

MEMORANDUM

TO: 2015 Comprehensive Plan Update File

FROM: Boyd Benson, Public Works
Ben Swanson, Planning (Original Memo)

REVISION DATE: January 15, 2016
ORIGINAL DATE: February 10, 2015

RE: City of Duvall 2015 Capacity and Transportation Analysis Study/EIS Alternatives

INTRODUCTION

The City of Duvall Public Works and Planning Departments completed a buildable lands and Transportation Analysis Zone (TAZ) study to support development of the 2015 Comprehensive Plan amendment. The study includes baseline measurements of residential and commercial uses within the City as of January 1, 2015 and forecasts for future growth used to support residential population growth estimates, transportation planning, and modeling efforts for a period of 20 years to the horizon year of 2035.

The information generated by this study is intended for a variety of planning purposes, including impacts evaluated under the Environmental Impact Statement (EIS) associated with the Comprehensive Plan Amendment. The 2015 residential count and the future residential estimate will assist in better understanding current residential uses, projecting potential additional residential and commercial development, and estimating future population. The information will also be used by the City's transportation consultant in updating the Transportation Comprehensive Plan Model and to forecast traffic, level of service, and required transportation improvements based on existing and future residential and commercial needs.

Prior to this analysis, a Housing Analysis Study was completed for the 2004 Comprehensive Plan update by the Planning Department (June 3, 2004). This information was used to develop the 2004 Comprehensive Plan update and the 2006 Transportation Comprehensive Plan Element update. The information was further updated as part of the 2008 Transportation Element. The 2004 and 2008 studies assumed a horizon year of 2022. The current analysis assumes a 2035 horizon year but is otherwise consistent with the previous plans and updates.

Staff also completed a Transportation Analysis Zone (TAZ) study to support development of the 2008 Transportation Plan and 2015 update. Staff subdivided the City into a total of 80 geographic TAZs within the City based on zoning, transportation linkages, travel patterns, and other physical and modeling factors. The 2015 analysis used the same TAZs developed for the 2008 analysis with the addition of six new TAZs used to

evaluate growth alternatives associated with the UGA and UGAR areas. Baseline measurements of residential and commercial uses were developed for each TAZ by City Staff in conjunction with the City’s transportation consultant. The remainder of this memorandum documents the approaches and results of the 2015 study.

This study also includes analysis of five EIS alternatives proposed as part of the Comprehensive Plan Update. City limits, Urban Growth Areas (UGA), and Urban Growth Area Reserve (UGAR) areas considered in this evaluation are depicted on Figure 1.

BASELINE 2015 RESIDENTIAL AND COMMERCIAL USE RESULTS

Residential

City of Duvall staff completed a buildable lands analysis using a geographic information system (GIS) evaluation that included 2012 air photo images, King County parcel/assessor data, sensitive areas data, and current Duvall infrastructure information. In addition, staff completed field visits and utilized City records (building permits and plats) to update the data.

Residential counts include existing single- and multi-family units within City limits and UGAs as of January 2015. Pipeline projects and entitled undeveloped lots not completed by January 2015 were included in the future residential calculation. Total residential counts for the 2015, 2008, and 2004 analyses are presented in Table 1, *Existing Residential Counts within 2015 City Limits*

Table 1: Existing Residential Counts within 2015 City Limits

Date	Multi-family Units	Single-Family Units
June 2004	256 ¹	1,765 ¹
July 2008	186 ³	2,154 ^{2,3}
January 2015	213 ³	2,373 ^{2,3}

¹2004 numbers corrected to remove residences counted in the planning process but not completed at that time.

²Includes Mobile Homes

³Does not include UGAR area (2008 value recalculated to remove UGAR residences).

Commercial Floor Area

City of Duvall staff documented existing Commercial Floor Area within City Limits based on King County parcel/assessor data along with City updates based on building permit data and measurements. There was no significant commercial development between 2008 and 2015 and little change in the total commercial floor area as presented in Table 2a, *Commercial Floor Area within 2015 City Limits*. Details of existing commercial development within each zone are presented in Table 2b, *Commercial Floor Area by Zone within 2015 City Limits*.

Table 2a: Commercial Floor Area within 2015 City Limits

Date	Commercial Floor Area (SF)
June 2004	NA (poor Data)
July 2008	425,727 ¹
January 2015	426,221 ¹

¹2008 to 2015 differences result from updated King County GIS building area data

Table 2b: Commercial Floor Area by Zone within 2015 City Limits

Zone	Existing Commercial Development			
	Total FA (SF)	Max FA/Gross Lot Area	Min FA/Gross Lot Area	Ave. FA/ Gross Lot Area
UT	12,259	31%	14%	18%
OT	101,908	191%	27%	65%
MT	138,715	88%	15%	42%
MU12	25,960	18%	16%	18%
LI	56,200	54%	15%	18%
CO	91,179	43%	1%	18%
Total	426,221			

Employment

The City of Duvall uses Puget Sound Regional Council’s estimates to track employment data. These employment estimates are based on the Washington State Employment Security Department’s (ESD) Quarterly Census of Employment and Wages (QCEW) series (formerly known as ES-202). This series consists of employment for those firms, organizations and individuals whose employees are covered by the Washington Unemployment Insurance Act. Covered employment excludes self-employed workers, proprietors, CEOs, and other non-insured workers. Typically, covered employment has represented 85 to 90 percent of total employment. Note that this includes part-time and temporary employment, and if a worker holds more than one job, each job would appear in the database. Total employment within City limits for 2004, 2008, 2013, and 2014 is presented in Table 3, *Existing Employment within 2015 City Limits*.

Table 3: Existing Employment within 2015 City Limits

Source	Count
Total PSRC Count (2004)	1,023
Total PSRC Count (2008)	1,165
Total PSRC Count (2013)	1,298
Total Employment Security Department (2014) ¹	1,169

¹City of Duvall analysis of 3rd Quarter 2014 Employment Security Department parcel-based data.

FUTURE RESIDENTIAL AND COMMERCIAL USE RESULTS FOR 2015 ZONING

General

There are currently a total of 14 zoning types within the City (2015). The zoning types include residential, mixed residential and commercial/light-industrial, commercial/light-industrial, and public facilities. The residential zones are separated into R-4 (four units per acre), R-4.5 (4.5 units per acre), R-6 (six units per acre), R-8 (eight units per acre) and R-12 (12 units per acre). The mixed-use zones include zones with specific requirements and characteristics within different portions of the City, and include Old Town (OT), Uptown (UT-1), Midtown (MT), Riverside Village (RIV), Mixed-Use-12 (MU12), and Mixed-Use Institutional (MUI). The commercial zones include Commercial (CO) and Light-Industrial (LI). The Public Facilities (PF) zone includes parks, open space, and public facility buildings and other facilities. Existing Zoning is presented in Table 4, *2015 Existing Zoning*.

