2. ALTERNATIVES INCLUDING THE PROPOSED ACTION

Chapter 2 describes the proposal submitted to the City of Woodinville and the alternatives to that proposal that were considered by the City in the development of the EIS. Section 2.1 includes narrative, tables and graphics that describe the proposed action requested by the applicant. Section 2.2 provides comparable information for two alternative development scenarios for the same sites, and describes the No Action Alternative. The development alternatives embody different densities and housing types, and represent a "reasonable range" of options for the properties as required under SEPA. Section 2.3 discusses additional alternatives that the City considered in developing the Draft EIS, but did not evaluate in detail because their anticipated impacts were greater. Section 2.4 addresses the implications of future implementation of the proposal.

2.1 DESCRIPTION OF THE PROPOSED ACTION

Approving the Proposed Action (the proposal submitted by the applicant) would require the following specific actions:

1. Approval of requests to rezone both the Wood Trails and Montevallo sites from the existing R-1 zoning designations to R-4;
2. Approval of Preliminary Plat applications to subdivide each site into 66 single-family residential lots (a combined total of 132 lots);
3. Approval of a density transfer (pursuant to WMC Chapter 21.36) to allow the transfer of credit for 19 dwelling units from the Wood Trails site to the Montevallo site, allowing a total of 66 units to be developed on the latter site; and
4. Approval of Deviations from city standards.

Sections 2.1.1 and 2.1.2 describe the developments proposed by the applicant for the two sites, based primarily on the content of the submitted preliminary plat applications (Phoenix Development, Inc. 2004a, 2004b) with respective rezones filed with the City. Both of the preliminary plat applications include requests for variances, deviations and department director decisions, such as considerations for minimum widths for residential streets (See Table 2-1). These requested actions involve site planning details that City staff will address through the subdivision review process, which will occur following completion of the SEPA review for the projects. These variances and deviations may not themselves cause significant adverse environmental impacts and in some cases may result in some benefits. Narrower street widths, for example, would result in reduced impervious surface and stormwater runoff, depending on the lot density adjustments allowed by net acreage. However, narrower streets could create parking difficulties. Also, the proposed smaller lots may result in a contrasting appearance, out of scale with the existing neighborhood character.

2.1.1 Wood Trails Subdivision

The 38.7-acre Wood Trails site is located west of 148th Avenue NE, roughly between NE 195th Street and NE 202nd Street, in the West Wellington neighborhood of Woodinville. The site is generally rectangular in shape. It is bordered on the east and south by detached single-family residences, on the north by a wooded area and on the west by an industrial area (see Section 3.4 for a more detailed description of existing uses in the vicinity of the site). (The Wood Trails property acquired by the applicant included 50.5 acres and extended north to the King-Snohomish County line and NE 205th Street [extended]. In the June 2004 preliminary plat application for Wood Trails, the applicant indicated a desire to, through a boundary line adjustment (BLA2004-0063), exclude an 11.8-acre parcel (Tract A) at the north end of the original Wood Trails property from the subdivision proposal. The City approved the BLA on May 9, 2006, which has been recorded. The site plan and other graphics provided in the EIS for this site are based

on the information contained in the preliminary plat application, and apply to the 38.7-acre property proposed for development as the Wood Trails subdivision. No development plans for the adjacent 11.8-acre parcel were known at the time of publication of the DEIS or FEIS.)

Wood Trails is located on a west-sloping hillside with an approximate 180-foot drop going from east to west. The eastern portion of the site includes gently sloping areas interspersed with several steep-sided ravines. There are no streams on the site itself. A small stream is located off-site to the north, approximately 100 feet north of the plat boundary, at the bottom of a steep, forested ravine. The entire site is forested and is currently undeveloped. Numerous informal trails and footpaths cross the site, as does a utility corridor extending west from NE 201st Street across the site into the adjoining industrial park.

2.1.1.1 Subdivision Configuration and Access

The Wood Trails subdivision (City File No.PPA2004-056) is proposed to consist of 66 detached single-family homes on lots ranging in size from 5,060 to 13,787 square feet; the average lot size would be 6,930 square feet. (Proposed house sizes have not yet been determined.) The proposal includes a request to rezone the property from its current zoning of R-1 (1 dwelling unit per acre) to R-4 zoning (4 dwelling units per acre). The maximum allowed density under the R-4 zoning would be 85 units, while the proposal is to develop 66 units on the Wood Trails site. Therefore, the proposal includes a request to transfer credit for 19 dwelling units from this site to the Montevallo site. Wood Trails would be constructed in a single phase, beginning sometime in 2007 after preliminary plat approval.

Figure 2.1-1 shows the proposed configuration of the Wood Trails subdivision. Because of physical geographical constraints, lots on the site would be arranged in three groups or clusters. The south cluster (13 lots) would be located at the extreme southeast corner of the site, near the intersection of 148th Avenue NE and NE 195th Street. The middle cluster (20 lots) would be located in the east central portion of the site, along 148th Avenue NE generally between NE 198th Street and NE 201st Street. The north cluster (33 lots) would be located at the north end of the site, generally at NE 202nd Street.

Access to Wood Trails would be via the existing NE 198th and NE 201st Streets. These streets both currently end at the east property line of Wood Trails. They would be extended onto the site to access the middle cluster of lots, and would provide access to the other lots by means of new on-site streets (Roads B and C) and improvements to portions of the undeveloped 148th Avenue right-of-way. NE 195th Street, NE 202nd Street and 148th Avenue NE, the developed portions of which also end at the property line, would be blocked by removable bollards to prevent access to and from Wood Trails. (Because this would also block current access to two properties from NE 195th Street, the applicant would construct a new, private access drive from the proposed extension of 148th Avenue NE to maintain access to these properties.) A 0.3-acre area (Tract A.1) in the northeastern corner of the site would remain undeveloped to allow future access to the adjacent parcel to the north, identified as Tract A. On-site streets are proposed to be built within 30-foot rights-of-way (28 feet of paving, with curbs and gutters); 5-foot wide sidewalks and a 5-foot wide planting strip would be located on public access easements established for this purpose on the proposed lots. There would be approximately 3,500 linear feet of new on-site streets constructed. Nine lots would be accessed via private driveway or access tracts connecting to the new on-site street system. The Wood Trails application references unspecified traffic-calming measures on existing portions of NE 198th and NE 201st Streets; the proposal does not include any other off-site traffic improvements. The development would also be subject to City requirements for traffic mitigation fees.

					Lots		
	Wood Trails Site	Montevallo	Wood Trails Site	Montevallo	Wood Trails Site	Montevallo	Wood Tr
	38.7	16.48	38.7	16.48	38.7	16.48	38
	16.9	13.47	23	14	16.9	13.47	N
	3.9	4.89	1	1	5	3.4	N
R-4)	66	66	23	14	85	47	N
	85	47	23	14	85	47	N
Site	19	0	None	None	None	None	N
g Site	0	19	None	None	None	None	N
	R-1	R-1	R-1	R-1	R-1	R-1	R
	R-4	R-4	R-1	R-1	R-4	R-4	R
	Low Density R-1 to R-4	Low Density R-1 to R-4	Low Density R-1 to R-4	Low Density R-1 to R-4	Low Density R-1 to R-4	Low Density R-1 to R-4	Low Densit
	Loss of Class 3 wetland - Habitat to be replaced through enhancement of nearby riparian area 1,380	Class 2 - 1.63 acres	Loss of Class 3 wetland - Habitat to be replaced through enhancement of nearby riparian area 1,380 sf.	Class 2 - 1.63 acres	Loss of Class 3 wetland - Habitat to be replaced through enhancement of nearby riparian area 1,380 sf.	Class 2 - 1.63 acres	N
	0 - Transferred through wetland mitigation to Tract A (offsite)	1.58 acres - Onsite buffer (averaged) area to be maintained as undeveloped area.	0 - Transferred through wetland mitigation to Tract A (offsite)	1.58 acres - Onsite buffer (averaged) area to be maintained as undeveloped area.	0 - Transferred through wetland mitigation to Tract A (offsite)	1.58 acres - Onsite buffer (averaged) area to be maintained as undeveloped area.	N
	Ravine - no streams	None	Ravine - no streams	None	Ravine - no streams	None	Ravine - r
	Yes	No	Yes	No	Yes	No	Y
	22.8 acres	3.4 acres	25 acres	3.2 acres	25 acres	3.2 acres	N
	Excluded from this project	N/A	Excluded from the project	N/A	Excluded from the project	N/A	Excluded fro
	60 ft wide	N/A	60 ft wide	N/A	60 ft wide	N/A	60 ft
	N/A	3.21 acres	N//A	3.21 acres	N//A	3.21 acres	N
	22 ft wide	N/A	N//A	N/A	N//A	N/A	N
tion	N/A	.78 acres	N//A	.87 acres (pond)	N//A	.87 acres (pond)	N
	12436 sf	N/A	N//A	N/A	N//A	N/A	N
	N/A	.22 acres	N//A	N/A	N//A	N/A	N
	3 acres	N/A	3 acres	N/A	3 acres	N/A	N
	20 ft	N/A	N//A	N/A	N//A	N/A	N
	3 acres	N/A	N/A	N/A	N//A	N/A	N
	4,713 sf	N/A	N/A	N/A	N//A	N/A	N
	3510 sf	N/A	N/A	N/A	N//A	N/A	N
	4,461 sf	N/A	N/A	N/A	N//A	N/A	N
	12436 sf	N/A	N/A	N/A	N//A	N/A	N
	3144 sf	N/A	N/A	N/A	N//A	N/A	N
	18.7 acres	N/A	25 acres	N/A	25 acres	N/A	N

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					Lots		
	Wood Trails Site	**Montevallo**	**Wood Trails Site**	**Montevallo**	**Wood Trails Site**	**Montevallo**	**Wood Tr**
	9,570 sf	N/A	N/A	N/A	N/A	N/A	N
	3,454 sf	N/A	N/A	N/A	N/A	N/A	N
	8,597 sf	N/A	N/A	N/A	N/A	N/A	N
	Single-family Residential/Industrial	Single-family Residential	Single-family Residential/Industrial	Single-family Residential	Single-family Residential/Industrial	Single-family Residential	Single Residentia
	Wellington Area - NE 202nd St, NE 201st St, NE 198th St and 195th St, west of 148th Ave NE	Wellington Area - West of 156th Ave NE, directly south of the King-Snohomish County line and the Wellington Hills Golf Course.	Wellington Area - NE 202nd St, NE 201st St, NE 198th St and 195th St, west of 148th Ave NE	Wellington Area - West of 156th Ave NE, directly south of the King-Snohomish County line and the Wellington Hills Golf Course.	Wellington Area - NE 202nd St, NE 201st St, NE 198th St and 195th St, west of 148th Ave NE	Wellington Area - West of 156th Ave NE, directly south of the King-Snohomish County line and the Wellington Hills Golf Course.	Wellington Are St, NE 201st S and 195th St, Ave
	NE 201St and NE 198th St (two blocked roads)	Two roadways connecting 156th Ave to the north and south of NE 203rd Pl.	NE 195th, 198th, 201st and 202nd St (no blocked roads)	One roadway connecting 156th Ave to the east and south of NE 203rd Pl.	NE 195th, 198th, 201st and 202nd St	Two roadways connecting 156th Ave to the north and south of NE 203rd Pl.	NE 195th, 198 202r
utility) - Location off of	15 ft to be widened to 30 ft	N/A	15 ft to be widened to 30 ft	N/A	15 ft to be widened to 30 ft	N/A	15
sanitary sewer) - M	20 ft	N/A	20 ft	N/A	20 ft	N/A	20
)	50 ft	N/A	50 ft	N/A	50 ft	N/A	50
	20 ft	N/A	20 ft	N/A	20 ft	N/A	N
	Tracts B, C, H & K	Lot 31 - 25 ft	N/A	N/A	N/A	N/A	N
	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	N
	No	Yes	No	Yes	No	Yes	N
	N/A	5 ft	N/A	5 ft	N/A	Yes	N
t Tract A	13,149	N/A	13,149	N/A	13,149	N/A	N
	1-Not specified	2-5 ft	Not specified	Not specified	Not specified	Not specified	N
	20 ft	N/A	20 ft	N/A	20 ft	N/A	N
	No	No	Individual Systems	Individual Systems	No	No	N
	Yes	Yes	No	No	Yes	Yes	N
	N/A	(2) Storm water filter/detention .78 acres (Tract B)	N/A	N/A	N/A	2 - (Tract B) Storm water filter/detention .78 acres	N
	(1) in wetland	N/A	(1) in wetland	N/A	(1) in wetland	N/A	N
	Yes	Yes	Not specified	Not specified	Yes	Yes	N
	Yes	Yes	Not specified	Not specified	Yes	Yes	N
	No	Yes	Not specified	Not specified	No	Yes	N
	Steep slopes (NGPA) - 1 trail	2 trails: (1) through wetland & (1) located in Tract C	None	None	None	None	N
	Yes	Yes	Yes	Yes	Yes	Yes	N
	No	Yes	No	No	No	Not specified	N

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					Lots		
	Wood Trails Site	**Montevallo**	**Wood Trails Site**	**Montevallo**	**Wood Trails Site**	**Montevallo**	**Wood Tr**
	56 am & 74 pm new week day peak-hour trips	43 am & 67 pm new week day peak-hour trips	26 am & 29 pm new weekday peak-hour trips. Less than half the proposed action volumes.	6 am & 11 pm new peak-hour trips. Less than 20 % of the proposed action volumes	45 am & 53 pm new weekday peak-hour trips. 70 to 80% of proposed acting volumes	29 am & 47 pm new weekday peak-hour trips. 70% or less of the proposed action volumes.	N
	Yes	Yes	Yes	Yes	Yes	Yes	N
	Yes	Yes	Yes	Yes	Yes	Yes	Y
District	Yes	Yes	Yes	Yes	Yes	Yes	Y
District	Yes	Yes	Yes	Yes	Yes	Yes	Y
	Yes	Yes	Yes	Yes	Yes	Yes	Y
	Yes	Yes	Yes	Yes	Yes	Yes	Y
	Yes	Yes	Yes	Yes	Yes	Yes	Y
	Yes	Yes	Yes	Yes	Yes	Yes	Y
	19.9 acres/44% of site	13.4 acres/81% of site	13.8 acres/36 % of site	13.4 acres/81% of site	10.1 acres/26% of site	13.3 acres/81% of site	N

y the applicant. The city will recalculate numbers once all decisions have been made.

