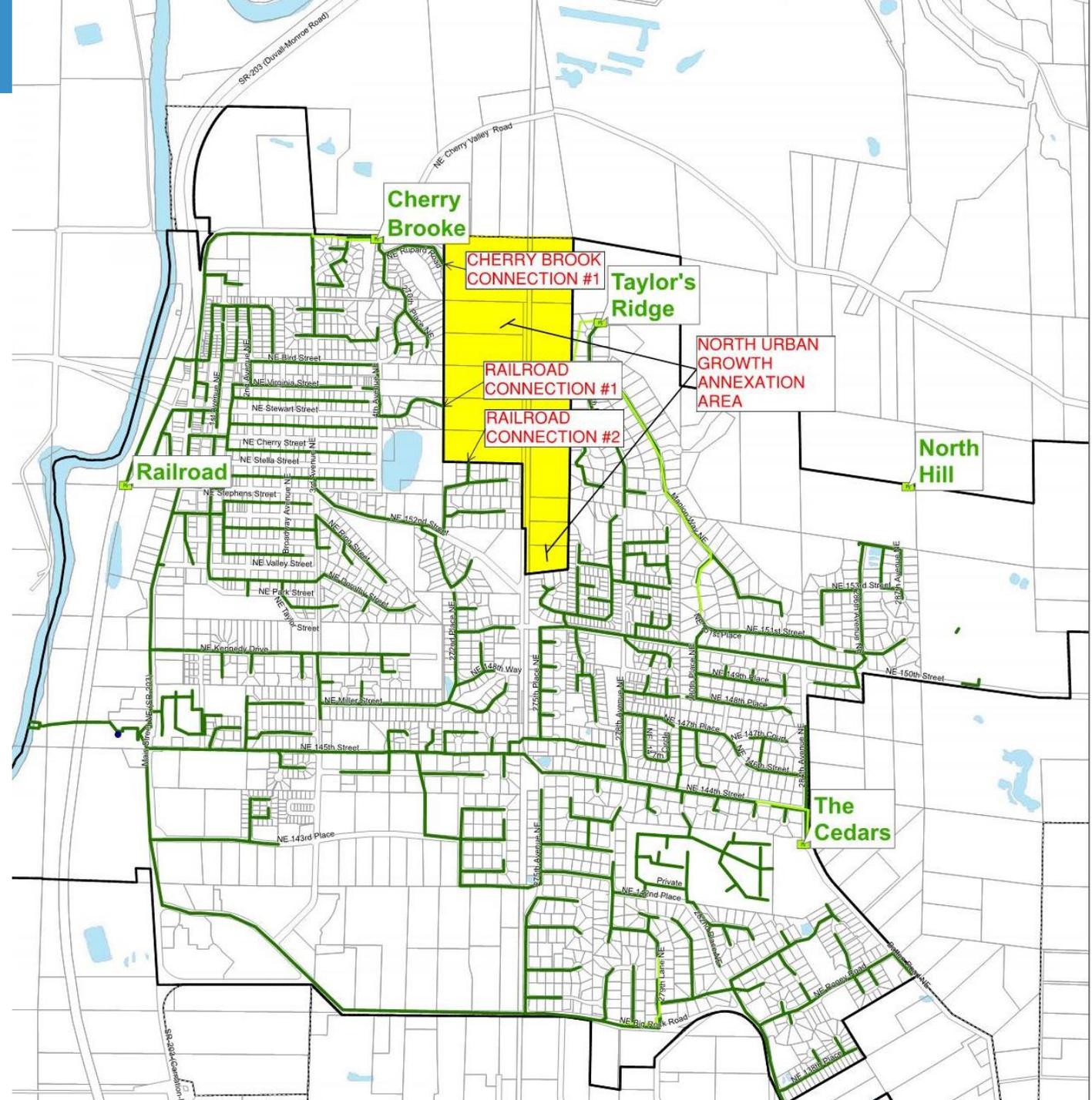
## ■ Storm

- Based on steep slopes, **outfalls may be required** to be tightlined to an approved discharge location
- **Low Impact Development** must be evaluated
  - Geotechnical Engineer identified soils located at the site's north-central area feasible for infiltration with a design infiltration rate of 1 in/hr
  - Duvall's Surface and Stormwater Plan was updated in 2018. This is not reflected in the submitted plans.



# Sewer Evaluation

- 3 possible connection points to existing system
  - Northern portion of NUGA will drain to Cherry Brooke Lift Station
  - Southern portion of NUGA will flow to Railroad Lift Station







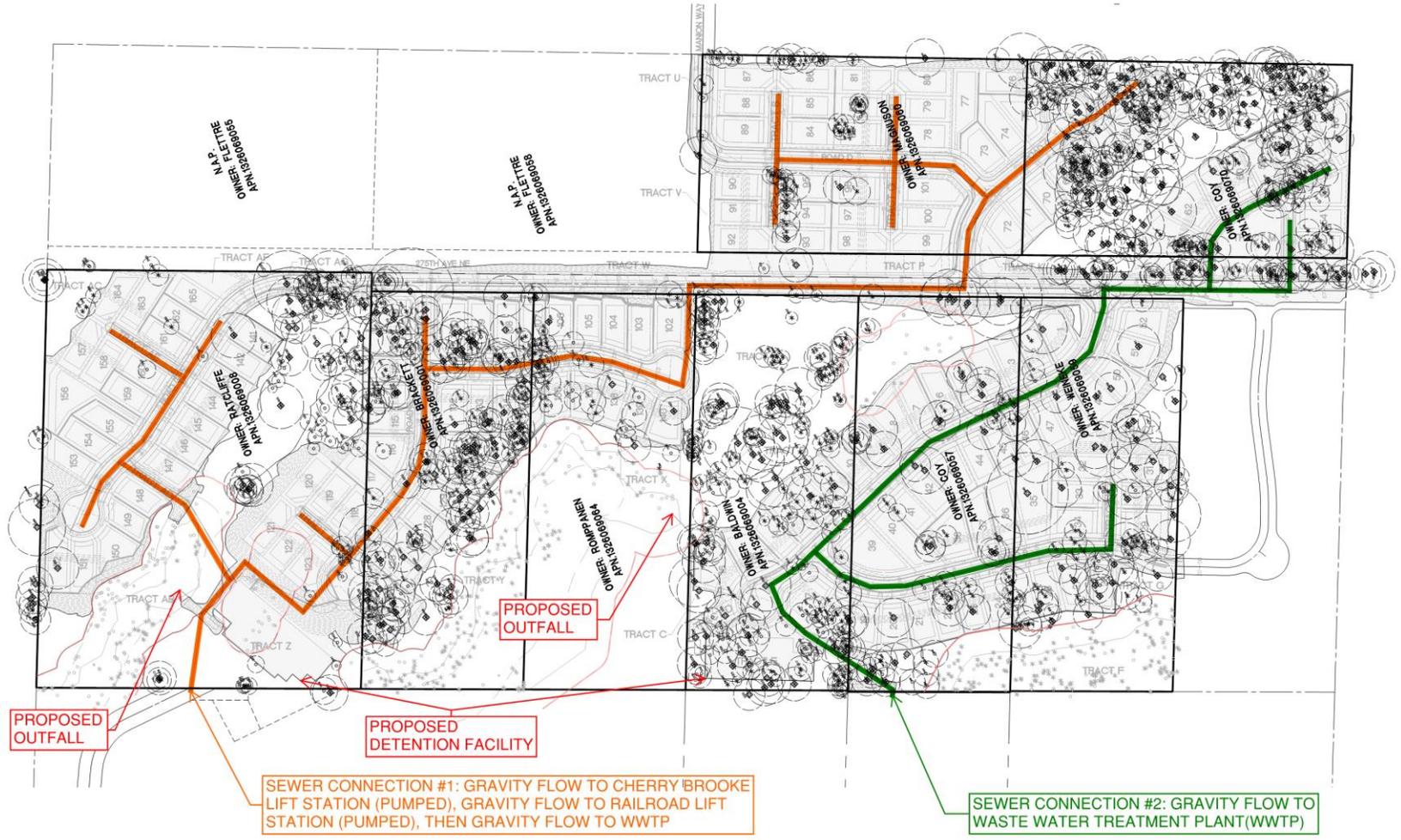
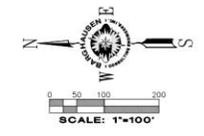
### CONCEPTUAL EXHIBIT

