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**PAINTED HILLS PLANNED RESIDENTIAL DEVELOPMENT  
SUB-2015-0001 / PRD-2015-0001  
SEPA ENVIRONMENTAL IMPACT STATEMENT  
SCOPING STATUS SUMMARY DOCUMENT  
NOVEMBER 9, 2017**

**Description of Proposal:** The applicant - Black Realty, Inc., - proposes a planned residential development (PRD) comprised of 300 single family homes and 280 multifamily units and a neighborhood commercial center. The project will consist of five development sectors identified as Estate, Single Family, Cottage, Multi-Family and Mixed Use, which will be developed in phases over a 15-year time period. The proposal will include 30 acres of dedicated open space, including active and passive recreation, and a pedestrian trail system. Vehicular access to the development will occur at four points along Madison, with one intersecting Thorpe Road, and three intersecting Dishman-Mica Road.

The proposal lies within a FEMA special flood hazard area and above the designated Spokane Valley - Rathdrum Prairie Aquifer. The applicant proposes to address the special flood hazard and compensatory storage requirements by capturing, redirecting and infiltrating the flood flows thus eliminating the regulatory floodplain from the future development area. New levees are proposed to keep Chester Creek channel flood flows out of the project area. Onsite water treatment facilities are proposed to reduce pollutant loads and concentrations in stormwater prior to the water entering the aquifer.

Black Realty, Inc., as directed by the City of Spokane Valley (City) pursuant to the State Environmental Policy Act (SEPA), is preparing an Environmental Impact Statement (EIS) to document probable adverse environmental impacts from construction of the project, determine whether these impacts are significant and discuss mitigation that may be proposed.

**The Scoping Process:** To start the scoping process, the City issued a Determination of Significance/Scoping Notice on September 8, 2017. The scoping notice requested public, tribal and agency comments on the proposed content of the EIS, as well as on alternatives, mitigation measures, probable significant adverse impacts and approvals that may be required. The scoping period was from September 8 through 5:00 p.m. on September 29, 2017. To alert the public to the SEPA process and to request scoping comments, the City followed legal notice requirements. The scoping notice was advertised in the City's official paper and on the City's web page.

The scoping notice was mailed to members of the public, affected tribes, and agencies with jurisdiction and was published in the Department of Ecology's SEPA register on September 8, 2017. In addition, the project site was posted.

During the scoping period, the City held a public scoping meeting on September 25, 2017, where information was provided about the proposal and the public was invited to provide oral testimony or written comments that evening or submit written comments via email, U.S. Postal Service or fax after the meeting. Seventy-eight letters were received via email or

regular mail during the scoping period. Twenty-two individuals provided oral comments during the scoping meeting.

**Scoping Comments and the Content of the Draft EIS:** The attached summary to this document provides a listing of comments received during the scoping period. The summary does not include statements of personal opinion about the merits of the proposal, but includes those comments or concerns that are deemed relevant to the EIS scoping process.

The City has reviewed all of the comments received about the project. As a result of that review and based on information available at this time, the City has decided that no significant changes are needed to the main elements of the environment originally identified in the scoping notice to be addressed in the Draft EIS.

The scoping notice identified the following elements of the environment: natural environment (ground and surface water); built environment (land use, including relationship to land use plans regarding flood hazard areas); and transportation. The alternatives to be analyzed in the Draft EIS include:

- A. No Action: The No Action Alternative assumes development of the site other than the PRD proposal.
- B. Alternative 1 Preferred Alternative: The PRD project as proposed, together with associated off-site storm drainage and channel improvements. This alternative may include discussion of the benefits and disadvantages of reserving full implementation of the preferred alternative until after a Letter of Map Revision is issued by the Federal Emergency Management Agency for this site.
- C. Alternative 2 Alternative Configuration: Other reasonable alternatives for achieving the proposal's objective on the same site according to the underlying zoning designation and with the existing compensatory storage area unaltered as currently mapped.

The main issues for in-depth discussion and analysis in the Draft EIS relate to transportation and surface and groundwater impacts. Other concerns expressed during the scoping process will require an appropriate level of discussion in the Draft EIS. Without diminishing the importance of an appropriate discussion of all relevant and material environmental considerations, a particular emphasis must be placed on assessing floodplain risk management factors.