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2.1.1.2 Drainage, Grading and Utilities

The Wood Trails subdivision would include a stormwater drainage collection, conveyance and detention system. Detailed information on drainage requirements and the proposed drainage system is provided in Appendices F and G to the Draft EIS. A surface detention pond is proposed to be located on the west central part of the site, adjacent to the industrial area (see Figure 2.1-2). This pond would serve drainage from 58 of the lots in the subdivision (the northerly lot cluster of 33 lots, 18 of the 20 lots in the middle cluster, and 7 of the 13 lots in the southern cluster). It would be built to applicable City requirements that the pond be designed to Level 2 flow control standards, which require that discharge durations from the developed site match those of the pre-developed condition for all discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow. The pond would have a surface area of approximately 0.75 acre and a preliminary estimated storage capacity of 210,000 cubic feet. The applicant considered construction of a watertight, underground vault system instead of a surface detention pond, but concluded that a vault of this size would not be economically feasible. Underground vaults also provide a lower level of water quality treatment compared to surface ponds, as wet vaults do not provide biological pollutant removal mechanisms [King County 1998]. However, site environmental constraints work against construction of a pond on this site. The detention pond would have a 48-inch emergency overflow structure capable of passing the undetained 100-year peak flow. The applicant proposes to obtain a drainage waiver to discharge the outflows from the detention pond to one of three existing stormwater systems serving the area to the west of the site, which convey flows under NE 203rd Street and NE 200th Street.

Because of topographic constraints, runoff from 8 of the 66 lots would bypass the detention pond and be discharged via other routes. Runoff from three lots in the southwest corner of the development would be discharged to the existing storm drainage system within 144th Avenue NE. Runoff from five other lots (two in the southern cluster and two in the central cluster) would be discharged through dispersion trenches into the adjacent open-space NGPA tract on the site, at times on identified steep slopes. These drainage features also require a waiver from the standard drainage design. (See section 3.1 for discussion of impacts to the erosion hazard area.)

The proposed storm drainage system for the site includes a two-facility water quality treatment train, as prescribed in the water quality component of the City's stormwater management requirements. The facilities would consist of a basic wetpond with a volume of approximately 65,920 cubic feet (larger than the required volume of about 57,400 cubic feet) and a leaf compost filter designed to treat the full 2-year peak flow released from the detention pond. The proposed filter would be an 8-foot by 16-foot precast concrete StormFilter unit with a 30-cartridge capacity. Detention pond outflows in excess of the 2-year peak flow would bypass the StormFilter via a flow splitter, but would still receive treatment through the wetpond. The drainage plan compensates for runoff from on-site bypassed areas by providing treatment for off-site flows from an equivalent upstream area that drains onto the Wood Trails site.

The utility and grading plans for the proposal (Figure 2.1-2) indicate the general limits of construction activity needed to accommodate the development. In general, grading activity for the development would be confined to residential lot lines, street and utility corridors, and the area around the stormwater detention pond. Grading and excavation outside of these areas would be limited to trenching activity that would be required to install 12-inch diameter storm drain, 8-inch diameter sanitary sewer and 8-inch diameter water supply pipes within two on-site utility corridors located within the NGPA. The central utility corridor would partially follow the existing water supply easement that bisects the site and place utilities in an identified steep slope area (this easement is proposed to be widened to 30 feet to accommodate other utilities), and the second would extend from the western side of the northerly lot cluster to the western site boundary and the detention pond area also constructed on steep slopes. Temporary construction access would also be needed from subdivision Road B to the detention pond area.

Grading for the proposed subdivision would require earthmoving totaling approximately 110,000 cubic yards in volume. The detention pond would account for a large share of the cut and fill requirements for the project; the steepest resultant grades would be 50%. The steep grades around the pond would be accommodated by a tiered series of six rock retaining walls (rockeries), each approximately 8 feet high and spaced 16 feet apart with a slope ratio of 2 Horizontal: 1 Vertical. Existing natural grades on residential lots would be cut as necessary to provide building sites for home construction; fill would not be used to establish suitable grades for the structures.

All lots would have public water and sanitary sewer service, as well as commercial electric and/or natural gas and telephone service. Water supply would be from an existing nearby Woodinville Water District line. Sewer service to Wood Trails would require extending a sewer line to the site from the sewered area along 144th Avenue NE immediately to the west of the site. (Sewer service to the Montevallo site would also require extending this line eastward from Wood Trails, as discussed in Section 2.1.2.2.) The applicant would also need to comply with Woodinville Water District's policies on future connectivity at the furthest street connections. Outside of the two on-site utility corridors mentioned above, utility lines on the site would run under the subdivision streets. Existing Puget Sound Energy electric power lines in an easement along the southern edge of the Wood Trails site would remain in their current location, although the location of one power pole near the southeastern corner of the site may need to be shifted.

2.1.1.3 Density, Open Space and Recreation

Density

The 38.7-acre site is proposed to include 16.9 acres of development area (residential lots, streets, utility corridors and stormwater facilities and critical areas are removed from the net density calculation) and 21.8 acres (56.3% of the site) of undisturbed NGPA open space. The gross residential density (total dwelling units proposed divided by total parcel area) would be 1.7 dwelling units per acre, and the net density would be 3.9 dwelling units per acre of development area. (See Table 2.1-1 for a comparison of development area, open space area and densities.)

Tree Retention

Existing significant trees within the development area would be removed to accommodate construction. A tree survey for the site indicated that approximately 1,660 existing trees greater than 6 inches in diameter would be removed. Assuming the undeveloped portion of the site contains a similar density of larger trees, the applicant determined that 2.7 acres would need to be preserved within the open space tracts to meet City tree retention requirements. Per WMC 21.16.130 (1), the applicant incorrectly assumes that the proposal to dedicate 21.8 acres of undisturbed NGPA open space would exceed the tree retention requirements by a substantial margin. City review of the tree preservation/replacement plan to be submitted as part of the subdivision application process will determine specifically how the applicant needs to comply with the tree preservation requirements. Removal of over 5000 board feet of lumber will require a Forest Practices permit from the State Department of Natural Resources.

Recreation

The Wood Trails proposal includes a recreation component, specifically construction of two pedestrian connections. A low-impact pedestrian path would link the new street serving the north cluster to the industrial area to the west through a steep slope/erosion hazard area. It would extend west from the intersection of NE 202nd Street and 148th Avenue NE as a sidewalk segment along Road B of the subdivision, then follow an on-site easement and the proposed sewer easement from the loop on Road B to 144th Avenue NE (refer to the Wood Trails site plan in Figure 2.1-1, which shows Road B and the

easement, but not the trail route). The segment within the easement would have a soft surface, such as wood chips or gravel. Plans for the trail segment have not yet been developed in profile form, and specific trail grades are unknown. Because slopes in this part of the site are typically from 25 to 40%, the trail follows a switchback route to attain an acceptable grade. Environmental constraints may prohibit this linkage.

Sidewalks from the southeast corner of Wood Trails along 148th Avenue NE and along Road C through the development up to NE 202nd Street would also provide a north-south pedestrian connection. (See Section 3.6.3 for discussion of alternate pedestrian connection possibilities). No other on-site park or recreation facilities are proposed. The proposal includes payment of a park impact mitigation fee; the fee amount will be determined upon the number of units/homes built less existing homes removed as a result of this development

Table 2.1-1
Wood Trails Subdivision Density Calculations

Gross Site Area	38.7 acres
R-O-W/Access Tracts	2.5 acres (requires a ROW deviation)
Detention Pond Tract	3.0 acres (requires wetland transfer)
Open Space/Landscape Tracts	0.9 acres
NGPE Tracts	21.8 acres
Net Residential Area	10.5 acres
Density Credit for Steep Slope Hazard Area & Required Buffers (NGPE)	21.8 acres
Percent of Site in NGPE	56%
Per 21.12.080 WMC	21.8 x 50% (density credit) = 10.9 acres
Effective Site Area	10.5 + 10.9 = 21.4 acres
Allowed Density	
21.4 acres x 4 d.u./ac. = 85.6, or 85 lots	
Per 21.12.060 WMC	
Minimum Density	
Base Density x Minimum Density (21.12.030 WMC) x Percent of Minimum Density (21.12.060 WMC)	
85 lots x .75 x .60 = 38.7 or 38 lots	

Note: The unit count indicated in the table represents a maximum case for the site; final design plans could result in fewer lots and units, based on City review. For example, a deviation from standards to allow a 30-foot street right-of-way has not been approved, and a 60-foot right-of-way may be required.

2.1.2 Montevallo Subdivision

The 16.48-acre Montevallo site is located west of 156th Avenue NE and north of NE 202nd Street, also in the West Wellington neighborhood of the City. The site extends west almost to 151st Avenue NE and north to the northern City limits (which also is the King/Snohomish County line). The site is generally rectangular in shape. It is bordered on the west, south and east (across 156th Avenue NE) by detached single-family residences on large lots, ranging in size directly adjacent to each side, and on the north by part of the Wellington Hills Golf Course property and two detached single-family residences in Snohomish County. The Montevallo site is generally level and contains a class 2 forested wetland. There are four detached single-family residences on the site fronting 156th Avenue NE, and another detached single-family residence and barn near the west side of the site. The western portion of the site has historically been used as horse pasture.

2.1.2.1 Subdivision Configuration and Access

The Montevallo subdivision (City File No. PPA2004-093) is proposed to consist of 66 detached single-family homes on lots ranging in size from 5,500 to 11,326 square feet; the average lot size would be 7,821 square feet. (Proposed house sizes have not yet been determined.) The proposal includes a request to rezone the property from the current R-1 zoning to R-4. The maximum density allowed under the R-4 zoning would typically be 47 units. The proposed lot count of 66 units is based on the request for City approval of a 19-lot density credit from the Wood Trails subdivision, where the number of units proposed is less than the allowable maximum. Montevallo would be constructed in a single phase, beginning sometime in 2007 after preliminary plat approval.

Figure 2.1-3 shows the proposed configuration of the Montevallo subdivision. The lots would be arranged along a system of new streets (153rd, 154th and 155th Avenues NE, and NE 203rd and 204th Streets) that would connect at two points to 156th Avenue NE. Each proposed lot, including those abutting 156th Avenue NE, has frontage on one of these new streets. There would be an access and utility easement linking the new NE 204th Street to the existing 151st Avenue NE to the west. On-site streets are proposed to be built in 30-foot rights-of-way (28 feet of paving, with curbs and gutters); 5-foot wide sidewalks and a 5-foot wide planting strip would be located on easements established for this purpose on the proposed lots. Approximately 2,880 linear feet of new streets would be constructed on the site. No off-site traffic improvements are proposed. The development would also be subject to City requirements for traffic mitigation fees.

2.1.2.2 Drainage, Grading and Utilities

The Montevallo proposal includes a stormwater drainage collection, conveyance and detention system that includes a detention/water quality vault on the west central part of the site, adjacent to the east of the wetland and buffer (see Figure 2.1-4). This would be built to applicable City standards, which require Level 2 flow control standards (as described for the Wood Trails system) and enhanced water quality treatment. The detention vault would be designed to meet the required volume of approximately 92,600 cubic feet and provide a 10% safety factor.

Water quality treatment would be provided through a basic wet vault followed by a leaf compost filter, consistent with City stormwater requirements. The wet vault would be included within the outer dimensions of the detention facility. The required volume of the wet vault is approximately 39,800 cubic feet. The leaf compost filter would consist of a 6-foot by 12-foot StormFilter vault with a capacity for at least 15 cartridges, capable of treating the 2-year peak outflow from the vault. Outflows in excess of the 2-year peak flow would bypass the StormFilter via a flow splitter. The applicant proposes to discharge flows from the vault and filter indirectly to the existing on-site wetland via a level spreader.

Runoff from 54 of the 66 Montevallo lots and impervious surfaces would discharge to the storm drainage system described above. Runoff from the roof and footing drains of the remaining lots (Lots 10 though 21) would drain to the adjacent wetland area in the western part of the site to maintain current hydrologic conditions. These flows would be dispersed via several level spreaders outside of the wetland buffer.

Because the site is relatively flat, grading needs would be minor and there would not be substantial cuts or fills to accommodate construction; net cut and fill requirements are estimated at 850 cubic yards (see Figure 2.1-4).

All lots would have public water and sanitary sewer service, as well as commercial electric and telephone service. Water service would be from an existing supply line located along the project frontage. Sewer service would require extension of a sewer line, in conjunction with the Wood Trails project, from the

sewered area west of the site. The sewer line would be constructed entirely within the rights-of-way of existing public streets, at a depth of up to 25 feet. The route for the line (see Figure 2.1-5) would extend from the eastern boundary of the Wood Trails site at NE 202nd Street to the intersection of 149th Place NE, north up 149th Place to NE 204th Street, and east along NE 204th Street to the western edge of the Montevallo site. Sewer construction would employ standard open-cut methods, with shoring and groundwater management as needed. Disturbed roadway areas would be resurfaced, per current City standards, following construction. The applicant would also need to comply with Woodinville Water District's policies on future connectivity at the furthest street connections.

2.1.2.3 Density, Open Space and Recreation

Density

The 16.48-acre Montevallo site is proposed to include 11.85 net acres of development area (residential lots, streets and other site improvements) and 3.43 acres (approximately 21% of the site) of undisturbed open space (see Table 2.1-2). The applicant proposes to transfer 19 excess density units from the Wood Trails site to the Montevallo site, for a total of 66 dwelling units on the latter site. The Woodinville Zoning Code permits a maximum density of 5 dwelling units per acre in the R-4 zone, but only through such a transfer of density.