TREE CALCULATION  
 (PER CREATIVE LANDSCAPE SOLUTIONS REPORT TO QUADRANT HOMES DATED MAY 14, 2018)

TOTAL NUMBER OF ASSESSED SITE TREES	3182
TOTAL NUMBER OF SIGNIFICANT AND EXCEPTIONAL TREES(*)	1494
TOTAL NUMBER OF VISIBLE SIGNIFICANT TREES	897
NUMBER OF EXCEPTIONAL TREES BY SIZE ONLY (**)	522
NUMBER OF EXCEPTIONAL TREES BY SIZE AND HEALTH	308
TOTAL NUMBER OF TREE DENSITY CREDITS	11,354
TOTAL NUMBER OF T.C. WITH 1.5 MULTIPLE FOR EXISTING CONIFERS(**)	15,542
NUMBER OF TREE CREDITS FROM VISIBLE TREES	10,851
NUMBER OF REQUIRED TREE CREDITS FOR R-4 (***) (40/ACRE*2)	2,480
TOTAL NUMBER OF RETAINED TREES	431
TOTAL NUMBER OF RETAINED TREE CREDITS	4817
REQUIRED LOT MITIGATION**** (1*160)	465

\*1 ALL TREES WITH DBH > 10" EXCLUDING RED ALDER AND COTTONWOOD  
 \*\* PER DUWALL MUNICIPAL CODE 14.40.120  
 \*\*\* PER DUWALL MUNICIPAL CODE 14.40.050.2.B  
 \*\*\*\* DUWALL MUNICIPAL CODE 14.40.050.1 R-4 REQUIRES 40 TREE CREDITS/ACRE  
 \*\*\*\*\* LOT MITIGATION = 3 T.C./LOT

▭ DISTURBANCE AREA  
 ◊ EXCEPTIONAL TREE



PROPOSED OUTFALL

PROPOSED DETENTION FACILITY

SEWER CONNECTION #1: GRAVITY FLOW TO CHERRY BROOKE LIFT STATION (PUMPED), GRAVITY FLOW TO RAILROAD LIFT STATION (PUMPED), THEN GRAVITY FLOW TO WWTP

SEWER CONNECTION #2: GRAVITY FLOW TO WASTE WATER TREATMENT PLANT(WWTP)

Job Number <b>18020</b>	Scale Horizontal 1"=100' Vertical 1"=10'	Design By: JBL Checked: JBL Approved: JBL Date: 5/22/21	For: <b>THE QUADRANT HOMES 14725 SE 38TH ST, STE 200 BELLEVUE, WA 98008</b>	Title: <b>CONCEPTUAL EXHBIT PTN OF THE SE1/4 OF THE NE1/4 OF SEC. 13, TWP. 26 N., RGE 8 EAST, W. N. CITY OF DUWALL DUWALL COUNTY STATE OF WASHINGTON</b>
 18215 72ND AVENUE SOUTH SUITE 202 425/251-6222 425/251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES WWW.BACHMANOMI.COM	Date: May 15, 2018 - 11:27am Scale: 1"=1' File: P:\18000\18020\Draws\18020-Tree\18020-Tree (018) Disturbance Exhibit.dwg	Revision No.   Date   By   Desc   Appr.		

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Proposed Annexation Project

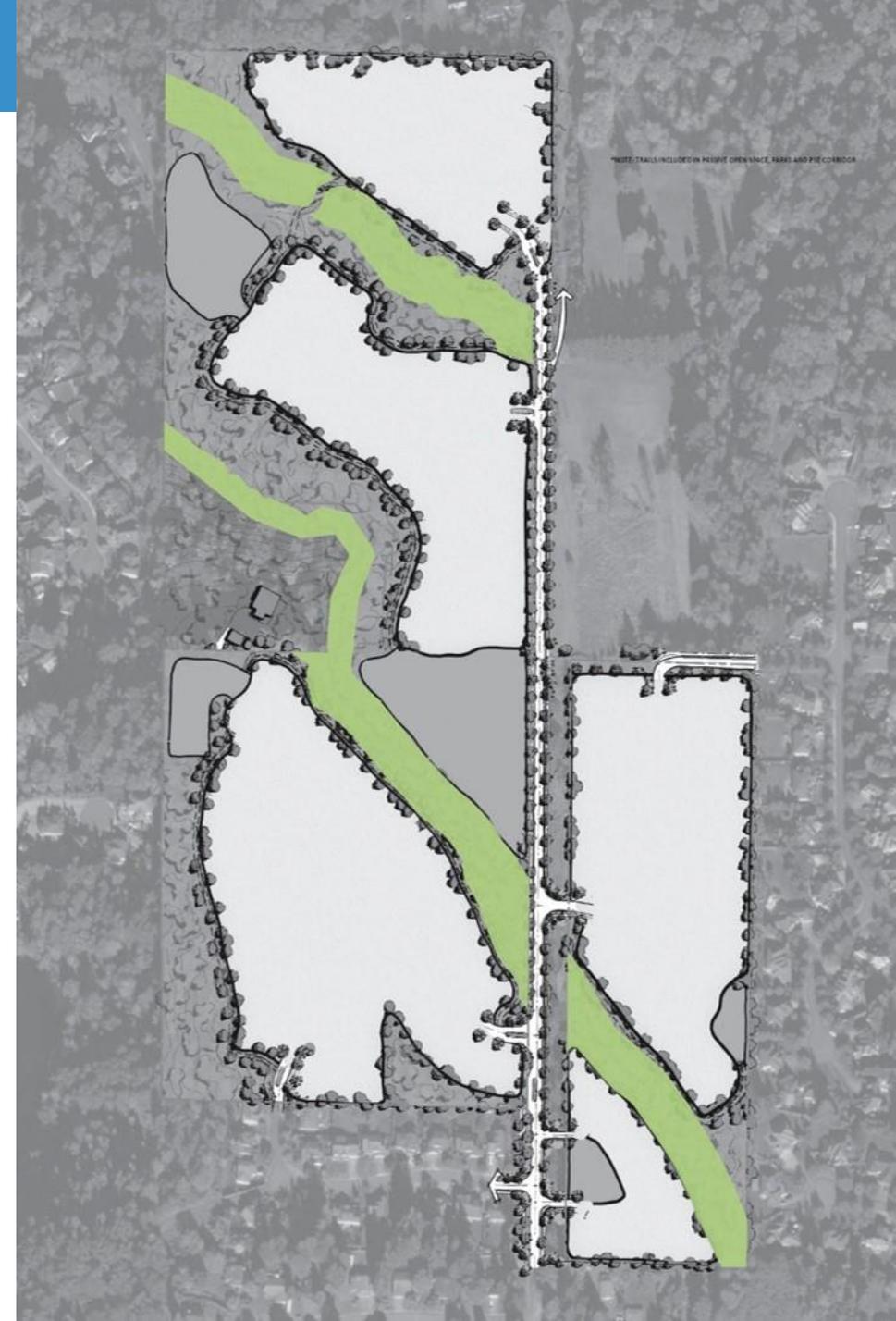
# Site Improvements

# Draft Pre-Annexation Agreement

- Before annexing the NUGA property, the City is requiring the Applicant to **enter into a pre-annexation agreement** to outline specific development conditions