This will require preparation of a detailed site-specific flood risk assessment, including identification and quantification of flood sources, risks, and effects of mitigation, together with identification and discussion of measures needed or proposed to manage residual risks in short- and long-term timeframes. The relevant site for the floodplain risk assessment is broader than the PRD project site. Particular emphasis shall be placed on evaluating economic and engineering performance of the applicant's flood control plan and account for uncertainties in the evaluation of the plan. The analysis shall also consider long term maintenance activities and responsibilities associated with any flood mitigation developed for this proposed subdivision.

This portion of the Draft EIS will be prepared by an individual or individuals with demonstrated proficiency and experience in flood risk assessment, including but not limited to hydrological modeling, hydraulic modeling, consideration of long term operations and maintenance of flood mitigation solutions, and federal floodplain regulations.

The analysis of any element of the environment may be further refined as work on the Draft EIS proceeds.

**Next Steps:** Pursuant to SVMC 21.20.120(B), the City is required to notify the applicant of the City's procedure for preparation and distribution of the Draft and Final EIS. This section complies with SVMC 21.20.120(B). Upon release of this Scoping Status Summary Document, the applicant's environmental consultant will prepare the manuscript of the Draft EIS for the project under the direction of the City's SEPA responsible official. This will include review of

the manuscript by the City and may require revisions until it is deemed ready for issuance by the City. The City will then issue the Draft EIS, currently anticipated to be published in the Spokane Valley News Herald (actual date to be determined).

With the publication of the Draft EIS, a public comment period will begin. A public hearing will be held during this comment period. Notice of that public hearing and the public comment period will be posted in the Spokane Valley News Herald, on the Department of Ecology's SEPA Register, and will be sent directly to all parties who submitted scoping comments, affected tribes, agencies with jurisdiction, and those who have specifically asked to receive notices about the project. Notice will also be posted on the project specific page on the City's web page at <http://www.spokanevalley.org>.

At the close of the Draft EIS comment period, the applicant and the City will proceed with preparation of the Final EIS document. Again, the applicant's environmental consultant will prepare the manuscript for submittal to the City. The City will then review and issue the Final EIS document. Once the Final EIS is complete, relevant agencies may make their permit decisions. There will be additional opportunities for public and agency comment during the permitting process.

**Responsible Official:**

Mr. John Hohman, P.E. SEPA Responsible Official  
Deputy City Manager  
City of Spokane Valley  
Spokane Valley City Hall  
10210 E. Sprague Ave.  
Spokane Valley, WA 99206

Date: 11-9-17

Signature:   
John Hohman, P.E.

**Summary of scoping comments received from September 8, 2017 through September 29, 2017**

<b>General Comments, Project Description, Alternatives</b>	
<b>Comment</b>	<b>Source of Comment</b>
Consider alternative use for the property such as finding a method to move ownership from Developer to City and create a recreational site.	McNeice
Consider a bond to purchase the property for a nice park with walking trails, ice skating, etc.	Kappen
Promise the property to conservation for public purchase as a park.	Keller2
City of Spokane Valley needs to think about the people not just incoming property taxes coming from this development.	Gonzales
Make it into a golf course or a park with splash pad.	Wherity
Consider a low density development with large lots as well as large green areas to address water issues and social environmental issues.	Clark
Consider a less-dense development proposal.	Pearson-Hardin
Consider a sports field at this location.	Green
Consider use of property as golf course or a future park.	McNeice2
Consider use as a golf course again.	Kreutzer
Consider City of Spokane Valley acquiring the property and return to use as a golf course along with the construction of a park using planting native to the area for use of valley residents.	Kappen2
Consider a project, with the same mix of uses, but with fewer housing units.	PHPA
Return to a golf course use and allow it to be used for high school sports curriculum and neighbor use of outdoor golf course.	Kushnerchuk
Keep it as a golf course that has the pervious area to soak clean water into the aquifer.	Blegen
Alternatives proposed in the EIS should include the feasibility of flood map revisions.	Ecology
Consider development of only half of the property, the rest left as a part.	Munts-SM