Tree Retention

The proposal includes removal of existing significant trees within the development area, with trees in open space tracts left undisturbed to meet tree retention requirements. At a minimum tree retention requirement of 30 tree credits per net acre of buildable area, approximately 350 tree credits would need to be attained within the open space tracts to meet tree retention requirements for 11.85 acres of buildable area. The applicant cannot count trees in the NGPA for tree credits per WMC 21.16.130 (1). The applicant plans to use acceptable methods to conduct such a survey prior to submittal of a final plat. The applicant proposes to meet any shortfall against the tree retention requirements according to the tree replacement provisions of WMC 21.16.170. City review of the tree preservation/replacement plan to be submitted as part of the subdivision application process will determine specifically how the applicant needs to comply with the tree preservation requirements.

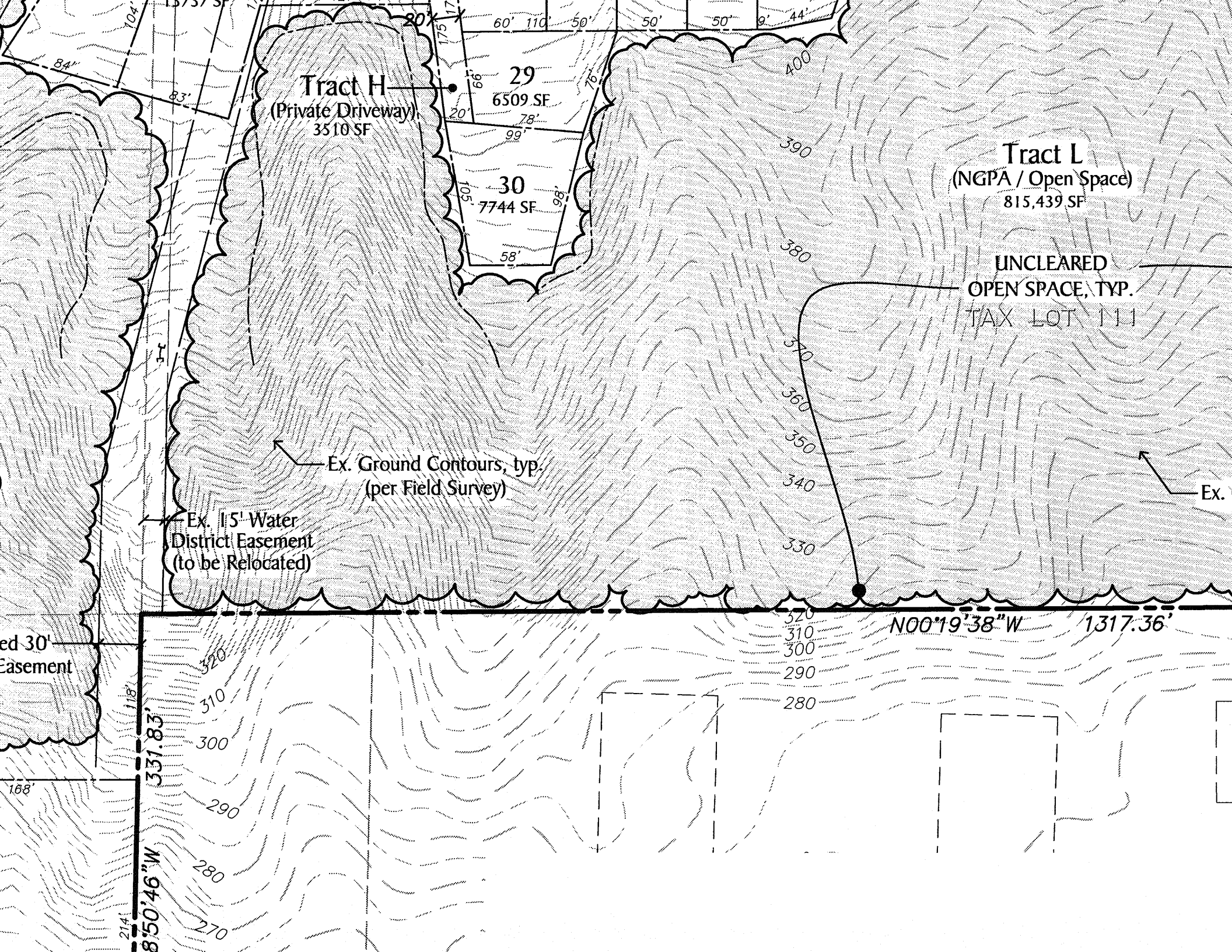
Recreation

The Montevallo proposal includes a recreation feature intended to mitigate project impacts on City parks and recreation resources (see Figure 2.1-6). The applicant proposes to develop a recreation area on a constructed lid over the detention/water quality vault at the western edge of the developed area. The recreation area would occupy approximately 15,340 square feet (0.35 acre) and would include a "tot lot" with a children's play structure, a hard-surfaced basketball court with two standards, a picnic table, a bench and an open lawn play area. The applicant plans to dedicate the recreation area to the City, with the intention that the City would credit the value of the recreation area against the recreation impact mitigation fees that would otherwise be levied for Montevallo. The impact fee amount will be determined upon review of the number of homes built less existing homes removes as a result of this development (The original proposal, as described in the Draft EIS, included a pedestrian connection extending west from 156th Avenue NE via sidewalk through the developed area of the site, and continuing as an elevated trail through the open space portion of the site. This trail has been eliminated from the proposal in response to City suggestions regarding reduction of wetland impacts.)

Table 2.1-2
Montevallo Subdivision Density Calculations

Gross Site Area	16.48 acres
R-O-W/Access Tracts	2.22 acres
Detention Pond Tract	0.78 acres
Wetland Area	1.63 acres*
Net Area	11.85 acres
Wetland Area	1.63 acres*
Wetland Buffer Area	1.58 acres
Recreation (Tract C)	.22 acres*
Subtotal	3.43 acres or 21% of Gross Site Area
Density Credit for Wetland Buffers (*Per 21.12.080 WMC*)	1.58 acres
Per 21.12.080 WMC	1.58 x 80% (density credit) = 1.26 acres
Effective Site Area	1.26 + 11.85 = 13.11 acres
Total Net Area for Density Calcs = 13.11 acres	
13.11 acres x 5 d.u./ac. = 65.57 lots or 66 per WMC 21.12.070(3)	
Proposed = 66 lots	

Note: The unit count indicated in the table represents a maximum case for the site; final design plans could result in fewer lots and units, based on City review. For example, a deviation from standards to allow a 30-foot street right-of-way has not been approved, and a 60-foot right-of-way may be required.
* incorrect calculations per WMC 21.12.080


Tract H
(Private Driveway)
3510 SF
29
6509 SF
30
7744 SF
Tract L
(NGPA / Open Space)
815,439 SF
UNCLEARED
OPEN SPACE, TYP.
TAX LOT 111
Ex. Ground Contours, typ.
(per Field Survey)
Ex. 15' Water
District Easement
(to be Relocated)
ed 30'
Easement
N00°19'38"W 1317.36'
331.83'
8°50'46"W
Ex.

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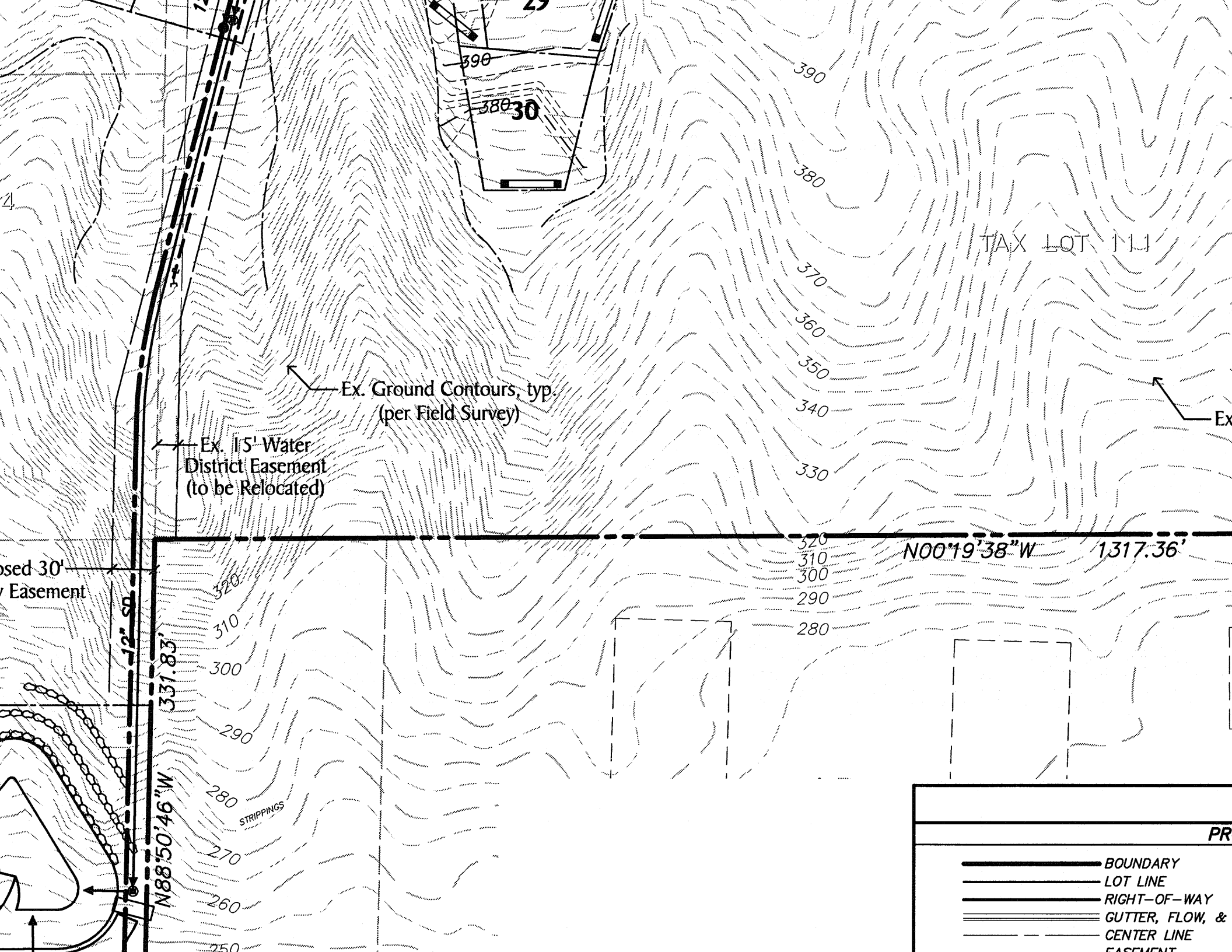
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TAX LOT 111
Ex. Ground Contours, typ.
(per Field Survey)
Ex. 15' Water
District Easement
(to be Relocated)
osed 30'
y Easement
12" SD
331.83'
N88°50'46"W
N00°19'38"W
1317.36'
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BOUNDARY
LOT LINE
RIGHT-OF-WAY
GUTTER, FLOW, &
CENTER LINE

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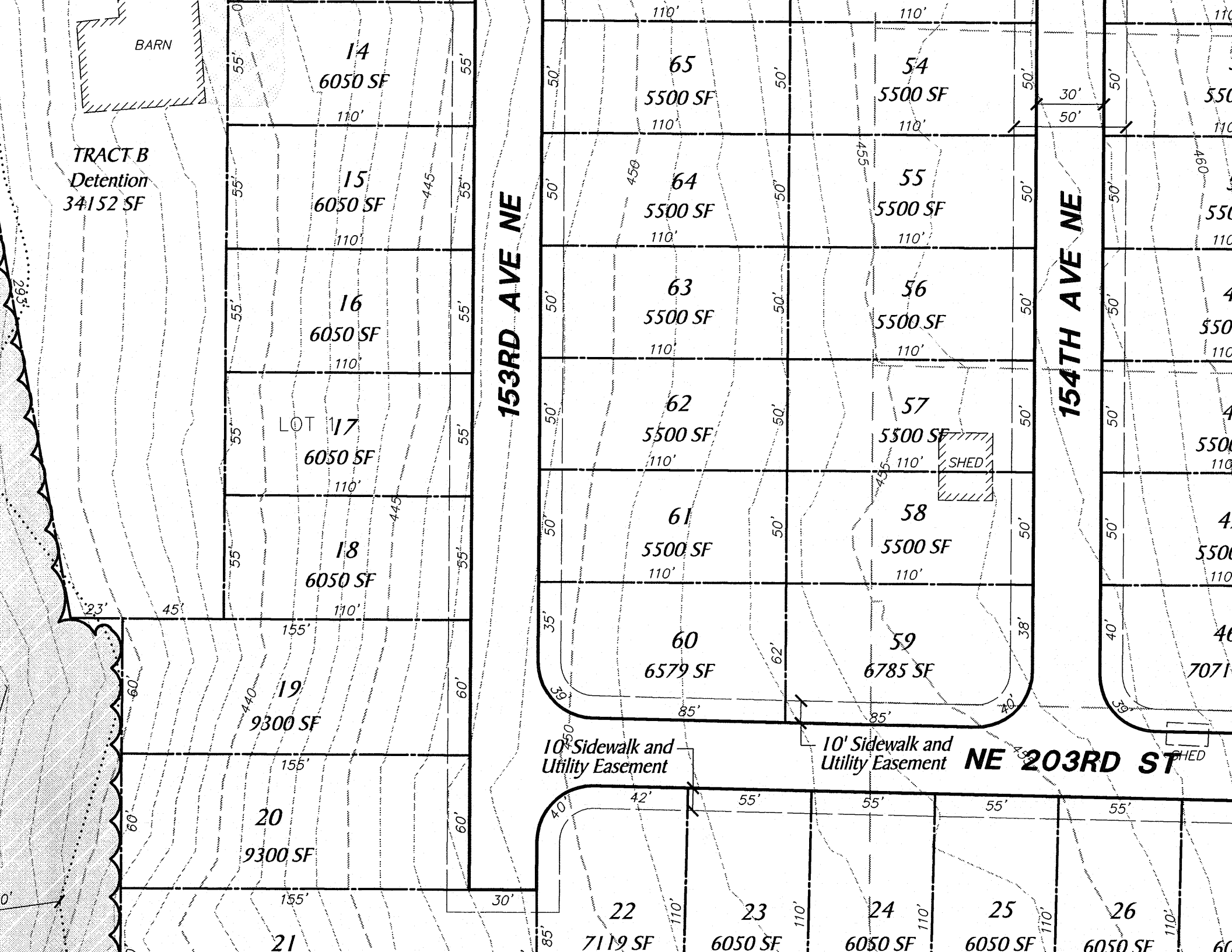
BARN
TRACT B
Detention
34152 SF
14
6050 SF
15
6050 SF
16
6050 SF
LOT 17
6050 SF
18
6050 SF
19
9300 SF
20
9300 SF
21
153RD AVE NE
65
5500 SF
54
5500 SF
64
5500 SF
55
5500 SF
63
5500 SF
56
5500 SF
62
5500 SF
57
5500 SF
SHED
61
5500 SF
58
5500 SF
60
6579 SF
59
6785 SF
154TH AVE NE
10' Sidewalk and
Utility Easement
10' Sidewalk and
Utility Easement
NE 203RD ST
SHED
22
7119 SF
23
6050 SF
24
6050 SF
25
6050 SF
26
6050 SF