## Habitat Corridor

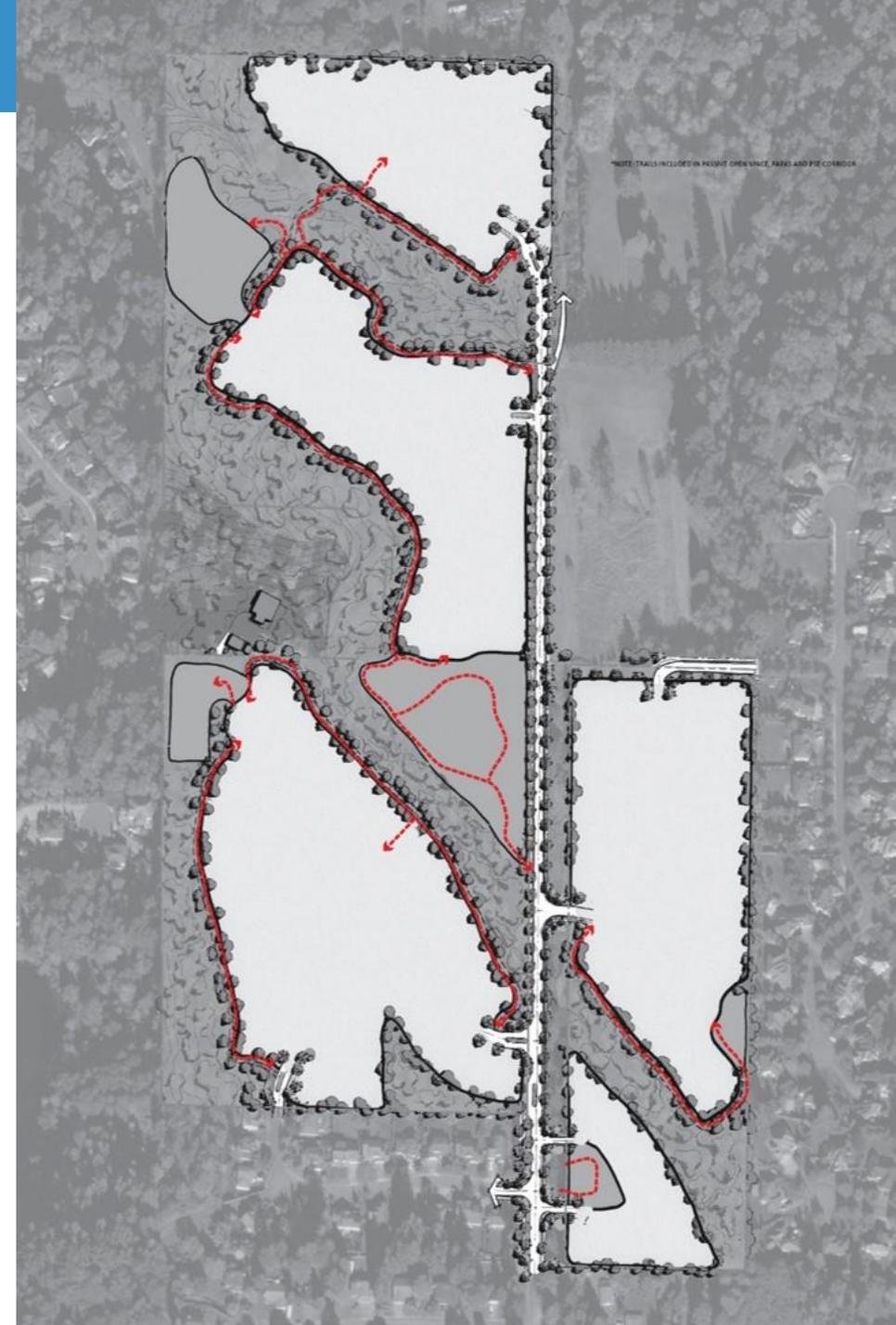
- Approximately **210,000 square feet** of Habitat Corridor required by the City's Watershed Plan
- The applicant proposes to **dedicate the corridor to the City** upon final plat approval, to be managed by the City in perpetuity for **wildlife** habitat



# Draft Pre-Annexation Agreement

## Parks, Trails, Open Space, and Buffers

- The Conceptual Site Plan incorporates approximately **7,000 linear foot trail network** that will connect with the **Habitat Corridor and park system** within the Project
- The applicant proposes to **dedicate the trail network to the City** upon final plat approval



# Draft Pre-Annexation Agreement

## Trails, Parks, Open Space, and Buffers

- The Conceptual Site Plan depicts **five parks**
- The applicant proposes to **dedicate parks that are capable of being dedicated** upon final plat approval.



# Draft Pre-Annexation Agreement

## Trails, Parks, Open Space, and Buffers

- Although not required by City codes or policies, the Applicant will provide a **20 ft wide landscape buffer** along the **eastern** and **southern boundary** abutting The Woodlands and Taylor Ridge neighborhoods

