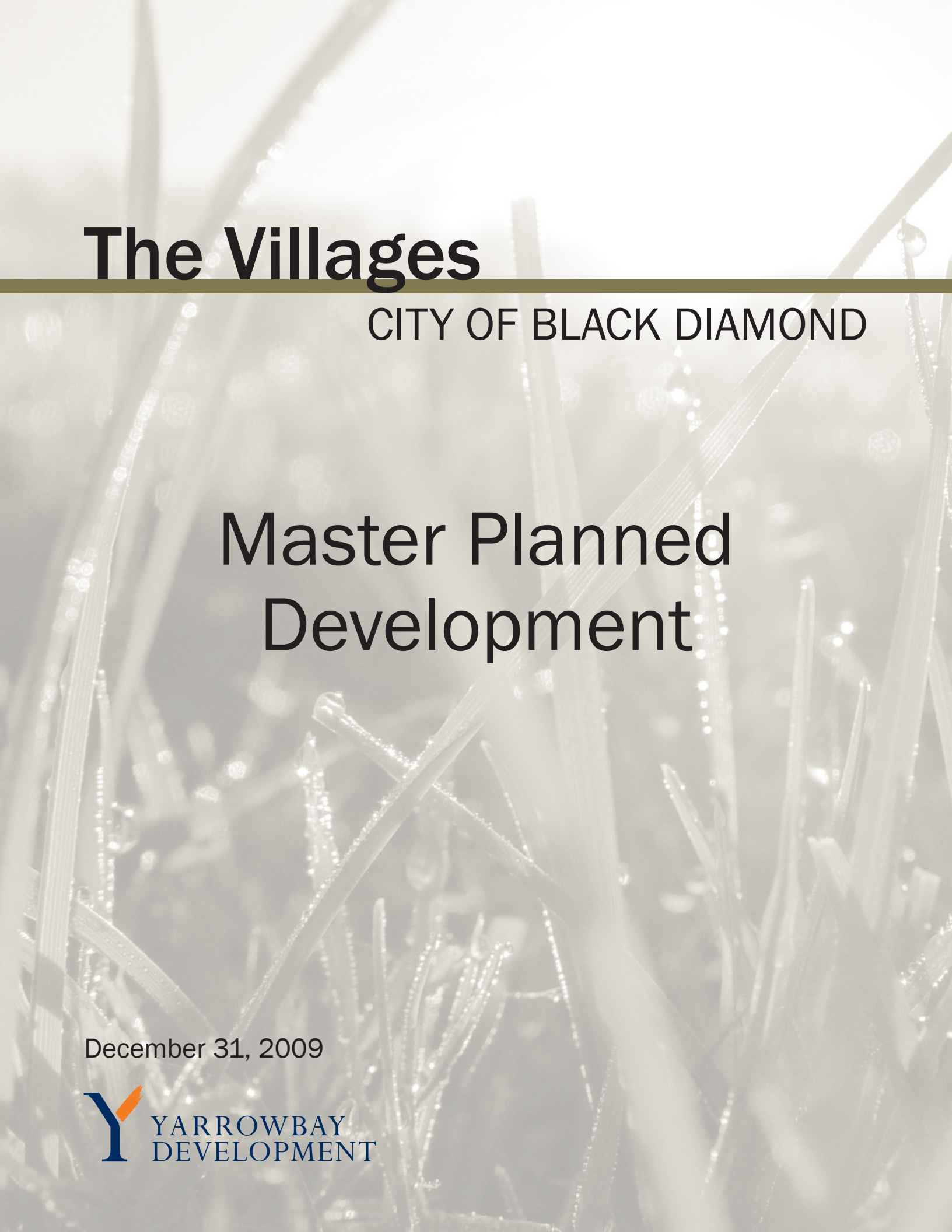

The Villages

CITY OF BLACK DIAMOND

Master Planned Development

December 31, 2009

YARROWBAY DEVELOPMENT

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The Villages
Master Planned Development

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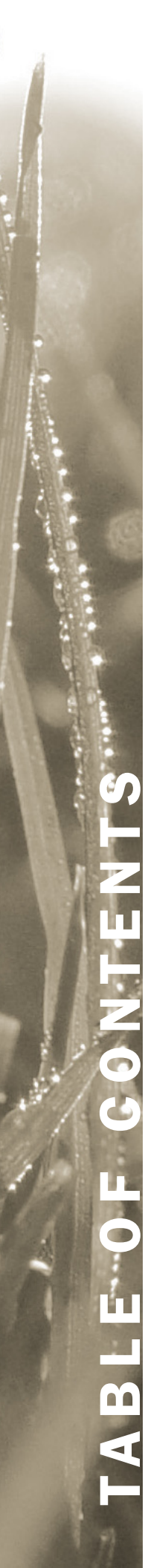

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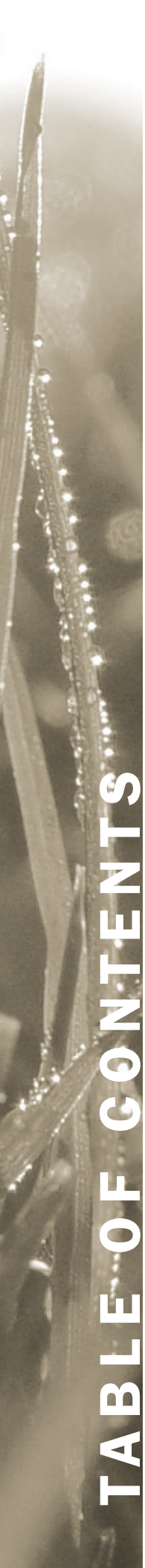

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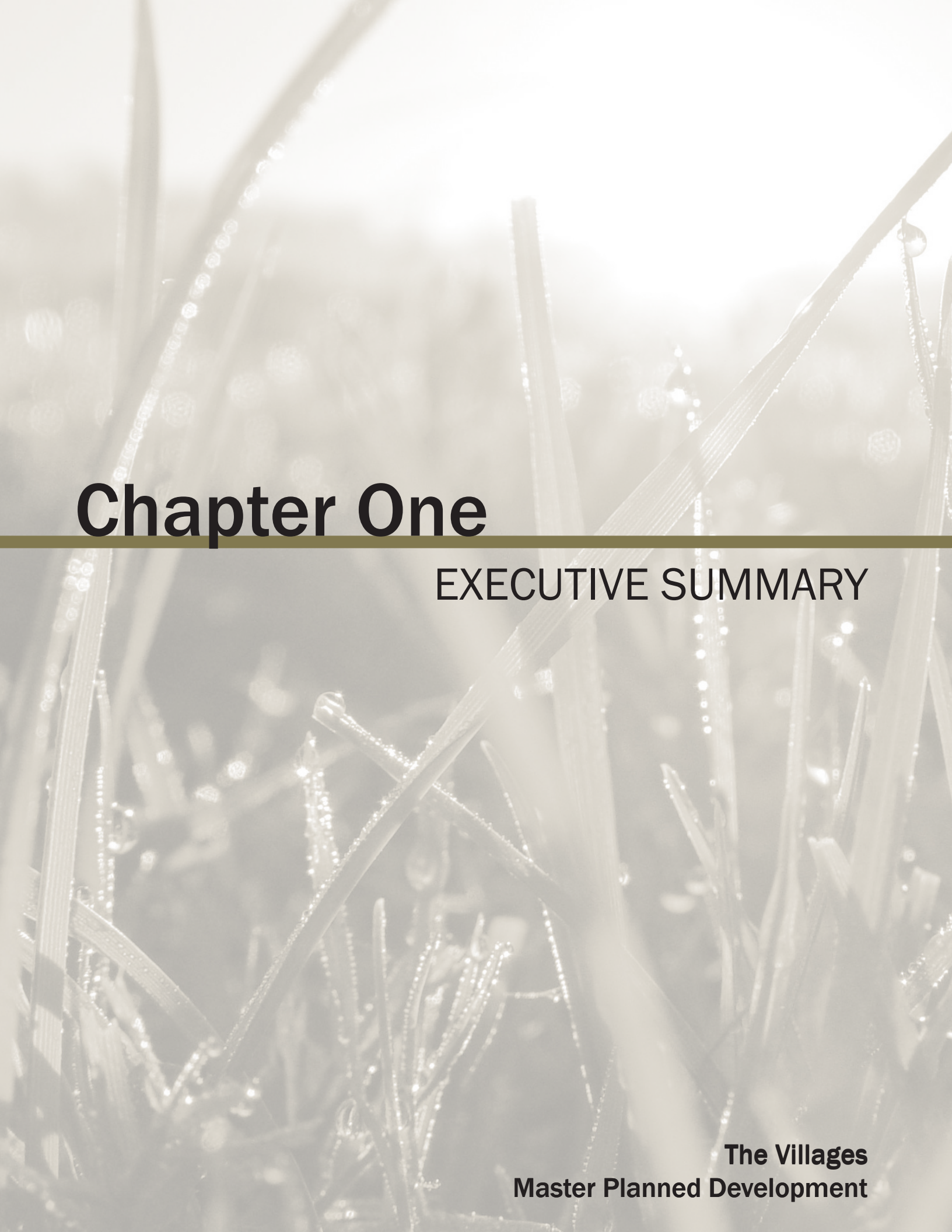
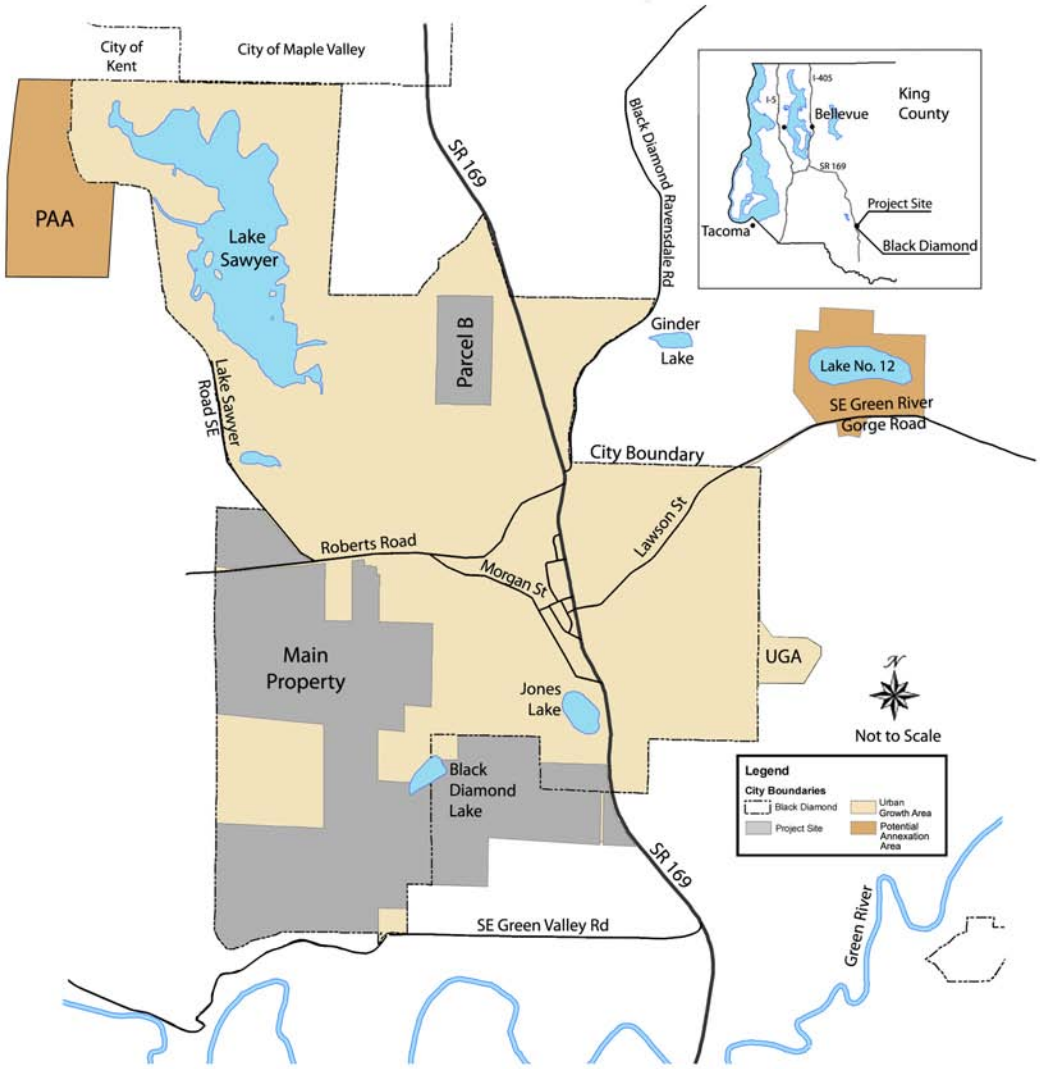


Chapter One

EXECUTIVE SUMMARY

The Villages
Master Planned Development



Vicinity Map Figure 1-1

CHAPTER 1

PROPOSAL

The Villages site (consisting of the Main Property and Parcel B) will be developed as a Master Planned Development (MPD) and will provide a mix of uses including: residential, commercial, office, retail, educational, civic, recreational uses, trails, and open space. A maximum of 4,800 residential units (approximately 3,600 single family detached and approximately 1,200 attached dwelling units); 775,000 square feet of commercial/retail/office uses, public and civic uses; multiple school sites, a minimum of 481.4 acres of open space (including sensitive areas and their buffers and forest areas); and other recreational uses. The commercial/retail/office is anticipated to have the following approximate distribution: 325,000 square feet of destination and neighborhood retail uses; approximately 450,000 square feet of office, plus additional public and civic uses. Table 1.1 summarizes the proposed uses and approximate areas within the MPD property by land use categories. The overall average residential density of the site is proposed to be 4 dwellings per gross acre.

In addition to the MPD approval, the following other permits or approvals are requested or associated with this application:

- Annexation of the South Annexation Area
- Issuance of Final EIS
- Planned Action Ordinance adoption
- Development Agreement approval (between the City of Black Diamond and the applicant)

PLANNING AND DESIGN CONCEPT

The Villages MPD will provide a vibrant mixed-use community with a mix of housing, employment, civic, educational, open space, trails, and recreational opportunities in the City of Black Diamond. The MPD will create new neighborhoods in the City that are meant to support and enhance the existing community. The MPD will create an integrated community that provides a sense of neighborhood through coordinated building and landscape design. The community will include a variety of housing types, styles, sizes, and densities geared to a range of income levels. Commercial/office/retail uses will be provided that will contribute positively to the City's ability to achieve a net fiscal benefit for the community and to provide jobs. Development will be clustered to minimize impacts to environmentally sensitive areas (i.e., wetlands, streams, and steep slope areas and their buffers) and to promote efficient delivery of services. Passive and active open space (including parks and trail corridors) will be woven into the development in a coordinated, connected manner to incorporate, yet protect, environmentally sensitive areas, and provide visual separation, recreational opportunities, and an attractive setting for the community. Trails will be designed to provide connections to off-site locations.

CHAPTER 1

DEVELOPMENT AGREEMENT

The drawings and associated descriptions contained within this MPD application illustrate the proposed overall distribution of development parcels, land uses, major roads, open space areas, and overall conceptual utility plans. Future subdivisions and development that is proposed within individual development parcels will be guided by the provisions in the MPD and standards contained in the Development Agreement. The Development Agreement will be separately approved.

LOCATION

The Villages MPD is comprised of two primary development areas totaling 1196 acres: the Main Property and Parcel B. Parcel B is approximately 82 acres in size and located approximately 2 miles to the north of the Main Property, west of Highway 169 and north of SE 312th street (if it were extended). The Main Property is approximately 1,114 acres and located west of SR 169 (also called Maple Valley Highway), south of SE Auburn-Black Diamond Road (an approximately 55-acre portion of the property lies to the north of this road) and north of SE Green Valley Road. The property consists of all or portions of 48 tax parcels ranging from approximately 17 acres to 155 acres in size. The Main Property lies almost entirely within the City of Black Diamond. An approximately 234-acre area in the southeast portion of the Main Property known as the South Annexation Area was recently annexed to the City. The South Annexation Area is proposed as part of The Villages MPD project.

LAND USE

A mix of uses within seven land use designations is proposed within the MPD. The designations are Low Density Residential, Medium Density Residential, High Density Residential, Commercial/Office/Retail, Mixed Use, School, and Open Space. Residential land uses comprise the largest area, approximately 45% of the site.

Table 1.1
Proposed MPD Land Use Summary

Land Use Type	Area (Estimated Acres)	% of Total Property
Residential		
MPD Low Density	285	24%
MPD Medium Density	178	15%
MPD High Density	72	6%
Commercial/Office/Retail and Mixed-use	67	6%
Schools	33	3%
Open Space[1]	505	42%
Streets (ROW)	56	4%
Total	**1196**	**100%**

[1] Includes neighborhood and community parks, stormwater ponds, sensitive areas and their buffers and natural areas; does not include school playfields, pocket parks, additional park & recreational facilities provided by parcel developers trailheads, trails, plazas or other open space within commercial areas.

RESIDENTIAL

The Villages MPD will feature a range of housing types, sizes, and densities geared to a range of income levels that will respond to dynamic market factors over time. Residential development will include: low-density (at 1 to 8 dwelling units per acre), medium-density (at 7 to 12 dwelling units per acre), and high-density (at 13 to 30 dwelling units per acre) housing and a limited amount of multi-family housing in Mixed-Use areas. Single-family units will be located on a variety of lot sizes, and will include traditional single-family homes, as well as duplexes and cottage units. Multi-family attached units will include townhouses, condominiums, and apartments.

COMMERCIAL/OFFICE/RETAIL

Commercial, office and retail uses will be provided in the proposed MPD on both the Main Property and Parcel B. These uses will contribute positively to the City's ability to achieve a net fiscal benefit for the community, as required by the City's MPD standards (BDMC 18.98.1 20). Master Planned Development on Parcel B will feature destination commercial and office uses. Some housing may also be provided on this parcel. This development will provide a mixture of professional office space, along with destination retail space, and will represent an extension of the proposed commercial and office uses on the Lawson Hills MPD North Triangle Property to the north.

Civic uses have been anticipated for in the commercial/office/retail designation on the northern portion of the Main Property. The civic uses have not been defined to date, but possible uses could include public and quasi-public facilities such as a YMCA, boys and girls club, and/or public offices or services.

MIXED-USE

A Mixed-Use area comprised of commercial uses and housing will be provided in the northern portion of the Main Property in a "Town Center", at the intersection of SE Auburn Black Diamond Road and the north/south arterial on site. Mixed-Use development will consist of neighborhood retail uses, small businesses, office and higher density housing.

PARKS, OPEN SPACE AND TRAILS

The Villages MPD will include a coordinated network of open space, parks and trail corridors. Open space will provide recreational opportunities and protection of environmentally sensitive areas and their buffers. It will also provide relief from the built environment by providing physical and visual buffers. The Villages open space will provide connectivity to existing and planned city and regional open space, trail corridors and wildlife corridors on and adjacent to the site. A coordinated trail system is proposed to provide links between parks and other uses within the proposed MPD. Joint use of school facilities will provide for major recreational opportunities.

The Villages MPD will provide a minimum of 481.4 acres of open space including neighborhood and community parks planned at the master developer level, environmentally sensitive areas and their buffers, and natural areas. Additional open space will be provided in pocket parks, trailheads, trails, school playfields, plazas and other open space in commercial areas as land areas develop.