Table 4: 2015 Existing Zoning

Zoning	Description ¹
R4	4 units per acre
R4.5	4.5 units per acre
R6	6 units per acre
R8	8 units per acre
R12	12 units per acre (20% attached minimum)
OT	Retail, office, residential (100% attached)
UT-1	Retail, office, residential (100% attached)
MT	Commercial, office, residential (100% attached)
RIV	Retail, office, residential (100% attached)
MU12	Commercial and residential (20% attached minimum)
MUI	Mixed-use and institutional (100% attached)
CO	Retail, office, and residential (100% attached)
LI	Light industrial and office (no residential allowed)
PF	Parks, schools, City facilities (no residential allowed)

¹Percent attached is the minimum percentage of attached residential units with respect to the total residential units.

The following presents the approach used in this study, consistent with the 2008 update, to estimate future residential and commercial development.

Vacant and Redevelopable Residential Property and Capacity Analysis

Vacant and redevelopable residential properties within the City were identified by examining parcel maps with respect to existing uses to determine which properties are available for future development or redevelopment based on the existing zoning and code requirements (see Figure 2: 2015 Vacant and Redevelopable Property). Development within the southwest (Burhen) UGA and east UGAR was not included as part of the baseline calculation.

Identification of Vacant, Pipeline and Redevelopable Residential Property

Properties within the R-4 through R-12 zones were evaluated with respect to development or redevelopment potential based on the following:

- All vacant parcels were identified as developable.
- All pipeline parcels were identified as developable.
- Redevelopable parcels were identified as those parcels which would accommodate additional lots, assuming that the parcels were of sufficient area to provide additional lots based on the zoning classification. Per DMC, the unit count for a parcel is rounded from the number resulting from the parcel acreage multiplied by the residential count per acre (for example, a 0.3 acre parcel in R4 yields $(0.3) \times (4 \text{ units per acre}) = 1.2$ units rounded down to 1 unit and a 0.45 acre parcel in R4 yield $(0.45) \times (4 \text{ units per acre}) = 1.8$ units rounded up to 2 units).
- Non-redevelopable lots that have adequate area for additional unit(s) but are encumbered by mapped sensitive areas tracts.
- Non-redevelopable lots that have adequate area for additional unit(s) but are encumbered by access constraints including insufficient frontage width and/or existing home location.

Capacity of Vacant, Pipeline, and Redevelopable Residential Property

Properties identified as vacant or redevelopable within the R-4 through R-12 zones were evaluated with an approach generally consistent with that of the 2004 and 2008 studies. Pipeline projects, including existing entitled and preliminary projects, were used to forecast anticipated residential and commercial development. The method used to estimate future residential and commercial uses in areas with unknown development plans are presented in the following sections and are summarized along with Existing Zoning presented in Table 4, *2015 Existing Zoning*, and Table 5a, *FAR and Residential Development Assumptions*, and Table 5b, *2015 Vacant and Redevelopable Land within City Limits & North UGA*.

As in 2008, the 2015 capacity evaluation included revised assumptions that better reflect actual development trends. The 2008 and 2015 capacity evaluations are based on the following:

- Vacant and pipeline residential properties were anticipated to develop at 90 percent of maximum development potential to account for any yield reductions associated with critical areas.
- Redevelopable residential properties were anticipated to redevelop at 45 percent of maximum development potential to account for any yield reductions because of site constraints and the associated costs of redevelopment.
- The North UGA was estimated R-4 density consistent with the land use designation.

Vacant and Redevelopable Commercial and Mixed-Use Property

The 2008 and 2015 commercial, light industrial and mixed-use capacity evaluations are based on existing commercial Floor Area data summarized in Table 2b, the information in Table 5a, *FAR and Residential Development Assumptions*, and the following:

- Pipeline commercial, light industrial, and mixed-use properties were anticipated to develop at 90 percent of maximum development potential.
- Vacant commercial, light industrial, and mixed-use properties were anticipated to develop at 75 percent of maximum development potential to account for any yield reductions associated with development costs or critical areas.
- Redevelopable commercial, light industrial, and mixed-use properties were anticipated to develop at 45 percent of maximum development potential to account for any yield reductions associated with existing structures, development costs, or critical areas.

Mixed-Use 12 (MU12)

Based on the requirements in DMC 14.18.080, the Mixed-Use-12 Zone allows both commercial and residential uses. Based on proposed and past development within the City, development within this zone is estimated at:

- 25 percent commercial site area based on the gross site area.
- 20 percent commercial FAR based on the commercial site area.
- 8 units per non-commercial gross acre, including 20 percent attached per DMC 14.18.020.
- One residential unit per 1,000 square feet of mixed-use floor area.

Old Town (OT), Uptown (UT1), Midtown (MT), Riverside Village (RIV), Commercial (CO)

There are no minimum FAR requirements for these zones. However, based on past development within the City and the pre-application submittal for the Copper Hill Square Building D project, future use within these zones is estimated as:

- 75 percent commercial FAR based on the gross site area.
- One residential unit per 1,000 square feet of mixed-use floor area.

Mixed-Use Institutional (MUI)

Mixed-Use Institutional is located only within the south portion of the City along NE Big Rock Road and includes the proposed Tolle Brothers (CamWest)/Lake Washington Technical College project. Data from the 2014 Duvall Urban Village site plan was used to estimate potential commercial, residential, and educational growth in this zone:

- 15 percent commercial FAR based on the gross site area (Duvall Urban Village Proposal).
- Total of 91,000 square feet of education use (Lake Washington Technical College Parcels).
- No residential use (Duvall Urban Village Proposal).

Light-Industrial (LI)

There are no minimum FAR requirements for these zones. However, based on past development within the City use within this zone is estimated as:

- 30 percent commercial FAR based on the gross site area.

Table 5a: FAR and Residential Development Assumptions

Zone	Commercial Floor Area (FA)	Residential Portion
OT	(gross acreage)x(0.75)	(FA)x(1 unit/1,000SF)
UT-1	(gross acreage)x(0.75)	(FA)x(1 unit/1,000SF)
MT	(gross acreage)x(0.75)	(FA)x(1 unit/1,000SF)
RIV	(gross acreage)x(0.75)	(FA)x(1 unit/1,000SF)
MU12	(gross acreage)x(0.25)x(0.20) See above text	(gross acreage)x(0.75)*(8 units/acre) +(FA)x(1 unit/1,000SF)
MUI	(gross acreage)x(0.3)	See above text
CO	(gross acreage)x(0.3)	(FA)x(1 unit/1,000SF)
LI		None

Table 5b: 2015 Vacant and Redevelopable Land within City Limits & North UGA

	Total (City and North UGA) ¹	Vacant				Redevelopable				Total Vacant & Redevelopable	
		Residential		Commercial		Residential		Commercial		Value	% of Total
		Value	% of Total	Value	% of Total	Value	% of Total	Value	% of Total		
Number of Parcels (#)	2541	65	2.6%	44	1.7%	87	3.4%	30	1.2%	226	8.9%
Parcel Area (Acres)	1412	117	8.3%	87.7	6.2%	185	13%	59.3	4.2%	449	31.8%

¹Includes Commercial, Residential, and Public Facilities Parcels.

RESULTS OF THE LAND USE FORECAST FOR 2015 ZONING

Land Use

The 2008 and 2015 Land Use Forecasts for current zoning were completed using the same methodology and had similar results with the following differences:

- Duvall Municipal Code change from 60 percent attached to 20 percent attached residential within the MU12 district (increase in attached and reduction in multi-family units).
- Removal of the UGAR from the 2015 analysis.
- The southwest (Burhen) UGA was not included in either analysis.

