Chapter 2

Project Description and Alternatives
CHAPTER 2
DESCRIPTION OF THE PROPOSED ACTIONS AND ALTERNATIVES

This chapter of the Final EIS updates Chapter 2 of the Draft EIS and provides a description of the Proposed Actions and Alternatives. Historic site activities are also discussed. Please see Chapter 1 of this document for a summary of the Final EIS and Chapter 3 for a detailed presentation of affected environment, significant impacts of the Proposed Actions and alternatives, mitigation measures and significant unavoidable adverse impacts. Shading indicates new or updated information provided subsequent to the issuance of the Draft EIS; the new information provided subsequent to the issuance of the Draft EIS primarily relates to clarification to the description of the stormwater system and the relationship to land proposed to be dedicated to the City of Bonney Lake, and can be found on page 2-11, 2-12, 2-14 and 2-15 of this chapter.

2.1 Introduction

Washington State University (WSU) has determined that the activities which the 149-acre "WSU Demonstration Forest" site contained can be performed elsewhere with facilities that are not located in an increasingly urban environment. In addition, the compromised health of trees on the site further diminishes the suitability of the site for demonstration forest use (see discussion on “Existing Uses” below).

Based on a 1941 agreement between WSU and Weyerhaeuser, ownership of the site would revert to Weyerhaeuser when the intended use is changed by WSU (see the discussion of the 1941 Donation Deed in Section 2.2). WSU and Weyerhaeuser have entered into an agreement by which they will prepare the property for uses consistent with surrounding uses and sell the property at fair market value.

On April 27, 2005, the Quadrant Corporation, as agent for WSU and Weyerhaeuser Company, filed an application for amendments to the Bonney Lake Comprehensive Plan and for a zoning designation(s) to allow parks, commercial area, residential uses, and open space on the 149-acre site. Amendments to the City of Bonney Lake Land Use Code may also be required. On June 14, 2005, the City, as lead agency, issued a Determination of Significance (DS) on the project, requiring preparation of an EIS.

Subsequent to the conclusion of the public scoping period in July 2005, the Quadrant Corporation made changes to the project based on comments from the City of Bonney Lake and the public. These factors together with changes in market conditions and an opportunity for new public service use, resulted in an update to the site plan to include more consolidated open space, more total area dedicated to the City, inclusion of public service (YMCA or similar community recreation center) and medical uses and changes to the mix of residential uses. Refer to Section 2.2 below for more detail.

1 A survey conducted for the proposal indicated that the site’s acreage is 149. Assessor records show the site as 152 acres. Throughout this EIS, the acreage of the site is shown as 149.
Owners’/Applicants’ Objectives

The objectives of the property owners/applicants are to:

- Provide for housing that achieves appropriate urban densities pursuant to the Growth Management Act (GMA).
- Provide commercial/medical uses adjacent to SR-410 and South Prairie Road East.
- Provide the opportunity for medical office and public service (YMCA or similar community recreation center) uses to serve the citizens of Bonney Lake.
- Provide the City of Bonney Lake the opportunity for active and passive recreation on the site, including the dedication of land on the site to the City of Bonney Lake for the purpose of providing the opportunity for new public open space and park use as the City chooses.
- Provide revenue to WSU to support its various educational missions.

Scoping Process and Comments

The public scoping process for this EIS began on June 14 and ended July 6, 2005 (a 22-day scoping period). In the DS, the City of Bonney Lake, as Lead Agency, preliminarily identified the following elements of the environment for consideration and analysis in the EIS: flora, fauna, traffic, and land use compatibility. A scoping meeting was convened on July 6, 2005. Approximately 12 people attending the Scoping Meeting offered their oral comments. Public comment centered around the loss of forest and wildlife habitat, and vehicular traffic conditions. In addition to the oral comments received at the meeting, eight written comment letters and emails were received during the scoping period. Written comments were reflective of those comments voiced at the scoping meeting. Through the EIS scoping process, the City added Parks, Recreation and Open Space to the elements of the environment to be considered in the EIS.

Project Modifications

Subsequent to the conclusion of the public scoping period in July 2005, the Quadrant Corporation initiated consideration of project changes based on comments from the City of Bonney Lake and the public, changes in market conditions, and an opportunity for new public service use. The comments from the City and public eliciting changes to the proposal generally relate to the provision of additional open space area dedicated to the City of Bonney Lake for public use. Changes in housing market conditions relate to a greater demand for higher density housing. In addition, the YMCA is interested in locating a new facility in the Bonney Lake area as is a medical office building consortium.

Changes to the proposal made subsequent to the conclusion of the scoping period in July 2005 include: increase in the amount of on-site open space dedicated to the City of Bonney Lake from approximately 30 acres to approximately 42 acres; and, revisions to the site plan to include a broadening of the range of densities, providing area for public service (YMCA or similar community recreation center) and medical office uses and reconfiguration of site access. The
total area dedicated to the City of Bonney Lake, including open space and YMCA area, would total approximately 47 acres.

2.2 Site Description

Location

The site subject to the proposal includes approximately 149 acres of property owned by Washington State University, with a reversionary interest held by Weyerhaeuser Company. The property is located in the southern portion of the City of Bonney Lake, south of SR-410 between South Prairie Road East and 214th Avenue East; the address is 21414 South Prairie Road East. The northwest portion of the site fronts on SR-410. The site is located within the City of Bonney Lake. Figure 2-1 shows the location of the site.

Existing Uses

Site

The site is mostly forested and undeveloped, and includes three small portable buildings (two of which were recently destroyed by fire) and numerous trails. The site has been known to be illegally utilized by transients.

Site topography is relatively level, with isolated areas of slope approaching 15 percent. An approximately 0.15-acre Category III wetland (moderate value wetland) is located in the northwest portion of the site (see Section 3.1, Plants & Animals for detail on the existing wetland).