**LEGEND**

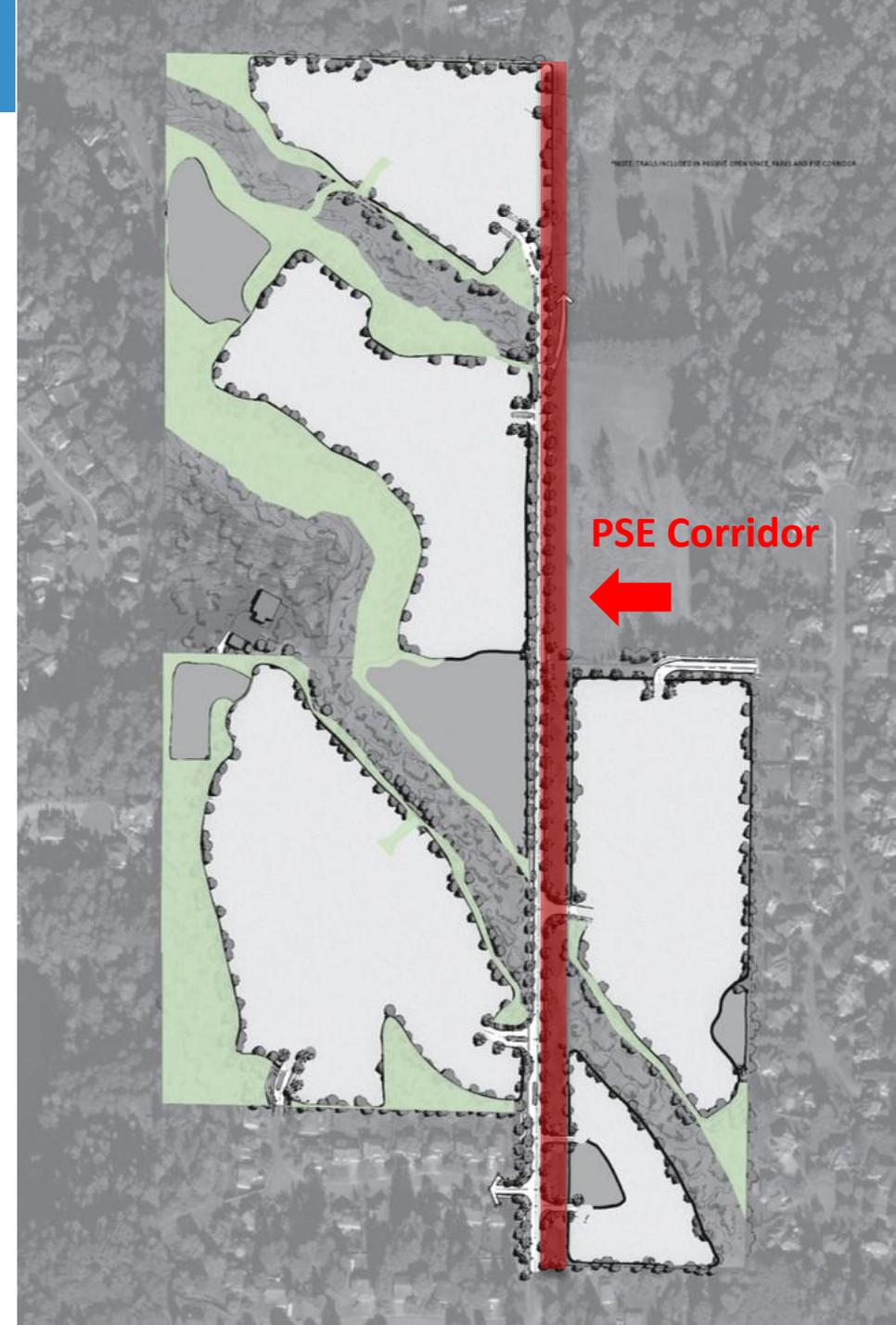
 20' Landscape Buffer Zones

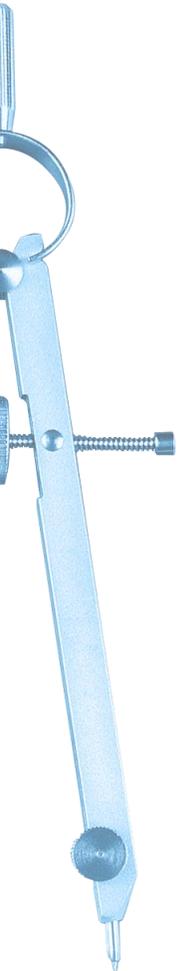


# Draft Pre-Annexation Agreement

## Trails, Parks, Open Space, and Buffers

- Work with Puget Sound Energy to develop an approximately **50 ft wide, 1,300 foot long corridor** running along the east side of 275<sup>th</sup> Ave NE with **public improvements**





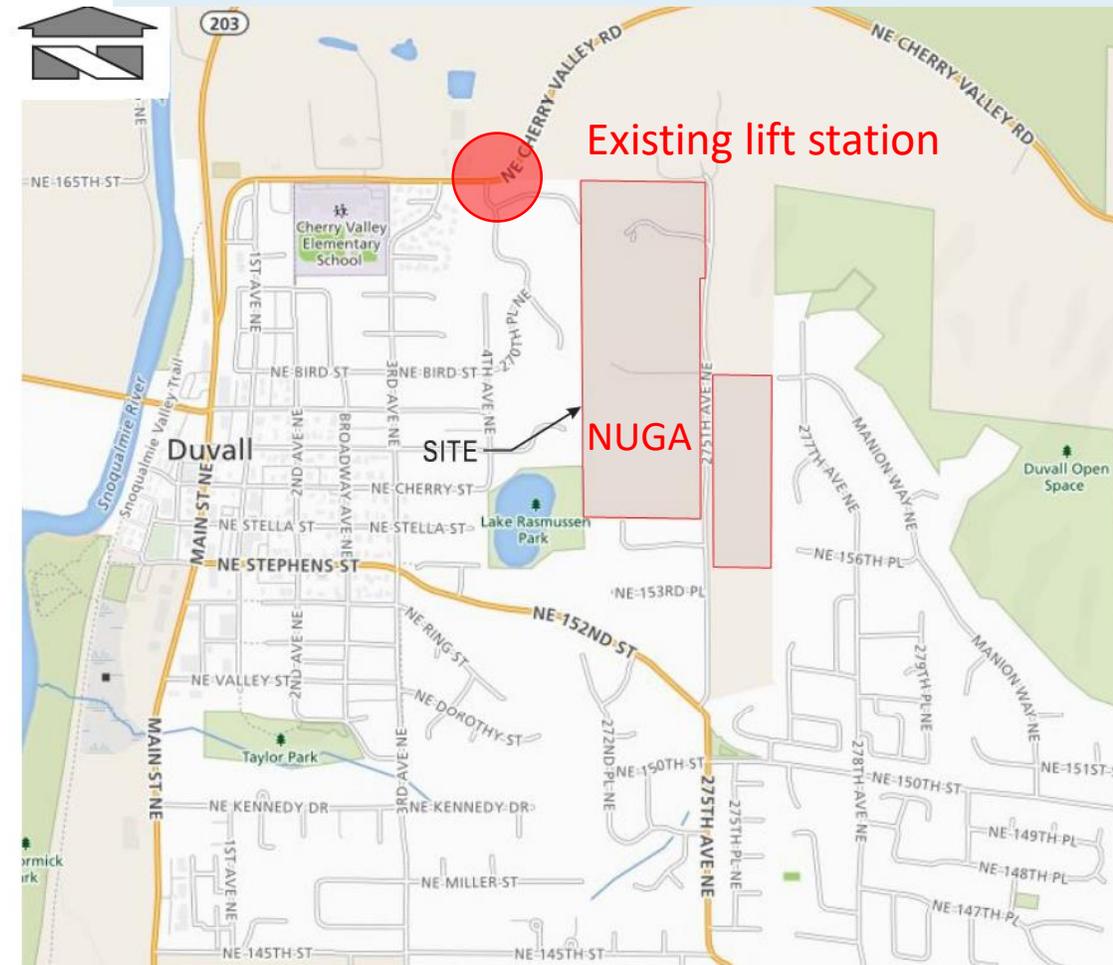
NOT TO SCALE. THIS IS A CONCEPTUAL PLAN AND DOES NOT REPRESENT ANY SPECIFIC PROPERTY OR RIGHTS.

LEGEND		
	WILDLIFE CORRIDOR	6.9 AC
	PASSIVE OPEN SPACE	12.3 AC
	PARKS	4.4 AC
	TRAILS*	6,997 LF
<b>TOTAL</b>		<b>23.6 AC</b>

\*NOTE: TRAILS INCLUDED IN PASSIVE OPEN SPACE, PARKS AND WILDLIFE CORRIDOR

# Draft Pre-Annexation Agreement

- Stormwater
  - Applicant and subsequent **Homeowners Association will own** and assume maintenance responsibility for the storm vaults
- Sewer
  - required construction upgrades to **increase capacity to a sewer lift station** located at the SW corner of Cherry Valley Road and 4<sup>th</sup> Ave NE



# Draft Pre-Annexation Agreement

- Traffic and Circulation
  - The Applicant to provide **construction of two traffic circles** for the City: NE 150<sup>th</sup> Street and 284<sup>th</sup> Ave NE, and NE 150<sup>th</sup> Street and 275<sup>th</sup> Ave NE
  - the Applicant has designed **access along the eastern perimeter** of the Property to mitigate “cut through” traffic through the property
  - pay **impacts fees** to address impacts to the intersections of Main Street NE and Woodinville- Duvall Road and Main Street NE and NE 145<sup>th</sup> Street
  - **construct a portion** of the Manion Way NE road connection to 275<sup>th</sup> Ave NE connection to NE 152<sup>nd</sup> Street
  - **Frontage improvements** along 275<sup>th</sup> Ave NE

**\*explored further in the coming slides\***



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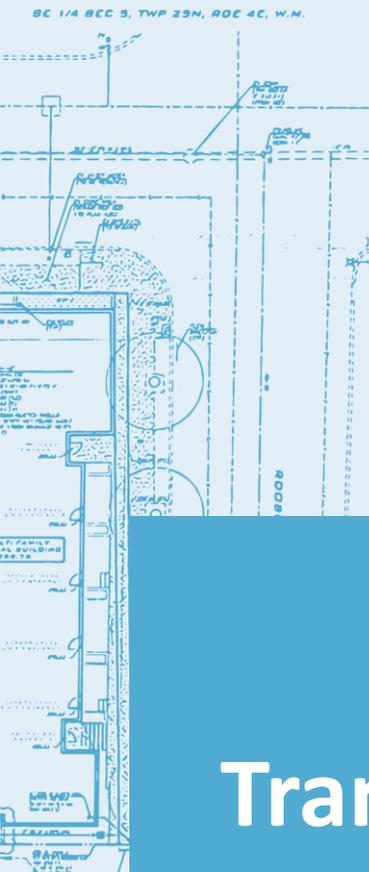
**City of Duvall**