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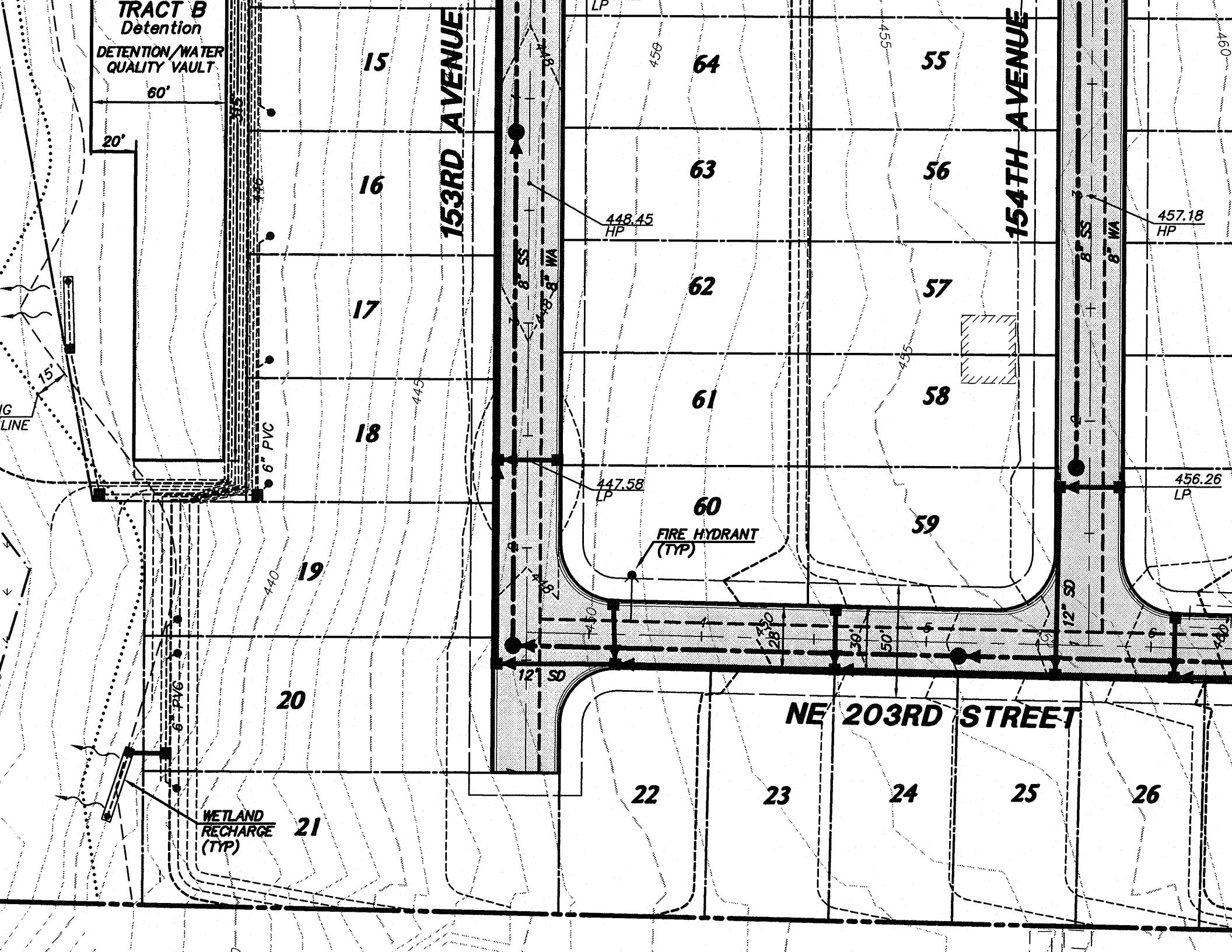
TRACT B
Detention
DETENTION/WATER QUALITY VAULT
60'
20'
15'
6" PVC
153RD AVENUE
154TH AVENUE
NE 203RD STREET
448.45 HP
447.58 LP
457.18 HP
456.26 LP
FIRE HYDRANT (TYP)
WETLAND RECHARGE (TYP)
8" SS
8" WA
12" SD
28'
39'
50'
15
16
17
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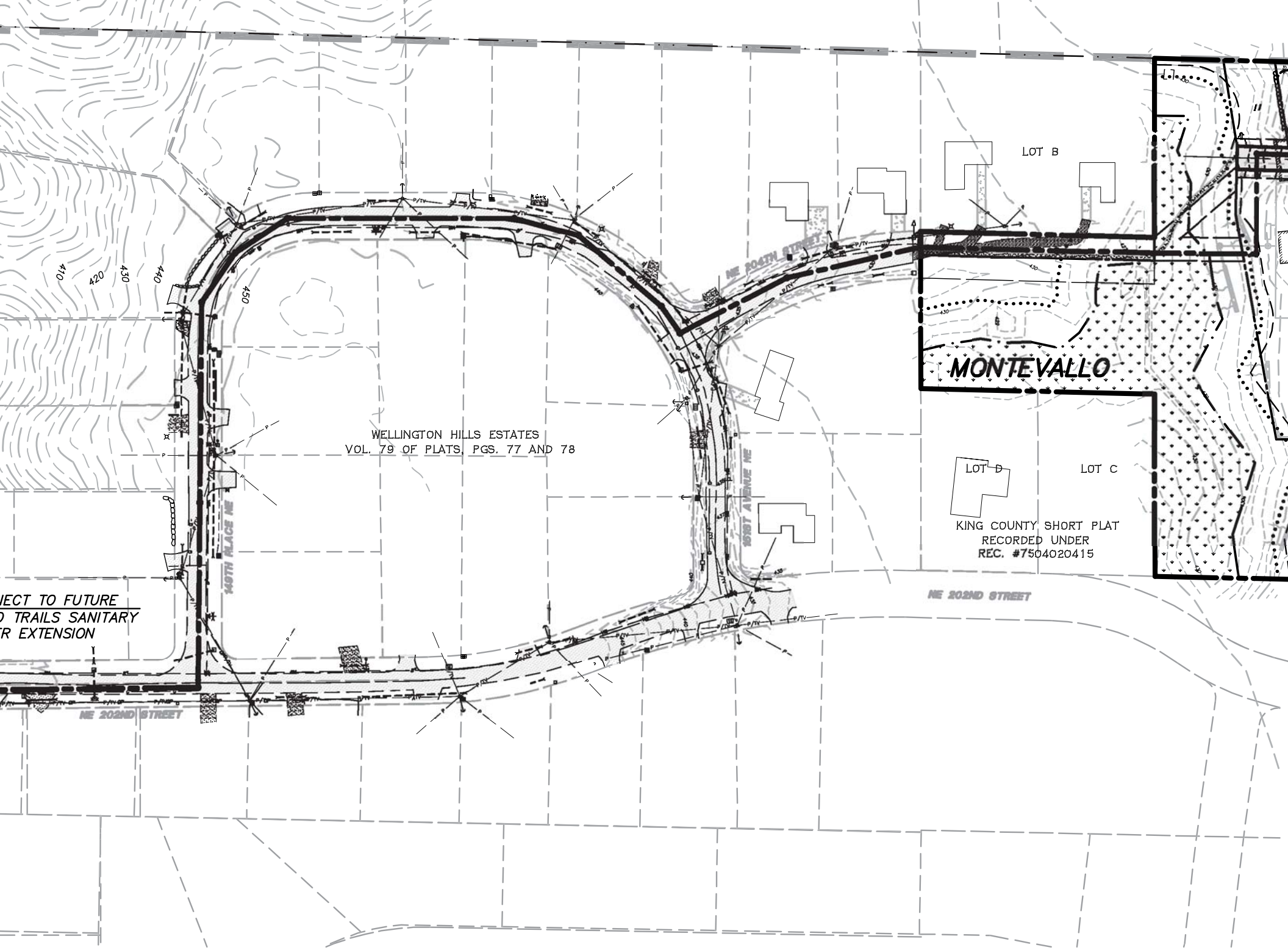

EIS SEWER CONNECTION EXHIBIT

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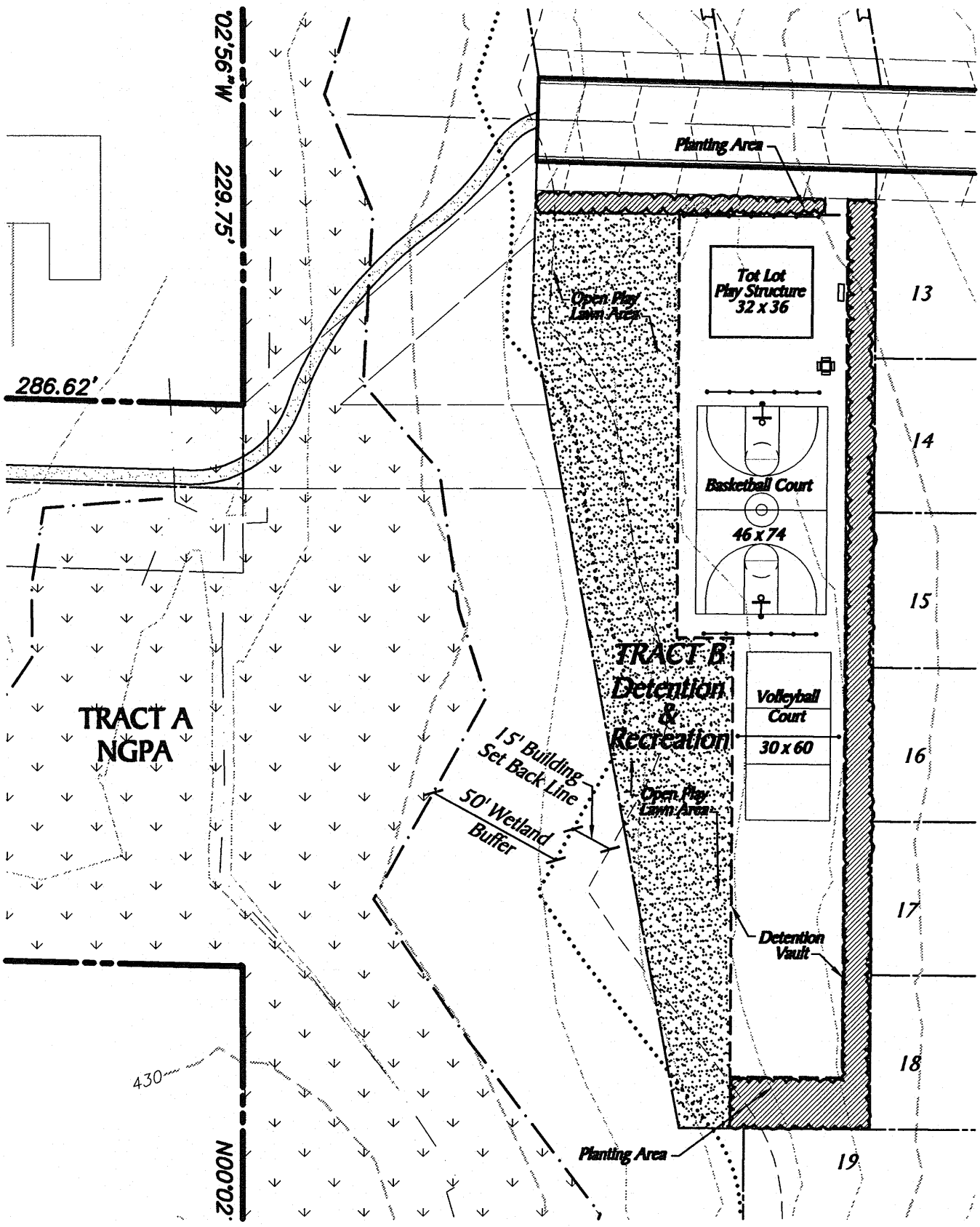

north
Scale: 1"=50'
03248EXH-REC
7/15/2005

PROPOSED MONTEVALLO RECREATION AREA
FIGURE 2.1-6

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2.2 ALTERNATIVES TO THE PROPOSED ACTION

The SEPA Rules require that lead agencies consider reasonable alternatives to the proposed action, including the alternative of taking no action on the proposal. Reasonable alternatives include actions that could reasonably attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation.

For this EIS, the City has selected three alternatives for evaluation in detail. They include two action alternatives, involving different development densities, housing types and infrastructure on the two sites, and the No Action Alternative, which is required by SEPA. While any number of development alternatives for the sites could be identified, it is not necessary or appropriate under SEPA to evaluate all possible alternatives. The four alternatives evaluated in detail in the EIS represent a reasonable range of alternatives.