Both maximum and anticipated growth were calculated for the 2035 horizon year. Maximum growth is based on the penultimate development/redevelopment potential of the property as allowed by the Comprehensive Plan and Zoning regulations. Anticipated growth was calculated using the 90 percent, 75 percent, and 45 percent modifiers as earlier described in the Residential and Commercial capacity calculations. Anticipated growth, as opposed to Maximum Growth, was deemed a more realistic proxy for growth and was utilized for this study. Table 6, *Land Use Forecast for City Limits and North UGA, 2015 Zoning*, summarizes the land use forecast for the City Limits/UGA using existing Comprehensive Plan and Zoning for the period between 2015 and 2035.

Table 6: Land Use Forecast for City Limits and North UGA, 2015 Zoning

USE	2015	2035 Anticipated	
		TOTAL	Change from 2015
SFR (Units)	2,373 ¹	3,213 ¹	840 (135%)
MFR (Units)	213	491	278 (231%)
Commercial FA (SF)	370,021	964,790	594,769 (261%)
Light Industrial FA (SF)	56,200	89,685	33,485 (160%)

¹Includes Mobile Homes

EIS ALTERNATIVES

General

Four land use alternatives, along with a fifth preferred alternative, were evaluated as part of the EIS associated with the 2015 Comprehensive Plan Update. The EIS alternatives evaluate the proposal, the no-action alternative, and other "reasonable alternatives" [WAC 197-11-786, 197-11-440(5)]. A reasonable alternative is a feasible alternate course of action that meets the proposal's objective at a lower environmental cost. The EIS examines all areas of probable significant adverse environmental impact associated with the various alternatives.

The EIS alternatives are:

- Alternative #1: Proposed 2015 comprehensive plan and zoning changes, annexation of the North UGA and the Southwest (Burhen) UGA.
- Alternative #2: Predesignating and annexation of the UGAR (Southeast UGA), predesignating and annexation of the North UGA.
- Alternative #3: Relocating some (or all) of the existing UGAR area to a new location south of Big Rock Road, predesignating and annexation of the North UGA.
- Alternative #4 (No Action Alternative): 2015 City limits and zoning, predesignating and annexation of the North UGA.
- Alternative #5 (Preferred Alternative): Alternative 1 with the following changes
 - Support annexation of three parcels adjacent to the Big Rock Ballfields complex within the UGAR.
 - The City would work with King County to remove the north portion of the UGAR from their boundaries and add an approximately equal area south of Big Rock Road that is currently outside of city limits and urban growth area.
 - The City would pre-designate the Riverview School District-owned parcel at the northeast corner of the UGAR to Public Facilities.

Existing and potential future residential and commercial uses for each EIS alternative were calculated using the methodology earlier described. For the purpose of this analysis, an evaluation area was developed that included the area common to all of the alternatives. This common area includes existing City Limits, North UGA, Southwest (Burhen) UGA, the 2015 UGAR, and the potential relocated UGAR south of Big Rock Road (see Alternative 3). This approach allows direct comparison of growth associated with each alternative without considering differences in land area. The evaluation also allows direct comparison of PM Peak hour trips, used to assess traffic impacts, for each alternative. Table 7, *EIS Alternatives*, summarizes development and traffic attributes for each of the alternatives.

Table 7: EIS Alternatives

Scenario ¹	Description	SFR DU	MFR DU	Total DU	LI (SF FA)	Commercial (SF FA)	Employees	PM Peak Hour trips SFR	PM Peak Hour trips MRF	PM Peak Hour trips Commercial	Total PM Peak Hour Trips
2015 Baseline Model ²	Existing City Limits plus all other UGA/UGAR areas within the study	2,444	213	2,657	56,200	370,021	1,169	2,268	350	2,990	5,608
EIS Alt 1, 2035	2015 Comp Plan Zoning Alternative and Burhen Annexation, Existing City Limits plus North UGA	3,244	597	3,841	89,685	976,199	3,153	3,068	695	9,235	12,999
EIS Alt 2, 2035	Urban Growth Area Reserve (No Action plus UGAR North & South, Existing City Limits plus North UGA	3,843	491	4,334	89,685	964,790	3,201	3,667	600	9,216	13,484
EIS Alt 3, 2035	Revised UGA Boundaries (No Action plus new UGA south of BRR and RSD TAZ 103 and TAZ 53, Existing City Limits plus North UGA	3,828	491	4,319	89,685	1,136,900	3,694	3,652	600	10,903	15,155
EIS Alt 4, (No Action) 2035 ²	Existing City Limits plus North UGA (TAZ 49), no growth in other UGA/UGAR areas within the study	3,284	491	3,775	89,685	964,790	3,117	3,108	600	9,121	12,829
EIS Alt 5 (Preferred) 2035	Preferred Alternative (EIS Alt 1 with additional changes)	3,283	597	3,880	89,685	976,199	3,153	3,107	695	9,235	13,038
Worst Case Model, 2035	Current City Limits with future Zoning, North UGA annexation, anticipated growth in UGA south of BRR and Burhen Annexation.	3,612	773	4,385	89,685	1,148,309	3,737	3,612	695	11,026	15,334

¹Scenario includes count for entire study area (all possible UGA/UGAR's) so comparisons between scenarios.

²SFR DU count differs from Table 6 (see note 1, includes 71 existing homes within UGA/UGAR located outside of Table 6 area)

Alternative #1 - Proposed 2015 Comprehensive Plan and Zoning Changes, North UGA annexation, and Southwest (Burhen) UGA annexation.

General

Staff proposed eliminating the Riverside Village (RIV) zone and reducing the Mixed-Use 12 zone (MU12), reducing the acreage of Residential 12 (R12) units per acre zoning and creating a Residential 20 (R20) units per acre zone as part of the 2015 Comprehensive Plan update. These proposed changes are in response to historically problematic zones, lack of housing options, or unnecessary hardships created by the existing 2015 Comprehensive Plan and Zoning designation. The proposed changes are not intended to increase or reduce the existing population projections or change the amount of land available for commercial development. The proposal includes predesignating the North UGA and Southwest (Burhen) UGA in anticipation of annexation. An element of the predesignation would include the addition of a new open space/parks comprehensive plan and zoning designation.

The results of these proposed changes and proposed actions are summarized in Table 7, *EIS Alternative Summary*, Figure 3, *EIS Alternative #1: Proposed 2015 Comprehensive Plan & Zoning Changes*, and the text below.

Description and Proposed Action

Riverside Village (RIV)

The proposed rezone is in response to the sale of the existing manufactured home community which represents approximately three-fourths of the Riverside Village zone. Under the terms of the sale, the parcel must remain a manufactured home community (affordable housing) for well beyond the 20-year Comprehensive Plan cycle; therefore, no foreseeable commercial development will take place on this parcel.

As a result, staff recommends a comprehensive plan amendment and rezoning of this parcel to Residential 6 units per acre (R6) to allow the existing manufactured home community to operate as a legal conforming use. The R6 designation was derived by averaging the existing units per acre at the community. The remaining seven parcels within the RIV zone would change to an Old Town (OT) zone which is compatible with surrounding land uses. A Comprehensive Plan amendment is not required for the RIV to OT change because the RIV and OT designation are the same.