Laminated root disease was discovered after a windstorm in February 2006 that resulted in the downing of approximately 130 trees throughout the site. This disease compromised the health of a substantial portion of the existing trees on the site. Subsequent evaluation by a forest pathologist in April 2006 identified approximately 930 additional trees for removal: in total, approximately 1,000 trees on the site were downed during the wind storm or subsequently removed. Although the majority of the hazard trees on the site have been removed, the site is posted “no access” due to the potential for tree fall (refer to Section 3.1, Plants & Animals for additional detail on tree conditions).

Prior to the February 2006 wind storm and subsequent closure of the site, the site was used for the 4-H Youth Development program operated by the WSU Cooperative Extension Program, including low and high ropes challenge courses and a number of trails. The site has also served as an environmental science outdoor learning laboratory, used for forest practices educational programming for youth and adults including professional development for foresters. The site no longer hosts active operations associated with the 4-H Youth Development Program or forest practices educational programs. Forest-related research is currently being conducted on the property.

A stormwater facility is located in the northwest portion of the site that provides water quality treatment and infiltration for a portion of the stormwater runoff from an adjacent commercial area to the immediate east of the northwest portion of the site.
Figure 2-1

Vicinity Map

WSU Site Project
Surrounding Area

The land use pattern in the site vicinity is generally characterized by commercial development along SR-410, with single-family residential the predominant use south of South Prairie Road East as well as east of 214th Avenue East. Commercial development in the site vicinity generally includes big-box retail and supermarket anchors, and associated smaller retail uses. Residential use in the site vicinity is typically single-family homes with suburban-type densities and development patterns.

To the north of the site are commercial developments and SR-410. East of the site are 214th Avenue East and commercial and single-family residential uses. South of the site are South Prairie Road East, and residential uses. The area directly west of the site within the triangle formed by SR-410, South Prairie Road East and the western site boundary includes commercial uses; however, the majority of the area west of the site is comprised of single family residential uses. More specifically, land uses immediately adjacent to the northwest portion of the site include: SR-410 to the north, a single-story commercial development with a multiplex movie theater, two large retail stores and a supermarket to the east, and a commercial development with a supermarket to the west.

Further west are South Prairie Road East and single-family uses across South Prairie Road East, as well as a recently constructed home improvement outlet located near the intersection of South Prairie Road East and SR-410. On the northern side of SR-410, across from the site, are commercial uses. Directly to the east of the main body of the site is 214th Avenue East. On the east side of 214th Avenue East, across from the site, are several auto-oriented commercial uses near SR-410, including a commercial vehicle fueling station; however, uses east of 214th Avenue East are primarily single-family residential. Residential uses along 214th Avenue East opposite the site include a manufactured home park and single family homes. Residential uses to the immediate south of the site are characterized by suburban-style single family uses, primarily in cul-de-sac type developments, with a rural residential land use pattern further to the east and southeast.

Existing Land Use and Zoning Designations

The Bonney Lake Comprehensive Plan Future Land Use Map designation that currently applies to the site is Conservation/Open Space. The zoning classification that currently applies to the site per the Bonney Lake Municipal Code is Public Facilities (PF), a zoning designation in which various government, educational, institutional, civic and utility uses are allowed (see Section 3.3, Relationship to Plans and Policies for further discussion).

1941 Donation Deed

The site was deeded by Weyerhaeuser to WSU in 1941 via a donation deed. The donation deed specified that ownership would revert to Weyerhaeuser when the property ceased to be used by WSU for experimental and demonstration purposes and 4-H activities. In 2004, WSU determined that the 4-H and demonstration forest uses of the property could occur elsewhere. WSU then entered into an agreement with Weyerhaeuser to jointly sell the property with both WSU and Weyerhaeuser jointly sharing in the proceeds of the sale of the property; proceeds received by WSU are to be utilized to support its educational mission.
2.3 **Description of the Proposed Actions**

The Proposed Actions evaluated in this EIS would change the regulatory framework governing future development of the site, and would also include development of the site consistent with proposed changes to the regulatory framework.

**Proposed Actions**

The Proposed Actions for the site include:

- Amendment to Figure 3-4 of the City of Bonney Lake Comprehensive Plan to allow a mixed use project including active and passive recreation; varying density residential uses with neighborhood parks; public service (YMCA or similar community recreation center); and, commercial/medical uses adjacent to SR-410. The existing land use designations are depicted in DEIS Figure 3.2-2.

- Amendment to Figure 6 of the 2006 Transportation Plan in the City of Bonney Lake Comprehensive Plan (2006 Transportation Plan), Roadway Functional Classification Map, to provide a new street from South Prairie Road East to SR-410 and signals at its intersections with South Prairie Road East and SR-410.

- Modifications and additions to City of Bonney Lake Comprehensive Plan Goals and Policies and maps as warranted to establish a policy framework for future development of the site.

- Amendment to an existing City of Bonney Lake residential zoning designation to allow the residential densities and uses proposed, the development of a new residential zoning designation, or adjustment to development standards through a development agreement.

- Application of commercial and residential zoning designations to the commercial and residential portions of the property, respectively.

- Construction of infrastructure, commercial, public service (YMCA or similar community recreation center), medical office and residential buildings, and other improvements over the build-out horizon, 2015.

**Purpose of Environmental Review**

This EIS, which provides SEPA environmental review for both the proposed Comprehensive Plan and Municipal Code Amendments and future site development, addresses the probable significant impacts of the Proposed Actions, a development alternative and two no-action alternatives. The development alternative consists of the original Conceptual Site Plan submitted with the Comprehensive Plan Amendment application in 2005. The two no action alternatives include: an alternative representing future site development under existing zoning, and a no action alternative that assumes the site stays in its current condition. See Section 2.4 for a description of the alternatives evaluated in the EIS.
The EIS is intended to address the probable significant adverse impacts that could occur as a result of the proposed Comprehensive Plan amendments, revisions to the Bonney Lake Municipal Code and other applicable development regulations by the City of Bonney Lake, as well as impacts from potential future development activities on the site. The EIS is intended to provide decision makers with relevant environmental information needed for consideration of the Proposed Actions.