2.2.1 R-1 Zoning Alternative

One alternative development scenario would be for the applicant to subdivide and develop both the Wood Trails and Montevallo properties under the current R-1 zoning. A rezone of the property would not be required. This alternative would not include a public sanitary sewer extension to the subdivisions; both sites would be developed with individual septic tanks and drain fields serving the new homes. This alternative would result in development of fewer units that are similar in character and density to the existing low-density residential development on adjacent properties. It also reflects what could be developed if the proposed rezone was denied. Specific characteristics for each subdivision under this alternative are described below.

2.2.1.1 Wood Trails

The Wood Trails site would be subdivided into 23 lots ranging in size from approximately 12,000 square feet to 27,000 square feet; the average lot size would be about 19,700 square feet (0.45 acre). A detached, single-family residence would be built on each lot. (Proposed house sizes were not determined.) The general layout of lots and access points from adjacent streets would be similar to that for the Proposed Action, and is shown in Figure 2.2-1. Gross density would be 0.6 dwelling units per acre, and net density would be 2.2 dwelling units per acre.

Streets would have 30-foot-wide rights-of-way; there would be approximately 2,300 linear feet of new on-site streets constructed. All lots would be accessed from either of the four existing public streets. This alternative would also include unspecified traffic-calming measures on existing portions of NE 198th and NE 201st Streets. Traffic mitigation fees would be collected; no off-site traffic improvements are proposed (even though some sight distance problems are suggested to be compounded as a result of this development passing through to 156th Ave NE). A septic tank and drainfield would be developed on each lot (WMC 21.28.030 should be discussed for this alternative). A stormwater drainage collection, conveyance, and detention system would be developed, including a surface detention pond on the west central part of the site (see Figure 2.2-2). Runoff from all lots would be routed to the detention pond, which would discharge to an existing conveyance line to the west of the site. All lots would have public water service, as well as commercial electric and telephone service. Grading requirements are also indicated on Figure 2.2-2.

Under this alternative Wood Trails would include 13.8 acres of development area (lots, streets and other site improvements) and 24.9 acres (64% of the site) of undisturbed open space on the 38.7-acre site. Based on the tree-retention requirements determined for the Proposed Action, approximately 2.2 acres of the undisturbed open space would be needed to preserve the required number of existing trees. The Wood

Trails development under the R-1 Zoning Alternative would include the east-west and north-south pedestrian connections described in Section 2.1.1. No other on-site park or recreation facilities are proposed. The proposal would include a proposed park mitigation fee payment of $73,025, pending City evaluation of credits for the recreation proposal.

2.2.1.2 Montevallo

The Montevallo site would be subdivided into 14 lots ranging in size from 27,750 square feet to 37,500 square feet which would be in keeping with the adjacent existing lot sizes and consistent with the neighborhood character; the average lot size would be approximately 36,870 square feet (0.85 acre). A detached single-family residence would be built on each lot. (Proposed house sizes were not determined.) Gross residential density would be 0.9 dwelling units per acre, and the net density would be 1.2 dwelling units per acre.

All lots would be accessed from a single cul-de-sac with a proposed 30-foot-wide right-of-way and a single point of access from 156th Avenue NE (see Figure 2.2-3). There would be approximately 1,200 linear feet of new on-site streets constructed, and frontage improvements to 156th Avenue NE. Montevallo would not include any off-site traffic improvements. Traffic mitigation fees would be required. It would include a stormwater drainage collection, conveyance, and detention system with an open detention pond on the west central part of the site, adjacent to the east side of the wetland and buffer (see Figure 2.2-4). All lots would have public water service, as well as commercial electric and telephone service. Each lot would have a septic tank and drainfield.

Under this alternative Montevallo would include 13.38 acres of development area (lots, streets and other site improvements) and 3.1 acres (19% of the site) of undisturbed open space on the 16.48-acre site. Mitigation to preserve or add trees to meet City tree retention requirements would need to be done. The Montevallo development under the R-1 Zoning Alternative would not include the recreation area described for the Proposed Action. The proposal would include a proposed payment of a park mitigation fee of $44,450, based on the standard City per-unit fee.

2.2.2 Attached Housing (Townhouse) Alternative

The second action alternative considered in detail in the EIS involves development of both sites at a density similar to that for the Proposed Action, but with a different type and arrangement of housing units on the Wood Trails site. This alternative would include a rezone of both sites from R-1 to R-4, as well as extension of public sanitary sewer facilities to both sites. A conditional use permit would also be required for the Wood Trails site per WMC 21.12.030. Wood Trails would be developed to its maximum allowable density, and there would be no density transfer from Wood Trails to Montevallo. All housing units built on the Wood Trails site would be attached housing, to minimize the potential impacts associated with the higher-density development. Montevallo would be developed with detached single-family residences, as in the Proposed Action, but with a somewhat smaller number of units.

2.2.2.1 Wood Trails

Under this alternative, the Wood Trails subdivision would include 85 attached, single-family, townhouse (or townhome) residential units in 16 buildings (11 5-unit structures, and 5 6-unit structures). As with the Proposed Action, these units would be arranged in three clusters or pods, as shown in Figure 2.2-5: the north cluster would consist of 27 units in 5 structures; the middle pod, 40 units in 8 structures; the south pod, 18 units in 3 structures. Gross density would be 2.2 dwelling units per acre, and effective net density would be 8.5 dwelling units per acre of developed area. The site could be subdivided with individual townhouses on fee-simple lots, or the units could be developed as condominiums. No design information

about the structures is available at this time. In the R-4 zoning district, townhouses may be allowed by conditional use permit, if the following two conditions are met (WMC Section 21.08.030 Residential Land Uses):

- Townhomes and duplexes must be compatible in design, height, color, style, and materials with existing neighborhood.
- Permitted in the R-4 and R-6 zones only on parcels where protection of sensitive areas prohibits traditional single-family development.

Access provisions would be similar to the Proposed Action, with NE 198th and 201st Streets providing the primary routes to/from the site and the remaining 195th and 202nd streets blocked with bollards. Streets would have 30-foot-wide rights-of-way; there would be approximately 1,610 linear feet of new on-site streets constructed. Units in the middle and south pods would have access from public streets; units in the north pod would have access from public streets or private driveways. No off-site traffic improvements are proposed. Traffic mitigation fees would be required. Stormwater management would be very similar to the system described for the Proposed Action, with a surface detention pond near the western edge of the site, but runoff from all units would be routed to the detention pond. Figure 2.2-6 shows the grading and utility plan for Wood Trails under this alternative.

This alternative would include 10.05 acres of development area and 28.65 acres (74% of the site) of undisturbed open space on the 38.7-acre site. Approximately 1.6 acres of open space would be needed to meet City tree preservation requirements. The Wood Trails development under the Attached Housing Alternative would include the east-west and north-south pedestrian connections described in Section 2.1.1. No other on-site park or recreation facilities are proposed. The proposal would include payment of a park mitigation fees.

2.2.2.2 Montevallo

The EIS does not include a figure specifically depicting the configuration of the Montevallo subdivision under this alternative, because the subdivision layout would be very similar to that for the Proposed Action (as shown previously in Figure 2.1-3). The site would be subdivided into 47 lots (rather than 66), ranging in size from 6,000 square feet to 17,600 square feet; the average lot size would be approximately 11,000 square feet (0.25 acre). A detached, single-family residence would be built on each lot. (Proposed house sizes have not yet been determined.) Based on the characteristics of the Montevallo development under this alternative, it is reasonable to assume the subdivision would be configured about the same as the Proposed Action, but with somewhat larger lots. The development area would be 13.3 acres, and uncleared open space would amount to 3.2 acres (19% of the site). This results in a gross density of 2.8 dwelling units per acre and net density of 3.6 dwelling units per acre.

Access/circulation, stormwater management and grading plans for 47 lots at Montevallo would be essentially the same as the corresponding plans for the Proposed Action. The Montevallo recreation component for this alternative could be similar to that of the Proposed Action, with the on-site recreation area. The proposal would include payment of a park mitigation fee per home.

2.2.3 No Action Alternative

The No Action Alternative provides a baseline for the purpose of comparing the impacts of the other alternatives. Under No Action, the City of Woodinville would not approve any development on the subject sites at this time. The City would not rezone the properties or approve subdivisions, there would be no sanitary sewer extension to the sites, and the applicant would not build new homes on the sites. No action on the proposal would keep both sites in their existing uses (undeveloped for Wood Trails, developed with 5 single-family residences for Montevallo) and zoning designations for the foreseeable future.