<b>General Comments, Cumulative and Indirect Impacts, Relationship to Other Projects</b>	
<b>Comment</b>	<b>Source of Comment</b>
Flooding possible at end of Sundown where there were floods this spring and now are new homes	Yake
Consider impacts of maintenance of Chester Creek Watershed and impact on wetland and associated wildlife and vegetation.	Pavelich
Clarify intent on build-out for 15 years or seven years.	Pavelich2
Consider the cumulative effect of removing floodplains will have on surrounding areas. Consider cumulative effect of allowing development in a flood-prone area will have on surrounding areas ability to deal with floodwater. Include analysis on Spokane County's jurisdiction as it relates to impacts.	PHPA
Pedestrian trail system has turned out to be a myth in the Chester Creek development.	Cripps

<b>Government Approvals or Permits Needed</b>	
<b>Comment</b>	<b>Source of Comment</b>
Development Agreement regarding agreement with cloistered nuns.	Robertson
All new dry wells and other injection wells must be registered with the Underground Injection Control Program (UIC) at Department of Ecology prior to use and discharge.	Ecology
A Stormwater Pollution Prevention Plan for the site may be required. Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading or construction. The plan must be upgraded as necessary during the construction period.	Ecology
Operator of a construction site that disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities.	Ecology
City Floodplain Development permit required	Sands-SM

<b>Natural Environment - Earth</b>	
<b>Comment</b>	<b>Source of Comment</b>

<b>Natural Environment - Air</b>	
<b>Comment</b>	<b>Source of Comment</b>
Consider impact of increased traffic on air quality.	Cutter

<b>Natural Environment – Water, Flooding, Critical Areas (Wetlands, Streams)</b>	
<b>Comment</b>	<b>Source of Comment</b>
Consider flooding, 100-year flood and rapid snow melt	McGuire
Consider flooding of Thorpe Road and neighboring properties.	Haase
Consider ongoing maintenance program and funding to maintain the watershed	Haase
Existing conditions would have flooded each proposed house in the development. Putting water into aquifer would just transfer the issue.	McNeice
Consider dangers involved with historic flooding of this area.	Keller
Consider increase of the flood issues.	Pefsel
Impacts to adjacent neighbors and increased flooding potential.	Yake
Well maintenance to ensure they function.	Robertson
Levels of seasonal stream and Chester Creek increased. Lack of maintenance of Chester Creek possibly leading to flooding. System of dikes, drywells, etc. to manage surface water that is naturally on the property. Consider responsibility for maintenance of this system and how it would fall to HOA's. Consider back-up plan if HOA doesn't maintain.	Clark
Consider impacts to aquifer and groundwater as a result of proposed development.	Clark
Consider impact of additional building in flood plain	West

and impact to homes/property.	
Consider aquifer and water quality impacts of proposed development as well as flooding.	Pearson-Hardin
Consider if there will be enough water to support every home year round.	Green
Chester Creek floods, consider impact of diverted flow of water.	Nelson
Consider storm water and water quality impacts.	McNeice2
Include analysis of FEMA guidance for floodplain management and discouraging levies by Ecology. In addition, impact of dry wells' impact on aquifer.	Pavelich
Consider impact as it relates to its location within a 100-year floodplain mapped by FEMA, in addition to this area being a Compensatory Water Storage Area and the impact from elimination of the Compensatory Water Storage Area and viability of flood control mitigation infrastructure. Consider impact of dry wells and possibility of contamination from various sources of critical aquifer. Study financial and administrative impacts if HOA does not maintain flood control facilities. Use of Triangle Pond/Borrow pit and associated ingress/egress for the proposed flood control infrastructure. Address conflict between proposal of levees and Ecology discouraging use of levees. Address mapped wetlands on the property, impacts and mitigation. Analyze the water supply and ensure there is adequate supply to serve development.	Pavelich2
Consider water supply to ensure existing homes and new proposed homes would have access to water. Consider impacts to floodplain.	Schuldt
Consider impact on Chester Creek as it already floods.	Pierson
Consider impacts for responsibility of maintaining environmental standards by the HOA and history of flooding in the area.	Frederiksen
Consider impacts to flooding of Thorpe Road and cutting off access points to residential areas.	Lingow
Impacts related to mitigation of the flood issues in the vicinity.	McNiece3
Consider impacts of raising Thorpe Road and widening it serving as levee on both side of the road and possibility for flooding of Chester Community's wetlands.	Baker
Consider where the water will go with the proposed development.	Lundberg
Consider the consequences of above average rainfall and the proposed flood control on wells close to the project and downstream. In addition, consider maintenance of system.	Brandle
Consider hardscape materials and impact on increased flooding. Maintenance of facilities by HOA and possible financial failure of HOA's flood control infrastructure.	Kappen2
Consider existing culverts and Chester Creek and flooding as well as additional existing and entrance to area.	Michelsen
Consider HOA maintenance of flood control system and impact to existing homes.	Slagle
Consider impacts of average rainfall and what	Bailey