Comprehensive Plan and Land Use Code Amendments

The property owners (WSU and Weyerhaeuser) are seeking a Comprehensive Plan land use designation or designations for the site that would allow public service, public use, commercial/medical uses, residential projects, and active and passive recreation. The Comprehensive Plan land use designation would also allow two basic types of dwelling units: Single Family Detached and Moderately High Density. Single Family Detached will consist of detached single family homes with fee simple ownership at a density of 8-9 dwelling units/net acres with neighborhood parks. Moderately High Density will consist of cottage homes, duplexes, townhomes, condominiums, apartments or a combination thereof at a range of 10-18 dwelling units per net acre for a minimum average density of 10 dwelling units per net acre for the Proposed Action. It is assumed that this could be accomplished in a number of ways, including Comprehensive Plan amendments applying land use designations currently established by the City’s Comprehensive Plan (Public Facilities; High Density Residential; and Commercial). Alternatively, the City may choose to develop a new land use designation through the Comprehensive Plan amendment process that would reflect the unique character of the property.

Similar to the proposed Comprehensive Plan land use map re-designation, the proposed rezone would involve amendments to existing zoning classifications. Existing residential zoning classifications in the City of Bonney Lake assume development of single-family residential uses at approximately 4 to 5 dwelling units per net acre (du/ac), development of duplexes at 8-9 du/ac., or development of multifamily residential units at up to 18 du/net ac. No single-family residential zone allowing single-family densities greater than 5 du/ net ac currently exists within Bonney Lake. Currently, Bonney Lake’s Single Family Residential and Medium Density Residential designations are implemented by the R-1 and R-2 zones, which currently allow single-family densities of 4 to 5 du/net ac.

It is proposed that the site be rezoned from Public Facility District (PF) to a combination of zoning districts consisting of: High Density Residential (R-3); Commercial District (C-2) and Public Facility District (PF). In addition, it is proposed that the R-3 zone be amended to allow single family detached dwellings and adjust development standards accordingly (i.e. minimum lot width, minimum side yard and rear setbacks). It is anticipated that the residential density would be a minimum average of 10 dwelling units per net acre (the overall approach to achieving this density would be defined in a Development Agreement between the applicants and the City of Bonney Lake.

Description of Proposed Site Plan

The proposed site plan reflects comments received from the City of Bonney Lake on the original site plan submitted with the original Comprehensive Plan Amendment application in 2005 (Alternative 1). In general, the proposed site plan reflects the City of Bonney Lake’s request for more consolidated open space and additional area dedicated to the City of Bonney Lake for parks. In addition the proposed plan reflects the opportunity to accommodate public service
(YMCA or similar community recreation center) and medical office uses that became available subsequent to the submittal of the Comprehensive Plan Amendment.

**Figure 2-2** illustrates the proposed site plan. The proposal includes the following:

- Range of single-family detached (8-9 dwelling units per net acre) and moderately high density housing (10-18 dwelling units per net acre) on approximately 62 acres\(^2\). It is anticipated that the average minimum density of residential development on the site under the Proposed Action would be a minimum of 10 dwelling units per net acre (the overall approach to achieving this density would be defined through a Development Agreement between the applicants and the City of Bonney Lake).

- Approximately 400,000 square feet of commercial/medical uses on approximately 35 acres.

- Establishment of a new 60,000 square foot YMCA (or similar community recreation center) on approximately 5 acres (this area would be dedicated to the City and it is anticipated that the City would work together with the YMCA to enter into an agreement where the YMCA can develop their facility).

- Approval of a boundary line adjustment, short plat or other land segregation mechanism to facilitate the dedication of property to the City of Bonney Lake.

- Dedication of approximately 47 acres of land to the City of Bonney Lake, including an approximately 34.6 acre City property consisting of existing treed area (potentially for a community park), 5.4 acres for the YMCA (or similar community recreation center), approximately 5.4 acres of perimeter buffer (including potential trail area), and an approximately two acre triangle park.

- Establishment of approximately 3 acres of private neighborhood parks and open space.

- A new connector street from South Prairie Road East to SR-410 with signals at its intersections with South Prairie Road East and SR-410.

**Commercial/Medical Use Area**

Proposed commercial/medical uses on the site would be located in an approximately 35-acre area adjacent to SR-410 and to existing commercial uses in the immediate site vicinity. Approximately 300,000 square feet of commercial retail uses would be developed. In addition to the potential retail uses, approximately 100,000 square feet of medical office building use is proposed and is expected to be developed in two phases (60,000 square feet by 2011 and the remaining 40,000 square feet by 2015).

\(^2\) The specific number of units under each density category would be based on market conditions, site efficiency, and future land use applications. The number and density of housing resulting in the highest traffic generation is analyzed in the Transportation section of this Draft EIS.
Figure 2-2
Proposed Site Plan


WSU Site Project

Connector Road Section - Minor Arterial - Modified

NOT TO SCALE
Residential Use Area

Located on approximately 62 acres in the southeastern portion of the site, the residential portion of the proposed development would include residential densities of approximately 8 to 18 dwelling units per net acre (du/net ac - net densities are calculated after subtracting acreage for public open space, rights-of-way, stormwater facilities, etc.). It is anticipated that the average density of residential development on the site under the Proposed Action would be a minimum of 10 dwelling units per net acre (the approach to achieving this density would be defined through a Development Agreement between the applicants and the City of Bonney Lake).

Table 2-1 illustrates the acreages associated with the various land uses proposed for the site under the Proposed Actions.