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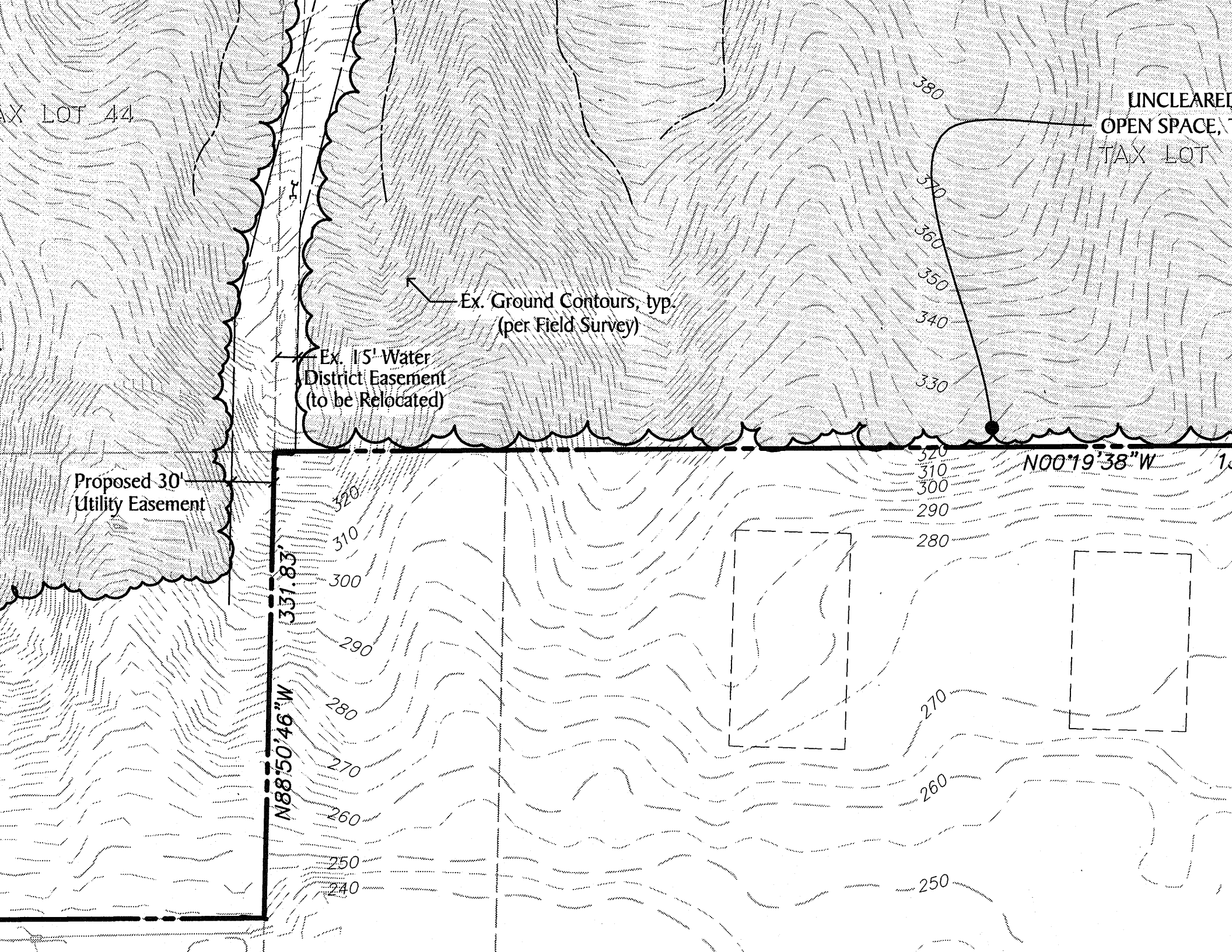
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UNCLEARED
OPEN SPACE,
TAX LOT
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(per Field Survey)
Ex. 15' Water
District Easement
(to be Relocated)
Proposed 30'
Utility Easement
N00°19'38"W
331.83'
N88°50'46"W
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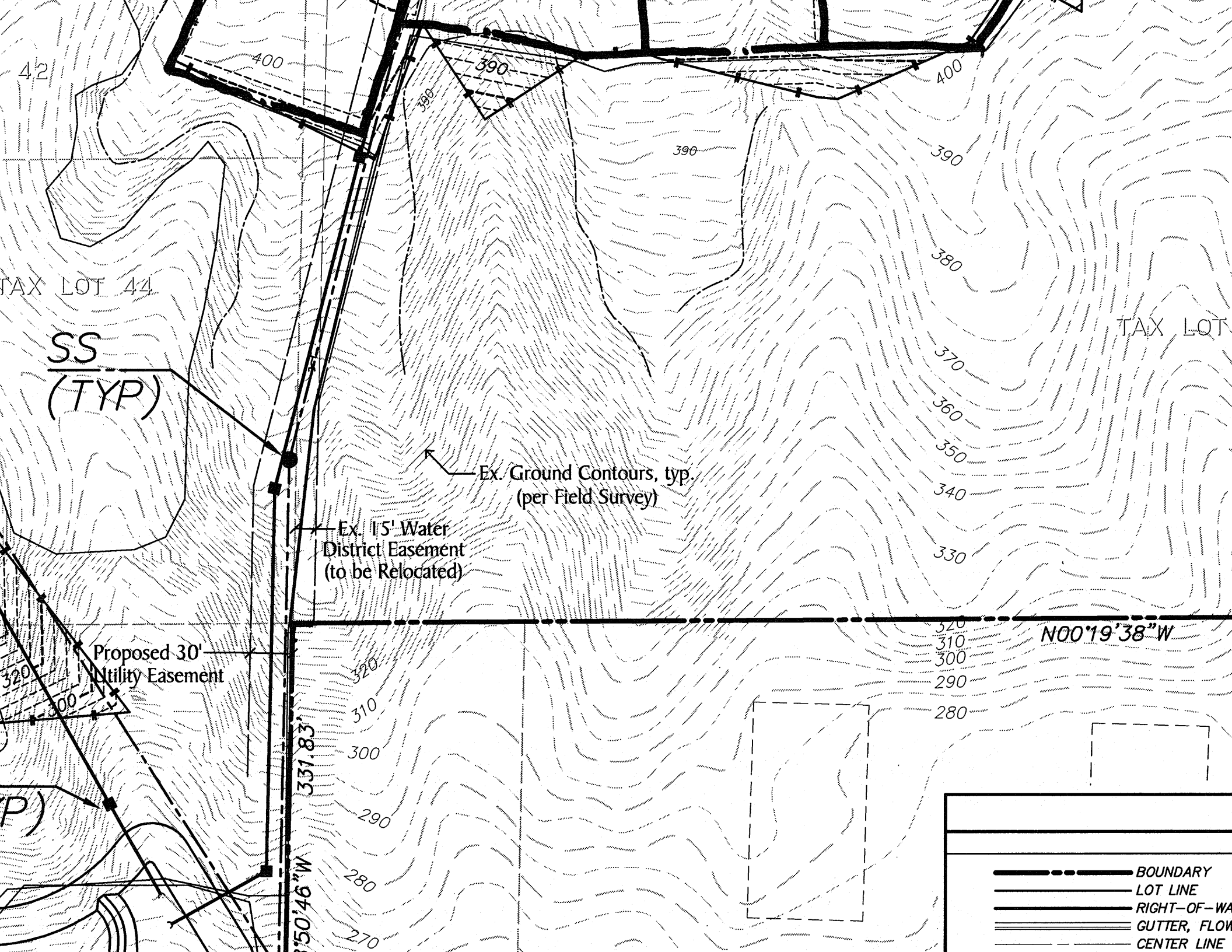
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Utility Easement
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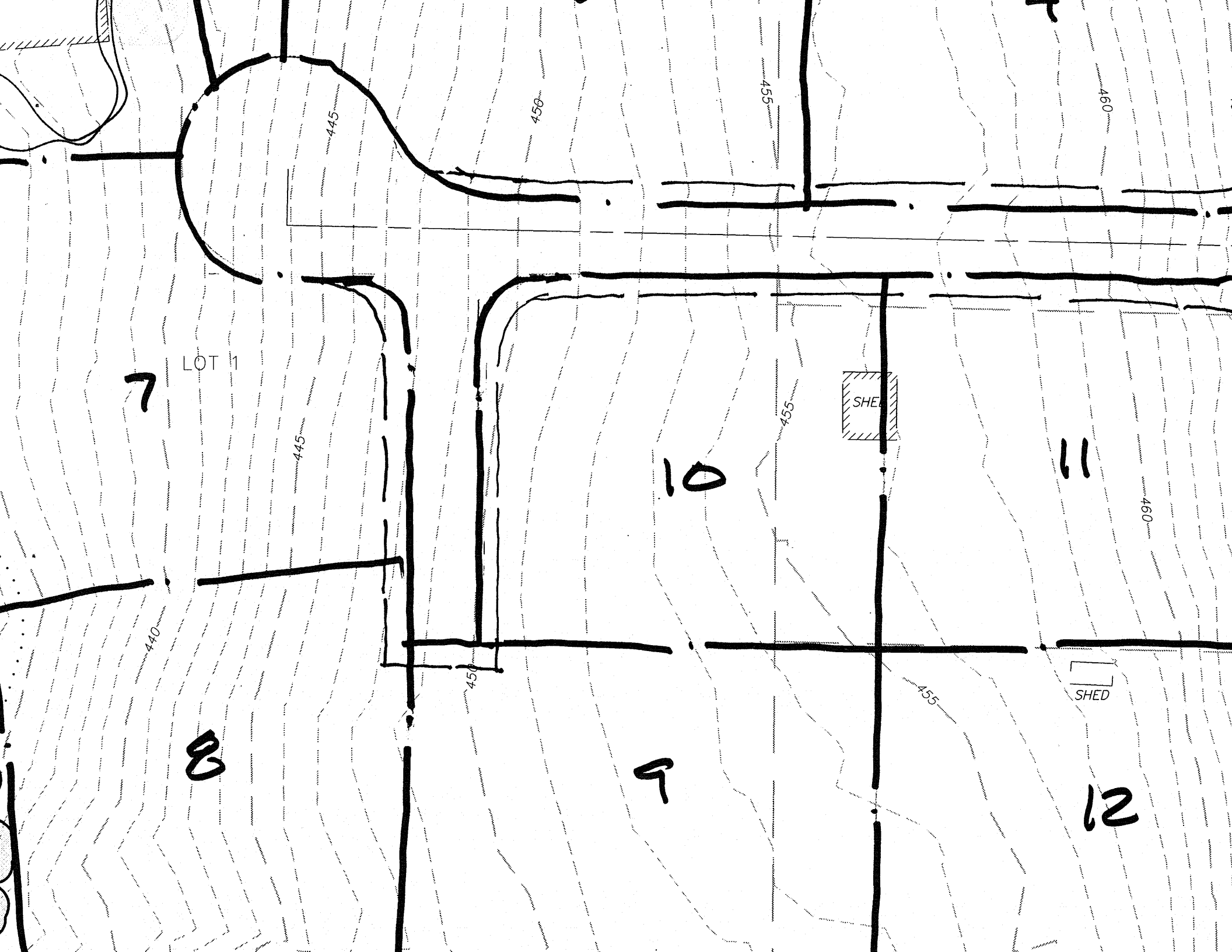
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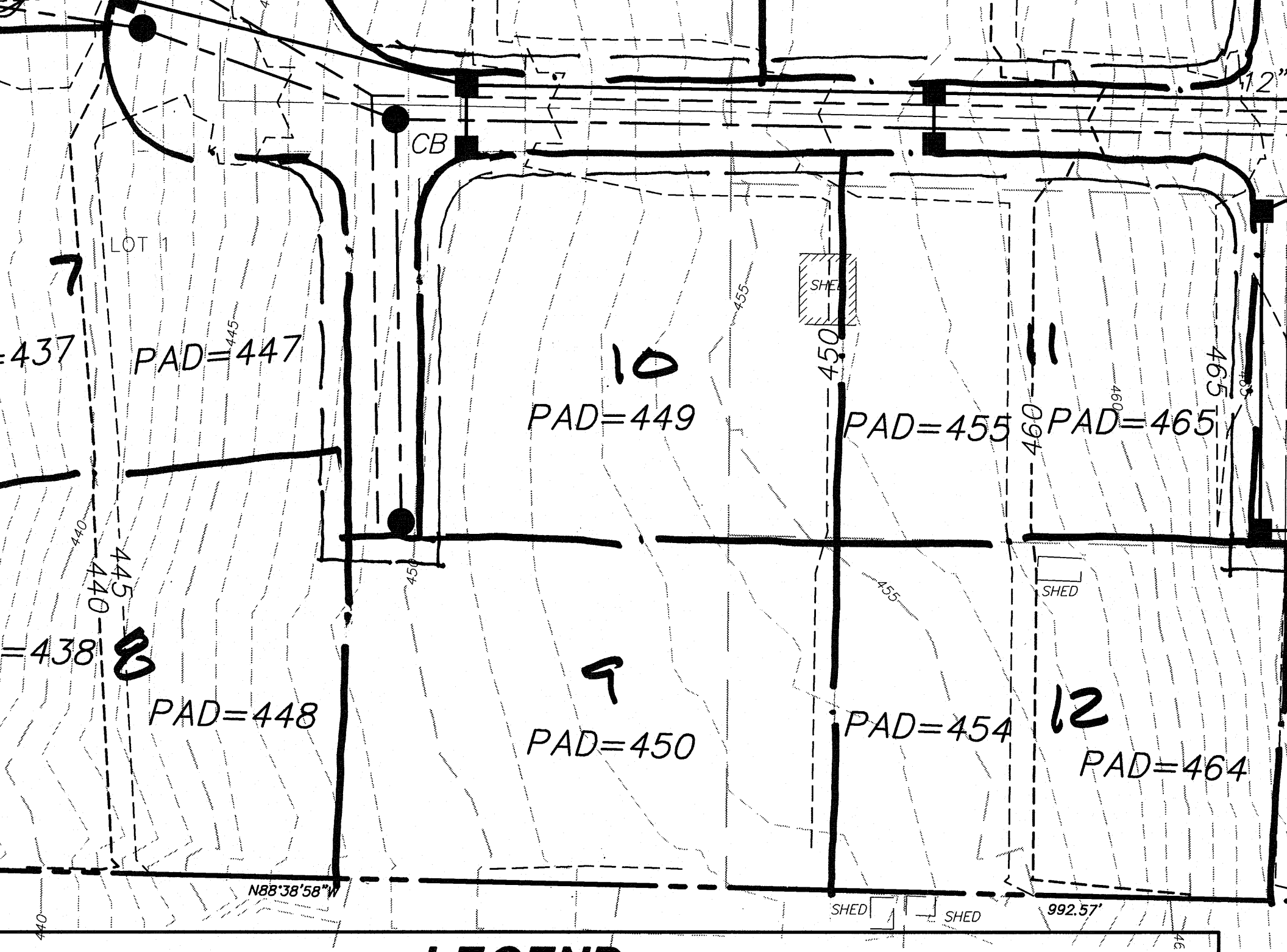
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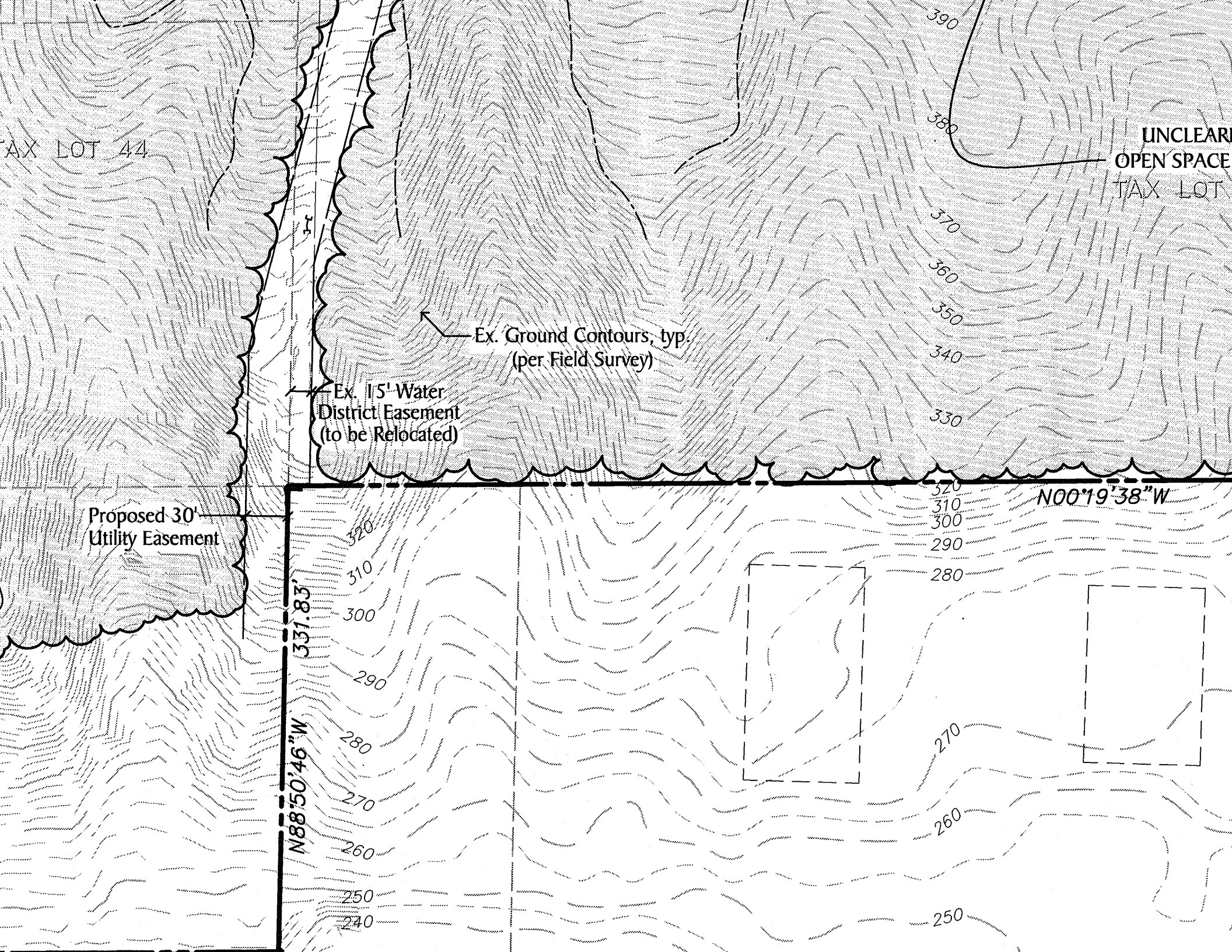
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Ex. 15' Water
District Easement
(to be Relocated)
Proposed 30'
Utility Easement
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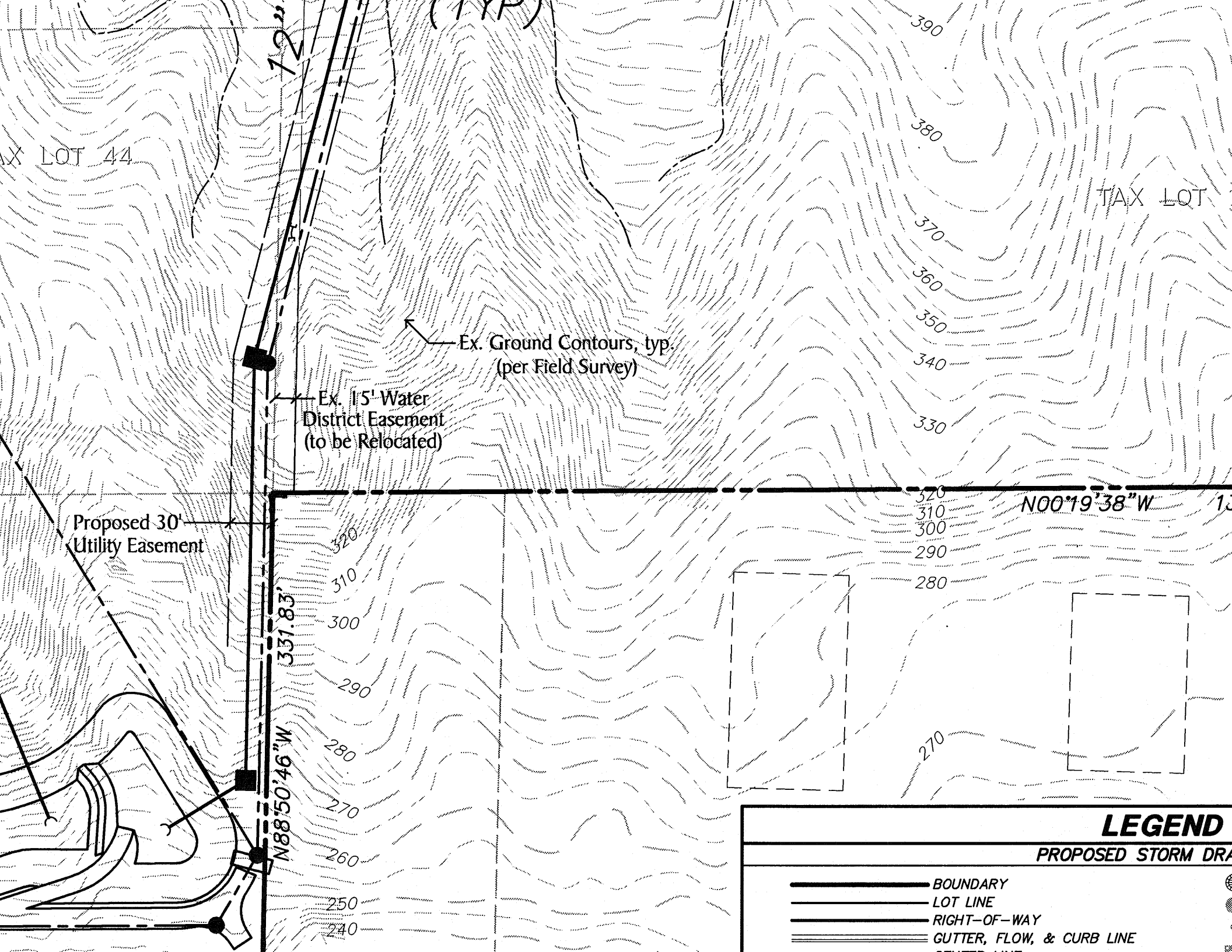
12" (TYP)
TAX LOT 44
TAX LOT
Ex. Ground Contours, typ.
(per Field Survey)
Ex. 15' Water
District Easement
(to be Relocated)
Proposed 30'
Utility Easement
N00°19'38"W
331.83'
N88°50'46"W
390
380
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350
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330
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310
300
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LEGEND
PROPOSED STORM DRA
BOUNDARY
LOT LINE
RIGHT-OF-WAY
GUTTER, FLOW, & CURB LINE