Mixed-Use 12 (MU12)

Staff recommends elimination the majority of the Mixed-Use 12 zone because of challenges associated with the zone's location, required commercial element, and density.

- DMC 14.18 requires a minimum of 25 percent of the gross usable area be dedicated to commercial development, and this commercial development is constructed concurrently or phased through a development agreement. All MU12 development within the last decade requested phasing (delaying the commercial development) through a developer agreement due to a greater demand for residential development in the Duvall area.
- A large portion of the land zoned MU12 is located along the NE 143rd Place corridor. This zoning designation is not appropriate at this location as it does not front a major or minor arterial and therefore limits traffic trips, access, and circulation.
- Density for the residential portion of MU12 development requires a minimum of 8 units per acre and a maximum of 12 units per acre, similar to the R12 zone. Developers have repeatedly stated that this density is too high for single-family development (difficult to meet design guidelines and open space requirements) and too low for multi-family development (not profitable for a developer to build based on number of allowed units).

Staff proposes that areas currently zoned MU12 and contiguous to arterial roads be zoned Commercial. MU12 properties near arterial road and adjacent to residential areas are proposed at the new R20 zone described below. The remaining MU12 adjacent to lower density residential areas is proposed at the R8 zone or other transitional zoning that allows a gradual increase in residential density or use.

The Duvall Village and Duvall Urban Village properties would remain under the MU12 zoning designation. These properties have preliminary plats that are approved or pending approval. Upon final plat approval, these properties will undergo comprehensive plan amendment and rezone in accordance with their established uses.

Residential 12 (R12)

The R12 zone has the same challenges described for the residential portion of the MU12 zone. The majority of the R12 zones build to the minimum requirement of eight units per acre based on existing preliminary plats and residential developments. Several existing developments are currently built at greater than R8 standards and technically meet the R12 density standards. Staff proposes that such developments are retained in the R12 zone to avoid creating legal nonconforming lots. All other vacant and redevelopable R12 properties would be rezoned to an R8 to create a smoother transition between zones.

Residential 20 (R20)

Staff proposes a new R20 comprehensive plan designation and zone to satisfy the multi-family need in Duvall, specifically small unit condominiums and apartments that were not feasible in the R12 and MU12 zones. Additionally, the R20 zone will aid in compliance with the Growth Management Act by promoting a variety of residential densities and housing types. The new R20 zones provide housing options for existing residents looking to downsize, retirement communities, and potential affordable housing in Duvall.

Predesignation of Burhen Annexation Area and New Parks and Open Space

The Burhen annexation area consists of a 39-acre area south of Safeway on the corner of NE 140th Street and SR-203. The area is currently designated UGAR through an agreement between the City and King County. The agreement stipulates the comprehensive plan and zoning designations that include a commercial allowance and a new open space/park designation. The new open space/park designation is a requirement of King County and is intended to limit the allowed uses to recreation. The County feels the existing Public Facilities designation is too liberal with the allowed uses. In accordance with the agreement, the two northern parcels will be predesignated commercial, and the southern two parcels will be designated open space/parks with a floating one-acre commercial designation to be determined at time of annexation.

Development within this area was estimated to include the following based on King County pre-zoning designation:

- North parcel: Full commercial development.
- South portion of property: One acre of floating commercial with the remaining to be open space or parkland.

Alternative #2 - Predesignating Existing UGAR East at R4-4.5.

General

The Urban Growth Area Reserve in the east portion of the City (UGAR East) contains over 300 acres and includes the south and southeast urban growth areas. This area is placed in a reserve status until the City requires additional capacity in accordance with the Duvall Annexation Plan. Unlike the UGA, the UGAR East does not carry a predesignated comprehensive plan or zoning designation. When additional capacity is needed, the City would designate all or portions of the UGAR East to UGA and assign the area a comprehensive plan designation. Due to the size of the UGAR East, staff would propose a phased approach.

Description

The proposal includes:

- Annexing and Public Facilities designation for the 4.9-acre Riverview School District parcel located at the Northeast corner of the UGAR, immediately east of the existing Eagle Rock School.
- Pre-designation of existing UGAR East to R4–4.5 comprehensive plan designation as depicted on Figure 4, *EIS Alternative #3: UGAR East Pre-Designation*.
- A phased approach by first designating the area west of the Batten Road UGA. The area east of Batten Road would remain UGAR until additional capacity is needed.

Proposed Action

Proposed action would designate the area west of Batten Road as UGA and pre-designate it R4–4.5 with four residential units per acres. The area east of Batten Road would remain UGAR except for annexation of the 4.9-acre Riverview School District parcel. The City would periodically review the need for and potential capacity of this area. The results of the proposed actions are summarized in Table 7, *EIS Alternative Summary*, and Figure 4, *EIS Alternative #2: Urban Growth Area Reserve*.

Alternative #3 - Relocation of the UGAR

General

This alternative proposes reallocating the UGAR to an area south of Big Rock Road. Based on preliminary studies, much of the existing UGAR located east of Batten Road is encumbered by sensitive areas. Preliminary findings from the Watershed Plan show high environmental values and functions in this area that may limit development and potential density in the UGAR. As a result, the area may not support necessary buildable land to support an urban density as required by RCW 36.70A.110. In addition, connection to City services such as sewer, water, storm, and roads is hampered by topography and sensitive areas.

Description

Alternative 3 includes removing part or all of the existing UGAR east of Batten Road and replacing it with an approximately equal area south of Big Rock Road. Potential benefits and outcomes for alternative development in the area south of Big Rock Road include:

- Preliminary findings from the Watershed Report show lower environmental values and functions in the area south of Big Rock Road when compared to the existing UGAR east of Batten Road. Therefore, the area south of Big Rock Road may provide increased residential density in accordance with GMA while minimizing degradation to the natural environment.
- This area is currently served by City water and more easily served by the existing sewer main in Big Rock Road.
- Development would take access from Big Rock Road, an existing minor arterial.
- Due to the proximity of Big Rock Road, staff estimates that up to 25 percent of the area may be commercial. This would include land in the vicinity of Big Rock Road and the Mixed-Use Institutional zone. The remaining 75 percent area could be residential at an R6 density

Proposed Action

King County controls the allocation and location of the City's UGA, and any proposed action concerning the UGAR must include preliminary discussions with the County. An amended EIS would be required to take formal action should the County be receptive to this approach. Future development within the potential UGA south of Big Rock Road is summarized in Table 7, *EIS Alternative Summary*, and Figure 5, *EIS Alternative #3: Revised Urban Growth Area Boundaries*.

Alternative #4, No Action Alternative

General

The no-action alternative assumes no change to the existing comprehensive plan designations and zoning. This alternative is based on analysis all parcels within the City limits and the north UGA (predesignated as R4). The proposed Burhen annexation and predesignation, and development within the southeast UGAR, were not included in the no-action alternative. Future development for the No Action Alternative is summarized in Table 7, *EIS Alternative Summary*, and Figure 6, *EIS Alternative #4: No Action*.

Alternative #5, Preferred Alternative

General

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 April 2016.