<table>
<thead>
<tr>
<th>Table 2-1</th>
<th>Acreage of Site Uses under the Proposed Actions</th>
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<tbody>
<tr>
<td><strong>Proposed Action (acres)</strong></td>
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<td>City Property</td>
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<tr>
<td>City Property for YMCA site</td>
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<td>Perimeter Buffer/Trail</td>
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<tr>
<td><strong>Subtotal</strong></td>
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1 Area includes space necessary to accommodate stormwater facilities (up to 12 acres) in accordance with City of Bonney Lake Development Standards. Any additional stormwater facilities would be located within the proposed residential area. Refer to the stormwater management discussion later in this chapter for information on the stormwater facility assumptions.

2 In lieu of a YMCA, the area could also include a similar type of community recreation center.

3 Area includes the opportunity for a one mile perimeter trail around the residential portion of the site.

4 Commercial/Medical Use area would include approximately 300,000 square feet of retail and 100,000 square feet of medical office building use.
Parks, Trails, Open Space and Public Service Use

Open space and public service area on the site would include approximately 50 acres of land, which includes public service, preserved natural area/forested open space, developed park area and stormwater facilities. An approximately 47 acre portion of this area would be dedicated to the City, including an approximately 34.6 acre City property consisting of existing treed area (potentially for a community park), 5.4 acres for the YMCA or similar community recreation center (including an approximately 60,000 square foot building and associated parking), approximately 5.4 acres of perimeter buffer, an approximately two acre triangle park and stormwater facilities (refer to the stormwater management discussion later in this chapter for information on the stormwater facility assumptions). An additional three acres of neighborhood parks and private open space would also be provided, and would be owned by a future Homeowners' Association.

The open space land area dedicated to the City of Bonney Lake would be conveyed in its current forested condition. The City would have the option of retaining forest or providing active recreational uses (ball fields, playground etc.) on all or a portion of the approximately 34.6 acre City property area; permitting and environmental review for any active recreational uses on the land dedicated to the City would be conducted separately by the City of Bonney Lake.

The perimeter buffer area dedicated to the City would also provide the opportunity for an approximately two-mile soft surface trail around the proposed residential portion of the site in the approximate location of the high priority trail shown in the Comprehensive Plan Parks Element. The trail would be designed to allow for a connection through the City Property portion of the site to the proposed commercial/medical use area, via either the retention of the existing trail system or the construction of new trails in the City Property area. The perimeter buffer would also provide a visual and land use transition between the proposed residential areas on the site, and commercial areas to the north of the site along SR-410 and to east of the site along 214th Avenue East, as well as between the site and single-family residential uses to the west (refer to Figure 2-2).

With the opportunity for a soft surface trail within the land dedicated to the City, former onsite trail uses could be restored but their location within the site would be somewhat changed. See Section 3.4, Parks, Recreation and Open Space, for a discussion of the relationship between proposed park and open space features and the Parks Element of the Comprehensive Plan.

Onsite Buffers

The proposed perimeter buffers and location of the land dedicated to the City on the site would provide separation between proposed onsite commercial uses and the proposed residential areas of the site. A 50-foot-wide perimeter buffer would be provided between South Prairie Road East and 214th Avenue East and proposed onsite residential uses.

Access and Circulation

New Connector Roadway

The proposed development includes construction of a new connector roadway from South Prairie Road East to SR-410, plus signalization of the intersections with South Prairie Road East and SR-410. The proposed roadway would cross the northwest portion of the site, which would
be developed with commercial/medical and public service uses. A portion, if not the entirety of the commercial/medical development would be oriented toward the new road; this would differ from a typical strip-mall development pattern seen adjacent to the site. The proposed roadway would provide an additional connection between South Prairie Road E. and SR-410 to improve traffic circulation in the area. The proposed roadway would also facilitate access to the commercial/medical office and YMCA (or similar community recreation center) uses and serve to minimize the number of driveways on SR-410 by providing a second access (from South Prairie Road East) to the proposed commercial/medical and public service areas. The site plan provides the opportunity for a vehicular connection from the proposed commercial/medical area in the northwest portion of the site to the existing, adjacent commercial area to the east; this connection would also facilitate access to the existing retail area from South Prairie Road East.

*Residential Area Access*

Access to the residential portions of the site would be from 214th Avenue East, and would be separate from access to the commercial/medical and public service use portions of the site. Three vehicular access points would be provided to the residential areas of the site. Access points would be aligned with the existing street grid where possible. Pedestrian trails connecting the residential, recreational, and commercial areas of the site would also be provided (see Figure 2-2).

*Parking*

The amount of parking for both commercial and residential portions of the site would be in accordance with the Bonney Lake Municipal Code. Parking for commercial areas would be expected to include approximately 4 to 5 spaces per 1,000 square feet of retail/commercial/medical office floor area. The Bonney Lake Municipal Code (BLMC) requires one parking space per 300 square feet of commercial development including medical office space (Bonney Lake Municipal Code 18.31.010). Parking for the multifamily units would be provided at a minimum of 2.25 spaces per unit. Parking for the single-family residences would provide the minimum off-street parking spaces required by the BLMC. An on-street parking space would likely also be provided near each single-family residential unit. It is anticipated that parking available for the YMCA building (or similar community recreation center) would be provided in accordance with provisions of the Municipal Code’s Public Facilities chapter which requires one space per 180 square feet for public facilities such as libraries, museums, and other recreational or cultural facilities (Bonney Lake Municipal Code 18.34.060).

Consistent with the BLMC, approximately 1,500 parking spaces would be provided for the 300,000 square feet of commercial retail use, approximately 500 parking spaces would be provided for the 100,000 square feet of medical office use and approximately 350 parking spaces would be provided for the 60,000 square feet of YMCA (or similar community recreation center) use. Parking for the residential use would also be provided consistent with the BLMC.