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2.3 ALTERNATIVES NOT CONSIDERED IN DETAIL

Several additional alternatives applicable to development of the Wood Trails and Montevallo sites were considered in developing the EIS. All involve different plans to provide access to the subject sites. These options were identified in the context of site planning and design, or suggested in scoping comments. As provided in the SEPA Rules, alternatives that are not reasonable (because they would not satisfy the proposal's objectives and/or would not result in lesser environmental impacts) need not be considered in detail in an EIS. Based on their development characteristics and/or their expected environmental impacts, the City concluded that none of these other alternatives would be reasonable and that none needed to be evaluated in detail in the EIS. Section 2.3 summarizes the features of these alternatives, and the reasons for not considering them in detail in the EIS.

2.3.1 Wood Trails Access to West (144th Avenue NE)

Three plans for establishing access to the Wood Trails site from the west via 144th Avenue NE, rather than from NE 198th and NE 201st Streets as in the Proposed Action, were considered as potential alternatives. Any access route from 144th Avenue NE to the Wood Trails site would require locating a road across the steep slopes on the western part of the site. This would involve a significant amount of grading, including relatively deep cuts and fills, to accommodate construction of a road meeting City standards. Construction aspects and associated impacts for these three Wood Trails access alternatives are summarized below.

2.3.1.1 Alternative A

Alternative A for western access would involve a route from 144th Avenue NE to the northwest corner of the Wood Trails site, then winding up the hillside through the northerly portion of the site to end just south of NE 202nd Street (see Figure 2.3-1). This route crosses an area with a slope of 25 to 40 percent, and would cross or approach slopes that exceed 40 percent. With this road alignment, grading cuts on the order of 30 feet deep would be required throughout the westerly portion of the property to establish the road grade, and fills on the order of 20 to 25 feet deep would be necessary at some locations in the westerly portion of the site. In addition to the extensive earthmoving, construction of permanent cut and fill slopes would require the removal of a relatively wide swath of existing vegetation along the proposed roadway alignment. The grade modifications necessary to establish the roadway alignment would be relatively extensive for a road to serve a residential development. The grading and roadway footprint for this access option would overlap portions of 23 lots in the proposed site plan, requiring a complete overhaul for the northern component of the subdivision and likely elimination of a substantial portion of those lots. This access alternative would require a net addition of approximately 600 lineal feet of roadway compared to the Proposed Action. The roadway surface would represent an increase of at least 0.4 acre of total impervious surface and require at least an additional 2.2 acres of clearing and grading.

2.3.1.2 Alternative B

The second alternative for access to the Wood Trails site from the west is similar to Alternative A, with a road entering the northwest corner of the Wood Trails site and ending just south of NE 202nd Street (see Figure 2.3-2). In Alternative B, however, the roadway would follow a more sinuous alignment to achieve cut and fill requirements considerably less than those for Alternative A. Establishment of the roadway alignment for Alternative B would require cuts generally on the order of 10 to 15 feet and fills on the order of approximately 10 feet. Requirements for vegetation removal would be somewhat less for Alternative B, and the roadway in this instance would have a more moderate overall grade. Nevertheless, the route for this alternative crosses some areas with slopes of 25 to 40 percent and others exceeding 40 percent. The route for Alternative B is also located relatively close to the off-site stream on the adjacent

parcel to the north. As indicated in Figure 2.3-2, the footprint for this option overlaps parts of 27 lots in the proposed site plan and would also require a substantial revision to the development plan for the site. This access alternative would require a net addition of approximately 750 lineal feet of roadway compared to the Proposed Action. The roadway surface would represent an increase of at least 0.5 acre of total impervious surface and require at least an additional 2.8 acres of clearing and grading.

2.3.1.3 Alternative C

In contrast to the previous roadway alternatives, Alternative C (Figure 2.3-3) would develop access from 144th Avenue NE to the southwest corner of the Wood Trails site. From there an access road would angle to the northeast, passing through the southerly portion of the property. Slopes in most of the southwestern corner of the Wood Trails site are primarily in the over-40 percent and 25-to-40 percent categories. This route would require extensive grading, particularly on the slope to the east of the road alignment, with a large corresponding cut on the order of 20 feet. No fills would be anticipated for this access option. As indicated in Figure 2.3-3, the footprint for this option overlaps parts of 14 lots in the proposed site plan and would require a substantial revision to the development plan for the site. This access alternative would require a net addition of approximately 850 lineal feet of roadway compared to the Proposed Action. The roadway surface would represent an increase of more than 0.5 acre of total impervious surface and require at least an additional 4.2 acres of clearing and grading.

2.3.1.4 Evaluation of Wood Trails West Access Alternatives

All three alternatives for access to Wood Trails from the west involve routes through relatively steep terrain that would require extensive grading and substantial cut and fill slopes. All three would create road-construction impacts including disturbance of a larger surface area (compared to the Proposed Action), increased erosion hazards and slope stability risk along the permanent cut and fill slopes, and increased surface water runoff. Temporary erosion and sedimentation control measures during construction and long-term slope stabilization measures would be more demanding, compared to road location in less sloping terrain. In addition, the extensive grading necessary to accommodate a road through steep terrain would require removal of a disproportionate amount of existing vegetation in a portion of the site that would otherwise remain largely undisturbed.

Development costs would be higher due to the expense of road construction, and road alignments might require the elimination of some otherwise buildable lots. With higher costs and potentially fewer units, the west access alternatives would be less capable of meeting the applicant's objectives for the proposal. In addition, there are no existing public rights-of-way from the west connecting to the Wood Trails site. To develop access from the west, therefore, the applicant would need to acquire access rights from one or more adjacent private property owners on a willing-seller basis. It is possible the applicant would not be able to negotiate a purchase, and if it was successful, the right-of-way acquisition would increase the project cost.

More importantly, physical and ecological impacts would clearly be greater than for the Proposed Action, primarily because of the terrain modification necessary to locate a road through the western portion of the site. Any of the west access alternatives would require a net increase in the length and area of roadway needed to serve the development and in the total area of clearing and grading. The additional disturbance would generally occur in areas of steeper slopes, where the risk of erosion and slope failure would be greater both during construction and on a long-term basis. The additional area of clearing and permanent surfaces would also reduce the area of the site that could be preserved as NGPE, and reduce the area of undisturbed habitat remaining on the site.

Some review comments on the Draft EIS requested the EIS address the net benefits and impacts of access to Wood Trails from the west compared to access from the east using existing residential streets. A key point of these comments was that disruption of existing streets and uses during construction would be a significant factor, and the assumption that access from the west would avoid these impacts in the residential area. Obtaining access to Wood Trails from the west would still require disruption of existing streets and uses, but would shift these impacts from the residential area to the industrial area. It is not clear that these types of impacts would be less if they occurred in the industrial area rather than in the residential area, although the receivers would be different. While the proposed access plan would result in all project traffic initially using 156th Avenue NE, project-generated traffic would flow both north and south on 156th and be more broadly dispersed relative to impacts on other key roadways. Conversely, gaining access from the west would focus all Wood Trails traffic on NE 195th Street and/or the Woodinville-Snohomish Road, and thereby magnify project impacts on those key roads. The distribution of project traffic would be different with access to Wood Trails from the west, but the traffic volumes would be the same and it is not apparent that net traffic impacts would be reduced by shifting a substantial portion of the total project traffic from 156th to other roadways.

Review of the three alternatives for access to Wood Trails from the west indicates that all of these alternatives would be considerably less able to meet the applicant's objectives for the proposal. The applicant might not be able to reasonably acquire right-of-way to the site from the west, in which case such an access alternative would not be feasible. All three of the west access alternatives would result in increased impacts relative to earth resources and associated risks, retained habitat and open space; traffic impacts would be distributed differently, but would not likely be less overall than for the proposed access plan. Consequently, none of the alternatives for access to the Wood Trails site from the west are reasonable alternatives, and none are considered in detail in the EIS.

2.3.2 Wood Trails Access to South (148th Avenue NE)

Alternative access to the Wood Trails site from the south, by extending 148th Avenue NE to connect with other existing streets, was also considered. This alternative would involve using existing but undeveloped public rights-of-way to extend 148th Avenue NE southward from the Wood Trails site to NE 192nd Street, and perhaps beyond to connect with the Woodinville-Duval Road (see Figure 2.3-4). For a portion of this alignment the public rights-of-way that were originally reserved have since been vacated and transferred to private ownership, so developing access to Wood Trails from the south would require the applicant to acquire new right-of-way from private property owners. Right-of-way acquisition would be difficult and expensive at best and, because the applicant would not have the right of eminent domain, it may not be possible. If a south access route were extended from NE 192nd Street to the Woodinville-Duval Road, construction of a public street to City standards along this alignment would require extensive grading and construction of retaining walls, which would involve both cost and environmental impacts. Because this access alternative would entail right-of-way acquisition, greater costs and greater short-term and long-term impacts than the proposed action, this alternative was considered to be unreasonable and was not considered in detail in the EIS.

2.3.3 Montevallo Access to West

The existing platted lots assembled to form the Montevallo proposal include the Summers Addition, which shows the location of a "future road" on the recorded plat map. Developing an access in this location would provide a road extension from 156th Avenue NE westerly across the Montevallo property to the existing NE 204th Street, which is the northerly portion (with 149th Place NE and 151st Avenue NE) of a looped neighborhood road connecting to NE 202nd Street. Construction of a road along this alignment would require filling and associated impacts in the forested wetland and wetland buffer on the western portion of the Montevallo site. In addition, the residents of the neighborhood west of the site would be

affected by this connection and expressed opposition to such a connection at neighborhood meetings held in April and August 2004. Because access to Montevallo from the west would have greater impacts than the proposed access from 156th Avenue NE, this is not a reasonable alternative and was not considered in detail in the EIS.