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Potential Impacts

# Traffic



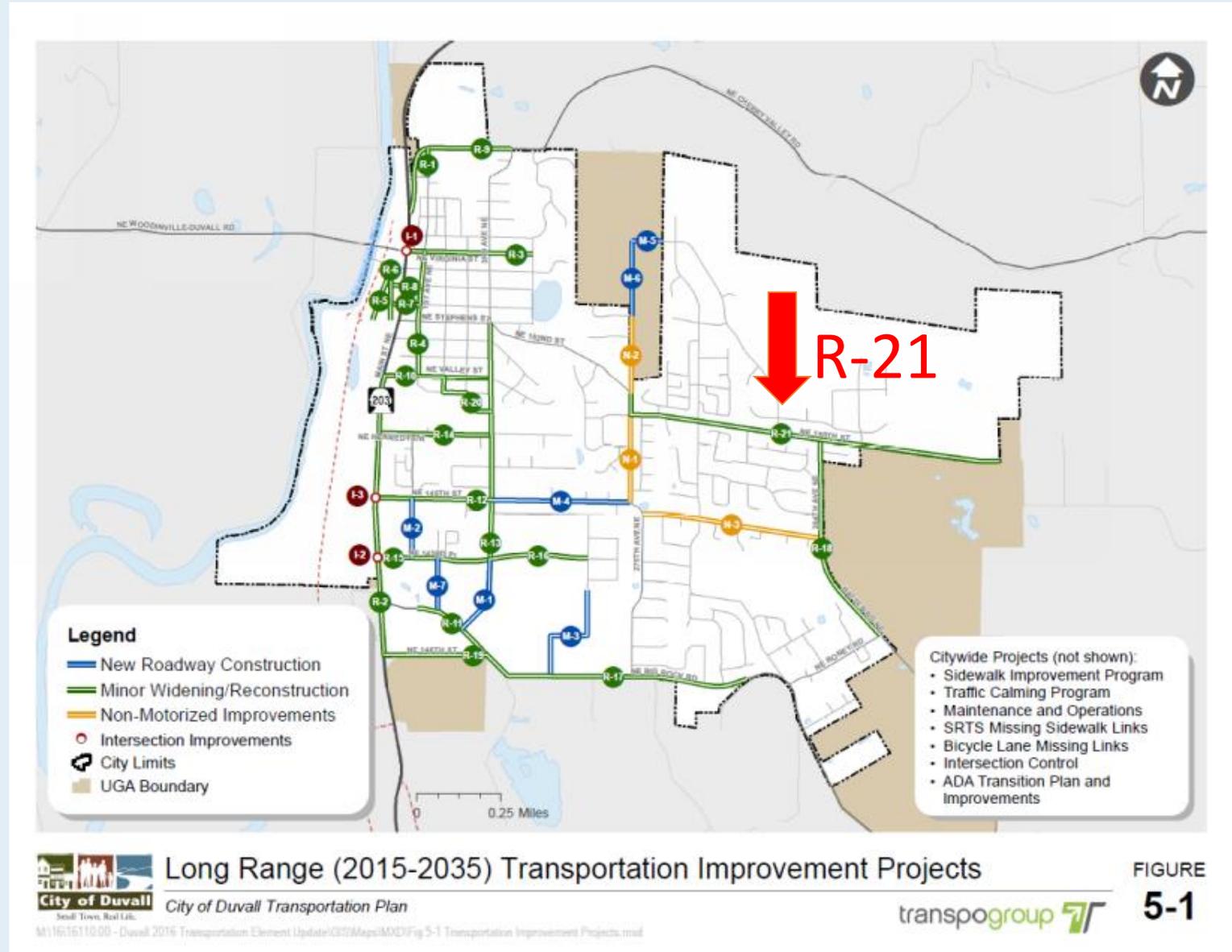
Transpo Group

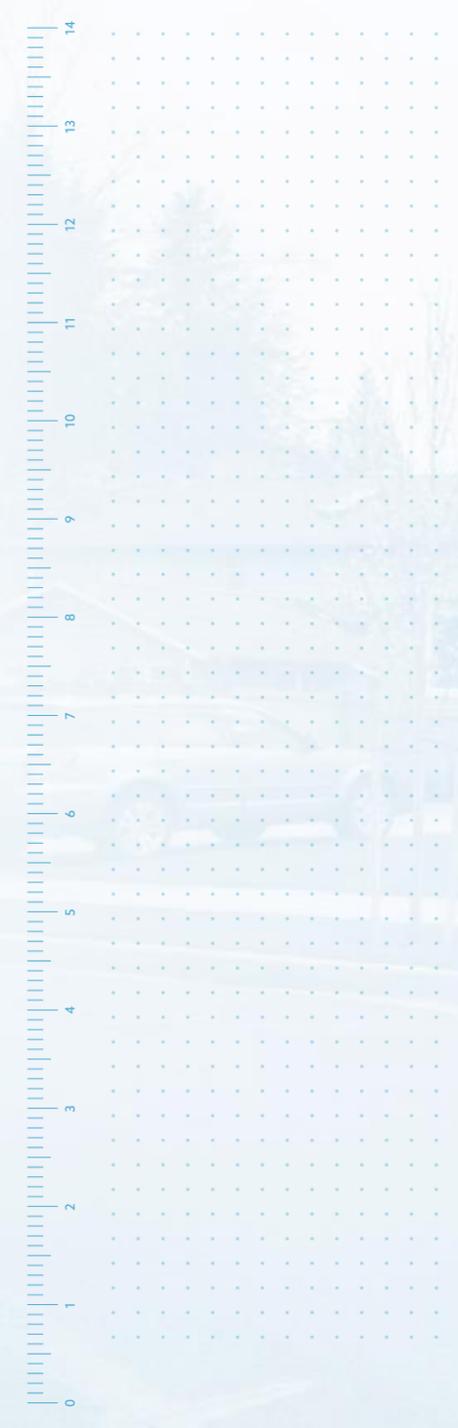
## NUGA Traffic Impact Analysis

- All study intersections are expected to operate at **acceptable** LOS standards in 2025 during peak hours with the **exception** of:
  - **275<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street**: AM and PM Peak Hours
  - **284<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street**: AM Peak Hours only
  - **Main Street NE/ NE Woodinville Duvall Road**: PM Peak Hour Only
  - **Main Street NE/NE 145<sup>th</sup> Street**: PM Peak Hour only

# Mitigation

- **275<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street**
  - Installation of traffic circle
    - Part of Duvall's planned Project R-21
- **284<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street**
  - Installation of traffic circle
    - Part of Duvall's planned Project R-21