Description and Proposed Action

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.
- 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.
- The City would work with the County to remove the north portion of the UGA-Reserve 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 urban growth area (similar to the proposal under Alternative 3). 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.
- The City would pre-designate the Riverview School District-owned parcel at the northeast corner of the UGA-Reserve to Public Facilities.

The results of the proposed actions are summarized in Table 7, *EIS Alternative Summary*, and Figure 7, *EIS Alternative #5: Preferred Alternative*.

List of Figures:

Figure 1: 2015 2015 Duvall City Limits, UGA, and UGAR.

Figure 2: 2015 Vacant and Redevelopable Residential Property.

Figure 3: EIS Alternative #1: Proposed 2015 Comprehensive Plan & Zoning Changes.

Figure 4: EIS Alternative #2: Urban Growth Area Reserve.

Figure 5: EIS Alternative #3: Revised Urban Growth Area Boundaries.

Figure 6: EIS Alternative #4: No Action.

Figure 7: EIS Alternative #5: Preferred Alternative.

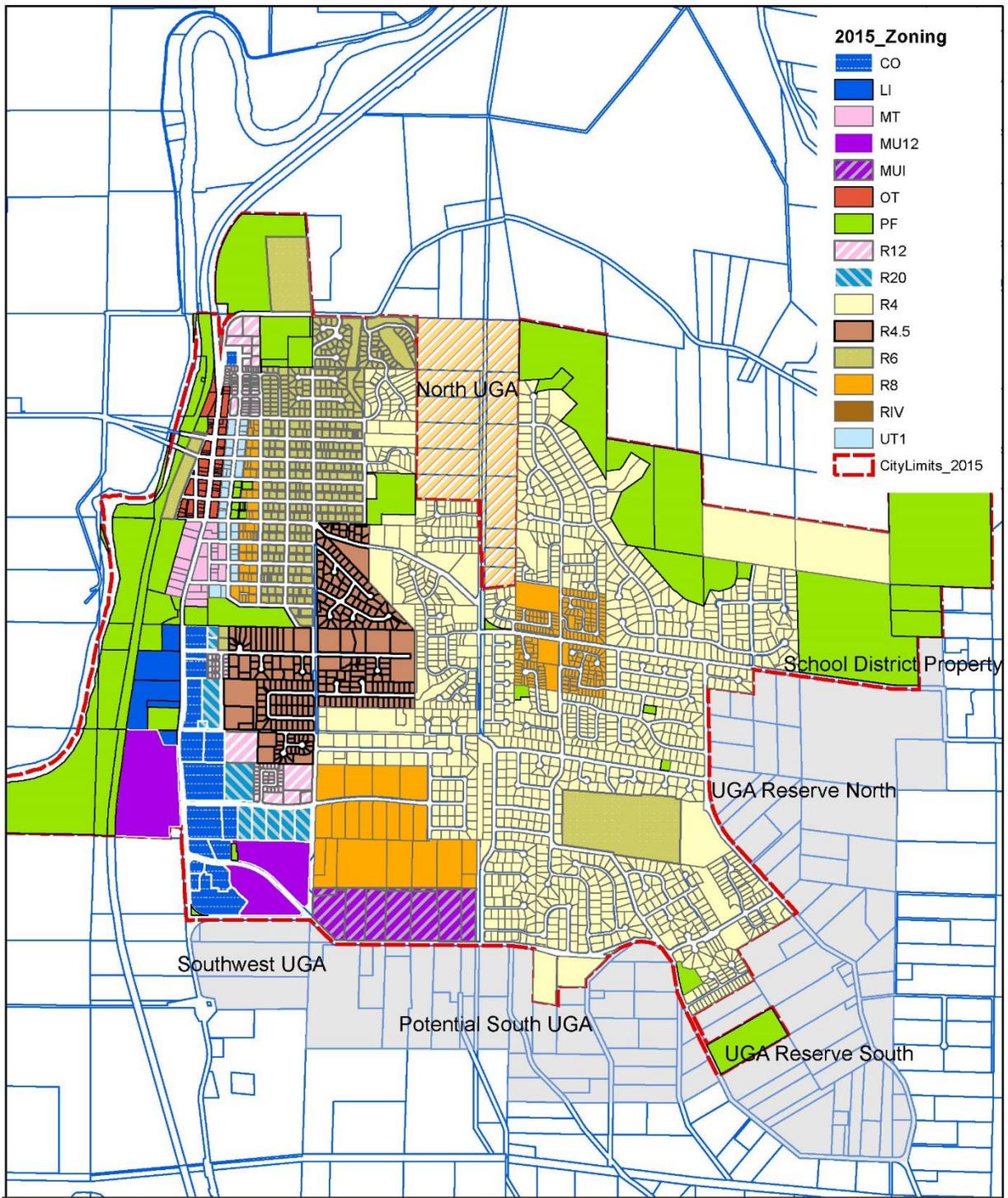


FIGURE 1. 2015 DUVALL CITY LIMITS, UGA, AND UGAR

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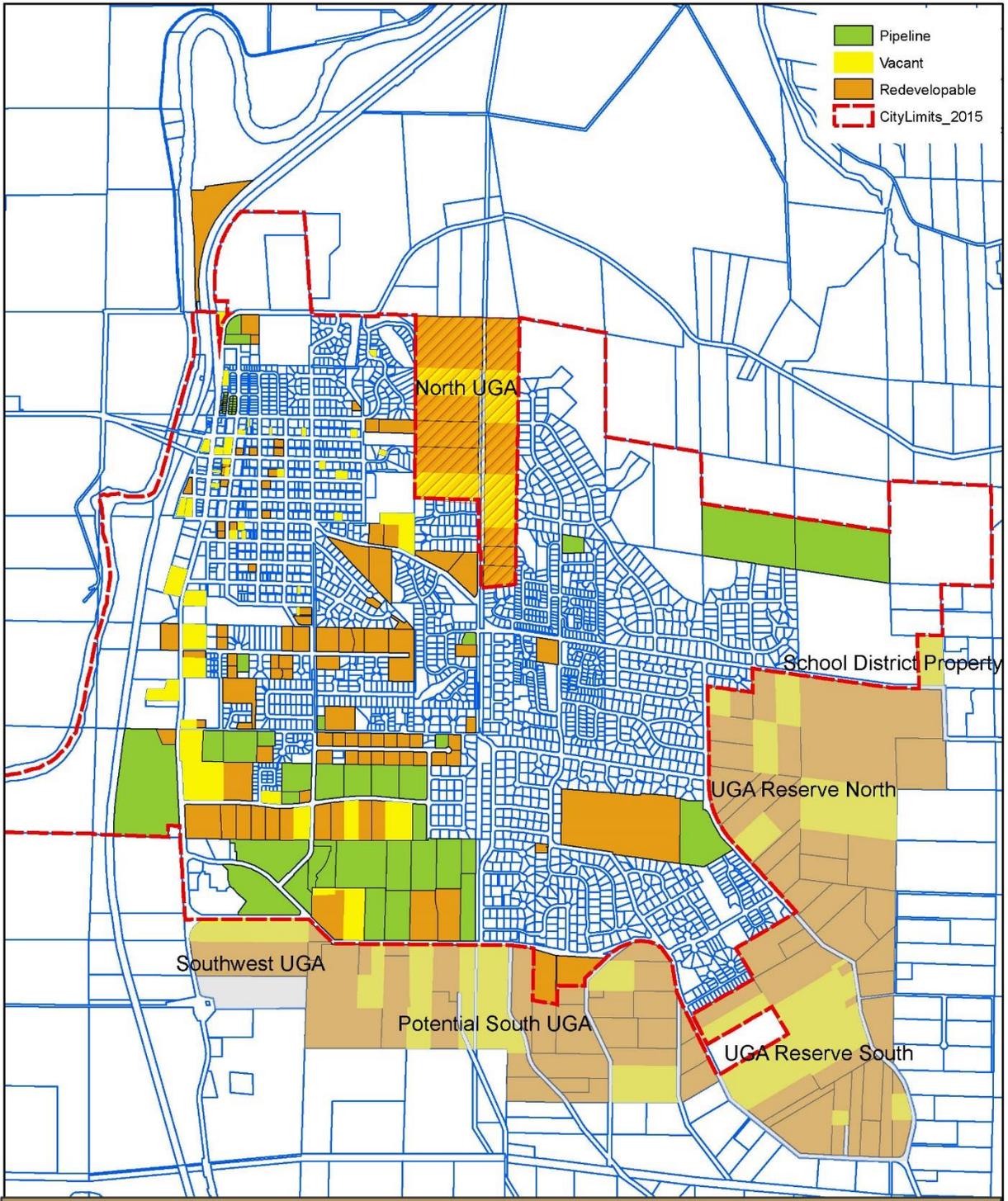