*Non-Motorized Circulation*

Future onsite residential uses would be connected to the open space land dedicated to the City, commercial/medical and YMCA (or similar community recreation center) areas by a network of pedestrian trails and sidewalks, and the proposed commercial/medical uses would be conducive to pedestrian activity within the commercial/medical area and between the commercial/medical area and the City land to the south. The approximate two-mile trail described above could be the key element of this trail network, and would be a soft-surface trail. A 10-foot wide paved trail is
also proposed adjacent to the new connector road. The onsite trail system could be connected to a network of sidewalks located within the right-of-way of new onsite streets. Sidewalks would likely be provided on at least one side of local neighborhood and arterial streets on the site.

**Grading**

Development of the site consistent with the Proposed Actions would require grading over approximately 121 acres. Grading would be expected to include approximately 292,000 cubic yards of cut from the site, with all of the cut material expected to be used onsite as backfill. No importing or exporting of fill material is expected to be required; however, this is subject to the quality of material found on the site.

**Utilities**

**Sanitary Sewer**

The proposed development would obtain sanitary sewer service from the City of Bonney Lake. From a review of the City of Bonney Lake's sewer system maps, an existing 8-inch gravity sanitary sewer line is located along 214th Avenue East, and an existing 10-inch gravity sewer line is located along South Prairie Road several hundred feet west of the project site. An existing 10-inch gravity sewer main and an 8-inch sewer force main are located within portions of SR-410. As part of the development, 8-inch minimum public sewer mains would be extended to and through the site as required from one or more of the existing City sewer mains to serve the proposed buildings based on the most feasible alternatives, incorporating existing topography, project phasing, and final site grades. Further design analysis would determine the necessary upgrades to the City's sewer system and these specific upgrades would be outlined in the Development Agreement with the City of Bonney Lake.

**Water**

The proposed development would obtain fire and domestic water service from the City of Bonney Lake. From a review of the City's current water system map, existing 12-inch ductile water mains are located along 214th Avenue East, portions of South Prairie Road East, and within the existing commercial/retail shopping center along north portions of the site. An existing 16-inch ductile iron water main is also located within SR-410. The proposed development would include the extension of 8-inch minimum public water mains extended and looped through the project site from one or more of the existing City water mains, as required, to provide adequate fire service and domestic water service. The specific size of the water lines would be designed to meet the City of Bonney Lake design standards. The size of all water lines would be determined based on further analysis and would be outlined as part of the Development Agreement with the City of Bonney Lake.

**Power, Gas, and Telephone Service**

Franchise utilities including power, telephone, natural gas and cable TV/internet, would be coordinated with the respective utility companies providing these services, and extended to and through the site, as necessary, to serve the proposed development. Power service and natural gas service would be provided by Puget Sound Energy, telephone service would be provided by Qwest Communications, and cable TV/internet service would be provided by Comcast. These
services are currently available to the site within SR-410, 214th Avenue East, and/or South Prairie Road East within the vicinity of the site.

**Stormwater Management**

The WSU/Bonney Lake site consists of approximately 149 acres of undeveloped forested property located along the north side of South Prairie Road East, the west side of 214th Avenue East, and the south side of SR-410. Existing retail and commercial developments are located along a portion of the project's northern boundary adjacent to SR-410. Existing vegetation on the site primarily consists of medium growth Douglas fir trees and some scattered Cedar trees. The topography of the site is generally rolling with grade elevations ranging from elevation 626 at low points and approximately elevation 676 at the high points. Existing slopes within the site range from nearly flat to approximately 15 percent. An existing man-made open stormwater facility is located on the project site near the northwest corner of the site just west of the existing retail/commercial development. The project site also surrounds an existing drainage tract located approximately midway along South Prairie Road East which handles stormwater runoff from South Prairie Road East.

The proposed stormwater management system to serve the development would consist of several large open detention, infiltration, and water quality systems which are proposed to be located generally on the south side of the property along South Prairie Road East. Based on the existing soil conditions present within the site, on-site infiltration is feasible in some areas and would be utilized to the greatest extent possible to contain and manage stormwater runoff from the proposed development. All stormwater runoff from proposed impervious areas of the development, including roadways, parking lots, and sidewalks will be collected by catch basins and conveyed by underground storm pipe to one of the proposed open stormwater facilities for detention or infiltration, and water quality treatment. Stormwater runoff from the proposed building rooftops would be collected by building downspouts and either conveyed by underground pipe to the open stormwater facilities or discharged to separate underground infiltration trenches located beneath the proposed parking lots for groundwater recharge where practical.

It is anticipated that the City will review and approve a comprehensive design and sizing of the stormwater system for the ultimate buildout of the stormwater facilities that is consistent with the City’s adopted stormwater regulations. The stormwater facilities will be sized to accommodate the 100-year storm. The stormwater facilities will be constructed in phases, based on the comprehensive design, by the commercial/medical and residential developments, as capacity for stormwater management of these developments are needed. It is also anticipated that the existing stormwater facility located within the project site, near the northwest corner may be relocated and/or incorporated into the proposed permanent stormwater facilities, if practical, depending on the final layout of the development and phasing of the project.

The overall design objective for the development is to design and construct on-site open stormwater facilities to provide on-site treatment and infiltration for as much of the development as feasible to minimize the quantity and rate of stormwater discharging off site. On-site storm drainage facilities will be designed to accommodate up to the 100-year storm events. Some of the storage volume from large storm events may be contained on-site within an area adjacent to the proposed stormwater facilities. It is anticipated that approximately 12 to 20 acres of the overall project site could be utilized as sole purpose stormwater management facilities, including water quality treatment, detention, and infiltration facilities. A small portion of the land dedicated to the City would be used for stormwater facilities. Those portions of the stormwater facilities
which would hold water year-round would be designed as an amenity (i.e. water feature and trail) while the remainder could be used for recreational amenities the majority of the year (the City would have the option of retaining forest or providing recreational uses – ball fields, playgrounds, etc. – on the balance of the stormwater area not used for stormwater facilities. Permitting and environmental review for any active recreational uses on the land dedicated to the City would be conducted separately by the City of Bonney Lake). All additional stormwater facilities would be located within the proposed residential area. The final size and location(s) of the stormwater facilities will be based on the results of additional subsurface explorations, detailed technical analysis and identification/confirmation of the location and depth of infiltrative soils on the site. All stormwater facilities will be designed and constructed in accordance with the City of Bonney Lake storm drainage requirements which as of March 1st, 2009 is the 2005 Pierce County Stormwater Management and Site Development Manual. In addition, the proponent would work cooperatively with the City to incorporate mutually agreeable Low Impact Development (LID) techniques into the proposal to minimize the size of the stormwater facilities. Potential LID strategies could include designing future recreational facilities on the City Property to infiltrate stormwater, infiltrating roof runoff in areas of the site with suitable soils, and designing stormwater facilities for multiple uses (i.e. use for recreational activities during dry months).