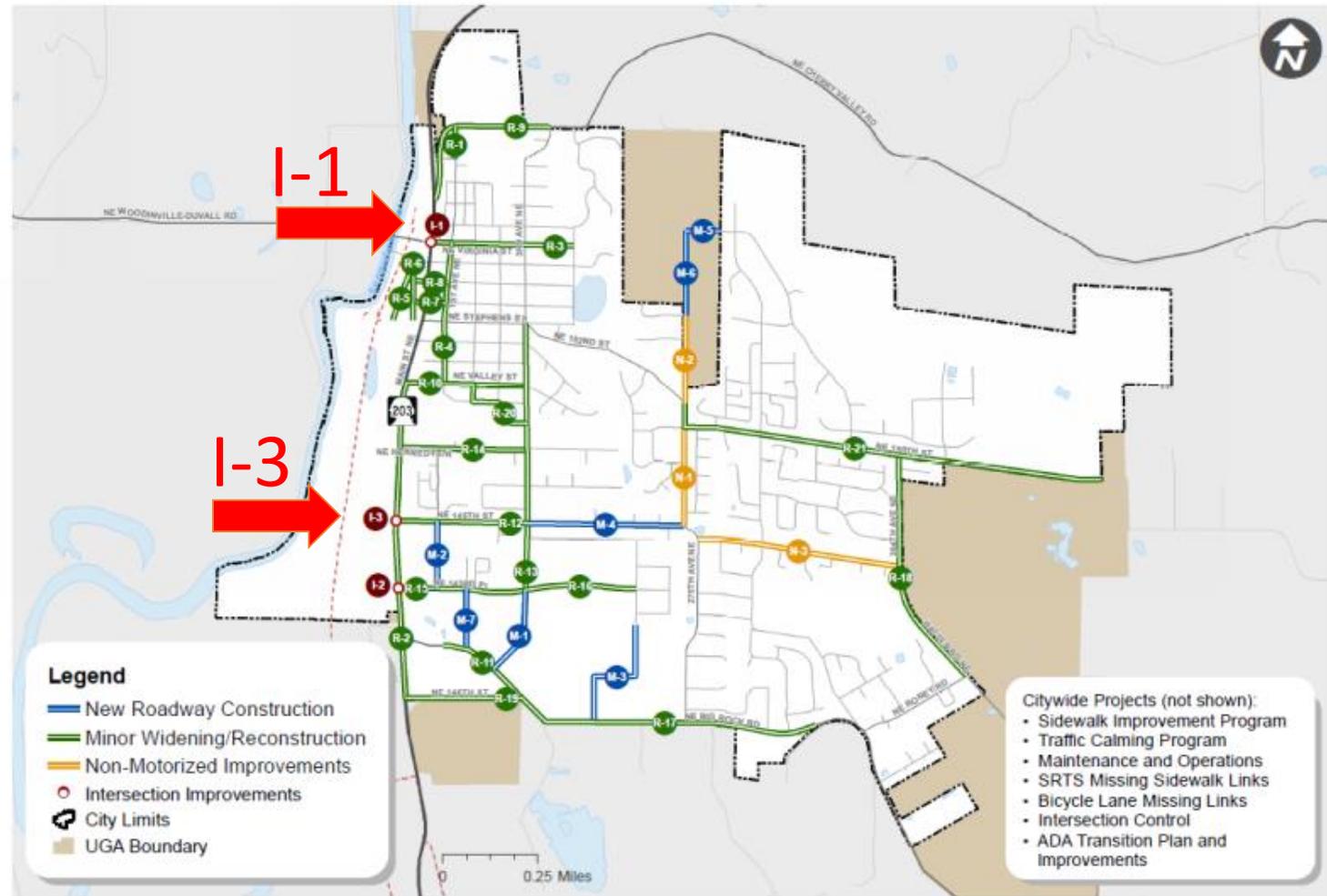




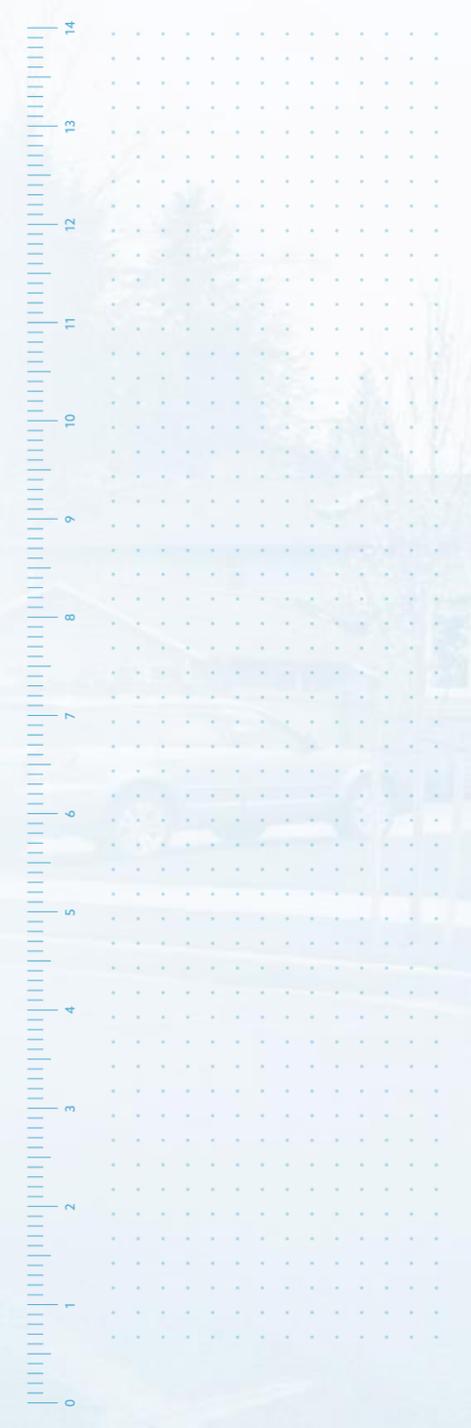
**Traffic Circle Locations**

# Mitigation

- **Main Street NE/ NE Woodinville Duvall Road**
  - City of Duvall does not apply concurrency regulations on SR 203
  - **Completion of intersection improvements: Project I-1**
  
- **Main Street NE/NE 145<sup>th</sup> Street**
  - City of Duvall does not apply concurrency regulations on SR 203
  - **Completion of intersection improvements: Project I-3**



 **Long Range (2015-2035) Transportation Improvement Projects** FIGURE 5-1  
 City of Duvall Transportation Plan   
M:\16\16110.00 - Duvall 2016 Transportation Element Update\GIS\Maps\MXD\Fig 5-1 Transportation Improvement Projects.mxd



## Intersection Improvements

# TENW Traffic Impact Analysis

- Based on a **full build-out** of the annexation area with **245** single-family homes
  - **181 trips** during **weekday AM** peak hour
  - **243 trips** during **weekday PM** peak hour
- All study intersections are expected to operate at acceptable LOS standards in 2025 during peak hours **with the exception of:**
  - **275<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street:** AM and PM Peak Hours
  - **284<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street:** AM Peak Hours only
  - **Main Street NE/ NE Woodinville Duvall Road:** PM Peak Hour Only
  - **Main Street NE/NE 145<sup>th</sup> Street:** PM Peak Hour only
- Consistent with Transpo's TIA



# Mitigation

- **275<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street: AM and PM Peak Hours**
  - **Installation of traffic circle**
- **284<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street: AM Peak Hours only**
  - **Installation of traffic circle**
- **Main Street NE/ NE Woodinville Duvall Road: PM Peak Hour Only**
  - **Payment of City transportation impact fees**
- **Main Street NE/NE 145<sup>th</sup> Street: PM Peak Hour only**
  - **Payment of City transportation impact fees**