consequences of above average rainfall will be. Impact of funneling the water to the north end of the golf course and introduction of volume and contaminants to the drinking water.	
Consider the large amount of displaced water.	Nevers
Analyze water and impact of water on proposed homes.	Bragg
Consider proposals impact not only on water quantity but water quality as well as it relates to the drinking water (Rathdrum Prairie Aquifer) and proximity to superfund sites containing hazardous levels of contamination. Include potential for floodwaters generated or re-directed by the project to transport toxic contaminants into the Rothdrum Prairie Aquifer.	PHPA
Analyze impact that the proposal will have on wetlands and the stream, including the impact of redirecting floodwater.	PHPA
Proposing to build in a recognized flood plan and Critical Area Recharge Area (CARA) needs to be reviewed along with wetlands and Chester Creek Drainage Area.	Verity
Impacts to ground water (flooding).	Berkseth
Include information about the permafrost issue, in addition to the relationship between the City/County for approval that impacts areas beyond project boundary. Floodwater mitigation for the compensatory storage area needs to be reviewed.	Sands
Increase in impervious surface area with infrastructure is an additional generator of flow and concern about water quality features functioning after homes are sold.	Blegen
Likelihood of financial failure of developer proposed HOA to maintain flood control infrastructure, removal of the Compensatory Water Storage Area, failure of engineered flood mitigation plan, impact on property south of Thorpe Road resulting from planned diversion of water and potential failure of system, availability of water (water restrictions).	Busch
Proposed flood map revisions are not typical and will require in-depth review by FEMA.	Ecology
Stormwater runoff may contain increased levels of grease, oils, sediment and other debris. Stormwater Best Management Practices (BMPs) should be installed and maintained so that any discharge will be appropriately treated to remove these substances. Routine inspections and maintenance of all BMPs is recommended both during and after development of the site.	Ecology
Proper disposal of construction debris must be in such a manner that debris cannot enter the natural stormwater drainage system or cause water quality degradation of surface waters.	Ecology
If soil or groundwater contamination is on the site, the applicant may be required to submit additional studies and reports, including but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths	Ecology

found and other information about the contaminants.	
Property is in compensatory floodplain defined in the Spokane Valley Municipal Plan as an area where development cannot reduce the volume of water stored, these requirements need to take into account all if the properties bordering the extended floodplain due to the interconnectivity of surface and groundwater flow in the area. Talk about the volume, not just the CFS.	Sands-SM
Agrees with Sands-SM comments.	Bauchwitz-SM
Consider flood events of the past and level of water table.	Munts-SM
CFS of Chester Creek flowing at high rate and where it will go, how fast will it flow, what will happen downstream. Impact of dyke or a levee.	Mayer-SM
Impact on responsibility of maintenance of the floodplain mitigation system.	Cobb-SM
Impacts to neighboring homes of flooding potential.	Bachman-SM
Flooding of homes already in area.	Passe-SM
Consider effects of the aquifer below the property and the water well.	McGuire-SM
Consider impact of rain on following a large fire event.	Coalson-SM
The scope needs to address the compensatory water storage area and that the developer is proposing that an HOA become financially and administratively responsible for the operation and maintenance of the flood control facilities. The scope needs to include who will bear the enhanced responsibility when a proposed HOA becomes defunct. Impact to City's National Floodplain Insurance Program is being put to risk when system fails. The scope needs to address and reconcile the state's view versus the view of the developer [construction of levees]. Address wetlands in the scope.	Pavelich2-SM
Consider water quality impacts, flooding issues also look into safeguarding of the water and aquifer.	Gropp2-SM
Maintenance of Chester Creek as it fills up with grass, trees. Water is going to get worse the longer the creek is ignored.	Munts-SM
Consider drywells and impact on water that goes into the aquifer.	Pavelich-SM