Project Timeline

It is assumed that the regulatory approval process would be complete by the end of September 2009, including Comprehensive Plan and Municipal Code amendments, and Land Segregation. Residential subdivision, and commercial binding site plan or short plats will occur over time. Site development would consist of multiple phases, with construction of Phase 1 assumed to begin in mid 2010 with the development of an approximately 60,000-square foot medical office building and the southern portion of the new connector roadway from South Prairie Road East; Phase 1 development is assumed to be completed by 2011. In addition, the proposed land to be dedicated to the City of Bonney Lake (approximately 47 acres) would be deeded to the City as part of Phase 1. Future phases of development on the site, including approximately 300,000 square feet of commercial uses; additional 40,000 square feet of medical office building; 60,000 square feet of public service use (YMCA or similar community recreation center); single family and multifamily residential uses; parks/open space; and the remaining portion of the new connector roadway is assumed to be completed in parts by 2015.

2.4 Alternatives

Alternative 1 – Mixed Use Development

Alternative 1 reflects the original Conceptual Site Plan submitted to the City of Bonney Lake with the Comprehensive Plan Amendment application in 2005. Alternative 1 does not reflect the subsequent requests from the City of Bonney Lake for consolidated and enhanced parks, or accommodations for public service (YMCA or similar community recreation center) or medical office uses. This Alternative reflects a mixed use project including approximately 41 acres of public and private parks and open space; small-lot medium-density residential uses with neighborhood parks; and approximately 30 acres of commercial uses adjacent to SR-410 subject to design guidelines. Figure 2-3 illustrates this Alternative.
Figure 2-3

WSU Site Project

Alternative 1 Site Plan

Approx. 21.0 acres
COMMERCIAL

Approx. 9 acres
COMMERCIAL

Approx. 21 acres
COMMERCIAL

Approx. 75.0 acres
RESIDENTIAL
5-9 duvet acre
(Area includes
stormwater pond,
neighborhood
dparks, visual
buffer on South
Place Rd.)

Public Park

Land Use Legend:
- Residential
- Commercial
- Residential Open Space/
  Landscape (Private)
- Commercial Open Space/
  Landscape (Private)
- Public Open Space

Alternative 1 would be implemented by Comprehensive Plan and Municipal Code Amendments as described in Section 2.3. As identified in the 2005 Comprehensive Plan Amendment application, Alternative 1 would provide the potential for:

- 470 single-family dwelling units on lots ranging from 2,400 to 5,000 square feet.
- 325,000 square feet of commercial retail uses.
- A new connector street from South Prairie Road East to SR-410 and signals at its intersections with South Prairie Road East and SR-410.
- Dedication of an approximately 30 acres of land to the City of Bonney Lake.
- Two Neighborhood Parks totaling approximately 5.9 acres to be owned by a future Homeowners' Association.
- Approximately 3.1 acres of open space retained at the intersection of South Prairie Road East and 214th Avenue East to be owned by a future Homeowners' Association.

Transportation and utility infrastructure improvements as described in Section 2.3 would be required to support uses under this alternative.

Utility and stormwater systems would be generally similar to those described for the Proposed Actions. As under the Proposed Action, 12 acres of area to be dedicated to the City would be used for stormwater facilities. All other stormwater facilities would be located within the proposed residential area. It is assumed that mutually agreeable Low Impact Development stormwater techniques would be considered similar to the Proposed Action. Table 2-2 illustrates the acreage assumptions for land uses under Alternative 1, with a comparison to the land use acreage under the Proposed Actions.

Site access for commercial uses under Alternative 1 would be generally similar to that under the Proposed Action. However, the residential uses under Alternative 1 would have access from both South Prairie Road East (two access points) and 214th Avenue East (one access point).

Site development consistent with the original Conceptual Site Plan, as reflected under Alternative 1, would provide less area deeded to the City (29.5 acres compared to 47.4 acres under the proposal), less area in public open space (29.5 acres compared to 42 acres under the proposal), less area in overall open space (41.3 acres compared to approximately 45 acres under the proposal) and no provisions for YMCA (or similar community recreation center) or medical office use.

### Table 2-2
**Acreage of Site Uses under the Proposed Actions and Alternative 1**

<table>
<thead>
<tr>
<th></th>
<th>Proposed Action (acres)</th>
<th>Alternative 1 (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area Deeded to the City</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Property¹</td>
<td>34.6</td>
<td>29.5</td>
</tr>
<tr>
<td>City Property for YMCA site²</td>
<td>5.4</td>
<td>0</td>
</tr>
</tbody>
</table>

¹ City Property
² YMCA site
Table 2-2 Continued

<table>
<thead>
<tr>
<th>Area</th>
<th>Perimeter Buffer/Trail</th>
<th>Triangle Park</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Presence/Trail</td>
<td>5.4&lt;sup&gt;3&lt;/sup&gt;</td>
<td>0&lt;sup&gt;6&lt;/sup&gt;</td>
<td>6</td>
</tr>
<tr>
<td>Triangle Park</td>
<td>2.0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Subtotal</td>
<td>47.4</td>
<td>29.5</td>
<td></td>
</tr>
</tbody>
</table>

| Public Right-of-Way           | Connector Road         | 2.0           | 2.5      |
| Subtotal                      |                        | 2.0           | 2.5      |

| Privately Owned Area          | Commercial/Medical     | 35.0<sup>4</sup> | 30.0     |
| Residential                   | 62.0                   | 75.2           |          |
| Neighborhood Parks            | 2.0                    | 5.9            |          |
| Private Open Space            | 1.0                    | 5.9<sup>5</sup> |          |
| Subtotal                      | 100.0                  | 117.0          |          |

| Total                         | 149.0±                 | 149.0±         |          |