ACCESS AND CIRCULATION SYSTEM

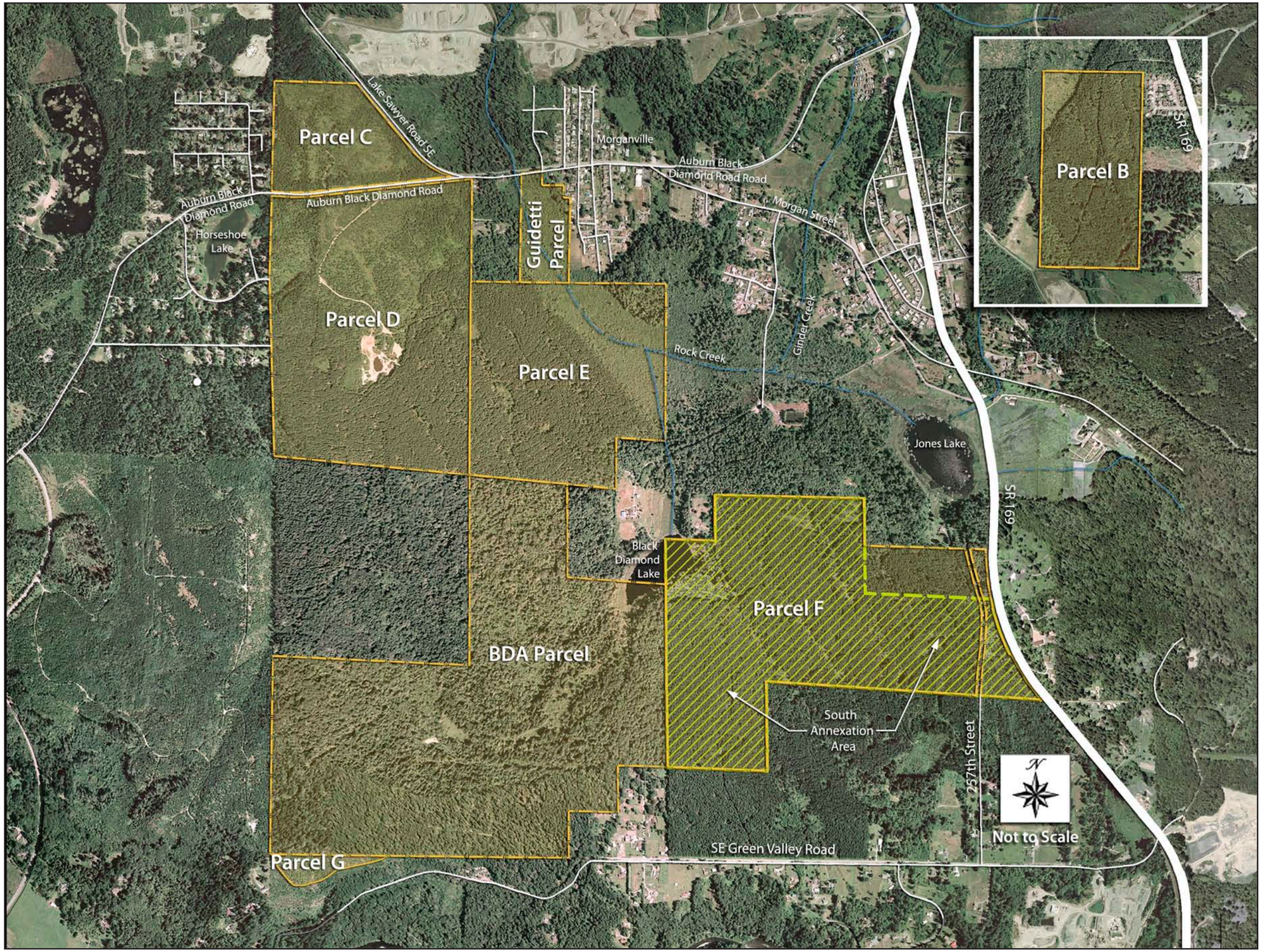
An internal street system will be constructed in phases to serve the Main Property. Primary access to this property will be provided from SE Auburn-Black Diamond Road with a secondary access point to SR 169. An internal street system will also be constructed to serve Parcel B. This street system will connect to Lawson Hills MPD and will generally be located in the alignment of the City's planned North Connector Road (as shown in the City's Comprehensive Plan Update, June 2009).

WATER AND SEWER

WATER

The Villages Main Property and Parcel B are within the City of Black Diamond's water service area. The project is proposed to be served by a combination of water main extensions, upgrades, and a new looped water system. The closest existing water lines to the Main Property are 6-inch and 12-inch mains in Auburn-Black Diamond Road that terminate near the Lake Sawyer Road/Auburn-Black Diamond Road intersection. The closest existing water mains to Parcel B are within the SR 169 right-of-way. Upgrades to and extensions of these existing water mains are proposed to bring service to the project site based on specific water demand, fire flow requirements, and project timing. In addition to upgrades and extensions, a looped system of new on-site and off-site water mains, pressure reducing valves, and a reservoir or loop are proposed to provide service for future phases.

AERIAL PHOTO FIGURE 1-2



SEWER

The Villages project site is located within the City of Black Diamond's sewer planning area. It is proposed to be served by a system of gravity lines, force mains, storage facilities and up to three pump stations. The closest City sewer facility to the Main Property is a King County METRO sewer trunk connecting the City's Black Diamond Pump Station to the Soos Creek Water and Sewer District. This sewer trunk is located in Auburn-Black Diamond Road and Lake Sawyer Road. The proposed on-site sewer system will pump wastewater to a connection to the King County METRO sewer trunk in Lake Sawyer Road.

The closest City sewer system to Parcel B is the City's main in SR 169. Parcel B is proposed to be served by a pump station and main connecting to the existing City sewer main in SR 169. Alternatively, it could be served by a gravity main to the Black Diamond Pump Station located in the old railroad grade to the south of the site.

According to the City of Black Diamond Sewer Plan (1999), the existing sewer system, together with improvements proposed in this plan, will be adequate to serve the proposal. Sewer treatment is provided by King County METRO under an agreement with the City of Black Diamond. King County METRO has committed to providing sewer service to The City of Black Diamond and associated unincorporated Urban Growth Area.

STORMWATER CONTROL

Stormwater for The Villages MPD is managed through collection, treatment and release into groundwater or surface water bodies. The stormwater control system for the Villages MPD will be designed and constructed in accordance with the 2005 Ecology manual that is expected to be adopted by the City of Black Diamond. Based on this manual, post development stormwater recharge rates will match pre-development rates ranging from 50 percent of the 2 year peak flow up to the full 50-year peak flow.

MAIN PROPERTY

Large areas of The Villages site are suitable for infiltration of stormwater to groundwater (aquifers) using Low Impact Development (LID) techniques, so infiltration is a key component of the stormwater management plan. Where feasible, stormwater is proposed to be infiltrated to shallow outwash soils (Qvr) that form a shallow aquifer or to deeper outwash deposits (Qpog) that form a deep aquifer underlying the site. Since some areas are sensitive to changes in water volumes or are not suitable for infiltration, more traditional stormwater management techniques are also necessary. Thus, the components of the stormwater management plan for the site include infiltration of stormwater into the shallow aquifer (Qvr) through LID, infiltration into the deep aquifer (Qpog) through infiltration facilities, conventional ponds, wetland recharge, water quality treatment facilities and two regional stormwater management facilities.

PARCEL B

Conventional stormwater collection and treatment ponds are proposed on Parcel B.

CHAPTER 1

LOW IMPACT DEVELOPMENT

The design and development of the MPD will incorporate Low Impact Development (LID) methods and best management practices in order to reduce the potential impacts of development on water resources, where practical, and enhance the overall environment and character of the community and reduce long term maintenance costs. LID measures will be incorporated into the site planning, stormwater controls, roadways, and utility systems.

The proposed clustering of development will retain a minimum of 481.4 acres of the total MPD site area in open space. LID measures that may be used in the design of individual lots include reduced front yard setbacks to decrease driveway lengths and associated impervious surface area on lot infiltration systems, and decreased lot sizes to minimize the overall development footprint.

The proposed stormwater control system will maintain wetland recharge for wetlands located on the Main Property in order to protect wetland hydrology and function. Runoff from rooftops and detention facilities will be used to recharge on-site wetlands. LID techniques that may be incorporated include infiltration, rain gardens, bioswales, media filter strips, and other technologies.

LID techniques may be incorporated into the street and circulation network on both properties to reduce the amount of impervious surface area. These techniques include narrower street widths, sidewalks on one side of the street, street trees and landscape medians, narrower lot frontages to reduce the overall road length per home, pedestrian paths in open space areas to increase connectivity, and clustering lots to reduce road lengths.

The MPD will include a water conservation plan with strategies to reduce the amount of water consumed by each residential unit, as needed to meet the requirements specified in the Black Diamond Municipal Code (BDMC 18.98.190 B).

CLEARING AND GRADING

The unique landforms and open space areas within the MPD are strong elements of the design plan. While development of the MPD will require clearing and grading within the site and in certain offsite areas, care has been taken to work with the topography to maintain the general landforms of the site. These landforms help to define the neighborhoods within the community and reinforce the rural character of Black Diamond.

A detailed grading plan has not yet been formulated to reflect how the development works with the topography. It is estimated that approximately 4,753,000 cubic yards of cut and 1,685,000 cubic yards of fill would be required for the Main Property. The fill would come from material excavated on site, so no imported fill would be necessary. For parcel B it is estimated that 81,000 cubic yards of cut and 81,000 cubic yards of fill would be required. It appears that native materials on Parcel B will be suitable for reuse as fill requiring no net

import. Balancing the amounts of cut and fill material on the site will reduce the quantity of material to be removed from or imported to the site, thus lessening impacts on surrounding neighborhoods.

DEVELOPMENT APPROVAL PROCESS

Issuance of an MPD permit by the City Council and subsequent execution and recording of a development agreement is the first step in the development process. In addition, a Planned Action ordinance will be adopted that establishes the level of development and thresholds within the MPD that can occur without additional SEPA review. These documents provide the standards and procedures for which all future implementing development actions within the MPD boundaries, such as preliminary plats, commercial site plans, grading permits, and others, will be reviewed against. Each future implementing development will submit the appropriate permits for review and approval by City. Following preliminary land use approval (e.g. preliminary plat), detailed engineering and construction documents would be developed and approved by the City prior to infrastructure and/or building construction.

CONSTRUCTION SCHEDULE

Development of The Villages MPD is expected to commence in 2010. Full buildout is anticipated to occur by 2025. Phasing of residential development will largely depend upon market condition. Development of the commercial and office areas will also depend upon market conditions. It is contemplated that the area south of SE Auburn-Black Diamond Road and the Lawson Hills North Triangle will develop first, with development radiating out from those points in subsequent phases. The timing of development of the school sites will be coordinated with the school districts.

PROJECT HISTORY

The City of Black Diamond, including the historic downtown, Morganville, Lawson Hills and various additional properties, was incorporated in 1959. The City completed its first Comprehensive Plan in 1980. This plan proposed future annexation of lands to the northwest, east and southwest to the City. Subsequent annexations in 1985 and 1994 added lands to the northwest and southwest to the City. The City of Black Diamond completed its first Comprehensive Plan in compliance with the Growth Management Act (GMA) in 1996. That same year, the City negotiated a “Potential Annexation Area” (PAA) agreement with King County and nearby property owners. This agreement was formalized as the Black Diamond Urban Growth Area Agreement (BDUGAA) (see below for details). Following execution of the BDUGAA, the City annexed an area around Lake Sawyer and the West Annexation Area to the City in 1998 and 2005, respectively (the North Triangle Property and a portion of the proposed Villages MPD site are in the West Annexation Area) In 2009, the City annexed the South Annexation Area (Parcel F is in the South Annexation area). The Covington Creek area and the Lake 12 Annexation Areas are the remaining PAA’s.

PRIOR PLANNING AND AGREEMENTS

Following are further descriptions of key planning actions and agreements and their relationship to The Villages site and its proposed development.

BLACK DIAMOND URBAN GROWTH AREA AGREEMENT

In December 1996, the City of Black Diamond, King County, Plum Creek Timber Company, L.P., and Palmer Coking Coal Company entered into the Black Diamond Urban Growth Area Agreement (BDUGAA) (adopted as Ordinance No. 12534). This joint planning effort and agreement provides the foundation for the annexation and development of properties within the City of Black Diamond's Urban Growth Area (UGA). Through the agreement, an approximately 782-acre Potential Annexation Area (PAA) was identified that coincides with the City's UGA and includes: the West, South, East, and Lake 12 Annexation Areas. The PAA includes lands that, upon annexation to the City, are intended for urban development and lands that are to be set aside as permanent open space. Implementation of the BDUGAA will result in the protection of over 2,500 acres of open space in the City, unincorporated County, and the City's UGA. The agreement sets forth the conditions for and potential timing of the annexations. Conditions include availability of sewer and water service and major road access. The agreement includes provisions establishing appropriate land uses, zoning, and residential density and development standards for urban development in the PAAs. The BDUGAA also directs the City to establish a Transfer of Development Rights Program for Open Space (TDR). Since 1996, approximately 329 acres within the PAA have been annexed to the City (in the Lake Sawyer and West Annexation Areas, as noted above), and associated open space required by the BDUGAA was protected/conserved.

As indicated previously, portions of The Villages Main Property are located in the West Annexation Area. Portions of the Main Property are also located in the South Annexation Area. Therefore, these properties/portions of properties are subject to the provisions of the BDUGAA. The West Annexation Area was annexed to the City in 2005. The South Annexation Area is expected to be annexed to the City as well.

BLACK DIAMOND TRANSFERABLE DEVELOPMENT RIGHTS PROGRAM

In December 2003, the City of Black Diamond adopted the Black Diamond Transferable Development Rights (TDR) Program via Ordinance No. 752 (the ordinance was subsequently codified as Chapter 19.24 of the Black Diamond Municipal Code). This program is being used, in conjunction with other measures, to protect property rights while allowing development rights to be transferred from properties that have been determined to be of greater public benefit as open space, parks, or community facilities, in accordance with the BDUGAA.

Generally, the program allows the City to transfer development rights from properties it wants to protect from development (TDR Sending Areas) to other areas within the City that the City has determined are better suited to urban development (TDR Receiving Areas). Eligible sending areas are shown on the TDR Sending Area Map, attached to Ordinance

No. 747 as Exhibit 2. Eligible TDR Receiving Areas are identified on the TDR Program Map, also attached to Ordinance No.747 as Exhibit 2. Property owners who sell their development rights must establish conservation easements on their land permanently restricting future development and protecting/preserving the environmental/resource values of the TDR Sending Area. Developers, who purchase the development rights from properties to be conserved, can transfer those rights to eligible receiving sites and increase the residential densities on their property, the TDR Receiving Area, beyond levels that would otherwise be allowed.

Currently, most property within The Villages site is identified on the TDR Program Map as a TDR receiving area. There are several TDR sending areas on the Main Property identified on the City's TDR Sending Area Map. Application of the City's TDR Program will be necessary to achieve the number of units proposed within the receiving areas onsite; however, the exact application of the TDR Program will be determined at the final plat stage. The development agreement will provide clarification of this issue.

TRANSFER OF DEVELOPMENT RIGHTS

To achieve the proposed densities on the site, up to 2,871 TDRs will be purchased and transferred to the site. The use of TDR's will be phased through the full build-out of the project.

BLACK DIAMOND AREA OPEN SPACE AGREEMENT

In June 2005, the City of Black Diamond, King County, Plum Creek Timber Company, and Cascade Land Conservancy entered into the Black Diamond Open Space Agreement. The purpose of the agreement was to more specifically identify lands that qualify as In-City Open Space required to be protected or conserved under Section 7 of the Black Diamond Urban Growth Area Agreement. It further sets forth the steps that must be carried out to meet these BDUGAA requirements prior to Annexation of the South and West Annexation Areas into the City. The agreement included conservation easements, deeds, and dedication documents that protected or conserved a substantial portion of the In-City Open Space areas. The remaining In–City open space is required to be protected or conserved prior to annexation of the South Annexation Area to the City. The In-City Open Space required for the annexation of the South Annexation Area is intended to be provided in the southern portion of the Villages MPD.

WEST ANNEXATION AREA PRE-ANNEXATION AND DEVELOPMENT AGREEMENT

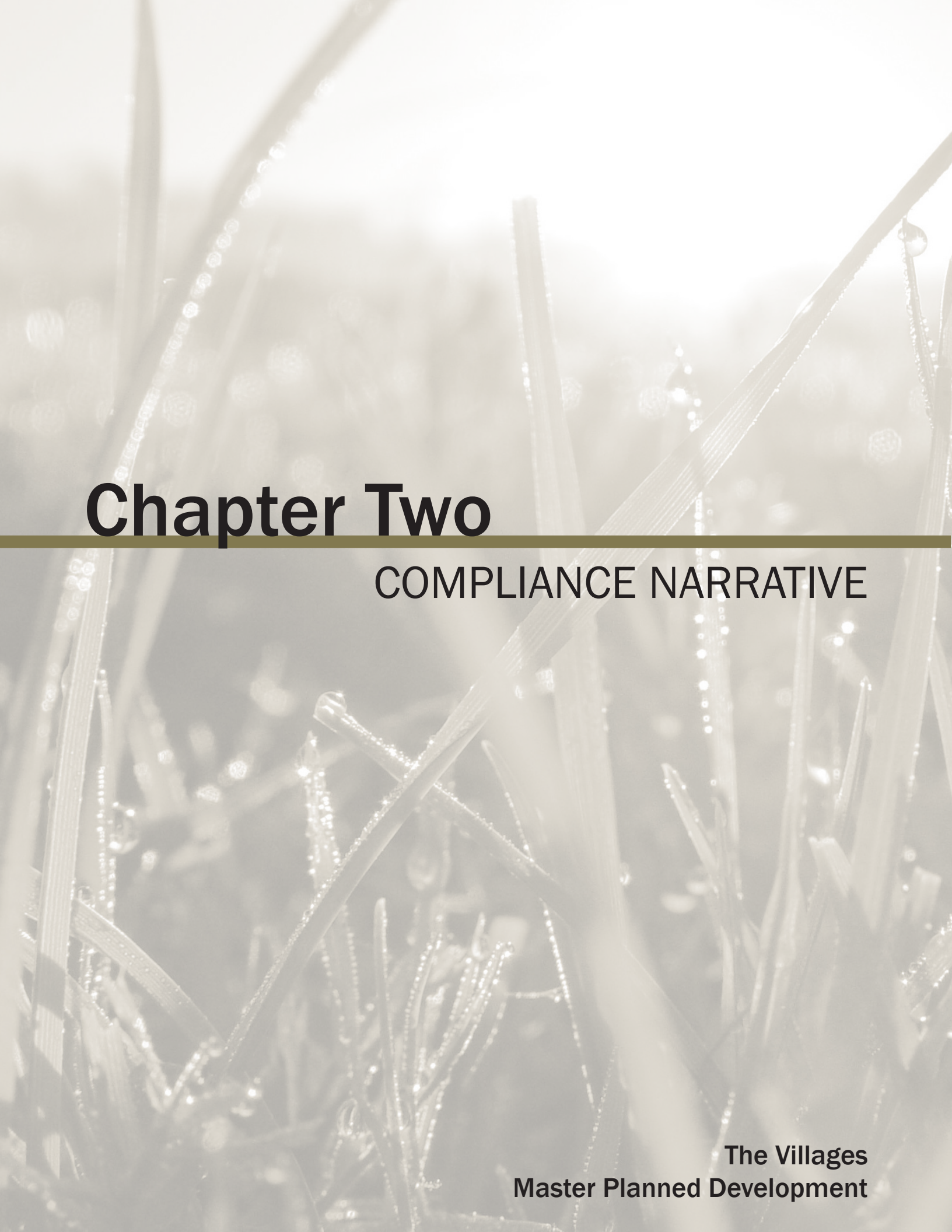
In December 2005, the conditions of the Black Diamond Area Open Space Agreement relative to the West Annexation Area were met and the area was annexed into the City. The BDUGAA required that the City and Plum Creek Land Company enter into an agreement to establish land uses, zoning, and development standards for urban development in the West Annexation Area. The West Annexation Area Pre-Annexation and Development Agreement between these parties address these requirements.

The agreement establishes that zoning of the West Annexation Area, including portions of The Villages Main property, will be MPD Overlay. The land uses in these areas allowed by the agreement on the Main Property are: residential, commercial, mixed-use, and open space, as shown in Appendix A, Map 7 of the BDUGAA. The allowed residential density, as well as the requirements for open space, sewer and water service, roads and development phasing, stipulated in the agreement will be met by MPD development on the Main Property.

BLACK DIAMOND MASTER PLANNED DEVELOPMENT ORDINANCES

In 2005, the City adopted Master Planned Development Ordinance No. 05-779 and No. 05-796 (these ordinances were subsequently codified as Chapter 18.98 of the Black Diamond Municipal Code). In April 2009, the City adopted Ordinance No. 09-897 which significantly revised Chapter 18.98. These ordinances describe the development standards, requirements, and permit process for MPDs. The ordinances indicate that MPDs are required for parcels/groups of parcels in the City of Black Diamond that are designated in an MPD Overlay zone or are contained in a single ownership and at least 80 acres in size. A key purpose of MPDs is to create mixed-use neighborhoods with a balance of housing, employment, and recreational opportunities. MPDs are intended to preserve passive open space (including critical areas) and provide active open space in a coordinated manner. They are meant to provide greater certainty about the character and timing of development and population growth in the City. They are also meant to provide needed services and facilities in an orderly, fiscally responsible manner. A specific objective of MPDs is to provide public benefits not typically available through conventional development.

The Villages site, including the Main Property and Parcel B, is contained within a single ownership and in total is 1196 acres in size; it is also almost entirely within the City's MPD Overlay zone. Therefore, the provisions of the MPD ordinances will pertain to development of the site.