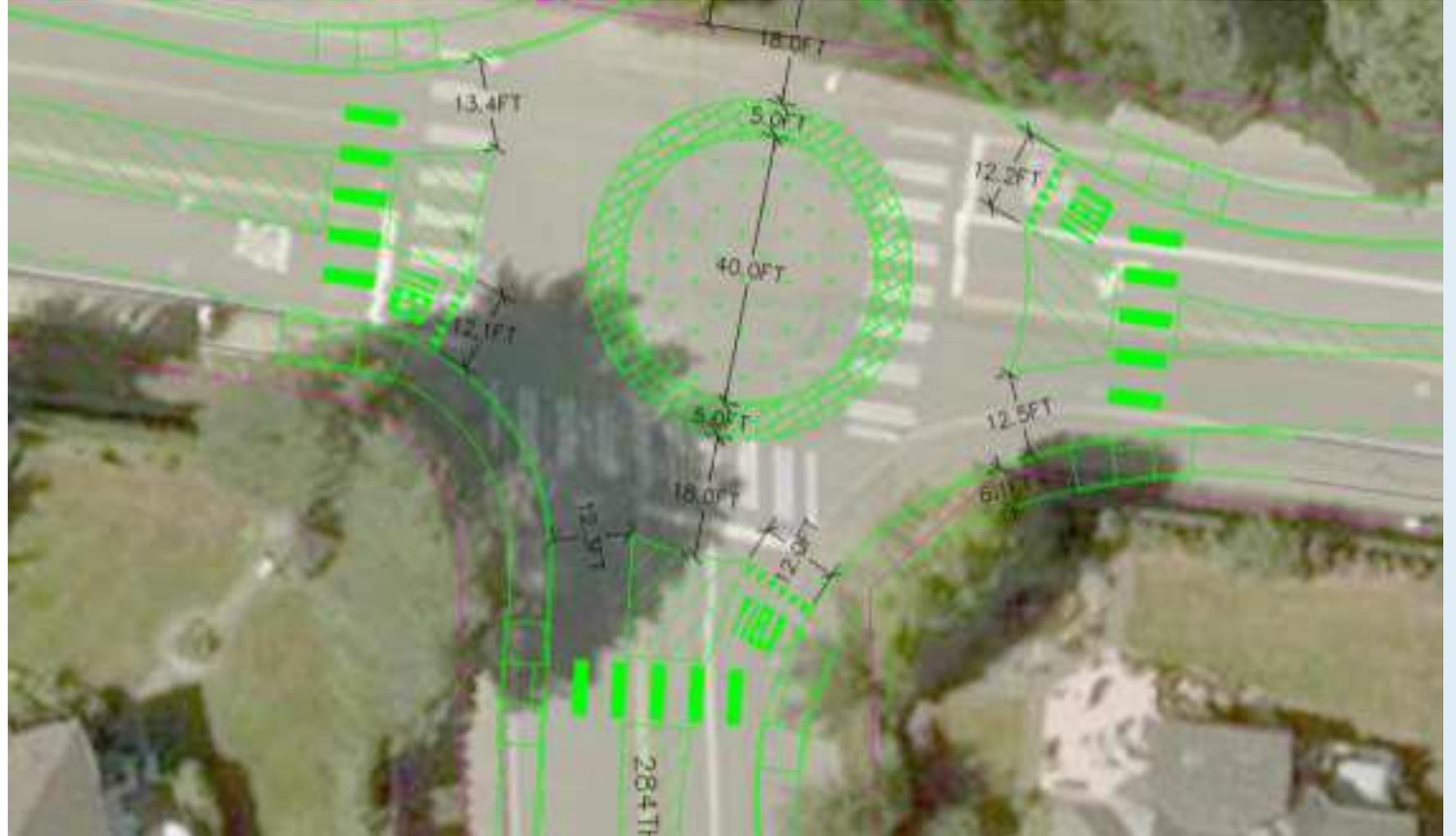




# 284<sup>th</sup> Ave NE/NE 150<sup>th</sup> Street



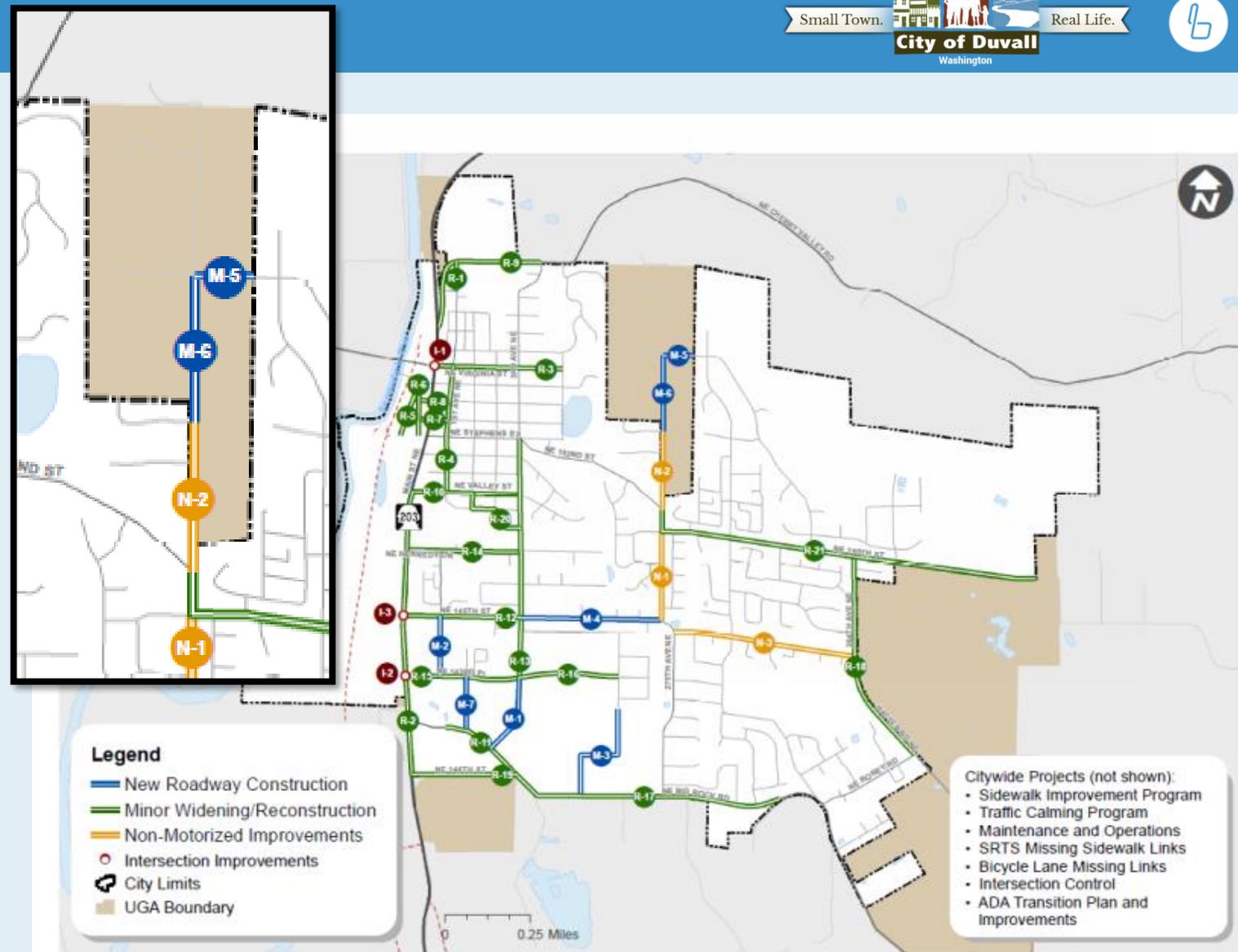
**Existing**



**Conceptual**

# Other Improvements

- **Additional improvements** will be implemented as part of the NUGA annexation and proposed development
  - **Manion Way NE road connection to 275<sup>th</sup> Ave NE** – part of Duvall’s planned Project M-5
  - **275<sup>th</sup> Ave NE connection to the NE 152<sup>nd</sup> Street** – part of Duvall’s planned Project M-6
  - **Frontage Improvements along 275<sup>th</sup> Ave NE** – part of Duvall’s planned Project N-2



Long Range (2015-2035) Transportation Improvement Projects

City of Duvall Transportation Plan

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FIGURE

5-1

Small Town.



Real Life.