<b>Natural Environment – Plants and Animals</b>	
<b>Comment</b>	<b>Source of Comment</b>
Area is an observed path for deer. Concern for additional vehicles and accidents as well as feeding grounds – habitat.	McGuire
Depletion of wildlife.	Clark
Consider impacts to wildlife in area and impact from additional traffic and drivers' safety.	Green
Consider impacts to wildlife.	McNeice2
Consider where the wildlife would go.	Lundberg
Consider impact to observed wildlife in area including: wolves, coyotes, moose, elk, deer, raccoons, bald eagles, raptors, rabbits, small mammals and waterfowl.	McNeice4
Consider reduction in wildlife.	Nevers



Review information related to the redwing blackbird nesting on or near the site. Habitat loss of wetlands should be considered.	Zack
Animals such as deer and moose use golf course.	Kushnerchuk
Consider wildlife use of property, use of creek for water for animals. Consider plantings for landscaping to be wildlife friendly, native.	Munts-SM
Impact to wildlife corridors in area.	Pavelich-SM
Negative impact on wildlife.	Gropp2-SM

<b>Built Environment – Environmental Health</b>	
<b>Comment</b>	<b>Source of Comment</b>
Consider former pesticide use of property (Round Up) and pollution aquifer.	McGuire
Potential contamination of aquifer if wells fail.	Robertson
Consider contaminants in soil of Chester-Plouf Creek and impacts to aquifer.	Pavelich
Consider impacts from headwaters of Chester Creek being at two superfund sites containing high levels of hazardous pollutants and the impact on the development.	Pavelich2
Consider additional pollutants to the aquifer and drinking water as a result of extra homes.	Lundberg
Consider impact of building on the floodplain area and impact on sinking homes, driveways and flooded homes.	Gulden
Consider pollution to the aquifer by increased use of chemical for lawn maintenance and weed control.	Kappen2
Consider the probability of contamination of aquifer.	Cutter
Consider that Chester Creek originates at base of old Freeman dump site, then through farmland. What sort of contaminants is present in creek from adjacent land uses and feces. Herbicide use on property and being placed into aquifer.	McNeice4
Analyze impact to high water tables, and flood hazards as well as wetlands and Chester Creek and water quality in the area.	Zack
Analyze Section 8.4.3 and the “Freeboard Issue” in the Spokane Regional Stormwater Manual and how it would apply to the proposed project. Ensure that Thorpe Road does not act like a levee with a schedule of mandatory culvert cleanout maintenance.	Fisher
Analyze all aspects of the development on flood impacts and floodplains in addition to ground and surface water. Include information where the flood control measures proposed by the applicant – such as levees and extensive stormwater infiltration system – fail.	PHPA
Flooding impacts to Chester Creek bridge crossing and where water will go with new development.	Passe2
Analyze impacts of public and private drinking water quality due to impact of storm water injection wells.	Brandle
Aquifer table is too close to ground level and is subject to high risk of contamination both during and after construction.	Birch
Diversion of water from project being diverted onto neighboring property.	Walker

Flooding over Thorpe resulting in detours on 32 <sup>nd</sup> to Dishman-Mica Road. Water will not be gotten rid of, only displaced, creating new flood areas.	Schroeder
Consider the current residents in this all the FEMA floodplains that feed the creek and consider costs to City in maintenance costs for stormwater, culver and Chester Creek cleanouts.	Fisher2
Channelization of flood flows from the new levee and onsite water treatment facilities and associated cost.	Cripps
High potential of polluted water being infiltrated into aquifer.	Busch
If any soil or groundwater contamination is known to be on the site, additional information is needed.	Ecology
Use of pesticides to control weeds and spiders.	McGuire-SM
Confirm that the water is free of dangerous contaminants before allowing developer to inject water into aquifer.	Gropp2-SM

<b>Built Environment – Noise</b>	
<b>Comment</b>	<b>Source of Comment</b>
Consider impact of noise.	Pavelich2
Analyze the increase in noise.	Nevers