Chapter Two

COMPLIANCE NARRATIVE

The Villages
Master Planned Development

CHAPTER 2

PROJECT COMPLIANCE WITH CITY CODES AND COMPREHENSIVE PLAN

To the extent possible, the Villages MPD has been designed to be consistent with current and draft City Comprehensive Plans, codes and ordinances. Following City Council adoption of new ordinances and policies, the MPD application will be updated to either clearly identify how the project complies with the adopted standard or will request deviations from the standards. Below is a discussion of how the project complies with the following key regulations:

- City of Black Diamond Comprehensive Plan – June 2009
- Black Diamond Parks, Recreation and Open Space Plan, December 23, 2008
- Master Planned Development Ordinance – BDMC 18.98 – April 16, 2009
- Sensitive Area Ordinance – BDMC – 19.10 – February, 2009
- Black Diamond Engineering Design Standards – Draft
- MPD Design Standards & Guidelines - Draft
- Tree Preservation Ordinance – BDMC 19.30
- Gateway Overlay District Ordinance
- Black Diamond Open Space Agreement (discussed in Chapter 1)

CITY OF BLACK DIAMOND COMPREHENSIVE PLAN

The City's comprehensive plan lays out goals and policies related to the development, location and character of land use, transportation, natural environment, and housing within the City of Black Diamond. In addition, the plan provides for the capital facilities necessary to serve planned growth and development within the City consistent with these goals and policies.

The overall goals of the City's comprehensive land use plan are:

- Retain the natural setting; Define features and landmarks;
- Provide mixture of uses and continuity of form;
- Continue compact form and incremental development;
- Maintain pedestrian scale and orientation, and;
- Provide opportunities for casual meeting and socializing.

The Villages MPD is consistent with these overarching goals. The community has been designed to utilize the natural land forms, wetlands and open space areas to define the compact and clustered development pattern. Large natural areas and significant natural features, including Black Diamond Lake and its associated ecosystem and wildlife corridors, will be preserved as open space. By allowing the natural setting to drive the community design project, grading will be minimized, view corridors are maintained and unique site features are preserved.

Integration of natural features was a key component of the vision for The Villages MPD. During the initial land planning efforts, key features such as significant trees and stands of snags, exceptional views, and unique natural features were identified and integrated into the

site plan as landmarks. The community plan is designed to retain these unique features and accentuate them where possible. For example, a large unique snag tree was located near the center of the project site. The location of the tree was surveyed, and the second elongated round-about on the community connector road is designed around this landmark.

The Villages MPD provides for a mix of uses while maintaining the compact community feel that exists in Black Diamond. The Villages community will continue the existing pattern of distinct residential neighborhoods such as those found in Morganville, Lawson Hills and the historic downtown core. The Villages community will be defined by a series of neighborhoods that are separated by open space and natural features but connected by a system of trails. This continuity of development form allows the The Villages MPD to integrate with existing Black Diamond, as opposed to being a separated different development style. The new housing will include a mix of lots sizes, densities and housing types. Residential design standards adopted by the applicant will facilitate compatibility among the differing housing options.

The Village's Town Center is the vibrant heart of the new community. It includes a pedestrian friendly storefront-oriented main street, a plaza, Town Green park and a wide mix of pedestrian-oriented residential and commercial development. The Town Center includes places for outdoor dining along the main street and casual socializing opportunities in the Town Green or in the plaza. The plaza area is also designed to promote community events and neighbor-to-neighbor interactions. The Town Center will provide convenient day-to-day services such as a neighborhood shopping center, but it is also designed to be a weekend destination accessible by pedestrians and bicyclists. Larger scale commercial services will be available on Parcel B and on the North Triangle of the Lawson Hills MPD located at the north end of town.

The Villages MPD also includes a comprehensive system of parks, open spaces and trails that will further connect and integrate the clusters of development and promote the natural beauty of the site. The MPD proposes over 12 miles of trails and walkways that will connect neighborhoods, parks and developments within the project. All residential developments will be located within ¼ mile of a park or social gathering place.

LAND USE

The land use section of the Comprehensive Plan seeks to establish a development pattern that maintains and enhances the quality of life within the community by creating a diversity of places to live, work, shop and recreate. A second goal of the land use section is to create an open space network that frames and separates distinct areas of development, both within the MPD and between the MPD and the existing City development.

The Villages community design includes a wide variety of housing, shopping and recreational opportunities. Housing options will include higher density condominiums and town homes, mixed-use developments, traditional and small lot single-family style develop-

ments and many others. This wide range of housing options will allow for a diverse set of demographics to call The Villages home. It will also strengthen the sense of community as residents will be able to make housing adjustments without moving out of Black Diamond. The development pattern for the site will seek to integrate the different housing types on a block-by-block level to further integrate housing types on the site and avoid the creation of "cookie cutter" developments.

The clustered development pattern on The Village site creates a patchwork of unique neighborhoods and enclaves that are connected by a grid style street network and extensive pedestrian trail and walkway system. The community has been designed to utilize the natural land forms, wetlands and open space areas to define the various neighborhoods, parks and community centers. The overall density of the site is approximately 4 units per acre. However, clustering development between open spaces and natural areas creates a natural feel to the project.

The open space system is also used to integrate the MPD with adjacent existing developments. The 100-foot wide regional trail located on the western property boundary will act as a natural buffer between the project and the existing neighborhoods of 101 Pines and Horseshoe Lake. Similarly, native vegetative buffers or open spaces have been located along most property boundaries to help soften the borders between existing developments and the MPD.

Efficient and orderly expansion of development is also a key goal of the land use section of the Comprehensive Plan. The Villages MPD proposes to phase the installation of development infrastructure and development grading to allow for financially and environmentally efficient development. Extensive mass grading will be avoided where possible and costly infrastructure will only be installed when necessary for proposed development.

ENVIRONMENT

The Villages MPD and future project actions have been designed to largely comply with the City's adopted SAO, which is consistent with and implements the Natural Environment goals, objectives and policies of the City of Black Diamond Comprehensive Plan. As discussed in the land use section of this chapter, the guiding principles of the MPD design include the preservation of open spaces and natural areas and the clustering of development areas to minimize impacts to environmentally sensitive areas.

The Villages MPD proposes to utilize low impact development techniques for the treatment of stormwater where feasible. This may include the use of rain gardens, infiltration facilities and biofiltration systems to help remove pollution from stormwater and return the water to the groundwater system to mimic the natural drainage patterns on the site. In addition, the primary roadway network has been designed to utilize existing sensitive area crossings where possible. For example, the Community Connector roadway crosses the City of Black Diamond core wetland and stream complex in only one location. which is

where a current logging road crosses the sensitive area. By allowing the natural features of the site to guide the development and by utilizing the latest in low impact development techniques, the project has minimized impacts to the natural environment on and adjacent to the site.

TRANSPORTATION

The MPD is consistent with the Transportation Element of the City's Comprehensive Plan by proposing improvements at multiple off-site intersections that will maintain the function of the existing system at the City's proposed Level of Service "C" unless otherwise defined by WSDOT on SR-169. In addition, The Villages MPD proposes construction of several of the minor arterials shown on Figure 7.3 on page 7-23 of the Transportation Element of the City's Comprehensive Plan.

The street network within The Villages project is a grid pattern to allow residents multiple options for traveling within the community. This type of street network results in less focused traffic patterns and lower overall volumes at project intersections and on primary roadways. The use of a Community Connector street will allow the efficient movement of traffic in and out of the community.

Many of the off-site improvements proposed by The Villages MPD will result in alternative traffic flows throughout the City. The development of the South connector roadway and the Pipeline road system provide alternative travel routes for existing and future residents of the City of Black Diamond.

UTILITIES

The Villages MPD provides for efficient development of water, sewer and stormwater facilities that are sufficiently sized and located to serve the project. Proposed water and sewer facilities are consistent with the City's water and sewer plans, and all will be constructed consistent with the City's applicable adopted engineering design standards unless specific deviations are requested at the detailed design stage.

The use of low impact development (LID) techniques and regional stormwater facilities further meets the standards identified in the City's Comprehensive Plan. The northern and southern portions of The Villages main property contain soils with high infiltration rates and thus are well suited to LID. In these areas the most appropriate LID techniques and systems are proposed to reduce impacts to the groundwater and surface water systems on and adjacent to the site. In addition, The Villages main property will utilize regional stormwater detention and treatment facilities where possible. The use of regional systems creates a more efficient and aesthetically pleasing development and allows the City and home owners to more easily manage future stormwater issues.

BLACK DIAMOND PARKS, RECREATION AND OPEN SPACE PLAN

The Villages MPD includes a comprehensive system of parks, open spaces and trails that will connect, integrate and define the clusters of development and promote the natural beauty of the site. The MPD proposes over 12 miles of trails and walkways that will connect neighborhoods, parks and developments within the project. In addition, all residential developments will be located within ¼ mile of a park or social gathering place. Parks and open spaces within the community will include plazas, community parks, neighborhood parks, pocket parks, common greens, community gardens and natural open spaces. The combination of these facilities with school play fields and other regional facilities results in the availability of a wide range of recreation opportunities for large or small groups, as well as individuals and families.

The parks program for the project has been designed to provide a wide range of community, economic, artistic and environmental education opportunities throughout the project in all seasons of the year. Particular attention has been given to developing a diverse set of recreational opportunities that helps promote a balance between public use and natural preservation of open space areas.

The parks levels of service proposed in the City's Parks, Recreation and Open Space Plan are as follows: 90% of population within 1.5 miles of a community park, 75% of the population within 0.5 miles of a neighborhood park, 75% of the population within 0.5 mile of a trail and 10% of the City's land area in open space. The Villages MPD provides community and neighborhood parks and trails sufficient to meet or exceed these standards. With the MPD providing approximately 505 acres of its total site area in open space, the project exceeds the City standard of 10% of the total City land area to be in open space.

MASTER PLANNED DEVELOPMENT ORDINANCE – BDMC 18.98

BDMC 18.98.010 contains the purpose of the MPD Permit and BDMC 18.98.020 includes the public benefit objectives of the MPD Ordinance. Compliance with these sections is described below:

Purpose of the MPD Permit (BDMC 18.98.010)

The purpose of the MPD permit process and standards pursuant to BDMC 18.98.010 are as follows:

(A) Establish a public review process for MPD Application

The public review process is established in BDMC 18.98. The MPD will be reviewed pursuant to the established public review process.

(B) Establish a comprehensive review process for development projects occurring on parcels or combined parcels greater than eighty acres in size;

The public review process is established in BDMC 18.98. The MPD will be reviewed pursuant to the established public review process.

(C) Preserve passive open space and wildlife corridors in a coordinated manner while also preserving usable open space lands for the enjoyment of the City's residents;

Approximately 505 acres of open space is proposed to be protected. The open space areas are interconnected and include areas devoted to useable open space, sensitive areas, and wildlife corridors (Rock Creek, Black Diamond Lake and associated wetlands and buffers are significant wildlife corridors protected in open space). Proposed useable open space ranges from small pocket parks to medium size community parks to linear linkages to Lake Sawyer Regional Park.

(*D) Allow alternative, innovative forms of development and encourage imaginative site and building design and development layout with the intent of retaining significant features of the natural environment;*

The layout of the MPD protects large open space areas and concentrates development on the non-sensitive areas of the site. Innovative design features include mixed use (residential over retail), flexible development standards, a variety of densities and lot sizes, and the placement of higher density clusters located to serve as neighborhood centers in several areas throughout the MPD. These activity centers are focused around formal parks and framed with low density residential and open space.

(E) Allow flexibility in development standards and permitted uses;
The MPD proposes flexible development standards and a wide variety of uses.

(*F) Identify significant environmental impacts, and ensure appropriate mitigation;*
An Environmental Impact Statement, including impacts and mitigation, is being completed for the project.

(*G) Provide greater certainty about the character and timing of residential and commercial development and population growth within the City;*

The MPD includes a design concept, land use plan and phasing plans that provide greater certainty about the character and timing of development and population growth within the City. The MPD will comply with the City's MPD Design Guidelines, which provides greater certainty as to the character of development.

(H) Provide environmentally sustainable development;
The MPD includes a variety of low impact and sustainable development techniques, such as rain gardens, stormwater infiltration, measures to conserve water, protection of open space, clustering of development, small lots, and narrower street widths. In addition, the MPD provides a walkable community with a wide variety of non-motorized trails to encourage pedestrian and bicycle use and reduce automobile use. Employment opportunities provided within the MPD will reduce vehicle trips to employment outside of the City, potentially reducing vehicle trip length and promoting alternate means of transportation.

(I) Provide needed services and facilities in an orderly and fiscally responsible manner;
The proposed MPD phasing plan describes the services and facilities needed to serve development in an orderly and fiscally responsible manner.

(J) Promote economic development and job creation in the city;
The MPD will provide employment opportunities and promote economic development by providing sufficient land designated for commercial/office/retail and mixed uses, by creating a unique and desirable community with amenities that will attract employers and by providing a population base to support commercial and retail uses.

(K) Create vibrant mixed-use neighborhoods, with a balance of housing, employment, civic and recreational opportunities;
The MPD includes a mixed-use town center, a variety of housing types and densities, areas for schools and other civic uses, and recreational opportunities in the form of parks and trails.

(L) Promote and achieve the city's vision of incorporating and/or adapting the planning and design principles regarding mix of uses, compact form, coordinated open space, opportunities for casual socializing, accessible civic spaces, and sense of community; as well as such additional design principles as may be appropriate for a particular MPD, all as identified in the book Rural by Design by Randall Arendt and in the City's design standards;

The MPD includes a mix of uses including residential, commercial, retail, office and mixed use designations. Development is proposed in compact clusters surrounded by large, open space tracts. Parks are centrally located as focal points within neighborhoods to create opportunities for casual socializing. The town center and distinct neighborhoods and interconnected open spaces will create a sense of community.

(M) Implement the city's vision statement, comprehensive plan, and other applicable goals, policies and objectives set forth in the municipal code.

The requirements of the MPD Ordinance, BDMC 18.98, implements the City's vision statement, comprehensive plan and municipal code. The Villages MPD will be consistent with the requirements of BDMC 18.98.

MPD PUBLIC BENEFIT OBJECTIVES (BDMC 18.98.020)

A. Preservation and enhancement of the physical characteristics of the site (topography, drainage, vegetation, environmentally sensitive areas, etc...) of the site;

The overall site layout of The Villages MPD is designed to preserve significant site features including streams, wetlands and associated buffers, Black Diamond Lake, natural topography, wildlife corridors and views of Mount Rainier. Development on the site is clustered in neighborhoods that preserve a minimum of 481.4 acres of the site as open space and natural areas. Significant site features, including Black Diamond Lake and Rock Creek, are located within the proposed open space and natural areas. The resulting design creates a mosaic development pattern of compact clustered developments separated by open space.

B. Protection of surface and groundwater quality both on-site and downstream, through the use of innovative, low-impact and regional stormwater management technologies;

The stormwater plan for the site incorporates low impact development techniques including rain gardens, infiltration galleries and bio-swales to protect and maintain surface and groundwater resources and the natural features that depend upon them. These low impact techniques result in fewer disruptions to natural water flow paths across the site, thereby protecting water resources. Surface water facilities will be designed to meet the 2005 DOE Surface Water Management Manual for Western Washington. The conceptual stormwater plan proposes several regional stormwater ponds to collect and treat stormwater for the majority site, rather than individual stormwater ponds for each implementing project. Conventional stormwater control is proposed on Parcel B.

C. Conservation of water and other resources through innovative approaches to resource and energy management including measures such as wastewater reuse;

The project includes a water conservation plan that includes innovative water conservation measures, such as use of rain barrels, rain gardens, drought-tolerant and native landscaping and EPA water sense fixtures.

D. Preservation and enhancement of open space and views of Mt. Rainier;

The Villages MPD will include a minimum of 481.4 acres of open space areas that will be permanently preserved and enhanced through the development of a variety of trails, community parks and neighborhood parks that provide recreational opportunities and opportunities for casual socializing. The Community Connector, and multiple parks are oriented to capture any potential views of Mt. Rainier.

E. Provision of employment uses to help meet the City's economic development objectives;

The proposed site design will create an active, mixed-use development that provides a wide range of housing types at varying price points and up to 775,000 square feet of commercial space. The mix of neighborhood and destination commercial, retail and office space will generate an active and diverse employment base with opportunities for future as well as existing residents of the City. This employment base is intended to help create a long-term revenue stream that will meet the city's economic goals and objectives during project development and beyond and will allow for residents to work and shop where they live.

F. Improvement of the City's fiscal performance;

In addition to creating a commercial and employment base that will generate sales tax revenue, the conceptual utility plans have been designed to reduce costs. The conceptual utility plans provide for efficient and orderly implementation of service facilities. The planning, engineering and construction of the utility network, including stormwater management, utilizes a regional approach that integrates soil types, general topography and city-wide development patterns to guide design. Modern standards and construction materials will be used to help minimize long-term maintenance issues. Simple, cost-effective solutions such as gravity mains are proposed wherever possible, resulting in a fiscally responsible infrastructure plan.

G. Timely provision of all necessary facilities, infrastructure and public services, equal to or exceeding the more stringent of either existing or adopted levels of service, as the MPD develops; and

Conceptual street, utilities and phasing plans describe the on and off-site infrastructure and facilities proposed to serve the development at or above adopted levels of service. The proposal exceeds the City's Park Levels of Service for community, neighborhood and pocket parks. In addition, the conceptual stormwater plan has been designed to meet the 2005 DOE Stormwater Manual for Western Washington.

The phasing chapter of the MPD application provides an order as to the timing of infrastructure, growth and development in the City. The proposed phasing of the site development and the proposed implementation of off-site infrastructure needs, will ensure that services and facilities necessary to meet City levels of service are provided in an orderly, fiscally responsible manner.

H. Development of a coordinated system of pedestrian oriented facilities including, but not limited to, trails and bike paths that provide accessibility throughout the MPD and provide opportunity for connectivity with the city as a whole.

The Villages MPD includes an extensive system of pedestrian and bicycle paths that provide connections throughout the project site and connect the MPD to the City. Eight separate trail loops covering approximately 12 miles are included in the trail plan. The trails include those primarily for recreation as well as those intended to allow residents to get from home to school, transit, work or the Town Center on foot or bicycle, thereby reducing vehicular use.

SENSITIVE AREAS ORDINANCE

The project as submitted and future actions and proposals within the project will be designed in general conformance with the adopted City of Black Diamond Sensitive Areas Ordinance. Future implementing proposals may require deviations from the adopted Sensitive Areas Ordinance, which will be evaluated at the time of application.

WETLANDS

There are a variety of wetlands on the project site. The presence and rating of wetlands on the project site is contained in the Natural Environment section of The Villages EIS. Wetlands and buffers corresponding to this report are shown on the constraint maps found in the Existing Conditions Chapter.

FISH AND WILDLIFE CONSERVATION AREAS

The presence and typing of Fish and Wildlife Conservation Areas is contained in the Natural Environment section of The Villages EIS.

FISHERIES

There are six streams and one lake identified on the project site. Four streams – S4, S5, S7 and Rock Creek – are presumed or known to be fish bearing. Black Diamond Lake is also fish bearing. The only federally listed fish species known to occur within the project site is a winter run of steelhead salmon (WDFW 2008) in Rock Creek.

PLANTS AND ANIMALS

There are no Federal or State listed endangered, threatened, or sensitive plant species known to exist on the Villages project site, according to the Washington Department of Natural Resources' Natural Heritage Program Database, 2007. Wetland Resources conducted field surveys in 2007. No Federal or State listed endangered, threatened, or sensitive plants species were found during field surveys. Development of the site is also not expected to impact any endangered, threatened, or sensitive animal species. None of these species have been documented on the site, and the site lacks potential habitat for those species.

GEOLOGICALLY HAZARDOUS AREAS

The project site has been evaluated for the absence or presence of geologically hazardous areas; the evaluation is contained in the Natural Environment section of The Villages EIS. The following is a summary of the findings from the reports incorporated into the EIS:

LANDSLIDE HAZARD

The majority of the site is free of landslide hazard areas. The only landslide hazard areas identified on the site are some of the steep slopes surrounding Black Diamond Lake. No development is proposed within the identified landslide hazard areas.

EROSION HAZARD

The vast majority of the Main and North Properties does not fall under the BMC definition of an erosion hazard area, having slopes which are less than 15 percent. Moderate to severe erosion risk areas are found on slopes of 15% or greater with moderately erodible soils. Very severe erosion hazard risk areas are primarily limited to slopes greater than 40% which are found generally surrounding Black Diamond Lake. The Slope Analysis contained in the Existing Conditions Chapter highlights slopes greater than 15% and those greater than 40%. No development is proposed within severe erosion hazard areas.