1. Area includes space necessary to accommodate stormwater facilities (up to 12 acres) in accordance with City of Bonney Lake Development Standards.
2. In lieu of a YMCA, the area could also include a similar type of community recreation center.
3. Area includes the opportunity for a one mile perimeter trail around the residential portion of the site.
4. Commercial/Medical Use area includes approximately 100,000 square feet of medical office building.
5. Includes Triangle Park area and perimeter buffer area that would be under private (Homeowner’s Association) ownership as part of Alternative 1.
6. Perimeter buffer is included in private open space.

The anticipated timeline for site development under Alternative 1 would be similar to that described for the Proposed Actions with full buildout assumed in 2015; however, because no medical office building use is assumed for this alternative, the Phase 1 construction under Alternative 1 would differ somewhat from that described for the proposal.

**Alternative 2 – No Action, Future Development under Existing Zoning**

The landowner (WSU) has determined that the activities it was conducting on the property could be done elsewhere. In concert with Weyerhaeuser which owns the reversionary interest, WSU intends to sell the property to achieve the goal of generating revenue to support its educational mission. Alternative 2 is a hypothetical alternative considering potential uses of the property under the existing City of Bonney Lake Public Facilities zoning designation. Permitted uses in the Public Facilities District include government buildings and facilities; public and private meeting halls; public and private utility facilities; schools; state-licensed child care facilities; libraries and museums; public or private parks, recreational facilities and swimming pools. Hospitals, group homes, campgrounds and RV parks, commercial activities and other essential public facilities, such as correctional facilities and utility installations, are allowed as conditional uses. **Figure 2-4** depicts the conceptual location of onsite uses under Alternative 2.
Figure 2-4

Alternative 2: No Action, Future Development with Existing Zoning

Development of the site with uses under the Public Facilities District would generate impacts. For purposes of providing a comparison of environmental impacts that could occur with site development under the types of uses permitted under the Public Facilities District to development under the proposal and Alternative 1, this EIS alternative assumes the following theoretical range of Public Facilities District uses: 50 acres of the site would be developed as a public or private school; 40 acres of the site would be developed as a governmental complex; 19 acres would be developed as a church; and, 40 acres would be in park use. The actual range of uses developed on the site could include any uses permitted or conditionally permitted in the Public Facilities zone.

The 50 acres of school use assumed under Alternative 2 is assumed to include a private high school, including gymnasium and outdoor sports stadium and facilities. Based on the proximity of public schools to the site, a private school would be a more likely use than a public school. A private high school campus of approximately 50 acres would likely have the capacity for approximately 1,200 students and faculty, based on recent private high school development in the region. It is assumed that the school would be located in the main body of the site, with primary access off of South Prairie Road East.

The assumed 40-acre governmental complex would most likely be located in the northwest portion of the site, with access from SR-410. It is assumed that approximately 30 percent of building space could be office-oriented, and the remaining 70 percent would comprise significantly less dense uses including motor pool, storage and equipment space; public open space/meeting spaces; etc. A surface parking area for the governmental complex would also be included.

It is assumed that the 19-acre church use would be located adjacent to 214th Avenue East and would include a chapel seating approximately 1,000 people, a surface parking area, and a perimeter buffer separating the church from adjacent uses. Access would be provided from 214th Avenue East.

The assumed 40-acre park would be located in the south-central portion of the site, and could include active use area, parking area and driveway area with the remainder of this area in trees. Access is assumed to be provided from South Prairie Road East. Alternative 3 assumes that City would acquire the land for the park with City funds; it is not assumed that the applicants would dedicate the land to the City under this Alternative.

The locations of vehicular access points to the site for the possible permitted uses (government buildings and facilities, meeting halls, utility facilities, schools, child care facilities, libraries, museums, public or private parks, recreational facilities, and swimming pools) would likely be similar to those under the Proposed Action and Alternative 1. Under the Proposed Action, the residential uses would have access from only 214th Avenue East; under Alternative 1, the residential uses would have access from both South Prairie Road East (two access points) and 214th Avenue East (one access point).

The amount of parking for onsite uses would be consistent with the provisions of the Bonney Lake Municipal Code for each onsite use.

All utilities would be provided by extensions from existing supply lines currently located in adjacent public rights-of-way or already located on the site.
As described for the Proposed Actions, stormwater runoff from impervious areas of the site under this Alternative would be collected in catch basins located within public rights-of-way and parking lots, and, along with rooftop runoff, conveyed via underground pipes to onsite treatment and infiltration facilities. Stormwater facilities would be provided in accordance with the Bonney Lake Municipal Code and the applicable Pierce County-Tacoma Stormwater Management Manual. It is assumed that the use of mutually agreeable Low Impact Development (LID) stormwater techniques would be considered.

Future development under Alternative 2 would not feasibly achieve the Owners'/Applicants' objectives to: provide for housing that achieves appropriate urban densities pursuant to the Growth Management Act (GMA) or, provide commercial uses adjacent to SR-410. In addition, the public service (YMCA or similar community recreation center) and medical office uses would not be provided on the site. It is likely that development under such circumstances also would not generate as much revenue as anticipated to support the educational mission of WSU.

It is assumed that full buildout under Alternative 2 would occur by 2015.