FIGURE 2. 2015 VACANT AND REDEVELOPABLE PROPERTY

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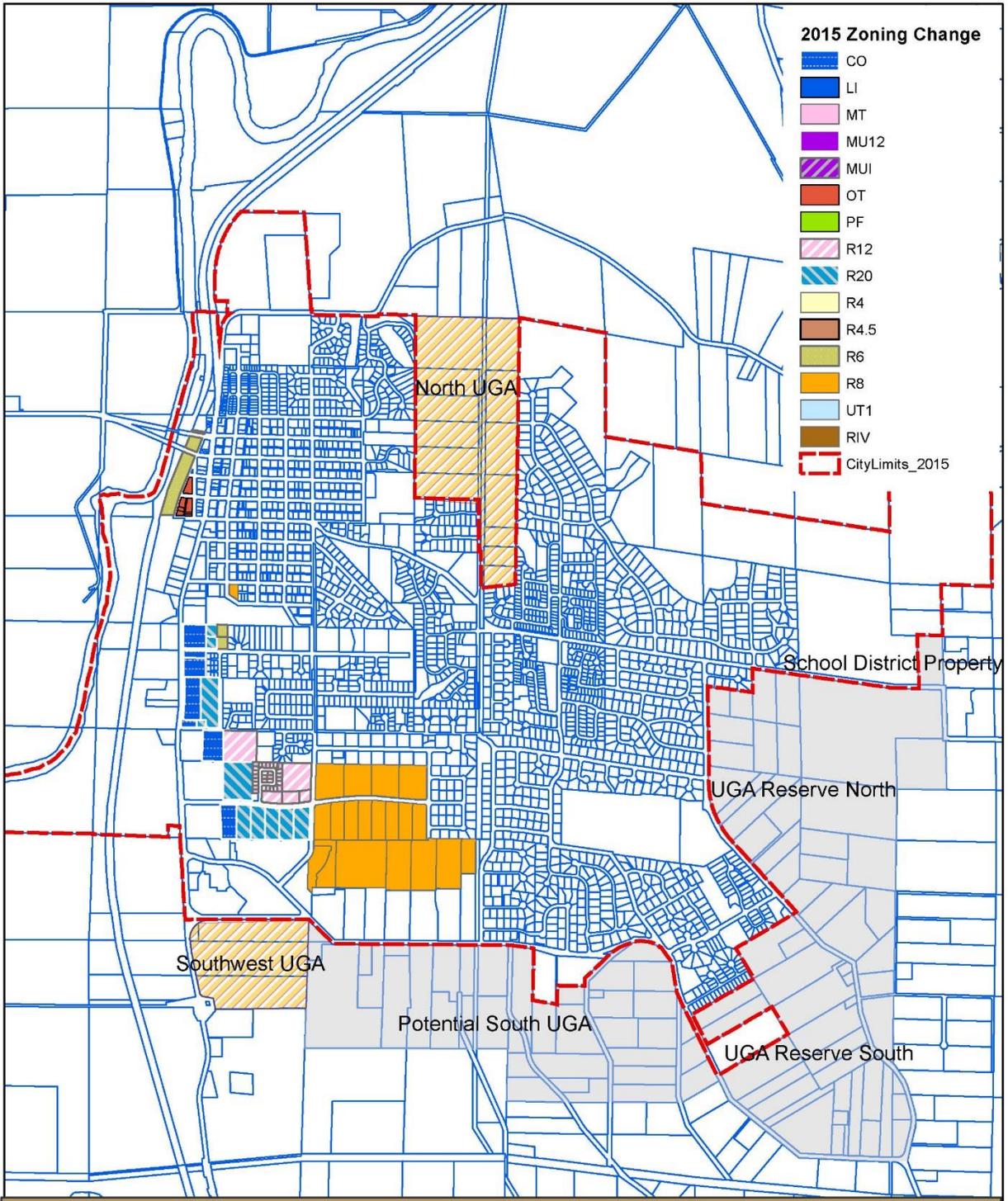