**City of Duvall**

Washington



Potential Impacts

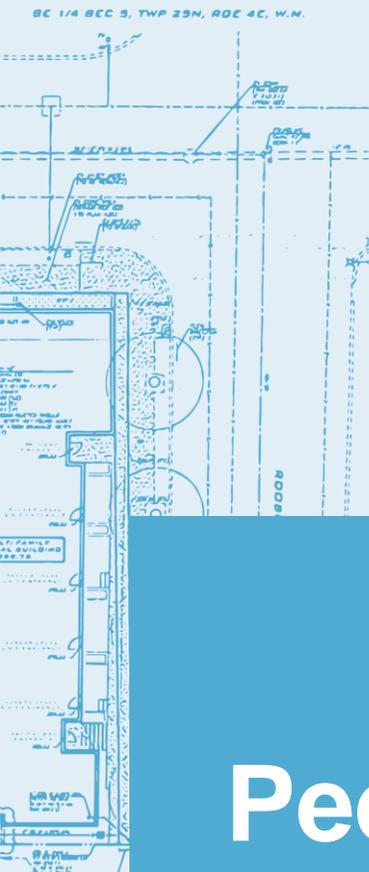
# Trees

# Creative Landscape Solutions

In summary:

Tree Calculation	
Total number of assessed site trees	3182
Total number of significant and exceptional trees* <sup>1</sup>	1494
Total number of viable significant trees	997
Number of exceptional trees by size only * <sup>2</sup>	522
Number of exceptional trees by size and Health	358
Total number of tree density credits	11,354
Total number of T.C. with 1.5 multiple for existing conifers* <sup>3</sup>	15,342
Number of tree credits from viable trees	10,851
Number of required tree credits for R-4 * <sup>4</sup> (40/acre*62)	2,480
Total number of retained trees	431
Total number of retained tree credits	4817
Required Lot mitigation* <sup>5</sup> (3*165)	495





# Peer Review

## Urban Forestry Services, Inc.

- **Recommends an adjustment** to tree calculations
  - Reduce trees in the report from 3,182 to 1,494
  - Exclude **critical area** trees
  - Exclude trees within the **powerline corridor**
- Utilize a **color-coded map showing exceptional trees** that are viable for retention
  - assist with **choosing alternative designs** for effective retention

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Real Life.

**City of Duvall**

Washington



Potential Impacts

# Duvall's Growth

- King County's Housing Capacity (2006)
- King County's Growth Target for Duvall (2006-2031)
  - Permits issued 2006-Current
  - Vested units to-date (*DA, P-Plat, under construction*)
- King County's Growth Target remaining
  - Projects in pre-application/pre-approval phase
  - NUGA Annexation – full build out (Quadrant proposes 164 units)
- King County's Growth Target exceedance

2,650 units

**1,140 units**

537 units

527 units

**76 units**

165 units

250 units

**339 units**

## 2015 Comprehensive Plan (EIS) Alternative 1

- Duvall's updated Housing Capacity *(adopted 7/6/2016)*
- Existing SFR and MF (2015)
- Permits issued between 2015-Current *(as of 8/16/2019)*
- Housing Capacity updated (2015-2035)
- Current Development
  - vested projects (via Development Agreement, P-Plat, under construction)
  - projects in pre-application/pre-approval phase
  - NUGA Annexation – full build out (Quadrant proposes 164 units)
- Total Housing Capacity Remaining

3,841 units

2,586 units

193 units

**1,062 units**

527 units

165 units

250 units

**120 units**

Small Town.



Real Life.

**City of Duvall**

Washington



Conclusions

**Next Steps**

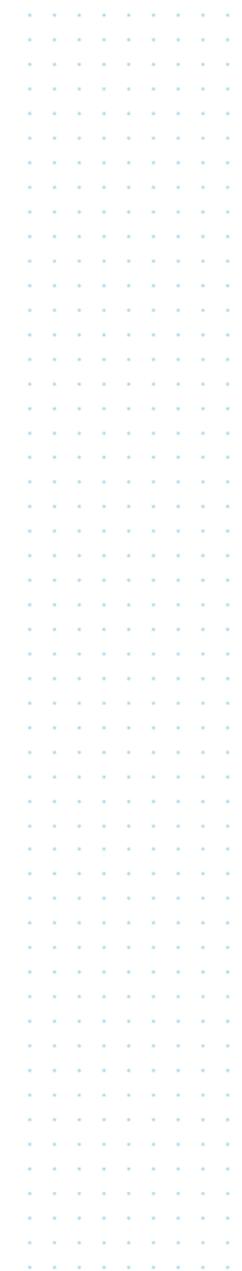
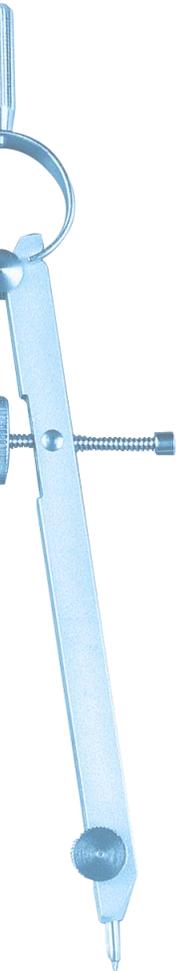
- **Current Petition Status**

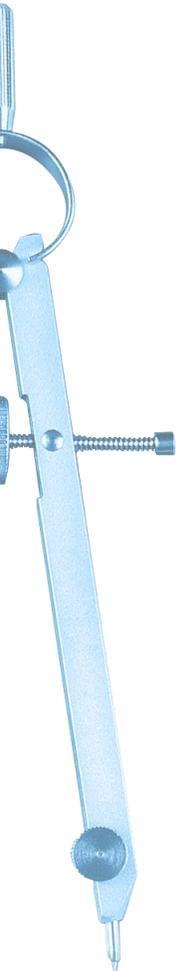
- **50% Annexation Petition** was submitted May 8, 2018

- Peer Reviews of all submittal materials to be completed
  - Still waiting financial impact analysis
- First round of staff comments were received
- Planning Commission/City Council monthly update – Quadrant last addressed City Council in January 2019

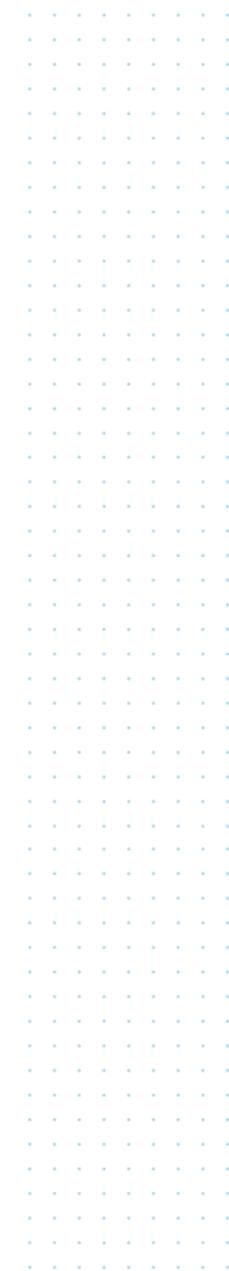
- Staff submitted 50% **petition to King County** for verification

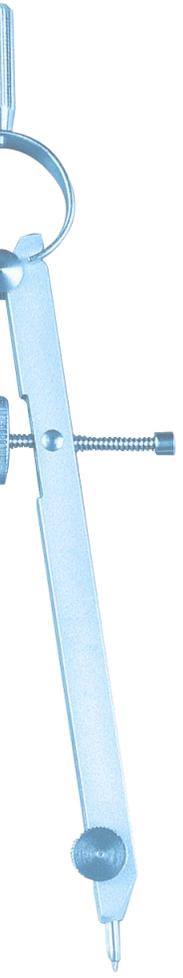
- Planning Commission/City Council **Joint Workshop** – first one held tonight





## • Next Steps in Annexation Process

- Community Meeting
  - Staff sends **advance notice of intent** to the King County Boundary Review Board (BRB)
  - **Public Hearing** before Planning Commission - Planning Commission makes recommendation to City Council
  - **Public Hearing** before City Council – City Council makes final decision
  - If approved, **notice of intent to annex** package sent to BRB
  - If approved by BRB, **annexation certificate** is sent to Washington State Office of Financial Management
  - **New boundaries** are sent to relevant agencies
  - **Preliminary Plat** application to be submitted and **reviewed formally**
- 



# Questions?