MINE HAZARD

There is only one area considered a mine hazard on the project site and no signs of subsidence or sink holes. Parcel B contains a moderate mine hazard area beginning near the southeast property corner and extending approximately 300 feet onto the site from the southeast corner of the site. Potential mine hazards identified on or near Parcels E and F are of such depth that they warrant declassification, which will be pursued through future development applications as appropriate.

SEISMIC HAZARD AREAS

The only seismic hazard areas identified on the site are the Landslide Hazard Areas on the slopes surrounding Black Diamond Lake, which may be vulnerable to seismically induced landslides.

BLACK DIAMOND ENGINEERING DESIGN STANDARDS

Consistent with the MPD Ordinance, deviations from standard street sections are proposed in order to incorporate “low impact development,” including narrower pavement widths, enhanced pedestrian features, low impact stormwater facilities and increases in pedestrian connectivity. The proposed street sections maintain safety and functionality equivalent to the standard street sections.

MPD DESIGN STANDARDS

The MPD is subject to the City's Master Planned Development Framework Design Standards and Guidelines. These guidelines are intended to be flexible and have two sections. The first addresses General Principles and Site Planning for the overall MPD and applies to the MPD application. The second includes design guidelines for implementing projects that will follow the approved MPD application. Project-specific design guidelines will be prepared for implementing projects and incorporated in the development agreement. The guidelines will be developed to meet or exceed the requirements of the Black Diamond Design Guidelines for MPD's. The following addresses compliance with the General Principles and Site Planning guidelines for MPDs.

Environmentally Sustainable Development

The MPD is organized around large continuous and linked open space areas surrounding Rock Creek and Black Diamond Lake and adjacent wetlands. In addition to natural areas, a wide range of linked open spaces, both formal and informal, are included. Large stands of trees will be preserved within the large connected open space areas.

Integrating Development within Open Space

Development parcels of generally less than 600 units are tucked between and within a network of open space areas. Development areas are located within a quarter mile of trails and paths that link neighborhoods, open space and activity centers.

Ensuring Connectivity

A connected modified grid system of streets is proposed to ensure a high level of pedestrian and automobile connectivity. Trails and sidewalks throughout the MPD provide ease of pedestrian movement; all neighborhoods have access to trails. The use of cul-de-sacs and dead-end streets are limited. Reference Chapters Four and Five for details on connectivity and trails.

Mixing Types of Housing

The MPD proposes a wide variety of housing types and densities within development areas to create housing choice, serve a range of income levels and create diversity between and within neighborhoods. Chapter 3 addresses mix and variety of housing types.

Creating Neighborhood Civic/Commercial Centers

The MPD is organized around a series of activity centers including the mixed-use town center and several small high density residential clusters organized around open space features. This will result in a series of neighborhood centers and gathering places throughout the MPD. Non-residential and mixed-uses are concentrated adjacent to Auburn-Black Diamond Road to serve the MPD residents as well as surrounding neighborhoods outside of the MPD.

Interface with Adjoining Development
Implementing development will comply with the applicable provisions of this section, including minimum lot sizes and required landscape buffers.

Circulation
Chapter 4 (Circulation) and Chapter 5 (Parks and Open Space) provides maps, sections and off-site connections to ensure convenient and efficient motorized and non-motorized circulation and connections. The street sections in Chapter 4 and the plant palette and neighborhood character materials contained in Chapter 5 will ensure a consistent landscape theme, with variations to indicate passage through areas of different uses and densities. Native/drought-tolerant vegetation is included in the plant palette. Street sections include options for on-street parking, sidewalks, and lighting for residential streets, depending on the needs and character of the neighborhood.

TREE PRESERVATION ORDINANCE

The intent of the City's tree preservation ordinance is to reduce tree loss during construction and development and to reduce the indiscriminate removal of trees throughout the City.

The Villages MPD will preserve significant stands of trees and will take measures to reduce the number of trees removed from the site. The project preserves well over 400 acres on-site in a natural state where no trees would be disturbed. An additional approximately 115 acres of active open spaces, parks, streets and common areas will be planted with thousands of trees to develop a diverse and attractive landscape within the project. In addition to these on-site tree preservation measures, as a condition of the West Annexation approval, 4 acres of land was set aside for every 1 acre of land annexed to the City. This permanently preserved forest land is located around and adjacent to the project and the greater City of Black Diamond.

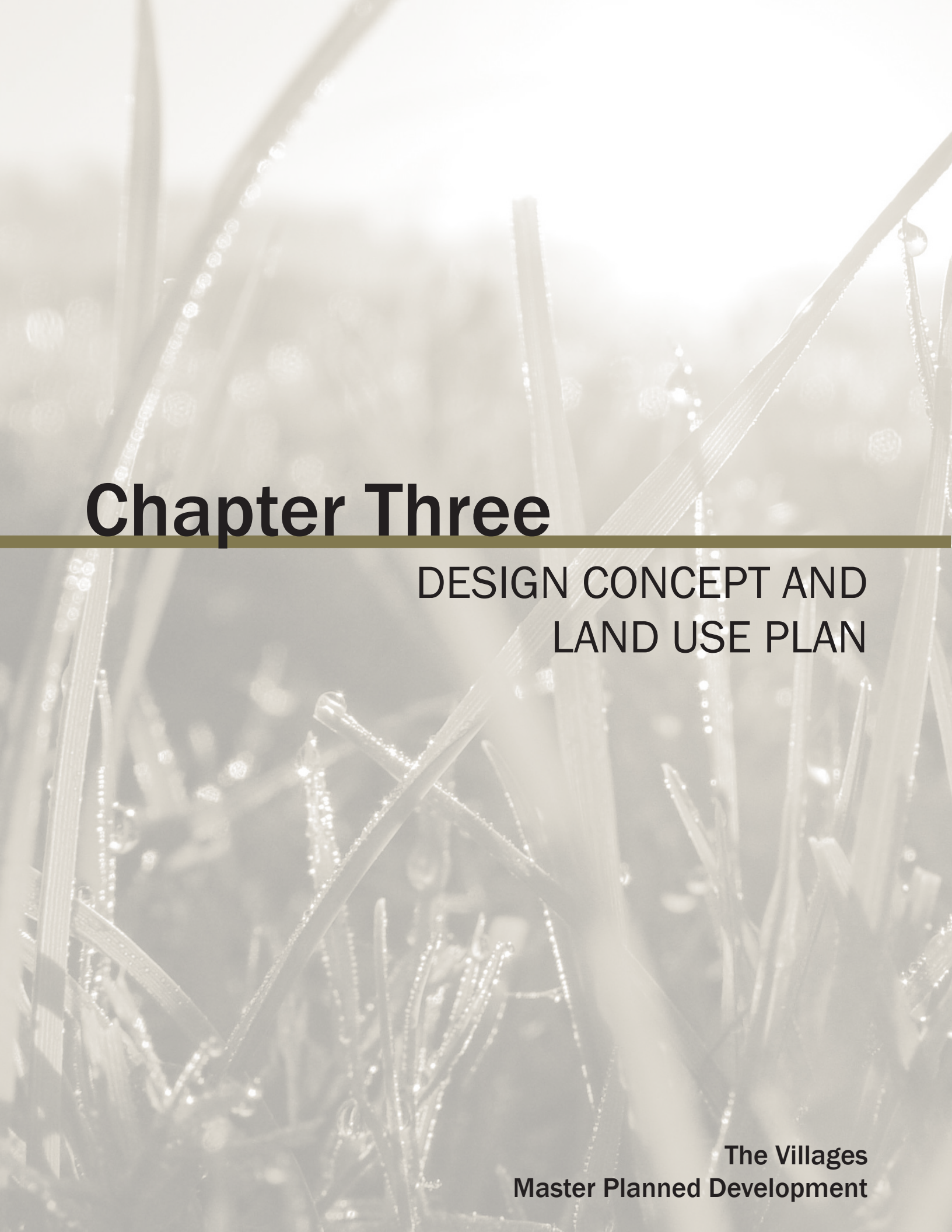
In consideration of these tree preservation efforts, the Applicant is seeking relief from the standards of the tree preservation ordinance.

GATEWAY OVERLAY DISTRICT

The Gateway Overlay District applies to The Villages MPD along Auburn-Black Diamond Road from the west city limits to the first proposed intersection. By providing a 25-foot setback from the edge of right of way, The Villages MPD is consistent with the Gateway Overlay District as defined in BDMC 18.76, Additional elements as required in BDMC 18.76 will be further detailed and refined with future development applications.

The Applicant requests relief from the limitations on neighborhood identification signs and shopping center identification signs imposed within the Gateway Overlay District. The specific standard proposed is as follows: 1) Allow up to two shopping center identification signs each up to 200 square feet in size (100 s.f. per side) and up to 20 feet high within the Gateway Overlay District; and 2) Allow up to four neighborhood identification signs identifying the MPD each up to 100 square feet in size (50 s.f. per side) within the Gateway Overlay District.

Since the MPD will result in the ability to provide more consistent, cohesive design of signs and the consolidated ownership will result in fewer signs, the proposed deviation will provide equivalent standards. The purpose of the existing code standards are to promote a “quality visual environment,” using quality design, and to create an attractive business climate. The proposed functionally equivalent sign standards meet those purposes, by imposing strict aesthetic standards while allowing signage necessary to inform the citizenry and other members of the public that the available businesses, employers and services are located within the MPD.



Chapter Three

DESIGN CONCEPT AND LAND USE PLAN

The Villages
Master Planned Development

DESIGN CONCEPT

The Villages community is an opportunity for the City of Black Diamond to provide for orderly and thoughtful growth that meets the needs of current and future residents. As a Mixed-Use Community, it provides the opportunity for civic uses, educational, job generation through commercial opportunities, office and retail uses, a wide range of housing and an integrated recreation and open space system. The Villages is comprised of the area shown below:

Overall Plan

North
Not To Scale

Parcel B, along with the North Triangle portion of the Lawson Hills MPD make up the retail gateway area. The focus of this area is on destination retail and employment opportunities. This area's development timeframe is not dependant upon timing for the rest of the MPD. Therefore it meets the City's MPD ordinance objectives for early job creation and tax revenue. The goal is to create jobs and tax revenue for the City of Black Diamond by capturing regional dollars and combatting retail "leakage"; the flow of retail sales out of Black Diamond due to limited shopping opportunities. These opportunities will be provided by a mix of regionally scaled retail that is ideally located to draw from surrounding areas and convenience retail to serve Black Diamond residents.

Parcel B also contains areas for offices and clean tech businesses. These uses support the economic base of Black Diamond by providing good paying jobs. Businesses will be linked to the retail areas by a network of sidewalks and trails. These services make this an even more desirable location for employers to bring their companies to Black Diamond. Complementing both uses may be the inclusion of a small amount (± 200 units) of higher density housing. This housing would take advantage of walk to work opportunities.

Parcel B - Plan

North
Not To Scale

FIGURE 3-1 LAND USE PLAN

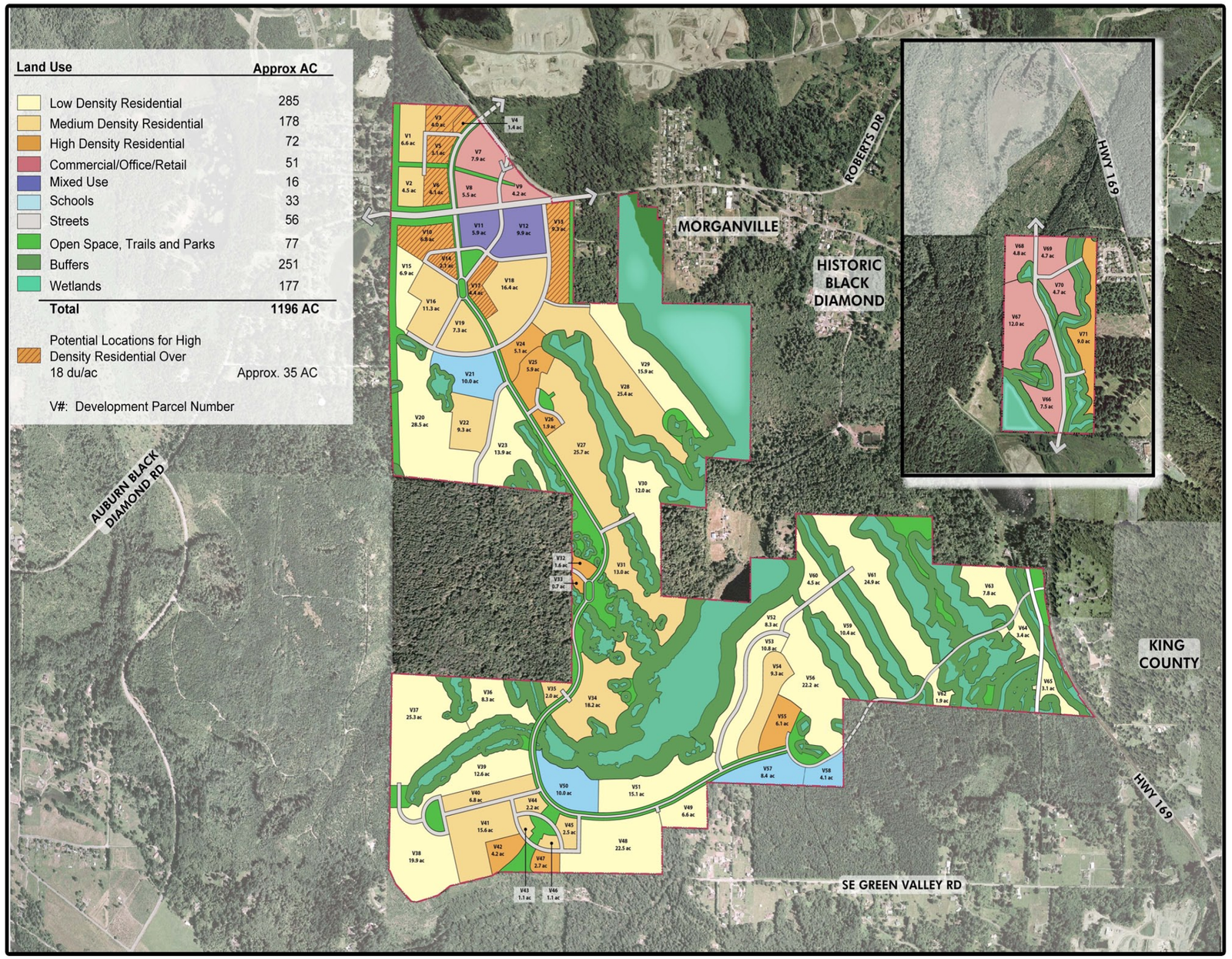
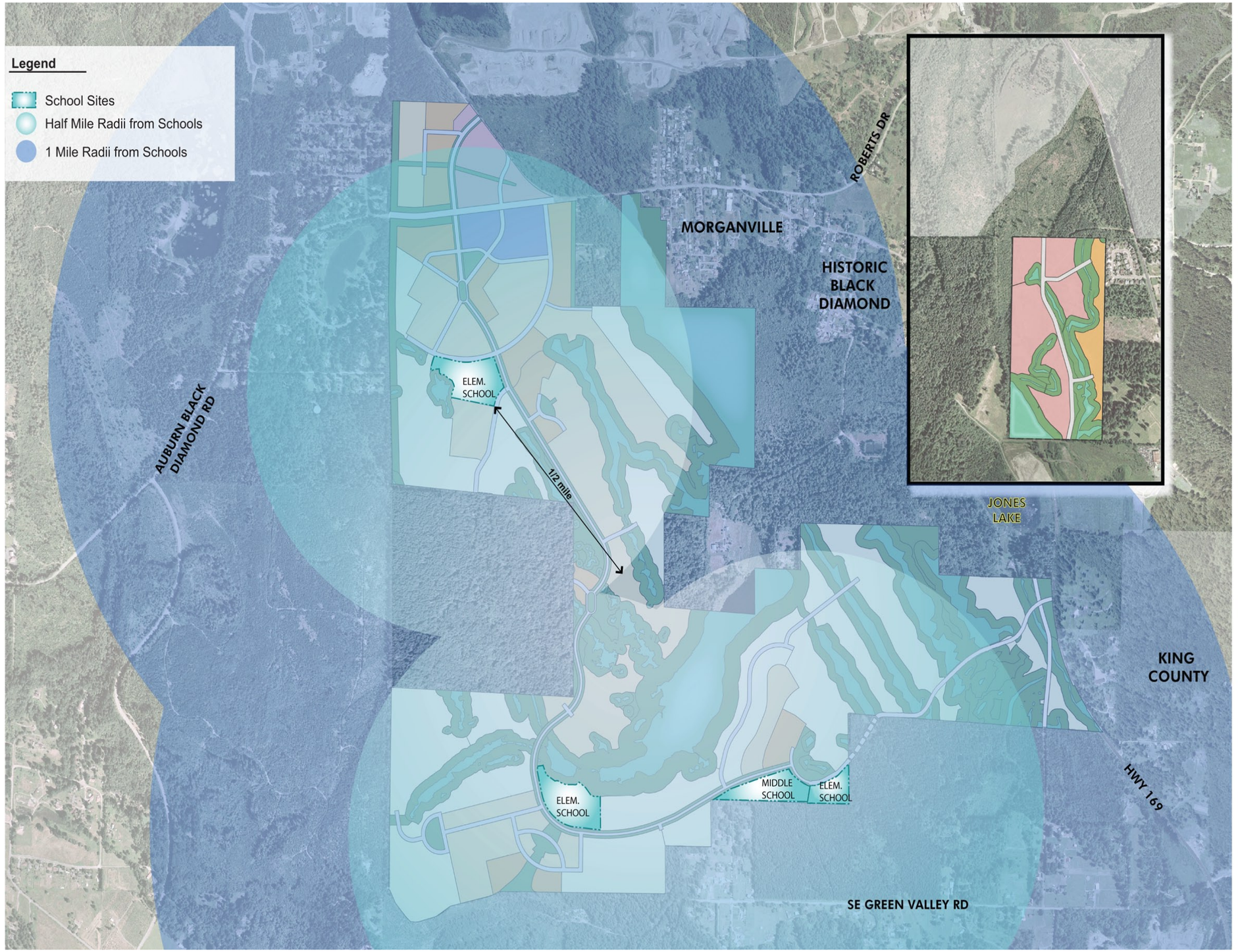
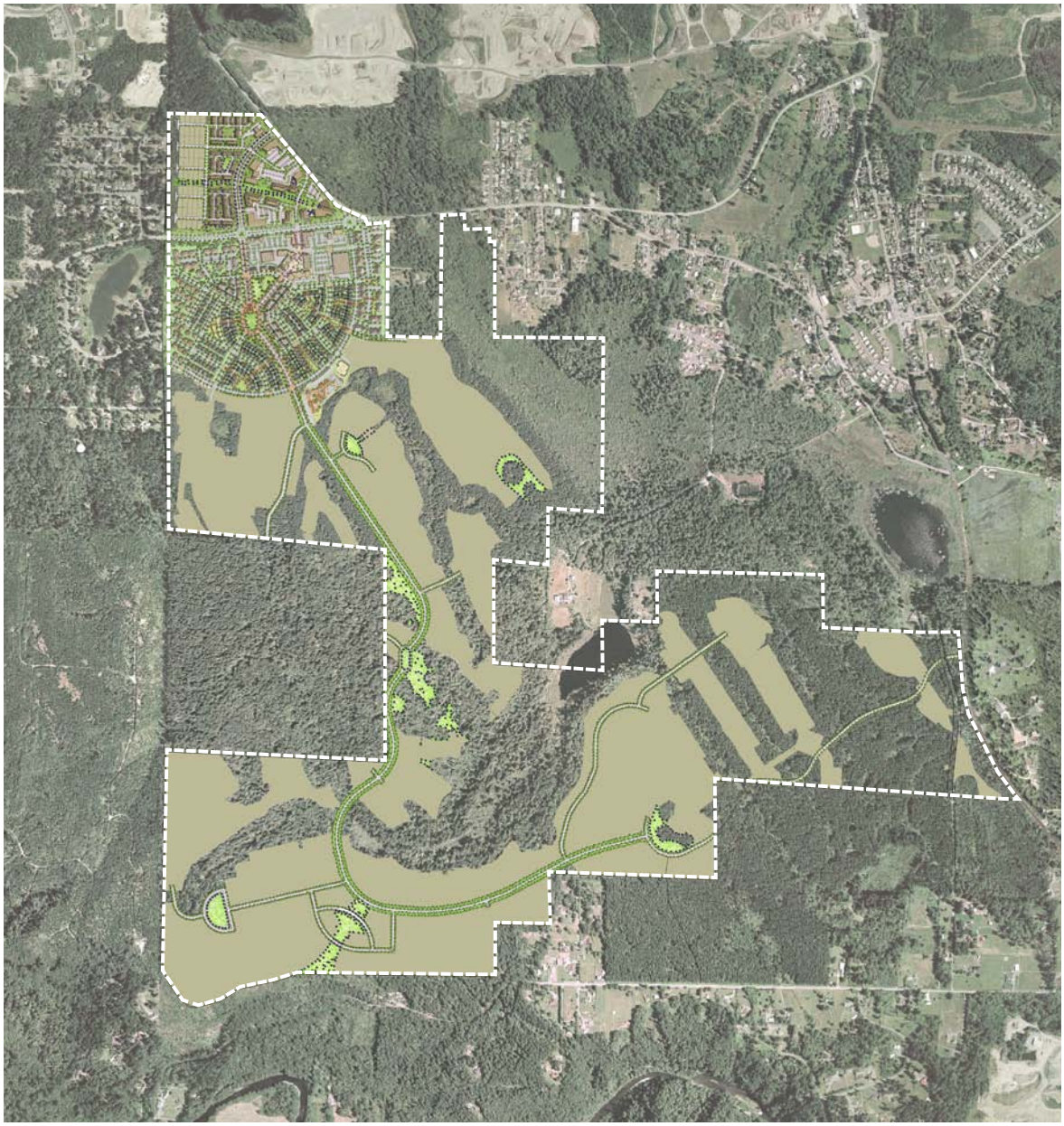


FIGURE 3-2 LAND USE PLAN



The community plan for the main property utilizes the natural topographic landforms, wetlands and open spaces to define neighborhoods; thus a community that treads lightly on the land. It is envisioned to be a natural extension of the personality of the City of Black Diamond, which is, in general terms, made up of compact forms and incremental development, such as the historic core of Black Diamond, Morganville and Lawson Hills surrounded by housing. The Town Center at The Villages creates another village along Auburn-Black Diamond Road.