<b>Built Environment – Land and Shoreline Use, Relationship to Existing Land Use Plans, Aesthetics</b>	
<b>Comment</b>	<b>Source of Comment</b>
Consider restrictions placed on property when it was developed for golf course.	Clark
Consider compatibility with existing rural feel of the area.	Clark
Consider impacts to quality of life.	McNeice2
Consider impacts to vesting of regulations at the time the application was submitted.	Pavelich
Consider the high density nature of the proposal as it relates to the more rural surrounding areas.	Pavelich2
Consider impacts of high density proposal to surrounding area and quality of life of existing residents.	Inks
Consider language in the Conditional Use Permit for the golf course and that it was 'in perpetuity'.	Cutter
Ensure lot size is reviewed as well as the reduction in greenspace in the vicinity.	Nevers
Review density allowed against compatibility with surrounding area.	Bragg
Analyze the impact that the proposal will have on the surrounding land use. Including change in rural character, noise and rural aesthetic,	PHPA
A very limited use permit (CUE-26-86) was granted in perpetuity.	Verity
High density is out of character with surrounding area.	Busch
Housing density.	Lake-SM
Loss of views.	Bachman-SM
Currently country feel, large lots, proposal not compatible.	Passe-SM
Consider density of project.	Gross2-SM

<b>Built Environment – Light and Glare, Aesthetics, Recreation</b>	
<b>Comment</b>	<b>Source of Comment</b>

Consider loss of recreational space and no nearby sports complex.	Blegen

<b>Built Environment – Housing</b>	
<b>Comment</b>	<b>Source of Comment</b>

<b>Built Environment – Historic and Cultural Preservation</b>	
<b>Comment</b>	<b>Source of Comment</b>
Observed agate, jasper, obsidian debitage in fresh dirt around gopher holes. Consider the cultural history.	McNeice
Consider impacts to cultural resources.	McNeice2
Project area depicted as having the highest probability to contain archaeological resources. Encourage requiring an extensive cultural resource study of the site.	McNeice-SM

<b>Built Environment - Transportation</b>	
<b>Comment</b>	<b>Source of Comment</b>
Consider the traffic issues for control of traffic flow to and from the site.	Haase
Consider 40 <sup>th</sup> Ave layout from Pines/Madison going west to Bowdish Rd.	Haase
Analyze the narrowness of Madison, Thorpe and Dishman Mica adjacent to proposal in relation to the additional traffic that will result.	Keller
Increase in traffic.	Pefsel
Traffic impacts on Pines Road going north at 16 <sup>th</sup> .	Pratt
Traffic already bad on Dishman.	Yake
Traffic study counts should consider time of day and day of week as CVSD schedules vary and data could be inaccurate. Also consider construction projects in the area at the time of traffic counts.	VonMarbod
Safety of children with increased traffic.	Robertson
New development would bring more traffic.	Peters
Increased traffic concerns.	Clark
Consider impacts to Woodlawn Avenue and its traffic volumes as a result of high density development.	Swett
Consider impact to narrow roads and impact on children safety on Madison.	Pearson-Hardin
Consider impacts of traffic.	McNeice2
Consider detail regarding the time dated road infrastructure improvements and the present value costs and responsible parties and general impact of traffic on the area.	Pavelich2
Consider additional traffic and impacts to Madison.	Schuldt
Consider traffic impacts on Dishman Mica as well as its two-lane road condition from Scaffer.	Pierson
Ensure that the traffic counts are taken on days other than a Sunday.	Baker
Consider how residents would evacuate in the event of a wildfire evacuation with all the extra traffic.	Lundberg
Consider impact of additional cars down	Brandle