**Alternative 3 – No Action, No Development**

Alternative 3 assumes continuation of the site in its existing, forested condition, although the applicants (WSU and Weyerhaeuser) would sell the site. The site could not be used by the City of Bonney Lake or the public for park use or other any other purposes. Parks would not be dedicated to the City of Bonney Lake.

Future development under Alternative 3 would not feasibly achieve the applicants' goals to: provide for housing that achieves appropriate urban densities pursuant to the Growth Management Act (GMA); provide commercial uses adjacent to SR-410; or, provide the City of Bonney Lake the opportunity for active and passive recreation on the site. In addition, the public service use (YMCA or similar community recreation center) and medical office building would not be provided on the site.

### 2.5 Summary of the Proposed Actions and Alternative 1

Table 2-3 below summarizes the various development assumptions under the Proposed Actions and Alternative 1.

<table>
<thead>
<tr>
<th>PROPOSED LAND USES</th>
<th>Proposed Actions (acres)</th>
<th>Alternative 1 (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks/Open Space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Property</td>
<td>34.6*</td>
<td>29.5*</td>
</tr>
<tr>
<td>Perimeter Buffer/Trail</td>
<td>5.4*</td>
<td>0</td>
</tr>
<tr>
<td>Triangle Park</td>
<td>2.0*</td>
<td>2.0</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>2.0</td>
<td>5.9</td>
</tr>
<tr>
<td>Private Open Space</td>
<td>1.0</td>
<td>3.9</td>
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Table 2-3 Continued

<table>
<thead>
<tr>
<th>Total Parks/Open Space</th>
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<tr>
<td><strong>Development Area</strong></td>
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<tr>
<td>City Property for YMCA¹</td>
<td>5.4*</td>
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</tr>
<tr>
<td>Commercial/Medical</td>
<td>35.0</td>
<td>30.0</td>
</tr>
<tr>
<td>Residential</td>
<td>62.0</td>
<td>75.2</td>
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<tr>
<td>Total Development Area</td>
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<tr>
<td><strong>Public Right-of-Way</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Connector Road</td>
<td>2.0</td>
<td>2.5</td>
</tr>
<tr>
<td><strong>Total Right-of-Way</strong></td>
<td>2.0</td>
<td>2.5</td>
</tr>
<tr>
<td>Site Total</td>
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<td>149.0±</td>
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</tbody>
</table>

**ASSUMED OWNERSHIP**

<table>
<thead>
<tr>
<th>Area Deeded to the City</th>
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</thead>
<tbody>
<tr>
<td>City Property</td>
<td>34.6</td>
<td>29.5</td>
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<tr>
<td>City Property for YMCA¹</td>
<td>5.4</td>
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<tr>
<td>Perimeter Buffer/Trail</td>
<td>5.4</td>
<td>0.0</td>
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<tr>
<td>Triangle Park</td>
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<td>0.0</td>
</tr>
<tr>
<td>Total Deeded Area</td>
<td>47.4</td>
<td>29.5</td>
</tr>
<tr>
<td><strong>Public Right-of-Way</strong></td>
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<tr>
<td>Connector Road</td>
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<td>2.5</td>
</tr>
<tr>
<td><strong>Total Right-of-Way</strong></td>
<td>2.0</td>
<td>2.5</td>
</tr>
</tbody>
</table>

**Privately Owned Area**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Medical</td>
<td>35.0</td>
<td>30.0</td>
</tr>
<tr>
<td>Residential</td>
<td>62.0</td>
<td>75.2</td>
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<td><strong>Proposed Actions</strong></td>
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<tr>
<td>(acres)</td>
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<td></td>
</tr>
<tr>
<td>Neighborhood Parks</td>
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<td>5.9</td>
</tr>
<tr>
<td>Private Open Space</td>
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<tr>
<td><strong>Total Private Area</strong></td>
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<tr>
<td><strong>Site Total</strong></td>
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**CLEARED AND RETAINED AREAS**

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<thead>
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<th>Retained Treed Area</th>
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<td>City Property</td>
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<td>Triangle Park</td>
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<td><strong>Cleared Area</strong></td>
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<tr>
<td>City Property (area in stormwater facilities)</td>
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<td>10.5*</td>
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<tr>
<td>Perimeter Buffer/Trail</td>
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</tr>
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<td>Connector Road</td>
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<td>2.5</td>
</tr>
<tr>
<td>Commercial/Medical</td>
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<td>30.0</td>
</tr>
<tr>
<td>Residential</td>
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<td>75.2</td>
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</table>
Table 2-3 Continued

<table>
<thead>
<tr>
<th></th>
<th>2.0</th>
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<tbody>
<tr>
<td>Neighborhood Parks</td>
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<td>Total Cleared Area</td>
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<td>128.0</td>
</tr>
<tr>
<td>Total Area</td>
<td>149.0±</td>
<td>149.0±</td>
</tr>
</tbody>
</table>


* Indicates area that would be deeded to the City.

1 In lieu of a YMCA, the area could also include a similar type of community recreation center.

2.6 Benefits and Disadvantages of Deferring Project Implementation

The benefits of deferring project implementation include deferral of:

- Potential impacts of the project on the natural environment, including on the existing onsite wetland and existing trees and vegetation onsite; and,
- Potential impacts of the project on the manmade environment, including relationship to surrounding land uses and traffic operations.

The disadvantages of deferring project implementation include deferral of:

- Revenue to WSU to support its educational mission;
- The opportunity to intensify development in the Midtown area of Bonney Lake along SR-410, including providing additional retail shopping opportunities along SR-410 and residential opportunities in Midtown portion of the SR-410 corridor, consistent with the Bonney Lake Comprehensive Plan;
- The opportunity to add to the overall density of Bonney Lake toward achieving appropriate urban densities, as defined by the Western Washington Growth Management Hearings Board;
- Tax revenues and mitigation fees to the City generated by the project;
- The opportunity for active and passive recreation on the site; and,
- The opportunity to provide public service (YMCA or similar community recreation center) and medical office uses to serve the citizens of Bonney Lake.