The Villages - Plan

North
Not To Scale

Bisecting the main property at the Town Center is Auburn-Black Diamond Road. This road forms a major gateway into the City of Black Diamond. From the west, travelers transition from rural King County into the City of Black Diamond and will be welcomed by community monumentation that signals their arrival to town. The main access into The Villages community is the first intersection. This road links up to Lake Sawyer Road to the north and eventually to the proposed Pipeline Road that is planned to connect north to Highway 169. To the south, this road forms the community connector through The Villages to connect to SR 169 south of the City.

The Town Center, the heart of the new community, is made up of a storefront oriented main street and plaza, a Town Green park, opportunities for civic and office uses, trails and bike paths integrated with a fine grain mix of residential options including single family detached, duplex, town homes, and higher density housing.

Phase 1

North
Not To Scale

The Town Center main street has a soft curve to focus attention on a plaza. This unique private street is lined with retail and mixed-use buildings offering ground floor specialty retail, cafés and service oriented businesses, with varying levels of office and residential opportunities above. Helping to anchor the Town Center is a location for a small market or similar use along with individual building areas for restaurants or business elements such as banks that require good visibility from a regional road such as Auburn-Black Diamond Road.

Parallel and Diagonal parking along the main street calms traffic and provides a modest amount of parking for patrons. The majority of parking is tucked discretely behind the main street buildings and in front of the potential market. With this layout, the main street through the plaza may be closed to auto traffic for special events such as festivals and parades, and still allow community circulation and the retail to function. This allows the usable area of the plaza to expand to meet the needs of the event.

Main Street And Plaza

As noted in the book, “Rural By Design” plans for new villages should derive from an understanding of the patterns found in an existing place. Older towns tend to exhibit a more grid-like pattern while villages tend to have an irregular or organic pattern. Black Diamond exhibits elements of both. The curve in the main street and the placement of buildings reinforce the concept of organic urbanism; a place that is comfortable and appears to have evolved over time. A place that provides spaces to mix and mingle with neighbors. Certain buildings are slightly rotated out of alignment to reinforce this character. Buildings are a mix of tall single story shops and two to three story mixed-use buildings that generally have a cornice line and flat roof that reinforce the character of classic “old town” architecture. The buildings that are rotated tend to have sloping roofs that further accentuate the organic nature of the streetscape.

While there will be a consistent level of quality and some signature detailing, it is important that the buildings do not look too themed. They will have variety in their design so they do not look like a “project”, but a true, timeless village. The main street may have some residences over the retail as well as higher density neighborhoods close or adjacent to it. The same is true in Parcel B. This is necessary to bring housing close to jobs and services as well as to activate the main

street retail. It is vital to bring as many people into the Town Center as possible to support the shops and cafes.

Places for outdoor dining along the main street and facing the plaza allow the activities of the cafés to spill out onto the sidewalk. The buildings framing the western and southern sides of the plaza open directly onto it. The plaza is the place where community events such as small performances, farmers markets, and art or craft fairs may be held. It may be the location for holiday events such as a community Easter egg hunt or Christmas tree lighting.

The plaza will include areas for quiet contemplation, small interactive activities such as a friendly game of checkers as well as places to relax and people watch. It will be a comfortable place during an organized community wide event as well as on days when there are no programmed events and visitors wish to quietly sip a cup of coffee and read the newspaper.

Decorative lighting is a feature element in the design to encourage active use of the space in the evening hours. Care is taken not to distract from the “dark sky” benefit of living in Black Diamond. A soft level of lighting will be achieved through the use of low intensity indirect light sources. Decorative lighting could include an overhead ‘canopy” of lights or lanterns in the trees, creating an atmosphere of intimacy and animation.

The atmosphere is enhanced by appropriately scaled trees and places designed for casual interaction such as a community fire pit or interactive water feature. In addition to low walls and benches for seating, the plaza may include community monumentation and art.

Community art can have a significant role in animating the plaza and main street. It may take the form of free-standing commissions, metal work on the buildings, custom infrastructure items such as benches, trash receptacles, light fixtures and manhole covers, or seasonal items such as a playful and unique banner program.

In addition to the sense of enclosure defined by the buildings, the paving textures and patterns can play a significant role in the creation of a special place. The Town Center is designed to be a people place first, but served by automobiles. Locations where pedestrians cross auto traffic are raised to the sidewalk level and the paving material of the sidewalks extends across the street. The plaza flows across the main street to engage the sidewalk on the other side. This reinforces the pedestrian realm where the car is the guest. Traffic flow is directed by series of bollards at the intersections and plaza to ensure pedestrian safety.

The paving materials in the plaza are a combination of textures and elements. Score lines that are typically gridded occur in a random pattern. Accent materials of a heavy texture define specific areas. Reminiscent of old rail lines, heavy timbers or steel rails may be embedded into the plaza in a sweeping pattern to lead visitors to the parking area to the east. This combination of seemingly random elements reinforces the concept of the community character.

Adjacent to the south end of the main street is the Town Green. This is a classic urban element in historic downtowns and provides the community with a vibrant gathering place that is softer and larger than the plaza. This space is large enough to be an amenity for all of Black Diamond. The Town Green with an outdoor lawn amphitheater is ideal for concerts, a Shakespeare in the park program or casual Friday night movie events. Other programmed space may include activities such as bocce ball or children's play areas. Non-programmed space allows for dog walking, kite flying, tossing a ball or simply reading a book in a garden setting.

Within the town green is a very unique feature that celebrates the rural character of the area. The Town Green is linked to a regional multipurpose trail that allows horses.

Fronting onto the northern side of the Town Green is a row of live-work town homes. With ground floor storefronts and flexible space, these form a natural transition from the retail oriented Town Center to the residential neighborhoods. Facing onto the Town Green on its other two sides is a mix of row town homes and small lot single family homes. All uses facing onto the Town Green are served by alleys behind to eliminate any driveways on the public street. This reinforces the pedestrian nature of the area.

Key to creating pedestrian friendly streetscapes in urban areas, are the furnishings that occur along them. A coordinated palette of street furnishings will include elements such as bike racks, drinking fountains, newspaper racks, trash receptacles, and benches provided in appropriate locations. This is particularly true of the Town Center.

Some of these elements may be custom designs just for The Villages and become components of the community art pieces.

Connecting the Town Center to the surrounding neighborhoods are pedestrian and bicycle friendly streets, open space connections, and vistas to important community focal points along with a strong landscape identity and plant palette. These urban design features link the different neighborhoods into a cohesive community; yet allow them to have variety in their make up. Neighborhoods are designed as a series of enclaves or "rooms" within the open space and sensitive areas network.

As the main roadway within The Villages, the Community Connector extending south from Auburn-Black Diamond Road is designed as a series of events starting with entry into the community at the west edge of the Town Center. The road passes along side the Town Green and focuses on an elongated round-about that creates a strong community landmark. Surrounded by landscaped areas of a robust scale, this road with it's bike lanes and multi-purpose trails, forms the mobility backbone of the community. Leaving the round-about, the road continues south and is generally flanked by open space on one side, and a neighborhood on the other. This pattern alternates to provide a variety of experiences.

Approximately half way through the community, a second elongated round-about occurs. This feature is strategically located in an area where it is surrounded by park woven between sensitive areas. In the center of the round-about are native trees and a large fir snag that serves as a landmark. While most of the site has been logged and heavily disturbed in the past, and will be cleared and prepared for development, efforts are taken to preserve these types of features where they occur in the parks.

The Community Connector continues south to where it crosses a wildlife corridor. As the road crosses into the buffer area, the feeling of compression is reinforced by the narrowing of the road. A change of surface texture and bike lane locations further signals the event. The road sections portion of this document describe these elements in detail. All of this slows traffic and creates a significant event to experience.

Emerging from the buffer area, the road makes a sweeping curve to the east. On the inside of the curve is a site anticipated for an elementary school. It is backed up to the wildlife corridor to take advantage of the interpretive educational opportunities of the resource. Across the Community Connector from the school, and utilizing it as a focal point, is a neighborhood that takes on a more urban character. This character is intentional to contrast with the very organic feeling of the journey to reach it. A long boulevard with wide landscaped parkways and homes fronting on them forms the defining element. Gridded streets will provide a very walkable neighborhood to take advantage of the proximity to the elementary school.

The Community Connector continues east until it "T's" at a focal park. This park weaves in between two small wetlands and forms the organizing element for this neighborhood. Just to its south are sites anticipated for two additional schools; one elementary and possibly a middle school. The Community Connector continues east and links to SR 169.

In addition to the connectivity provided by the road system, the entire Villages community is linked together by a system of pedestrian, bicycle and multi-purpose trails. Bike lanes and trails follow the Community Connector the full length of the community and link to regional trail facilities along the western edge of the property. Other trails form shorter loops along sensitive area buffers and link to community trails. A strong grid of sidewalks link to the trail system and all internal amenities. This interconnected system of mobility provides the greatest opportunity to reduce automobile traffic within the community.

Benefiting from this gridded networked system is a wide range of housing options. Neighborhood enclaves are formed by open space areas, creating a series of smaller scaled "rooms" surrounded by natural landscaping. Within each of these enclaves, home types are woven together creating a neighborhood fabric that is far less homogonous than a standard subdivision. Lot sizes and housing types are not separated into individual, walled off tracts, but are woven together on almost a block by block basis. Each enclave or neighborhood has a focal park or other element that further defines it as unique.

In addition to the mixed-use homes above retail previously discussed, housing options within The Villages includes live-work town homes, flats, row town homes, duplexes, cottage homes and various sizes of single family homes. This diversity will offer new homes at a wide range of needs and price levels.

Many homes will face onto green courts and greenways with alleys for automobile access. This eliminates driveway interruptions of sidewalks and trails. These small green spaces provide opportunities for children's play areas and gardens and while maintained by the homeowner's association, are generally "adopted" by the homes that surround them.

LAND USE OVERVIEW

The Villages site (including both the Main Property and Parcel B) is proposed to be developed with a mix of uses, including: residential, commercial, retail, office, educational, civic, recreational uses, and open space. The Land Use Plan is shown on Figure 3-1.

A maximum of 4,800 residential units (approximately 3,600 single-family detached and approximately 1,200 attached dwelling units); 775,000 square feet of commercial/retail/office uses, public and civic uses; multiple school sites, a minimum of 481.4 acres of open space (including sensitive areas and their buffers and forest areas); and other recreational uses. The commercial/retail/office is anticipated to have the following approximate distribution: 325,000 square feet of destination and neighborhood retail uses; approximately 450,000 square feet of office, plus additional public and civic uses. While the maximum square feet of office and commercial uses will not change, the mix of commercial and office uses is approximate and may change. The average overall density of the project site is proposed to be 4 dwellings per gross acre.

Table 3.1 summarizes the uses and approximate areas within the MPD property by land use categories.

Table 3.1
MPD Land Use Summary

Land Use Type	Area (Estimated Acres)	% of Total Property
Residential		
MPD Low Density	285	24%
MPD Medium Density	178	15%
MPD High Density	72	6%
Commercial/Office/Retail/Mixed-use	67	6%
School	33	3%
Open Space[1]	505	42%
Streets (ROW)	56	4%
Total	**1196**	**100%**

[1] Includes neighborhood and community parks, stormwater ponds, sensitive areas and their buffers and natural areas; does not include school playfields, pocket parks, additional parks and recreational facilities provided by parcel developers, trailheads, trails, plazas or other open space within commercial areas.

LAND USE

The Villages MPD is organized around the mixed-use Town Center located south of Auburn-Black Diamond Road. The Town Center is proposed to be a pedestrian-oriented central gathering place with retail shops, residential, small offices, cafés and higher density residential around a central plaza. Commercial/office/retail areas are proposed adjacent to the Town Center, north of SE Auburn-Black Diamond Road, to provide a critical mass of retail and employees to support the Town Center.

Residential neighborhoods of varying densities are linked to the Town Center by the Community Connector and an extensive open space and trail system. Two higher density residential neighborhoods located on the southwest and southeast portions of the site are surrounded by low density residential neighborhoods. These higher density neighborhoods serve several functions: they create a central focus for the surrounding low density neighborhoods; the overall density is spread throughout the site rather than concentrated; and these areas create variation in the development pattern.

RESIDENTIAL

Each residential land use category intentionally allows a mix of housing types. This mix is an important component of the organic urbanism concept. It will prevent the cookie-cutter appearance common in many suburban subdivisions and allows for a mix of lot sizes as discussed in “Rural By Design”. Common design elements and guidelines will be the thread linking the neighborhoods within the MPD, while the mix of housing types and uses will allow each neighborhood to develop its own individual character. Schools and similar institutional uses are allowed within these categories, provided that a high school located within these categories will require a City of Black Diamond conditional use permit. Live/work units in these areas would be considered home occupations subject to City of Black Diamond Municipal Code.

Low Density (MPD-L). The low density residential category provides for predominantly single-family detached housing types. Attached housing in the form of duplexes, triplexes and quadplexes are allowed within the category provided they are designed to fit into the predominantly single-family character of the neighborhood. The density range for this category is 1-8 dwellings per acre.

Medium Density (MPD-M). The medium density residential category provides for single-family detached dwellings on small lots, cottages, duplexes, and townhouses. The density range for this category is 7-12 dwelling units per acre.

High Density (MPD-H). The high density residential category provides a mix of housing types including cottages, attached townhouses and stacked flats. The density range for this category is 13-30 dwelling units per acre. Most of the high density residential parcels are located around the Town Center to encourage pedestrian activity and to place households closest to areas likely to be served by transit. Three other high density

nodes form the basis for several smaller isolated neighborhood centers throughout the MPD. Densities in the range from 18-30 dwelling units per acre will be allowed, subject to the criteria for such densities contained in the City's Master Planned Development ordinance. Approximately 35 acres of the site could be developed in the 18-30 dwelling unit per acre range. Potential areas are shown on Figure 3-1.

UNIT COUNTS BY LAND USE CATEGORY

Table 3.2 provides a general estimate of the number of units by designation. Since there are many development parcels within each category and the density may vary on each, this table is not intended to replace the total cap of 4,800 dwelling units proposed. It is intended to show that the typical densities of most development will result in the approximate number of total dwelling units proposed.

Table 3.2
Residential Densities and Projected Unit Count by Land Use Category

Land Use Designation	Density Range (du/acre) Min-Max	Target Density (du/acre)	Approximate Acres	Projected Units
MPD-L	1-8	6	285	1710
MPD-M	7-12	10	178	1780
MPD-H	13-30	16	72	1152
MPD Mixed Use	Above retail	Above retail	Above retail	158

Note: Total area may shift with final planning and implementation approvals.

COMMERCIAL/OFFICE/RETAIL

This category includes uses providing services or sale of goods or merchandise to the public. Uses include, but are not limited to: banks, travel agencies, hotel/motels, eating and drinking establishments, clothing stores, drug stores, gift shops, video rental, bookstore, grocery stores, variety stores, paint stores, craft stores, specialty stores, theaters, wholesale clubs, and gas stations. Schools and similar institutional uses are also allowed within these categories, provided that a high school located within this category will require a City of Black Diamond conditional use permit.

Office uses include general office, research and development, technology, biotechnology and medical equipment, light manufacturing, wholesaling, mini-storage, distillery, brewery, winery, religious and educational uses, civic, continuing care, institutional uses and business support services.

Commercial/office/retail uses will be provided in the proposed MPD on both the Main Property and Parcel B. These uses will positively contribute to the City's ability to achieve a net fiscal benefit for the community, as required by the City's MPD standards (BDMC 18.98.120). A wide variety of commercial/retail, office, and civic uses are allowed within this category. These may include educational opportunities and churches as well as a wide range of private or private enterprise recreation such as bowling alley, skating rink, miniature golf, etc.

MIXED USE – TOWN CENTER

The Mixed Use category is comprised of commercial/office/retail and housing and is proposed in the northern portion of the Main Property, at the intersection of SE Auburn-Black Diamond Road and Main Street. The Town Center is intended to become a focal point for community gathering and pedestrian-oriented development, so the allowed uses are those that promote these activities. Live entertainment is permitted. Higher density housing in and around the center will provide the population needed to support the center and to generate activity.

SCHOOL

The School category is intended for uses such as schools and other facilities that serve the community and are often provided by a public entity or non-profit organization. In the event that a parcel is not needed for a school, it shall revert to the MPD-M category. There are several school sites proposed throughout the MPD. Parcels V21, V50 and V58 are proposed as Elementary School Sites; Parcel V57 is proposed for a middle school. Walking distances are shown on Figure 3-2. Civic uses are also anticipated to locate in the commercial/office/retail designation, and sufficient land is zoned to accommodate these uses.

PARKS, OPEN SPACE AND TRAILS

The open space category is intended for protection of certain critical areas, passive and active recreation, and utilities as a secondary use. The Villages MPD includes a coordinated network of open space, parks, and trail corridors. It also provides relief from the built environment by providing physical and visual buffers. The open space provides connectivity to existing and planned open space, trail corridors, and wildlife corridors on and adjacent to the site. A coordinated trail system is proposed to provide links between parks and all uses within the proposed MPD.

Per the MPD standards (BDMC 18.98.120 (G), 18.98.140(F) and 18.98.140 (G)) The Villages MPD must provide the open space required by prior agreements. Portions, but not all, of the property are subject to the BDUGGA and Black Diamond Area Open Space Protection Agreement. Additionally, to cluster development or increase densities, the MPD must provide either the open space required per previous agreements or 50% open space where there are no prior open space agreements. According to the City's MPD standards, the BDUGGA, and Ordinances 515 and 517, The Villages MPD must provide 145 acres of open space. To use the MPD provisions that allow increases in density, flexible lot sizes

and clustering of lots, an additional 336.4 acres of open space must be provided. Based in these requirements, the minimum requirement is 481.4 acres. Currently 505 acres are provided. Additional open space will be provided in school playfields, trails, and neighborhood parks. Since different areas of the site have different open space requirements, Table 3.3 includes an approximate breakdown of open space required and provided by parcel. The proposal meets the overall open space requirements of both the BDUGAA and MPD ordinances. Additional open space in school playfields, pocket parks, trails, plazas and other open space in commercial areas will be proposed, and are not included in these calculations.