FIGURE 3. EIS ALT #1: PROPOSED 2015 COMPREHENSIVE PLAN & ZONING CHANGES

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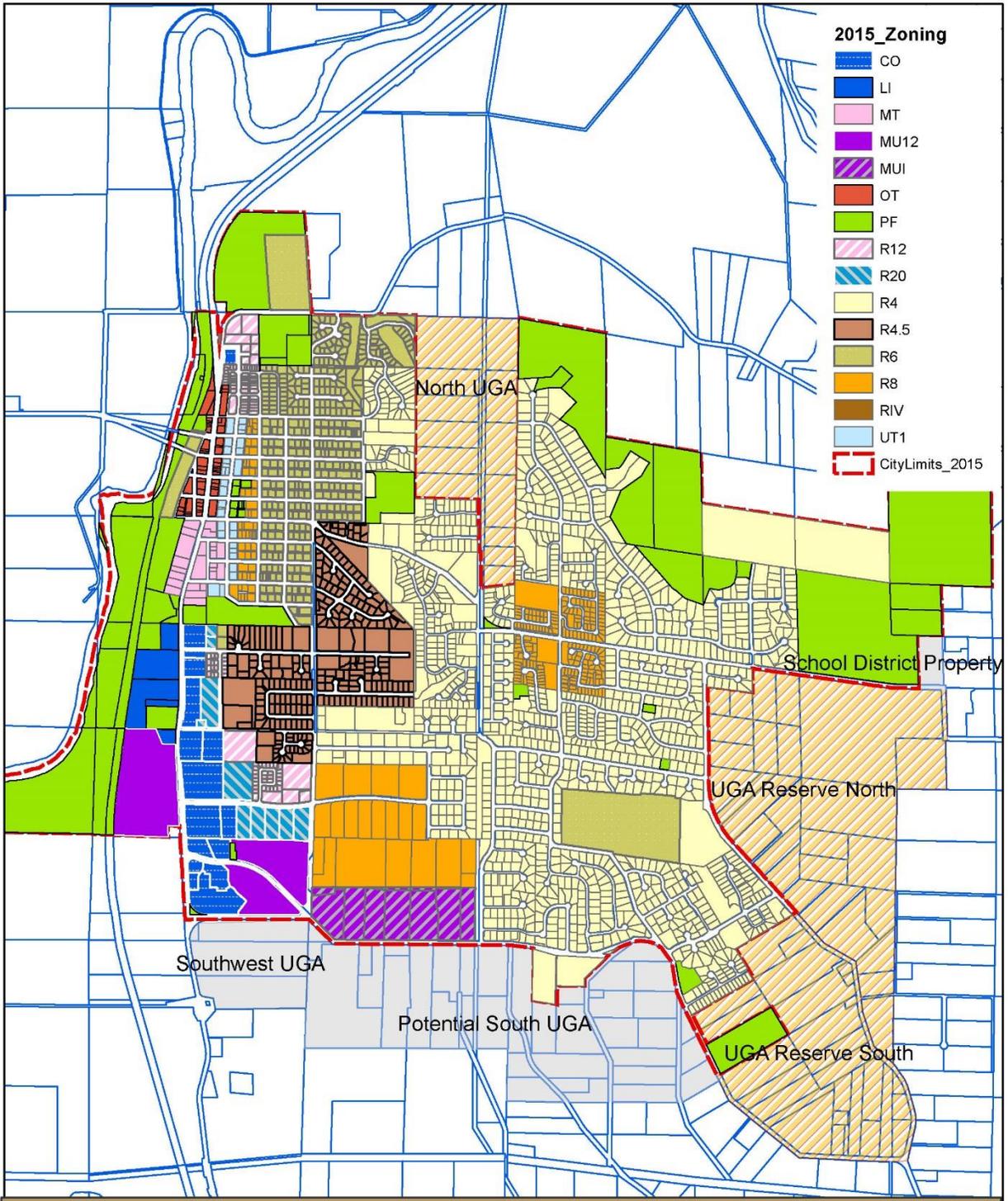


FIGURE 4. EIS ALT #2: URBAN GROWTH AREA RESERVE

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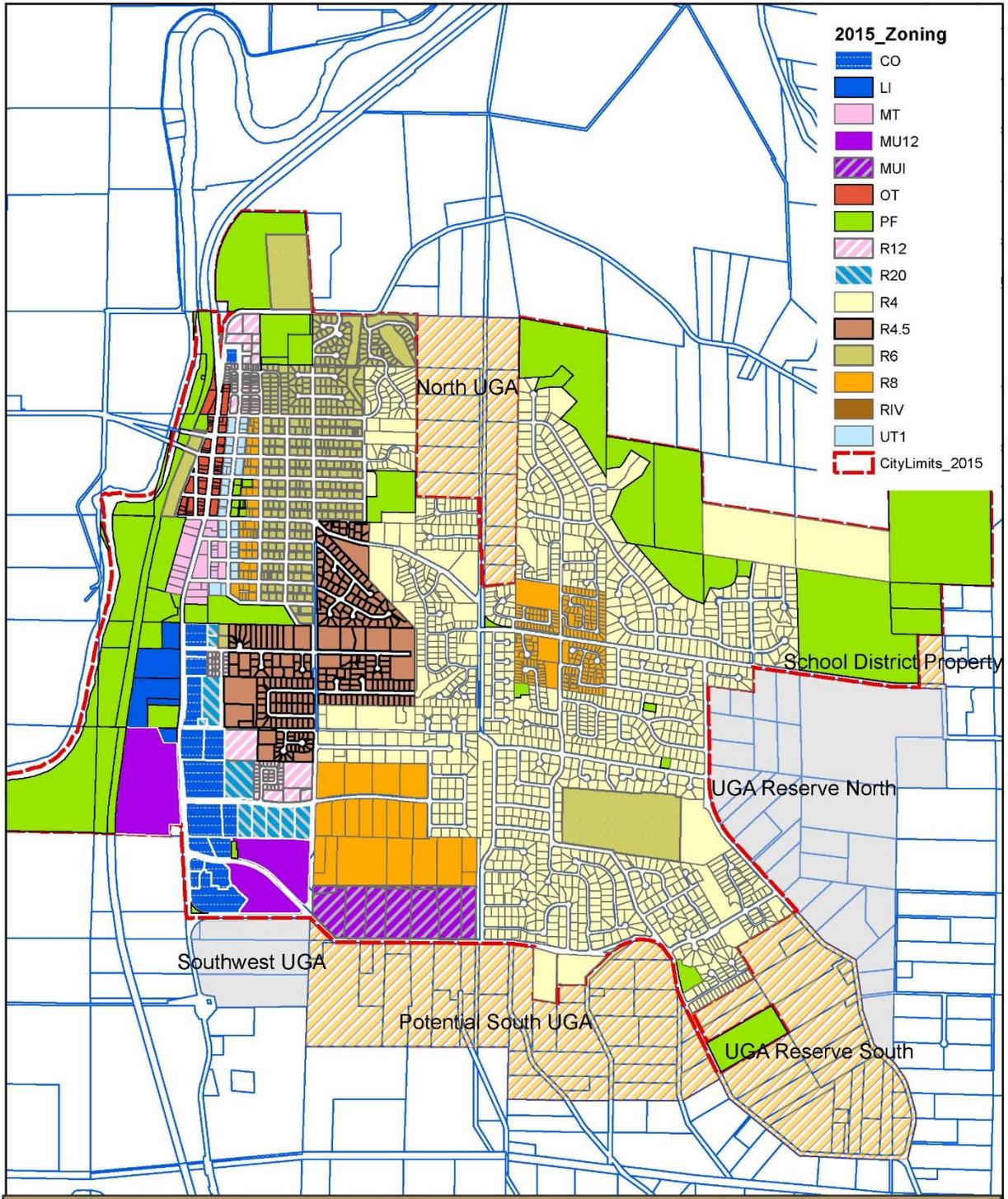