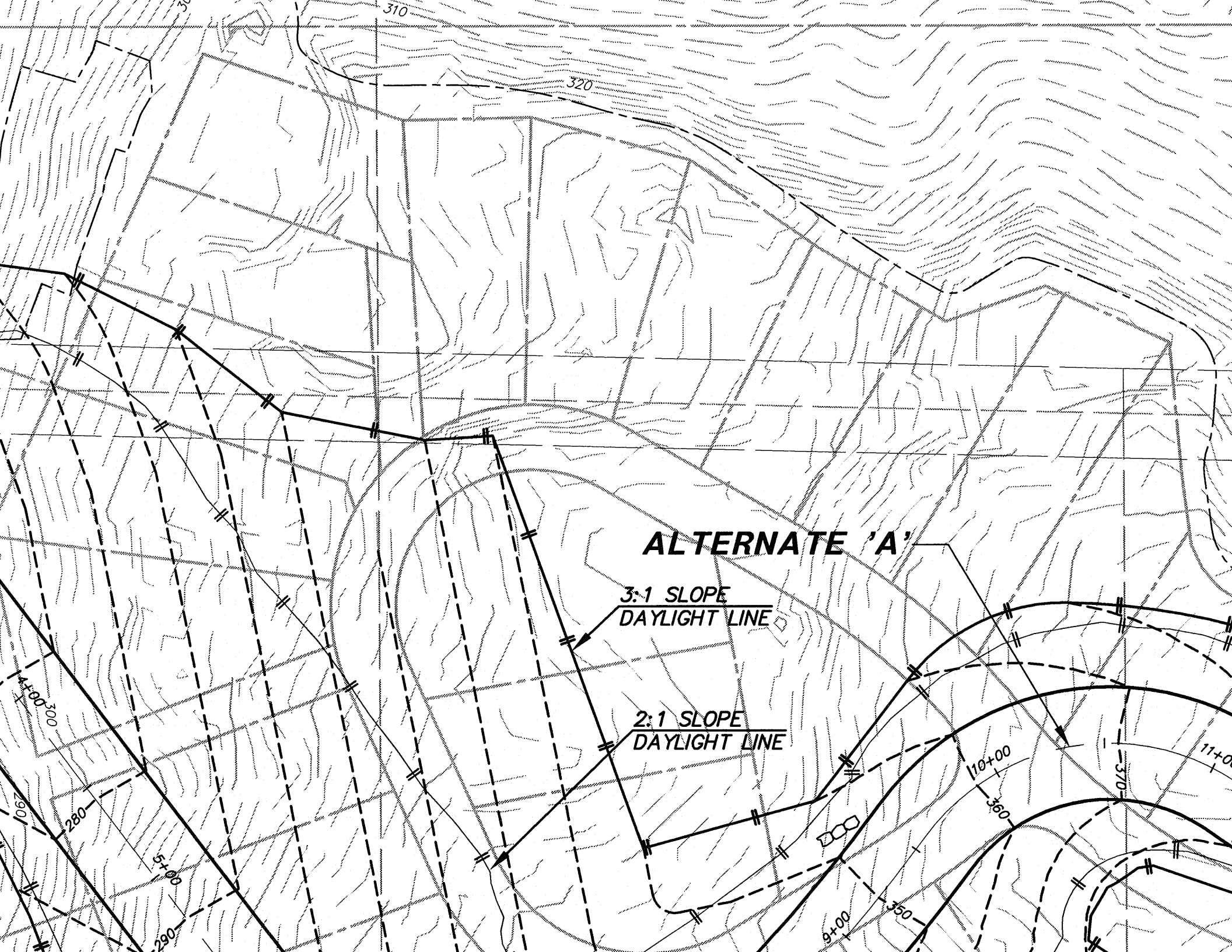
2.4 BENEFITS AND DISADVANTAGES OF FUTURE IMPLEMENTATION

It is unlikely that deferring implementation of the proposal until some future time would result in substantial benefits or disadvantages. The benefits of such an action would result from postponing the occurrence of unavoidable impacts to various elements of the environment. In March 2006 the City Council instituted a temporary moratorium on new development within the R-1 zone (see Section 3.4.2.3 for additional discussion). The City concurrently initiated a Sustainable Development Program that includes a study of environmental values within the R-1 zone and the potential effects of future development on those values. Deferring a decision on the Wood Trails and Montevallo subdivision applications until after the Sustainable Development Program has provided additional information on local environmental resources and recommendations could provide additional information on how to balance those resources with development.

At the same time, the Wood Trails and Montevallo Subdivisions Final EIS documents a thorough inventory and analysis of environmental resources present on the project sites. Therefore, it is unlikely that the Sustainable Development Program would provide substantive new, site-specific technical information that would have a direct bearing on the City's decision regarding the project applications. However, it could provide an overall perspective on the entire R-1 area with regards to natural resources and residential character of the Leota Neighborhood.

The disadvantages of deferring action on the proposal would primarily be experienced by the applicant, who would not be able to proceed with development of the properties as planned, financed and scheduled. Indirectly, participants in the local housing market would have their near-term opportunities limited by the exclusion of units that would otherwise be available at Wood Trails and Montevallo.

It is unlikely that implementing the proposal would foreclose future options for the project sites that would be substantially different. The City has not identified either site as a candidate for acquisition as park or open-space lands, and is not aware of any proposals for such action by other parties. As discussed above, the project sites are privately owned and are zoned for low-density, single-family residential use. It is reasonable to expect that residential development in some form would ultimately occur on these sites and that it would be consistent with applicable City planning, zoning, and infrastructure requirements. It is also possible that public sewer facilities would at some time be extended to this area of the City, which would provide capacity to accommodate redevelopment at increased density. It is unknown whether future development would result in greater or lesser impacts compared to the actions described in the EIS, or how the balance of benefits and disadvantages for the City would compare to the current proposal.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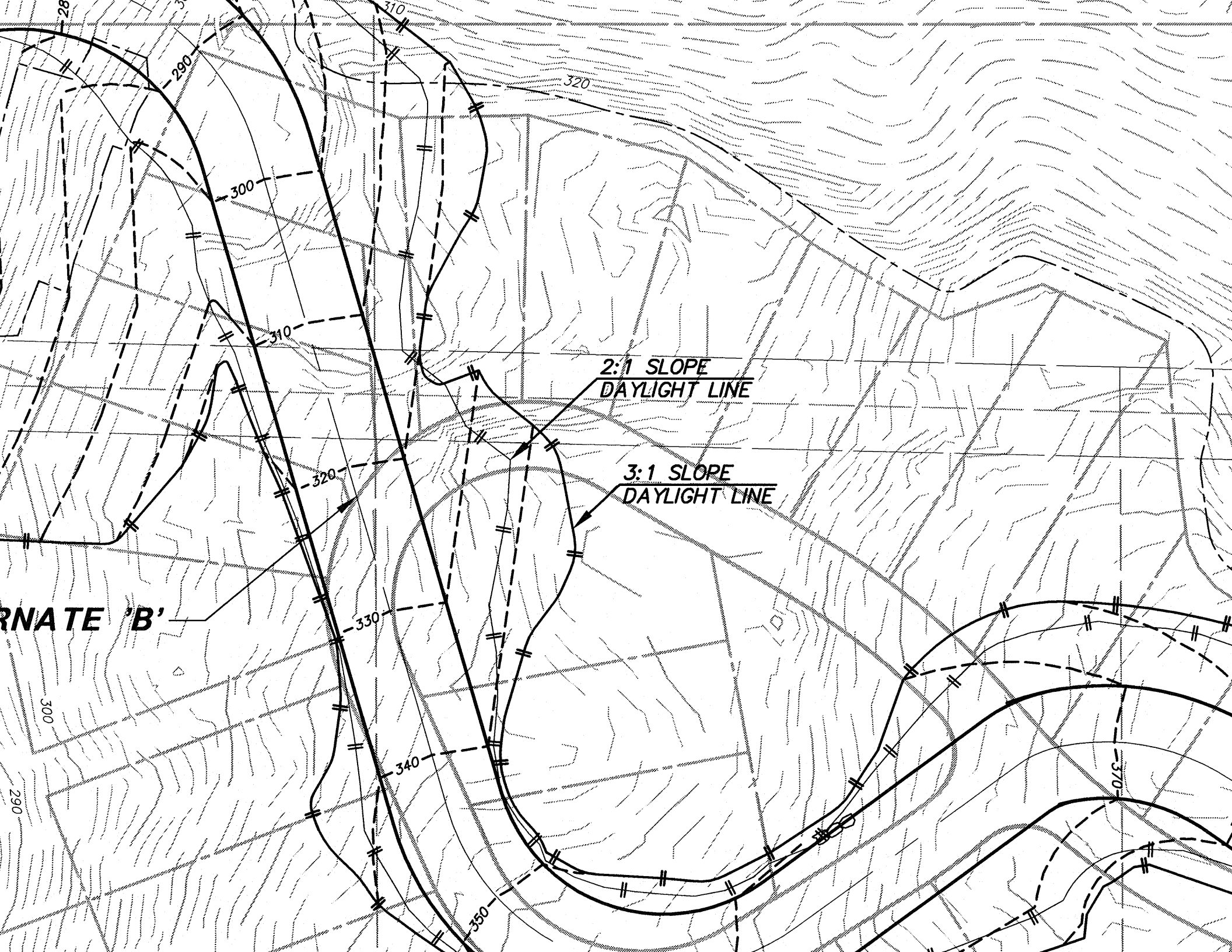
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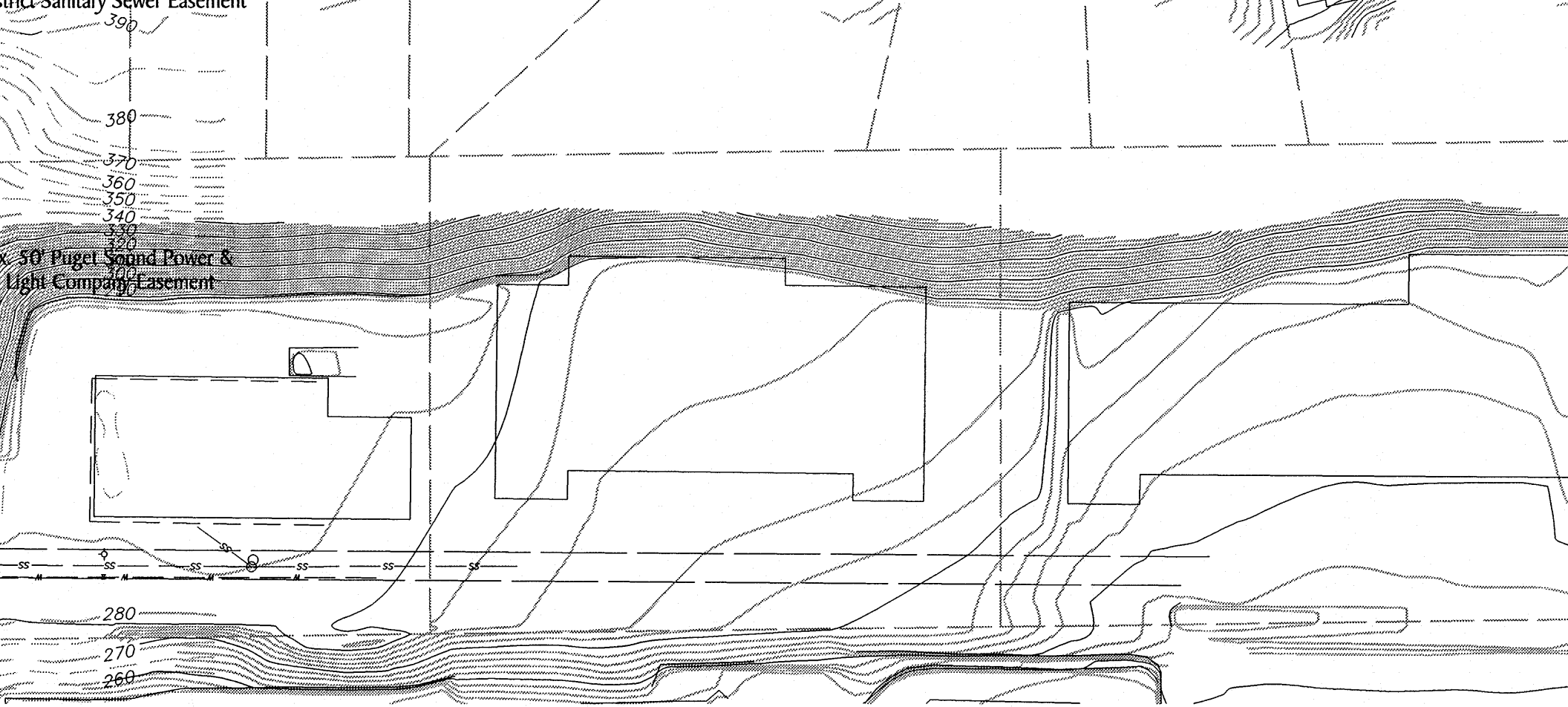
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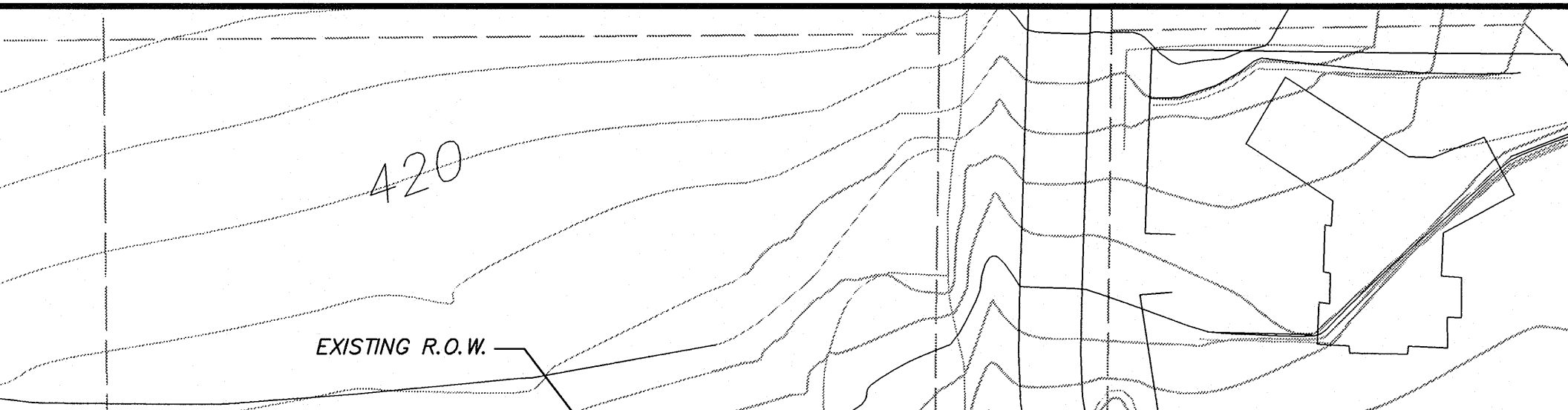
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