Table 3.3
Open Space Calculations

	Gross Acres	BUDGAA/ Open Space requirement	MPD Open Space Provision (if applicable)	Proposed open space	Net difference over/(under)
Parcel B	81.53	0	40.77	34.00	(6.77)
Parcel C	54.62	5.00	0	8.00	3.00
Parcel D	225.99	58.30	0	38.00	(20.30)
Guidetti	20.38	0	10.19	20.00	9.81
Parcel E	151.15	0	75.58	95.00	19.42
Parcel F	258.90	81.70	12.00	143.00	49.30
Parcel G	8.06	0	0	0	0.00
BDA	395.74	0	197.87	167.00	(30.87)
Total In City/UGA MPD open space	**1196.40**	**145.00**	**336.41**	**505.00**	**23.59**

ALLOWED USES

The range of allowed uses is broad to maintain flexibility and respond to the market over the project build-out. The intent and purpose of the land use categories guides the allowed uses:

- The Mixed Use category is intended for pedestrian-oriented development. Intended uses include, but are not limited to, small retail shops, restaurants, grocery stores, multi-family housing, office space, farmer's markets, kiosks, and parks/plazas.
- The Commercial/Office/Retail category is intended for a wide variety of large scale commercial, institutional, office, retail and medium and high density residential uses. The intent of this designation is to provide sufficient commercial and office uses to generate employment and retail income for economic development within the City.
- The School category is primarily intended for schools. The school(s) may elect to share facilities with other Institutional uses such as, but not limited to, YMCA or Boys' and Girls' Clubs. If not needed for a school, the parcel may be changed.
- The Open Space category is intended for recreation, trails, temporary uses, utilities, and the protection of critical areas.

Table 3.4.
Allowed Uses

Principal Use	MPD-L	MPD-M	MPD-H	Commercial Office Retail	Mixed Use	School	Open Space
Dwelling Unit							
Detached	P	P	P	A	X	X	X
Attached <=6 units per building	P	P	P	X	P	X	X
Attached >6 units per building	X	P	P	P	P	X	X
Model Homes/Sales Office	P	P	P	P	P	P	P1,6
ADU	A	A	X	A	A	X	X
Office	A	A	A	P	P2	A	A1
Institutional	P	P/C7	P/C7	P/C7	P	P	P1
Recreation	P	P	P	P	P	P	P3
Retail	P5	P5	P5	P	P4	A	A1
Temporary Use(6)	P	P	P	P	P	P	P1
Utility Facility							
Major	P	P	P	P	P	P	P1
Minor	P	P	P	P	P	P	P

P=Permitted, X= Prohibited, A= Permitted as an accessory or incidental use, C= City of Black Diamond Conditional Use Permit

1. Allowed outside of sensitive areas and buffers.
2. Office and other similar offices may be permitted on the ground floor abutting Main Street subject to ARC Design Guidelines to ensure compatibility with the pedestrian-oriented streetscape.
3. Allowed outside of sensitive areas and buffers. passive use parks, trails and open space are allowed within sensitive areas and buffers consistent with the Sensitive Areas Ordinance.
4. Automobile oriented uses such as gas stations, whole sale clubs, and uses with drive-up facilities may be allowed subject to ARC Design Guidelines.
5. Limited to neighborhood commercial such as corner stores and other small scale Retail establishments.
6. Model homes and temporary uses such as contractor storage yards, construction staging areas and similar construction related uses are not intended to be permanent uses and must cease once the phase or Development the use serves is completed.
7. A high school located within these classifications will require a conditional use permit processed pursuant to City of Black Diamond's Conditional Use Permit process.

ACCESSORY USES

The Table of Allowed Uses classifies different principal uses according to their different impacts. Whenever an activity is conducted in conjunction with another principal use and the former use (i) constitutes only an incidental or insubstantial part of the total activity that

takes place on a lot, or (ii) is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the principal use. To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.

The following activities, subject to Architectural Review Committee (ARC) Design Guidelines, are specifically regarded as accessory to residential principal uses:

- Home occupations/live-work;
- Hobbies or recreational activities of a noncommercial nature;
- Accessory living quarters, mother-in-law units and accessory dwellings;
- Keeping household pets;
- On-site rental/sales office;
- Storage of yard maintenance equipment;
- Appropriate storage of private vehicles, e.g., motor vehicles, boats, trailers or planes; or
- Greenhouses.

CHANGE THE CATEGORY OF DEVELOPMENT PARCELS

The following land use plan (LUP) category changes are allowed pursuant to an administrative approval process described in Chapter 13. Land use category changes are not intended to allow development of more dwelling units or square feet than the total amounts proposed.

Any residential development parcel can adjust up or down one residential land use category, except no parcels may adjust up to the MPD-H 18-30 designation without a Minor Amendment to the MPD Permit. For instance, MPD-L may move up to MPD-M, or MPD-H may move down to MPD-M. In no instance may a parcel move up or down more than one category from its original category as depicted on Figure 3-1.

Any development parcel adjacent to or across a road from a Mixed Use category may be changed to the Mixed Use category.

A development parcel that is classified as school, but is not dedicated to the Enumclaw School District may revert to the MPD-M category at the election of the Master Developer. The Master Developer may elect to keep the school category for development allowed within the category or to change the category of the parcel to MPD-M.

Any portion of open space shown as a sensitive area or buffer on Figure 3-1 that is determined not to be a Sensitive Area or buffer will be changed to a category that is compatible with the category of abutting development parcel(s).

FLOOR AREA RATIO

No floor area ratio is proposed. Instead it is anticipated that design standards (setbacks, height, etc.) as developed through the MPD and Development Agreement would drive the planning and design of non-residential uses.

The Villages MPD has a maximum commercial buildout envelope. Chapters 1 and 3 have identified a maximum of 775,000 square feet of commercial (non-residential) uses that may be built. In addition, although the acreage is based on estimates only and may change through the development of the Villages, it is estimated that commercial square footage will be designed and built on approximately 67 acres (page 3-17).

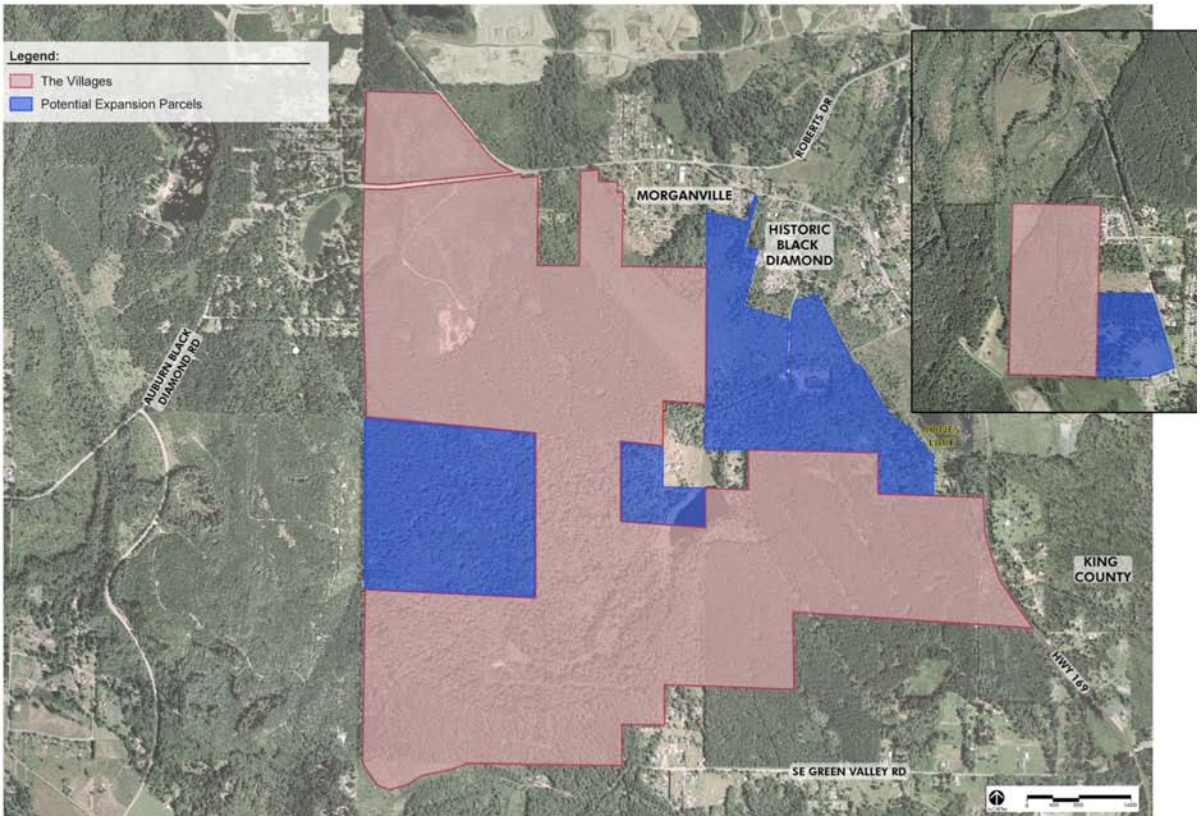
Applying the FAR in this application does not satisfy the intent of the MPD code: to "encourage imaginative site and building design and development layout" (BDMC 18.98.010.D), A limit applied in that manner would be restrictive to future designs. As contemplated in the MPD application, design standards that define setbacks, height, and other building related standards will effectively achieve the same goal. In addition, the Master Developer will have architectural guidelines that will apply to building bulk and mass, just as the City has their design guidelines that will also apply to this project. These elements alone will be sufficient to guide and regulate future commercial building design and construction.

EXPANSION AREAS

Any or all of the expansion areas may be developed during the buildout period subject to the conditions listed below. The Master Developer shall select a compatible land use category as part of the expansion request. Expansion parcels are not intended to allow development of more units or square feet than the total amounts proposed in this Chapter unless a Major Amendment to the MPD permit is processed pursuant to BDMC 18.98:

- Written notice is provided to the City by the Master Developer of its intention to develop the expansion area(s); and
- The Master Developer must have ownership or control of the expansion area(s) or the Master Developer and the owner(s) of the expansion area must agree that the expansion area will be subject to the requirements of the approved MPD and development agreement; and
- The expansion proposal includes the location of proposed land use categories and open space; a conceptual street plan showing the location of any proposed minor arterials and collectors; and conceptual water, sewer and stormwater plans; and
- The proposal has complied with the requirements of the State Environmental Policy Act through adoption of an addendum to the EIS or other appropriate measure; and
- The expansion area approval is reviewed using the process and procedures for either a Minor or Major MPD Permit Amendment, as applicable to the proposal.

Figure 3.5
Potential Expansion Areas



OWNERSHIP AND MAINTENANCE

All non-sensitive parks, trails and open space will be owned and maintained by the Master Home Owner Association (HOA) or Master Developer.

All streets, stormwater facilities, water facilities, and sewer facilities are proposed to be owned and maintained by the City of Black Diamond except for the following, which will be privately owned and maintained by the Master Developer, HOA or a subset thereof:

- Stormwater vaults serving commercial property;
- Streets or drives serving less than 20 residences that are labeled “Private” on an implementing plat;
- Main Street; and
- Maintenance for all landscaping, including landsaping associated with all streets within the community will be provided by the master HOA or a subset thereof.

COORDINATION AND INTEGRATION WITH ADJACENT LAND USES

The proposal is subject to and will comply with the MPD Design Guidelines. The MPD Guidelines, Page 9, Interface with Adjoining Development requires that lot sizes adjacent to the boundary of the MPD must be no smaller than 75% of the size of the existing lot or 7200 square feet, whichever is less. This ensures that development within the MPD is similar in density and intensity to adjacent development. In addition, landscape buffers are required along the boundary where there are non-residential and/or multi-family uses, and between the entrance and main access routes and adjacent development. Besides land uses, Chapter 4 (Circulation) provides for connectivity and integration with adjacent streets and the larger circulation systems.

TRANSFER OF DEVELOPMENT RIGHTS

Base density on The Villages MPD varies throughout the site. The base density and dwelling units allowed on a particular parcel without transfer of development rights (TDRs) is determined based on the City's comprehensive plan and various existing agreements, including Ordinances 515 and 517 and the Black Diamond Open Space Agreement. Table 3.6 shows the base density for each parcel within The Villages based on these documents, the number of dwelling units allowed as of right, the number that will be transferred within the site, and the number of development rights that need to be purchased and transferred to the site. Because these numbers are preliminary, actual numbers will need to be verified at preliminary plat or final plat stage and monitored throughout the buildout of the project.

Table 3.6
Calculation of Base Density And TDRs Needed To Achieve Proposed Density

Area	Parcel Acreage	Base	Dwelling Units Allowed Per Base Density	Dwelling Units Proposed	Dwelling Units Transferable On-Site	TDRs needed
Parcel B	81.53	N/A	150	150	0	0
Parcel C	54.62	2	109	256	0	147
Parcel D	225.99	2	452	1557	0	1105
Guidetti	20.38	N/A	74	0	74	0
Parcel E	151.15	1	151	597	0	446
Parcel F (PAA)	227.5	2	455	612	0	157
Parcel F (In City)	31.4	4	126	100	26	0
Parcel G	8.06	2	16	48	0	32
BDA	395.74	1	396	1480	0	1084
Total	**1,196.4**		**1,929**	**4,800**	**100**	**2,871**

To achieve the proposed densities on the site, approximately 2,871 TDRs will be purchased and transferred to the site. The phasing of the purchase and transfer of TDRs to the site will be consistent with the process and requirements found in the City's TDR and MPD Ordinances. Pursuant to the MPD ordinance, subsection 18.98.040.A.18, the phasing plan for the acquisition of TDRS must demonstrate that for each residential phase, no more than sixty percent of the proposed density is based upon the land area included in that phase. Table 3.7 demonstrates that the proposed phasing of development rights meets the requirements of 18.98.040.A.18, since the ratio of base density to planned density for the land within each phase is less than 60%. The proposed density in each phase could only be partially platted if the TDRs needed were not fully acquired and applied for at final plat stage. This phasing plan table will be updated as necessary and submitted with subsequent development applications.

Table 3.7
TDR Phasing Plan by Phase

	Planned Density	Base Density used[1]	TDRs needed	Percent of proposed density based upon land area within that phase
Phase 1A	850	452	398	53%
Phase 1B	200	120	80	60%
Phase 2	1350	364	986	23%
Phase 3	2400	993	1,407	41%
	4800	**1929**	**2871**	

Note [1]

Ph 1A Base density from Parcel D

Ph 1B Base density from Parcel C and Parcel B, 139 dwelling units of base density transfered to Phase 2

Ph 2 Base density from Parcel E and Guidetti plus 139 base density from Phase 1B

Ph 3 Base density from BDA, Parcel F, and Parcel G

GLOSSARY

Project Site - The entire area contained within The Villages MPD boundaries.

Development parcel – A subdivided portion of the project site shown as an individual parcel on the MPD land use plan, Figure 3-1.

Site Area – Area of land (expressed in square feet or acres) contained within the boundary lines of a development parcel or project site.

Density – Number of dwelling units proposed on a development parcel divided by its site area.

Expansion Area Parcels – Outside of The Villages MPD and shown on Figure 3-3, some or all of which may be approved for development consistent with the approved Villages MPD.

RESIDENTIAL DEVELOPMENT STANDARDS

LOT SIZE AND LOT WIDTH

There is no required minimum or maximum lot size or lot width except as described below. A development must meet the density requirements and lots must be of sufficient size to meet dimensional standards of this Chapter for their intended use.

The minimum width of a flag lot is 14' for the portion of the lot that serves as access. One "flag" driveway may access up to 2 lots.

Table 3.8
Residential Development Standards

Land Use	Required Setbacks					Max. Building Height [6]
	Front Yard @ street [1] (House/Garage)	Front Yard @ common green[1]	Side Yard [3,4,5]	Side yard @ corner lot [2,5]	Rear Yard	
Mixed-Use	NA	NA	NA	NA	NA	45'
High Density Residential	10/NA'	16'	7'	10'	10'	45'
Medium Density Residential	10'/18'	10'	5'	10'	5'	35'[7]
Low Density Residential	10'/18'	10'	5'	10'	5'	35'[7]

Footnotes for Table 3.8
1. Measured to property line
2. Chimneys and fire places, accent walls or pilasters, bay windows, and eaves may encroach 3' into the setback
3. Note that side yard setback does not apply to common wall on townhome, duplex, other similar attached dwellings
4. Use easements may be utilized for provision of private yards
5. Setbacks at corner lots with wrap-around porches may be reduced to 5'
6. Maximum height may be exceeded by 10' for tower rooms less than 300 sq. ft., and distinctive architectural elements such as towers, cupolas, and spires.
7. Maximum height on lots with average slopes of 15% or greater is 40 feet.

ALLOWED ENCROACHMENTS INTO SETBACKS

Uncovered decks, patios, walkways, and other minor structural elements less than 30" in height; and fences less than six (6) feet in height; are exempt from setback requirements.

Retaining walls, rockeries, heat pumps, and other similar mechanical/landscape features are allowed within setbacks.

Balconies on the second floor or above the first floor may intrude into setbacks up to 6 feet, subject to applicable construction codes.

Chimneys and fire places, accent walls or pilasters, bay windows, eaves, and other similar minor structural or architectural elements may encroach up to 3' into setbacks.

Monument signs may be located within setbacks.

MEASUREMENT OF SETBACKS

Setbacks are measured from the outside wall of the foundation of a structure to the property line in a perpendicular fashion.

IRREGULAR LOTS

Irregular Lots are defined as lots that are non rectangular, lots with three sides, or more than four sides and require special measurement techniques in order to achieve the purpose of the specific setbacks.

Front Setbacks: Front Setbacks shall be measured from the property line that abuts the street from which the lot is addressed or takes primary access. For an alley loaded lot, the front Setback is measured from the lot line furthest from the alley.

Rear Setbacks: In the case of an irregularly shaped lot, a ten-foot line which is within the lot and parallel to and most distant from the front lot line shall be considered the rear lot line.

Side Setbacks: All lot lines, which are not front or rear lot lines, shall be considered side lot lines.

Pie-Shaped Lots: Setbacks on pie-shaped lots shall be measured at the closest point between the proposed building and the angled lot line, perpendicular to that lot line.

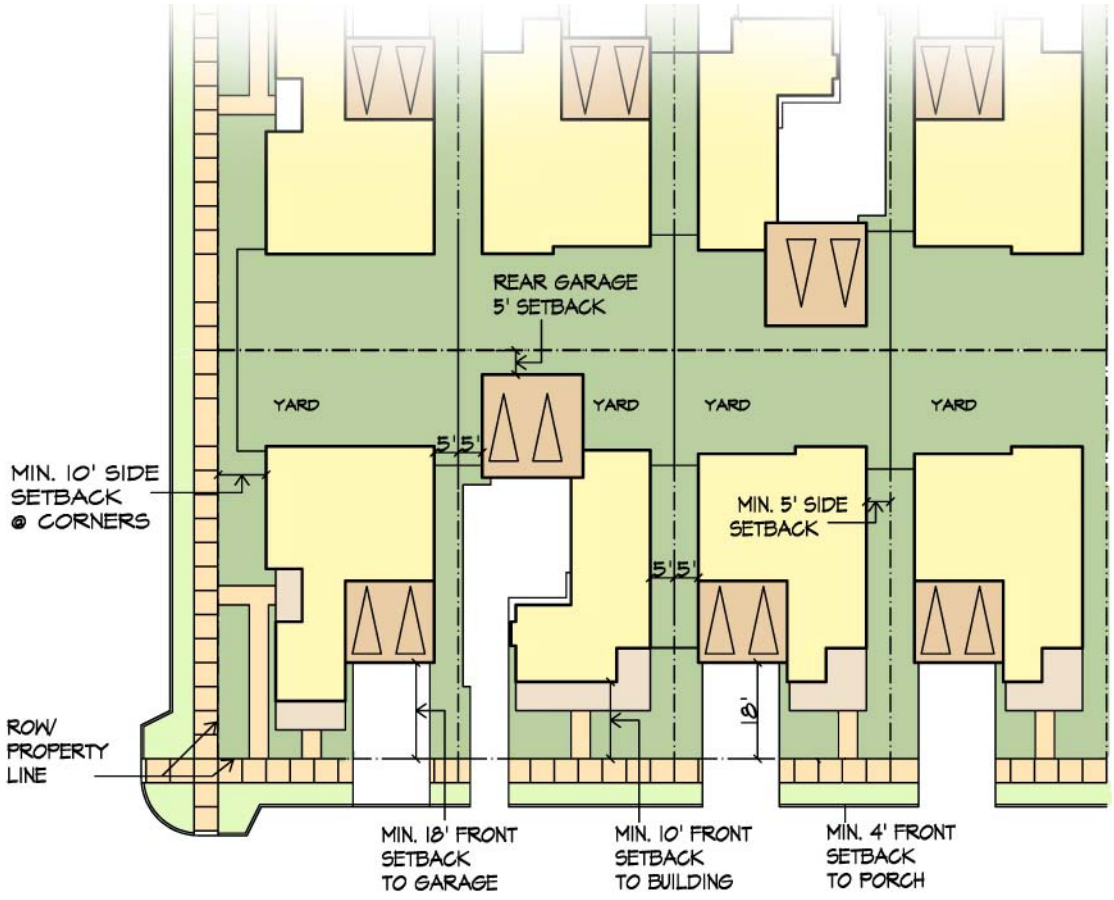
Cul-De-Sac Lots: Setbacks shall be taken from the nearest proposed foundation corner, and measured perpendicular to the property lines.