Woodlawn to 40 <sup>th</sup> and from 40 <sup>th</sup> up Woodlawn to 32 <sup>nd</sup> . Used as bypass to avoid elementary and high school area. In addition, consider increased traffic on Dishman-Mica and Madison.	
Consider that there are only two evacuation routes (Thorpe Road and Madison) in event of fire or flood and additional congestion as a result of proposal.	Kappen2
Consider traffic impact on existing businesses.	Michelsen
Consider traffic routes of escape with additional traffic from the development.	Slagle
Consider traffic hazards of additional trips on Woodlawn to 40 <sup>th</sup> and from 40 <sup>th</sup> up Woodlawn to 32 <sup>nd</sup> . Use of 40 <sup>th</sup> as a bypass route. Increased traffic on Dishman-Mica and Madison Roads.	Bailey
Consider impact of development and parking along 40 <sup>th</sup> which is a narrow road. There are lots of people walking on it and there are no streetlights. Consider upgrades to 40 <sup>th</sup> as mitigation for the project (signs, lights and road markings).	Doohan
Consider strain to Madison, Thorpe and Dishman-Mica Roads.	Schuldt2
Ensure analysis includes accurate analysis of existing traffic conditions.	McNeice4
Consider cut-through traffic impacts on Madison, levels of service, school zones, crosswalks, sidewalks, pedestrian safety.	Nevers
Analyze impacts of 580 residences on Madison Road as well as proximity to schools and pedestrian safety for children in the area. Review Madison and Pine Roads at the intersection of Highway 27 for capacity issues. In addition, consider bicycle routes along Madison, Thorp and Dishman-Mica Roads.	Zack
Analyze all impacts of the transportation impacts including increase in traffic and impact of ingress/egress during emergency situations.	PHPA
Analyze traffic congestion.	Berkseth
Impact of only two roads in and out.	Passe2
Increased traffic.	Birch
Only two streets in the area, project will create so much traffic especially when school is in session and create a bottleneck on Dishman-Mica Road.	Kushnerchuk
Traffic in evacuation emergency would be virtually impossible.	Walker
580 household would add 1160 new trips to Thorpe and Madison.	Cripps
Traffic congestion, fire evacuation.	Busch
Potential increase in traffic.	Bauchwitz-SM
Impact from traffic ratings going from As and Bs to Cs and Ds.	Mayer-SM
Impact of project on streets.	Lake-SM
Impact on traffic.	Bachman-SM
Impact on evacuation process in case of fire emergency.	Coalson-SM
Scope should include detailed time data for infrastructure improvements, including the projected present value cost for the responsible parties. The scope needs to address fire evacuation.	Pavelich2-SM
Negative impact on traffic.	Gropp2-SM

Children crossing Dishman Mica and rail road tracks and traffic is busy enough, consider impact of additional cars.	Kabben-SM
Roads ability to handle impact of additional trips. Number of cars and kids walking to school, crossing the street. Impact to hazards and safety to kids.	Giannini-SM

<b>Built Environment – Public Services</b>	
<b>Comment</b>	<b>Source of Comment</b>
Consider impacts to schools, fire, police.	McNeice
Consider school overcrowding and increase in crime	Pefsel
Consider impact to already overcrowded schools.	Gropp
Consider evacuation of existing neighborhoods in event of fire and ability to evacuate after project.	Robertson
High density brings burglary and crime to area.	Peters
Overcrowding schools and difficulty of egress in case of emergency such as fire.	Clark
Impact on schools and school district budget to accommodate additional student.	Swett
Crime as a result of apartments.	Swett
Consider the existing overcrowded schools.	Pearson-Hardin
Schools already over capacity and crime rates and ability for police to respond.	Green
Consider impacts to fire, safety and schools.	McNeice2
Consider impacts to fire evacuation routes as well as added school enrollment over duration of the development. Consider impact from increased crime.	Pavelich2
Consider impacts to already overcrowded schools.	Schuldt
Consider impact to schools and overcrowded schools.	Inks
Consider impact of overcrowded schools as result of proposal.	Pierson
Consider current and future overcrowding of schools.	Kappen2
Consider evacuation routes and the only two access points out as well as impact of additional students on the schools.	Cutter
Consider impact to already overcrowded schools.	Schuldt2
Consider impacts to overcrowded schools and need to buss students to other schools and increase in crime.	Nevers
Review impacts to 40 <sup>th</sup> Avenue, Madison, Pines and 32 <sup>nd</sup> from a traffic standpoint. Combined with parking along 40 <sup>th</sup> for school events.	Bragg
Analyze the impact in increase in children attending schools.	PHPA
Analyze overcrowded schools and crime.	Berkseth
Overcrowded schools and increased crime and impact on 6 officers.	Birch
Concern over overpopulation of schools, where will additional students go?	Kushnerchuck
Schools cannot hold more students.	Cripps
School overcrowding and higher crime levels.	Busch
Impact to schools.	Bauchwitz-SM
Impact to schools.	Lake-SM
Impact to schools.	Bachman-SM
Increase in crime as a result of higher density.	Passe-SM
The scope should include projects school	Pavelich2-SM

enrollments over the duration of the evolvement to completion, projected capacity, restraints and the mitigation thereof, including financing.	
Schools within the boundary are over capacity.	Gropp-SM
Increase in crime. Consider increase of dwellings and impact on crime rates.	Giannini-SM