FIGURE 5. EIS ALT #3: REVISED URBAN GROWTH AREA RESERVE

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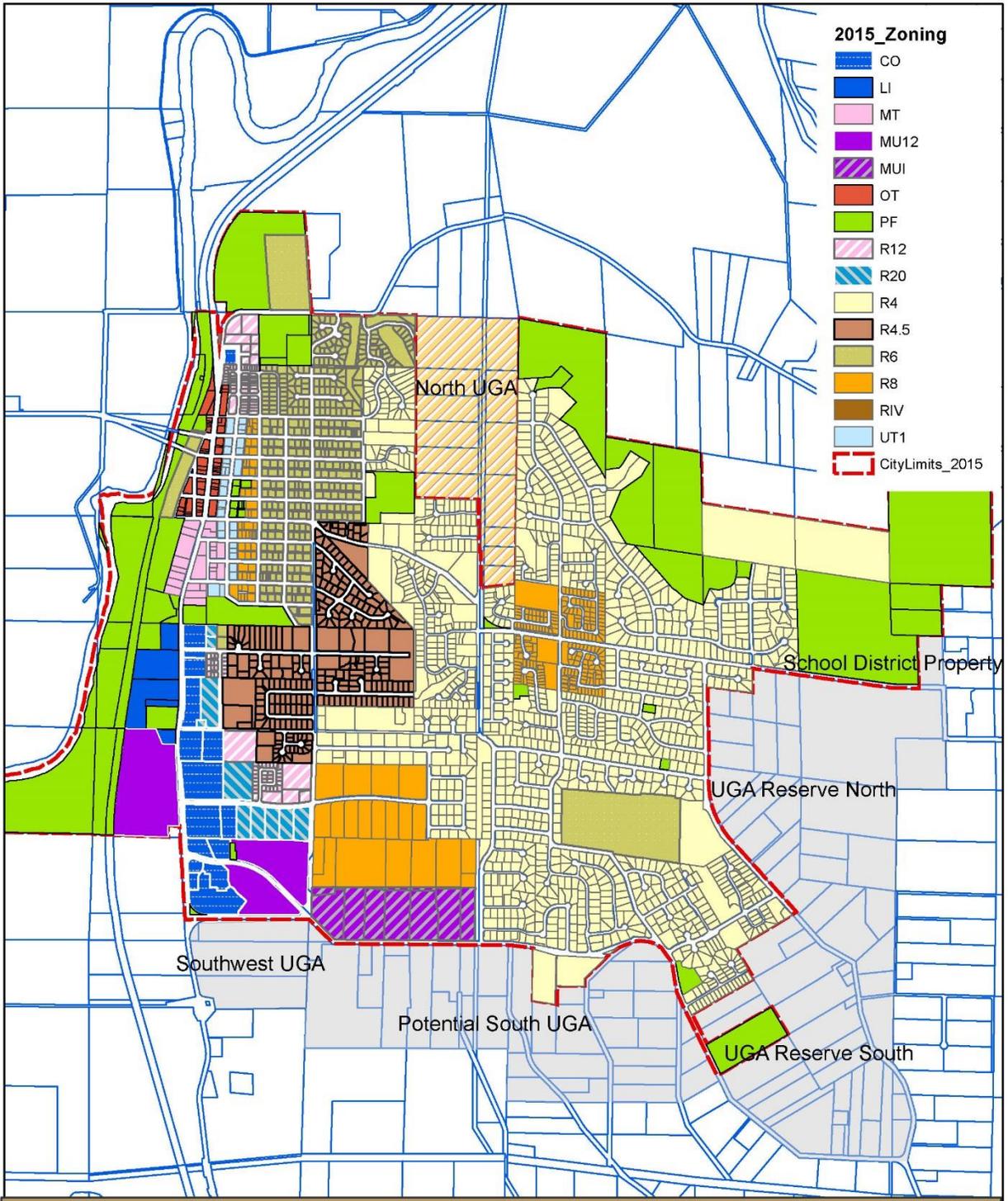


FIGURE 6. EIS ALT #4: NO ACTION

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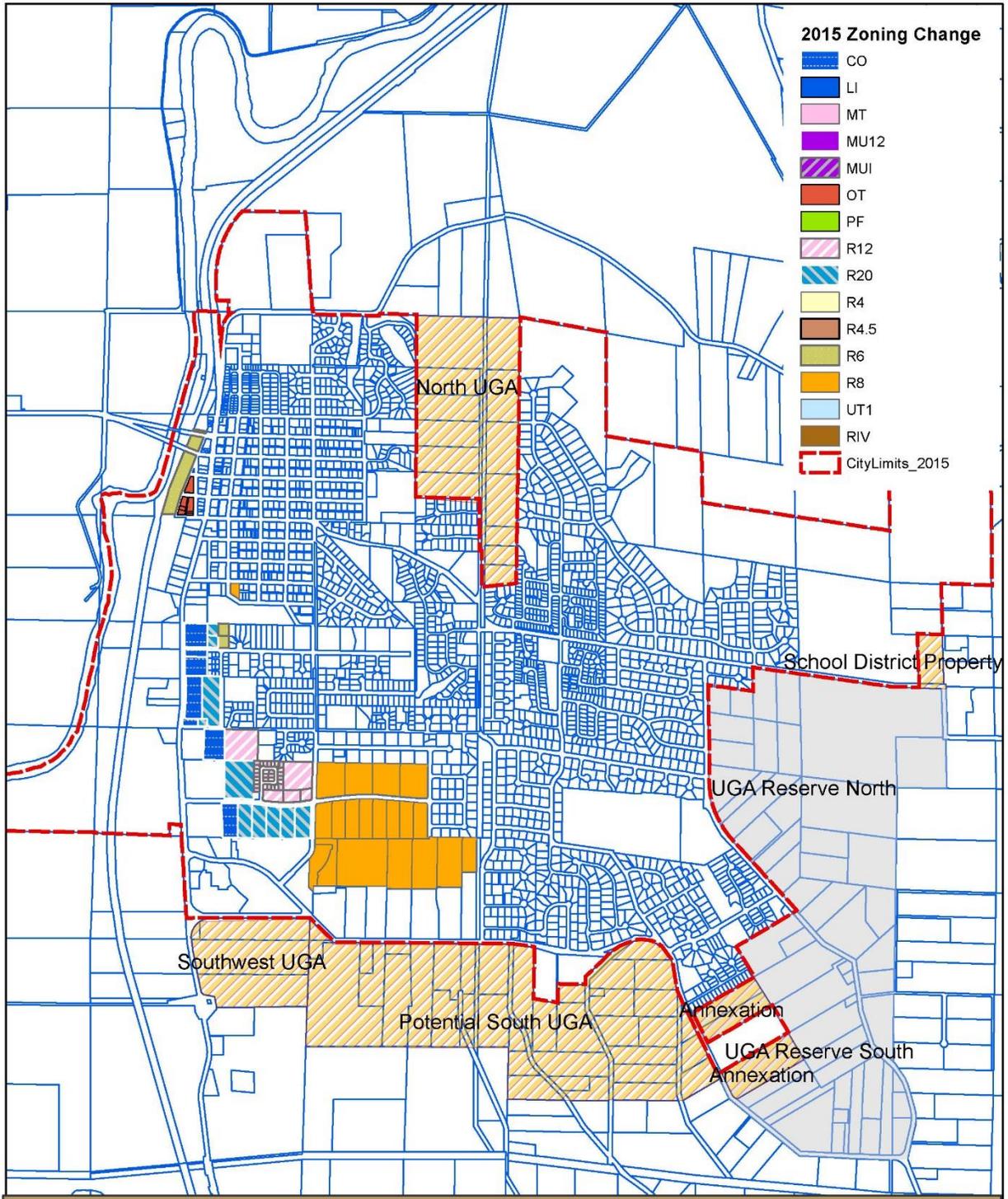


FIGURE 7. EIS ALT #5: PREFERRED ALTERNATIVE

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