Flag Lots: All Setbacks are measured perpendicular to the foundation wall at the outermost corners.

The following prototype residential plans are shown for graphic illustrative purposes to demonstrate the application of the development standards. They do not constitute an actual design submittal, nor do they attempt to illustrate every residential lot configuration that could be built in the MPD. Lot sizes shown graphically are not necessarily minimums; setbacks are illustrated as minimums. These are a guide for development review and other configurations may be used on site.

FRONT-LOADED SINGLE-FAMILY HOMES

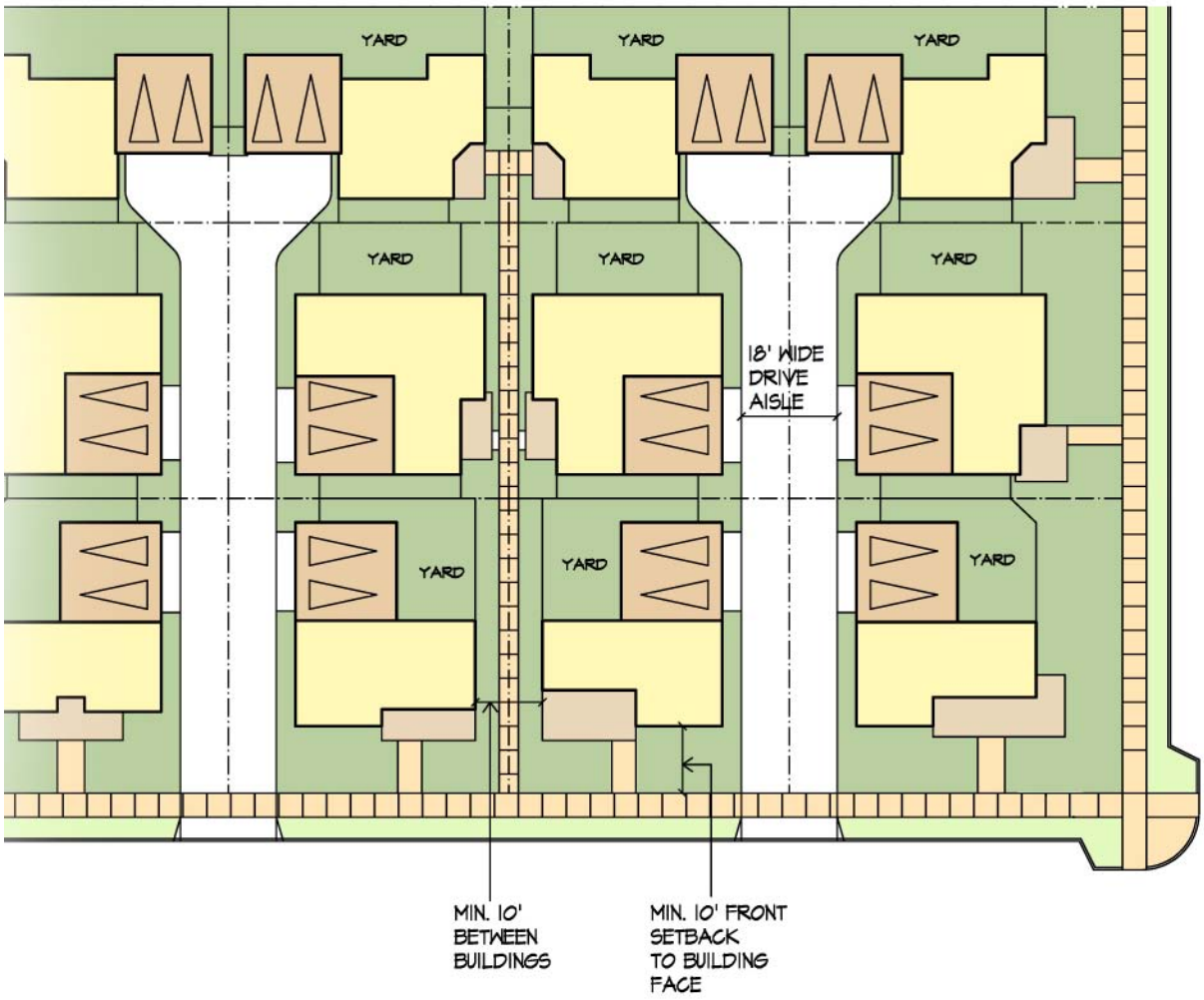
Front-loaded single-family homes allow for a wide range of lot sizes and will form the majority of the residential typology within The Villages community. To create a pedestrian friendly streetscape and character, garages will be recessed behind the building facade.



Plan: Street Condition
Not to Scale

AUTOCOURTS

Autocourt is a configuration of detached or attached housing units where two units front a street and the remaining houses sit behind, arranged around a paved common auto court that serves their garages. The autocourt serves as the driveway and access point for the units that do not front on the street. If the autocourt is not needed for fire access, parking limits would be privately enforced. The units at the back could either face the shared drive aisle or open to a shared common green.

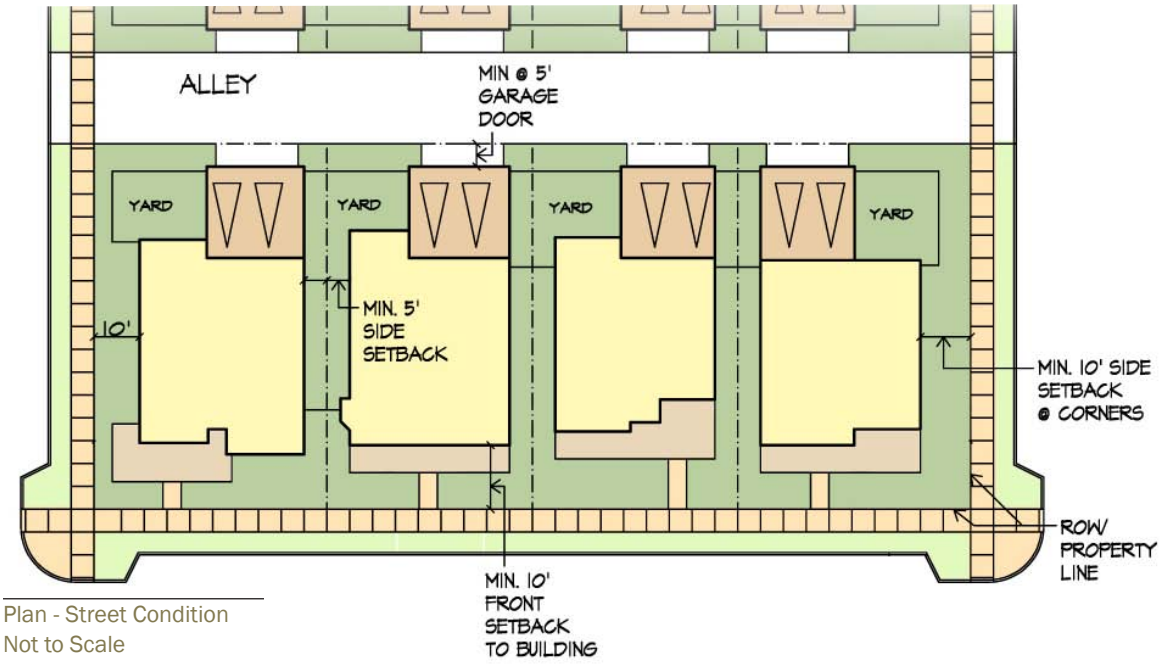


Plan - Common Green Condition
Not to Scale

Plan - Street Condition
Not to Scale

ALLEY-LOADED SINGLE-FAMILY HOMES

Alley-loaded single-family homes allow for the smallest detached single-family homes. The alley-loaded homes have front doors facing the street and attached or detached garages facing a double-loaded rear alley. Front porches and front doors may face either on to the street or to the common green, which is a common pedestrian green space that may be used to access front doors of homes on alleys. Small lot alley homes provide the opportunity to provide compact, single-family detached homes while maintaining a garage-free street façade.



Plan - Street Condition
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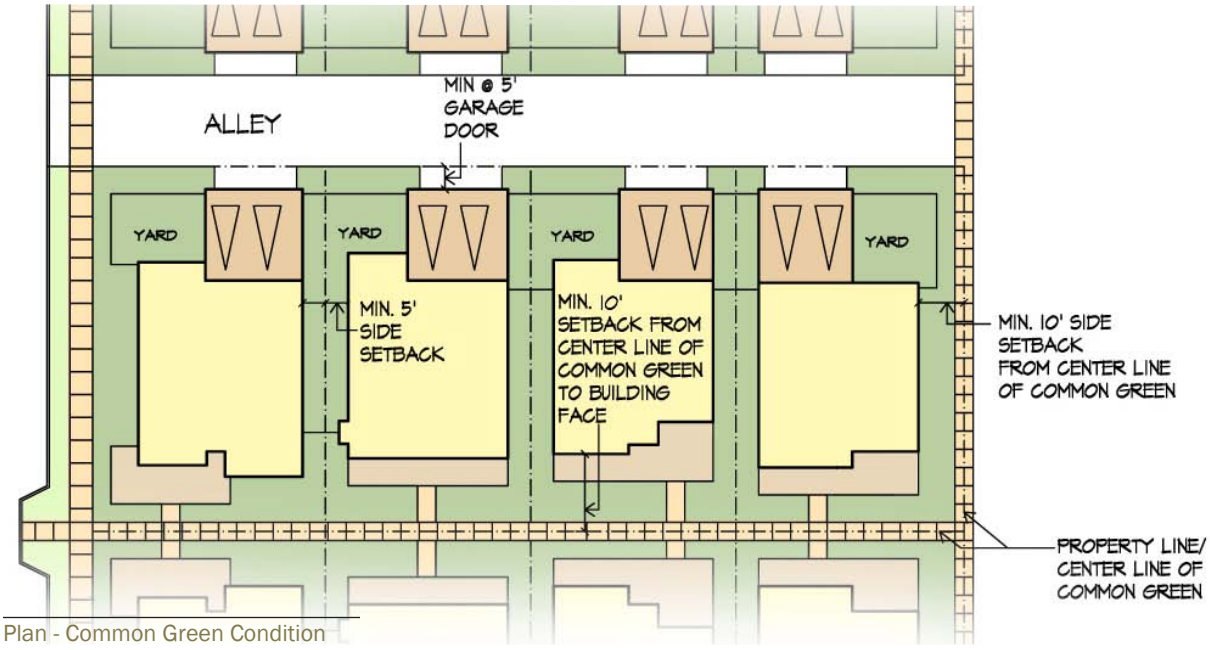
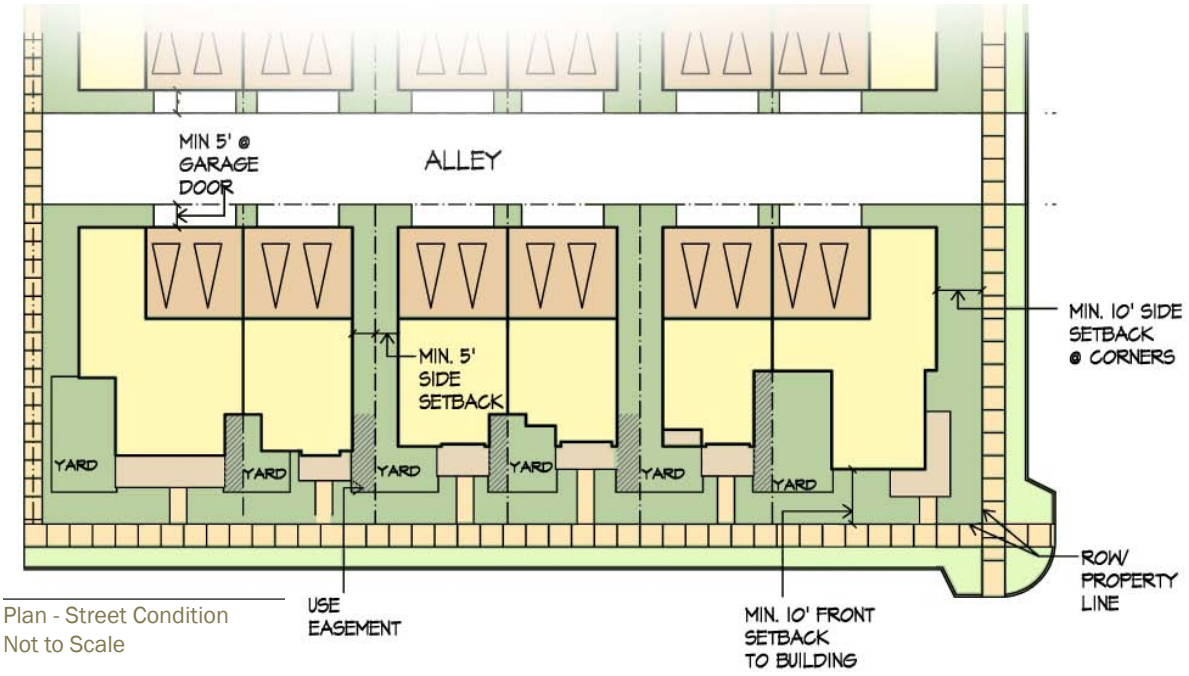


Plan - Common Green Condition
Not to Scale

DUPLEX

Duplex units are two attached housing units that typically share a common wall on the ground floor with the upper levels partially detached, a condition that allows natural light on four sides of the upper floors. This prototype is acceptable facing a street or a common green, which is a common pedestrian green space that may be used to access front doors of homes on alleys. The individual units are two to two-and-a-half stories.



Plan - Street Condition
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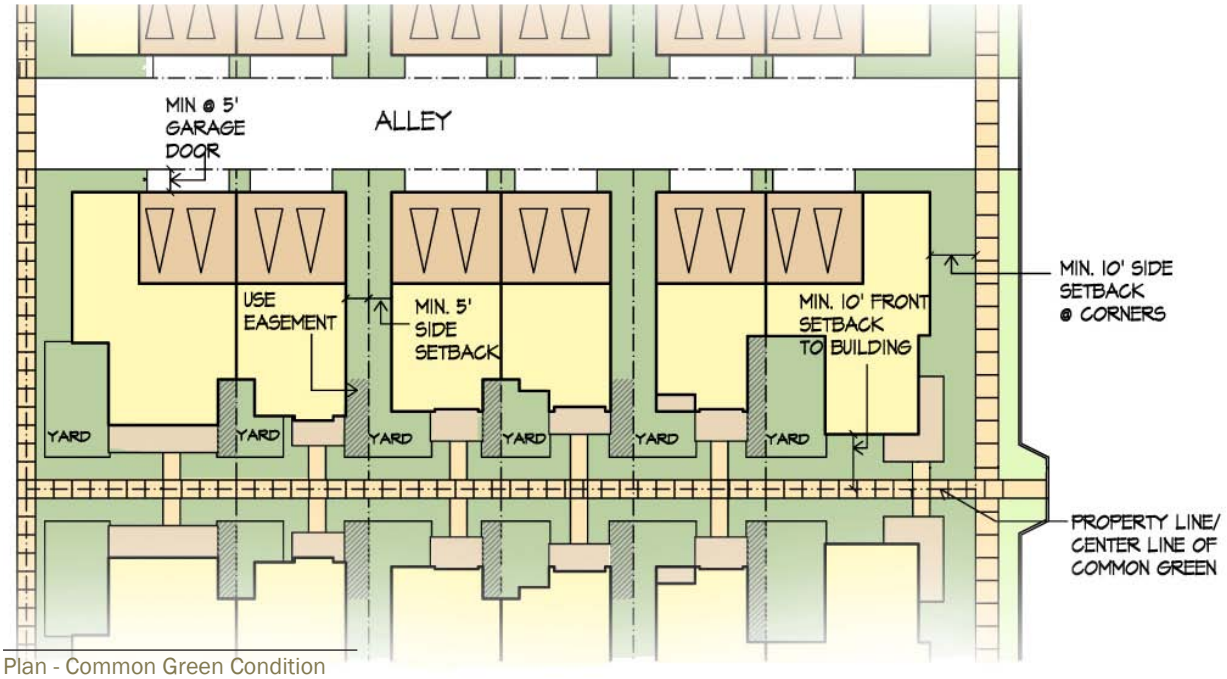
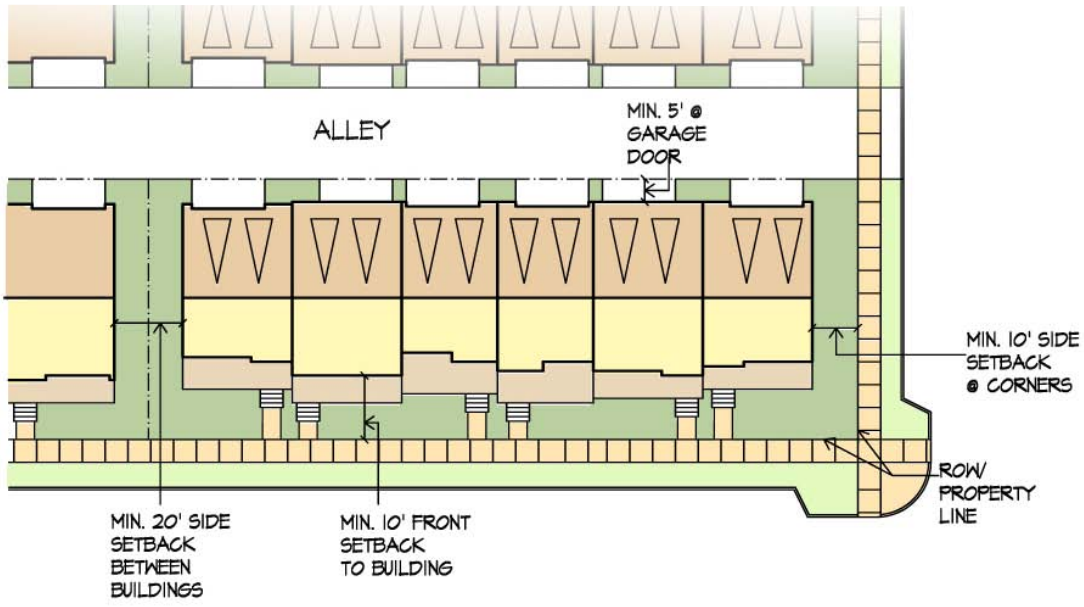


Plan - Common Green Condition
Not to Scale

TOWNHOMES

Townhouses are groupings of three or more housing units attached in a row that conform to the pattern of streets, typically with shallow front yard setbacks. Parking is typically attached (tuck-under) and accessed from an alley. This product type is acceptable facing a street or a common green, which is a common pedestrian green space that may be used to access front doors of homes on alleys.