<b>Economic Issues</b>	
<b>Comment</b>	<b>Source of Comment</b>
Impact to home values as a result of development.	Swett
Consider degradation of property values.	Pavelich2
Analyze impact to home values as a result of a higher density development.	Nevers
Analyze current homeowners' investments.	Berkseth
Impact of property value of the homes in the area.	Bauchwitz-SM
Property values and how development would impact.	Bachman-SM
Consider impact of rental housing and impact on home values. Rentals will devalue property.	Giannini-SM

Charles McGuire –	McGuire
Clyde & Caryl Haase -	Haase
Janet McNeice	McNeice
Jim Kappen	Kappen
Garry Keller	Keller
Cliff and Yvonne Pefsel	Pefsel
Garry Keller (2)	Keller2
Sherrill Pratt	Pratt
Carol Gonzales	Gonzales
Mairead Wherity	Wherity
Candace Gropp	Gropp
Jenny Yake	Yake
Teresa VonMarbod	VonMarbod
Lisa Robertson	Robertson
Jody Peters	Peters
Tom Clark	Clark
Megan Swett	Swett
Alvera May	May
Dave West	West
Marilyn Pearson-Hardin	Pearson-Hardin
Chris Green	Green
Marek Nelson	Nelson
Randy McNiece	McNeice2
Sandy Pavelich	Pavelich
Daniel Pavelich	Pavelich2
Carrie Schuldt	Schuldt
Vicki Inks	Inks
Frank Pierson	Pierson
Phil Frederiksen	Frederiksen
Kevin Lingow	Lingow
Randy McNeice	McNeice3
Sandra Baker	Baker
Kent Mayer	Mayer
Kris Kreutzer	Kreutzer
Jenny Lundberg	Lundberg
Betty Brandle	Brandle
Jean Gulden	Gulden
James and Susan Kappen	Kappen2
Heather Michelsen	Michelsen
Cheryl Slagle	Slagle
Alisha and Robb Bailey	Bailey

Beth Doohan	Doohan
Dennis and Shelby Cutter	Cutter
Scott and Lori Schuldt	Schuldt2
Randy McNeice	McNeice4
Chaunt Nevers	Nevers
Arthyr Zack, Ph.D.	Zack
Bragg's	Bragg
Arlene Fisher	Fisher
Painted Hills Preservation Association/Jacob Brooks	PHPA
Lance Verity	Verity
Barbara Berkseth and Larry Hoffman	Berkseth
John Prasse	Prasse
Sylvia Prasse	Prasse2
George Brandle	Brandle
Michael Birch	Birch
Vitality Kushnerchuk	Kushnerchuk
Marcia Sands	Sands
Arthur Zack	Zack2
Robert Blegen	Blegen
Susan Walker	Walker
John Clarizio	Clarizio
John Clarizio	Clarizio2
Joyce Schroeder	Schroeder
Arlene Fisher	Fisher2
Jo Ellen Cripps	Cripps
Millard Busch	Busch
Washington State Department of Ecology	Ecology
Marcia Sands*	Sands-SM
Nancy Bauchwitz*	Bauchwitz-SM
Pat Munts*	Munts-SM
Kent Mayer*	Mayer-SM
Randy McNeice*	McNeice-SM
Pam Lake*	Lake-SM
Frank Cobb*	Cobb-SM
John Sisser*	Sisser-SM
John Clarizio*	Clarizio-SM
Velvet Bachman*	Bachman-SM
Sylvia Passe*	Passe-SM
Charlie McGuire*	McGuire-SM
Rose Coalson*	Coalson-SM
Sandy Pavelich*	Pavelich-SM
Dan Pavelich*	Pavelich2-SM
Art Fried*	Fried-SM
Candace Gropp*	Gropp-SM
Pat Munts*	Munts-SM
Jim Kabben*	Kabben-SM
Lon Gianni*	Gianni-SM
Chante Nevers*	Nevers-SM
Janet McNeice*	McNeice2-SM

\* denotes oral testimony provided at 9/25/2017 scoping meeting.