Plan - Street Condition
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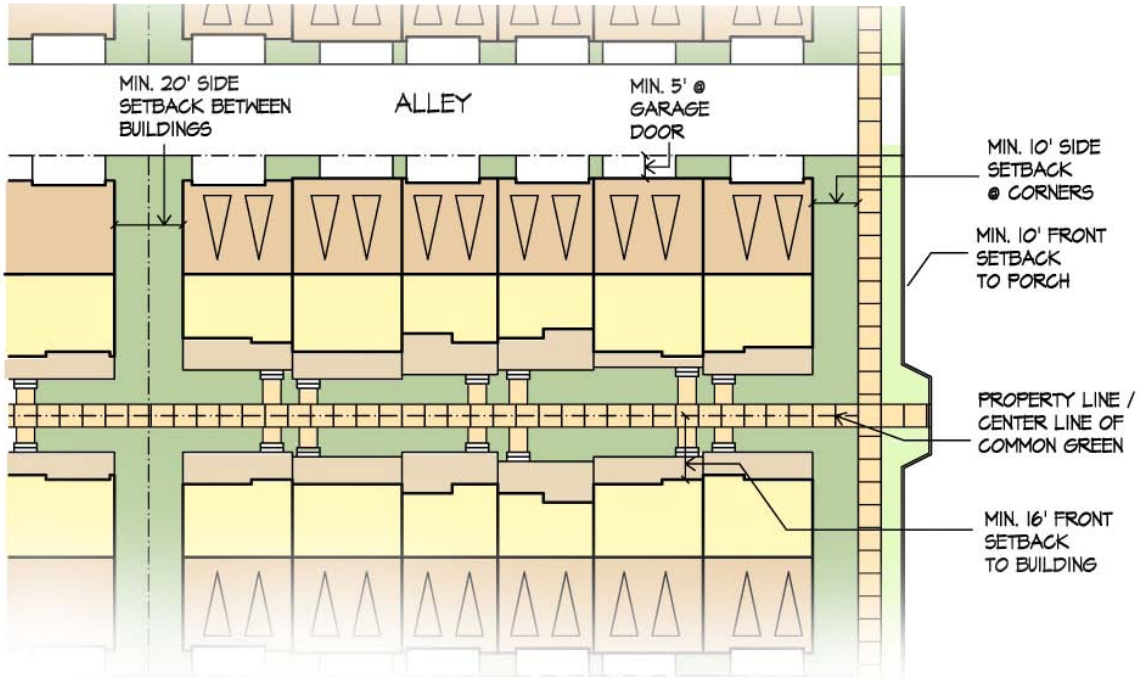
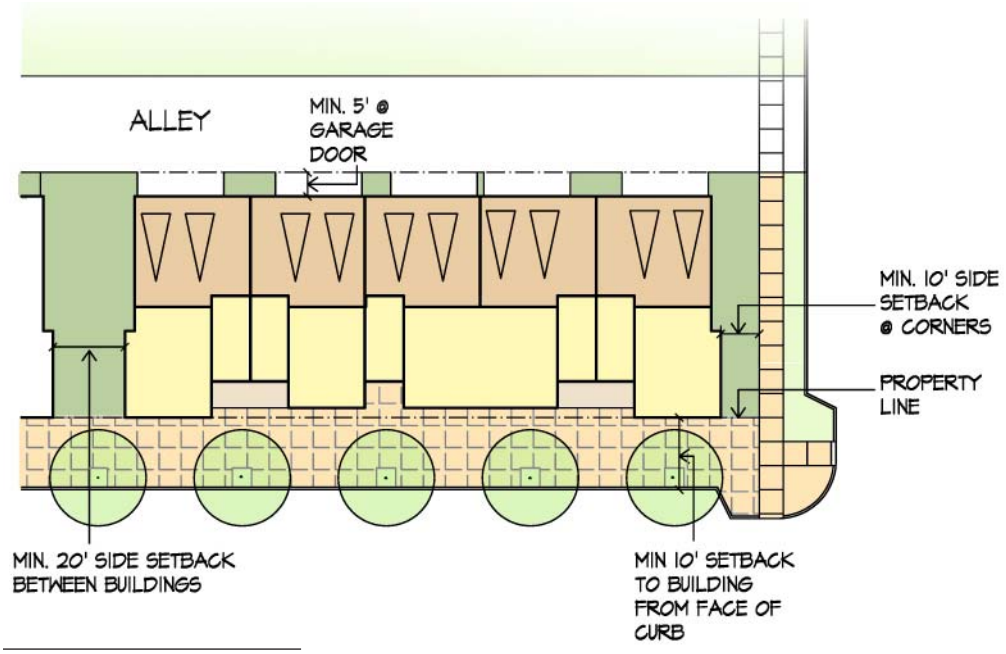


Plan - Common Green Condition
Not to Scale

LIVE/WORK

Live/work units are groupings of three or more housing units attached in a row that conform to the pattern of streets, typically with shallow front yard setbacks. Parking is typically attached (tuck-under) and accessed from an alley. This product type is acceptable facing a street, or a common green, which is a common pedestrian green space that may be used to access front doors of homes on alleys.

Live/work units are similar to the townhomes with the primary difference being that live/work units contain flexible ground-floor space that can function as residential, office, studio space or retail, depending on the needs of the owner.



Plan - Street Condition
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NON-RESIDENTIAL DEVELOPMENT STANDARDS

Table 3.9
Non-Residential Development Height

Land Use	Max. Building Height
Mixed-Use	45’
Commercial/Office/Retail	45’
Schools	40’
Parks and Open Space	30’

“Building Height” is defined as the vertical distance from finish grade at the highest point of the building site covered by the building, to the topmost point of the roof, excluding mechanical enclosures, elevator or stair penthouses, towers, spires and other decorative elements, or necessary public facilities such as water towers.

NON-RESIDENTIAL SETBACKS

There are no specific setbacks in the Mixed Use, Commerical/Office/Retail, Schools or Parks and Open Space Categories. Setbacks shall be consistent with The Villages design guidelines, City of Black Diamond Design Guidelines and subject to review by the Architectural Review Committee.

PARKING STANDARDS

PURPOSE AND INTENT

The standards for parking facilities are intended to promote vehicular and pedestrian safety and efficient land use. Parking lot standard dimensions shall be pursuant to BDMC 18.80.050.B3 except as modified in this Chapter.

PARKING STANDARDS

Minimum Parking Requirements:

Residential uses within the MPD-L, MPD-M and MPD-H land use categories shall provide off-site parking spaces as follows:

Use	Required Spaces Per Unit
Dwelling unit, detached or attached less than or equal to three dwellings	2
Dwelling unit, attached more than three dwellings	1.75
Multi-family studio/efficiency dwellings	1
Senior Housing	0.75

Guest parking for residential uses and non-resident parking for mixed-use, live work uses and home occupations is provided for in the table above. Additional guest parking may be provided on-street.

Institutional uses shall provide spaces as required under Commercial/Office/Retail and Mixed Use Categories below.

Residential garages shall be the following minimum interior dimensions:

- Single car: 12 ft x 20 ft
- Two car standard: 20 ft x 20 ft
- Two car tandem: 12 ft x 36 ft
- Stairs into living space, water heaters and furnaces are allowed to encroach into minimum dimensions.

PARKING AREAS

Parking area parking spaces shall be as follows:

- Standard space: 9 ft x 19 ft, with a 2 ft overhang permitted into non-pedestrian areas
- Compact space: 8.5 ft x 16 ft, with a 2 ft overhang permitted into non-pedestrian areas; up to 65% of total spaces may be compact
- Motorcycle space: 4.5 ft x 12 ft

Drive aisle widths for parking lots with perpendicular parking is 24' minimum.

STACKING AND LOADING SPACES

Stacking for four cars will be provided for each drive-up window: each stacking space shall be a minimum of 15 lineal feet.
One loading space shall be provided for buildings up to 25,000 sq. ft.
Two loading spaces shall be provided for buildings over 25,000 sq. ft.
On-street parking may fulfill the loading space requirement for buildings under 25,000 square feet

COMMERCIAL/OFFICE/RETAIL AND MIXED USE CATEGORIES

Traditional "downtowns" have smaller parking lots tucked behind the buildings or shared in locations that do not interrupt the urban streetscape, and provide less parking than suburban strip centers, office parks or big box centers. The Town Center is designed as a walkable urban village. In an effort to create a vibrant town center with the "buzz" of a busy place, parking is provided by both on-street parallel and angled parking, as well as strategically placed parking lots. The on-street parking and these lots shall be shared by all uses in the Mixed-Use Category. Parking spaces shall be provided as follows:

Commercial, Restaurant, Office, Institutional Use

Parking spaces shall be provided at a ratio of 1 space per 500 square feet Occupied Floor Area of commercial, restaurant, officeuse excluding mechanical areas and storage; unless modified through a shared parking agreement. Parking spaces need not be provided on the same parcel. Institutional uses shall provide spaces as required under below.

Hotel

Hotel uses shall provide 0.75 spaces per room. These spaces may be shared with another use with non-competing hours of operation such as office space.

Mixed -Use Residential

Residential units, except for senior housing, in the Mixed Use Category shall provide 1.5 off-street parking spaces per unit. Efficiency studios shall provide 1 off-street space per unit. Guest parking for residential uses shall be satisfied by on-street or shared lot parking with no specified number of spaces per unit.

Senior Housing

Senior housing shall provide 0.60 spaces per unit.

Residential Uses in the Commercial/Office/Retail Category

Residential uses in the Commercial/Office/Retail Category shall meet the parking requirements for the MPD-L, MPD-M and MPD-H category.

Institutional Uses

Institutional uses shall provide the following minimum parking spaces unless a separate parking analysis for the specific use is provided:

Elementary Junior High/Middle School: 1.75 spaces per classroom

High School: 5 spaces per classroom

Religious facilities, community clubs, theaters, performing art centers and other similar facilities: 1 space for every 4 fixed seats or 1 space for every 100 square feet of assembly space; and 1 space for every 500 square feet Occupied Floor Area of office; and 1.75 spaces per classroom.

Daycare Center serving more than 12 children: 6 spaces plus 1 space for each employee.

Temporary Use, Major and Minor Utilities, and Recreational Uses in all Categories

Temporary uses, major and minor utilities and recreational uses are not required to provide parking spaces.

LOCATION OF PARKING

All required parking spaces shall be located as follows:

A. For a single-0family detached dwelling on a fee simple lot, the parking must be provided on the lot it serves.

B. For all other uses outside of the Mixed Use Classification the parking shall be provided within 500 feet of the use.

C. For uses within the Mixed Use Category, parking must be provided within the boundaries of the Mixed Use Category as depicted on Figure 3-1.

MOTORCYCLE PARKING

All multi-family developments and non-residential uses may provide one motorcycle space for every 25 required automobile parking spaces in lieu of a required automobile space.

BICYCLE FACILITIES

Multi-Family Apartments:

- 1 rack per building.

Commercial/Office/Retail and Mixed-Use Town Center

- All commercial, industrial, institutional, and recreational uses which require 25 or more parking spaces shall provide a designated bicycle parking area to accommodate a minimum of five bicycles. Such bicycle parking areas shall provide a secure facility such as a rack or post to which to lock bicycles and shall be located so as to be reasonably convenient to the on-site use and not interfere with pedestrian or automobile traffic. The Designated Official may require additional bicycle parking for facilities requiring more than 100 spaces with high expected bicycle traffic, such as schools.

Parks and Open Space:

- None required at parks less than 1 acre; 1 rack minimum for parks under 5 acres in size; 1 rack per 5 acres for parks over 5 acres in size. The Town Green is required to provide 2 racks.

SIGNAGE STANDARDS

Signage within The Villages will comply with the City's Sign Code, BDMC 18.82, except that sign permits will be reviewed according to the process in the Development Agreement and except for kiosks, shopping center signs, neighborhood identification signs and real estate

and construction signs. The Master Developer will create and administer a Construction and Real Estate Sign Program that will include standards for size, number, location, and removal of such signs. The following additional standards may be required by the Master Developer and are intended to result in functional, attractive signage incorporating a high level of design, graphics and efficient maintenance throughout The Villages.

The Applicant requests relief from the limitations on neighborhood identification signs and shopping center identification signs by the Black Diamond Municipal Code. The specific standard proposed is as follows:

SHOPPING CENTER IDENTIFICATION SIGN(S)

Allowed Sign Area:

Tenants within a shopping center may consolidate the total allowed area of ground signs for all tenants within the shopping center into one or more shopping center identification signs. The allowed sign area per tenant for a ground sign is 50 sq. feet one side, 100 sq. feet both sides (BDMC 18.82.050.F). Individual tenants within a shopping center for which there is a shopping center identification sign shall not be allowed individual ground signs.

Regardless of the number of tenants, the maximum sign area for each shopping center identification sign shall be 200 sq. feet, 100 sq. feet per side whether located within or outside the Gateway Overlay District. The shopping center identification sign may contain only the name of the shopping center, the names of tenants and directional text or arrows.

Number of shopping center identification signs allowed:

Two shopping center identification signs are allowed adjacent to each major roadway or state highway that the shopping center has frontage on provided the allowed sign area is not exceeded.

Design Standards

i. Shopping center identification signs shall be designed with similar materials and architectural character as the buildings within the shopping center so as to provide a cohesive appearance.

ii. A master sign plan that provides for consistent color, placement, materials and design of all signs within the shopping center shall be submitted and approved together with the application for the shopping center identification sign.

iii. Water features, masonry, and/or landscaping should be incorporated into the design to create visual interest.

iv. Signs may be indirectly lit or have internally illuminated channel letters. Internally illuminated plastic faced box signs are not allowed.

v. Maximum height of shopping center identification sign is 20 feet including its base, measured from the adjacent ground level.

NEIGHBORHOOD IDENTIFICATION SIGNS

Four Neighborhood Identification Signs identifying the MPD are allowed within the Gateway Overlay District up to a maximum of 100 square feet per sign, 50 square feet per side.

NON-PREFERRED SIGN TYPES

The following signage conditions shall be prohibited throughout The Villages MPD:

- Decal signage on glazing.
- Internally-illuminated awnings.
- Plastic-faced monument signs.
- Conventional plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic signs.
- Luminous vacuum-formed letters.
- Cloth, paper, cardboard or foam signs or decals.
- Blinking, flashing, animated or moving signs.
- Advertising displayed on vehicles to attract attention to a specific business location or sale.

COMMERCIAL TENANT IDENTIFICATION AND STOREFRONT SIGNAGE

Tenant signs shall be limited to the identification of building tenants.

- Materials and construction must meet material and constructions guidelines discussed in The Villages Design Guidelines.
- The size and location of all signs shall be appropriately scaled to the building area and height.

LIVE/WORK & MAIN STREET SIGNAGE

The main street, as well as areas of live/work townhomes create a unique environment where small shops, office space or studios blend into the residential neighborhood. This requires the additional signage restrictions listed below:

- No standard franchise signage is allowed in live/work areas. Franchise logos shall be integrated into custom signage appropriate for the Town Center character.
- Internally lit acrylic or plastic signs are not permitted.
- Signage shall be unique and original for each establishment and executed with a high degree of craftsmanship.
- Artistic, individually designed neon signs are permitted.

HOME OCCUPATION

Keeping with smart growth and sustainability principles, home occupations are encouraged within The Villages. Where these occur, the home occupation shall not disrupt the residential neighborhood character. Home occupations will comply with City of Black Diamond Municipal Code Chapter 18.54.

LANDSCAPE STANDARDS

REVIEW PROCESS

A landscape plan designed or approved by either a landscape architect licensed in the State of Washington or Washington State Nurseryman shall be submitted to the Designated Official for review and approval as a construction permit pursuant to Section 13.

The landscaping plans shall contain generally accepted specifications and direction for planting and maintenance such as, but not limited to, tree and shrub planting, staking, and soil preparation.

LANDSCAPE MATERIALS

New landscape materials shall include species native to the Pacific Northwest or non-invasive naturalized species that have adapted to those climate conditions in the following amounts: 75% ground covers and shrubs, 50% trees. Sixty percent (60%) of plant materials must be drought tolerant. Landscaping may include water features, rock, wood, walls, fences and other similar decorative materials and artistic features. Playfields, playgrounds and other similar uses are exempt from this requirement.

LANDSCAPE DESIGN

Landscape design shall be consistent with the ARC Design Guidelines and be appropriate to the intended use of the site or building.

RIGHT-OF -WAY AND ASSOCIATED LANDSCAPE TRACTS

One street tree per each 30 lineal feet of street frontage is required. Trees can be staggered and/or planted in drifts or groves so long as the total number of required trees is provided. Street trees must be a minimum caliper of 2-inches diameter at breast height (DBH).

Medians and planter strips shall be planted with landscape materials per Subsection 5.4.3. Trees, shrubs and groundcovers may be planted in drifts, or as appropriate for stormwater quality/Low Impact Development.

Landscaping within planter strips adjacent to parking spaces must include a low growing plant palette with a variety of textures, such as, but not limited to, low grasses, groundcovers and perennials.

PARKING LOTS

The purpose of parking lot landscaping is to soften the visual appearance, soften views of parking lots, add shade and reinforce safe pedestrian access to buildings and connecting sidewalks. Parking lots with 12 or more stalls that are visible from a public right-of-way shall include:

A. One tree for every six stalls located in islands or perimeter landscaping; and

B. Total of all interior landscaped areas, including perimeter landscaping and pedestrian pathways, shall be at least 10 percent of the total parking area (including parking, maneuvering and loading areas); and

C. All landscape areas must be planted with landscape materials per subsection 5.4.3, except where pedestrian access is provided. Landscaping adjacent to parking spaces must include a low growing plant palette with a variety of textures, such as, but not limited to, low grasses, groundcovers and perennials; and

D. A landscape area shall be provided at the end of parking aisles; and

E. Width of all landscape areas is 4 feet. A reduction in width of up to two (2) feet may be allowed for interior landscape areas (not adjacent to right-of-way) provided the total required area is provided; and

F. A minimum four-foot wide perimeter of landscaping is required adjacent to rights-of-way, except where vehicular ingress and egress is proposed. The perimeter landscaping may include decorative walls, solid fences or vegetation to obscure views of parking areas.

MAINTENANCE

To the extent necessary to remain healthy and attractive, all non-native landscaping shall be watered, weeded, pruned, freed of pests, and replaced as necessary. Shrubs near parking lots or driving lanes shall be cropped to prevent blockage of vision necessary for safe driving. Shrubs shall not be allowed to grow so as to block public sidewalks or required pedestrian walkways.

TIMING OF LANDSCAPE IMPROVEMENTS

Parking lot landscaping must be bonded for or in place prior to occupancy of the building or use for which it is required.

Landscaping within Rights-of-Way or associated landscape tracts must be bonded for or in place prior to City acceptance of the Right-of-Way.

DEVIATIONS FROM STANDARDS

The Director of Planning and Community Development may authorize deviations from the development standards in Chapter 3 and Street Standards in Chapter 4 through the administrative review process found in Chapter 13.

TOPIC SPECIFIC DEVIATION CRITERIA

Setbacks

Front and side yard setbacks for residential structures may be administratively reduced up to a maximum of 20% provided that the deviation does not result in a garage with a front yard setback of less than 18 feet.

For all setback reductions, the allowed encroachment into yards for chimneys, fireplaces, accent walls, pilasters, eaves, bay windows and similar features shall be reduced by the same percent as the setback is reduced.

Parking Standards

Any reduction of parking spaces must be accompanied by a parking study that demonstrates that fewer spaces are appropriate and necessary for the proposed development or use..

Chapter Four

CIRCULATION

The Villages
Master Planned Development

4

CHAPTER

OVERVIEW

The street system of any town or city directly impacts its character, both visually and functionally. In The Villages MPD, narrower street sections are proposed to calm traffic and provide a pleasant and safe pedestrian atmosphere consistent with the goals of the MPD Ordinance. Streets and their associated landscaping will create neighborhood identity and a sense of place. Street trees and landscape parkways will soften the hardscape, calm traffic, act as a unifying design element. A connected neighborhood street system and a separate non-motorized trail system will increase pedestrian activity and decrease reliance on the automobile.

NON-MOTORIZED COMPONENTS

The Villages encourages alternate modes of transportation including walking and cycling through an integrated system of pedestrian friendly streets, on-street cycling lanes, multi-purpose trails, sidewalks and forest paths. The trail system is described in detail in the Parks, Open Space and Trails section of the MPD.

LOW IMPACT DEVELOPMENT

Low Impact Development (LID) includes concepts such as narrower pavement widths to reduce run off and heat island effect, on site, stormwater infiltration and water conservation. The Villages MPD will limit the amount of mowed turf in roadside parkways, which is a high maintenance and high water use landscape material. Instead, native and drought tolerant plant material will be utilized. These plants have a texture and character that supports the overall vision of the community. Rain gardens and other landscape elements will be used where appropriate in parkway strips and medians to provide biofiltration and infiltration, thus lessening the maintenance burden of stormwater facilities.

STREET NETWORK CONNECTIVITY

All levels of the street network are proposed as an inter-connected grid pattern to disperse traffic. At the city level, the phasing plan shows off-site improvements that are proposed to increase connectivity city-wide. At the community level, the circulation plan shows approximate locations of connections on-site and to adjacent properties. At the development parcel level, neighborhood streets within development parcels will be stubbed to, or connected to, adjacent development parcels and off-site properties where necessary to provide access or increase overall connectivity.

CHAPTER 4

PROPOSED STREET NETWORK

The MPD street network consists of a hierarchy of streets including a Main Street, Community Connector, neighborhood streets and alleys. The Circulation Plan (Figure 4-1) shows the location of proposed Community Connectors and Neighborhood Streets with Bike Lanes. Street sections for each street type are illustrated in Figures 4-2 through 4-17. Pipeline Road is anticipated to become part of the overall network consistent with the City's Comprehensive Plan Transportation Element and its design will be determined at the time it is needed.

While the street standards establish the typical condition, those standards may be modified in particular locations to respond to the topography and natural features on the site. Flexibility in street types also allows for transitions between neighborhoods and flexibility in neighborhood design.

It is anticipated that utilities will be located within road right of ways.

STREET TYPES

Figure 4-1, the MPD Circulation Map, shows the approximate location of streets classified as Community Connector, North Connector, Neighborhood Street with Bike Lanes, and Main Street. All other streets and access will be Neighborhood streets, Private Roads, Autocourt/Shared Drives, Auto/Pedestrian Shared Drives or Alleys and will be designed and located by the applicant during the platting and/or development process associated with each parcel. The Main Street section can be used in lieu of the Neighborhood street section within Mixed Use and Commercial/Office/Retail areas at the discretion of the Master Developer.

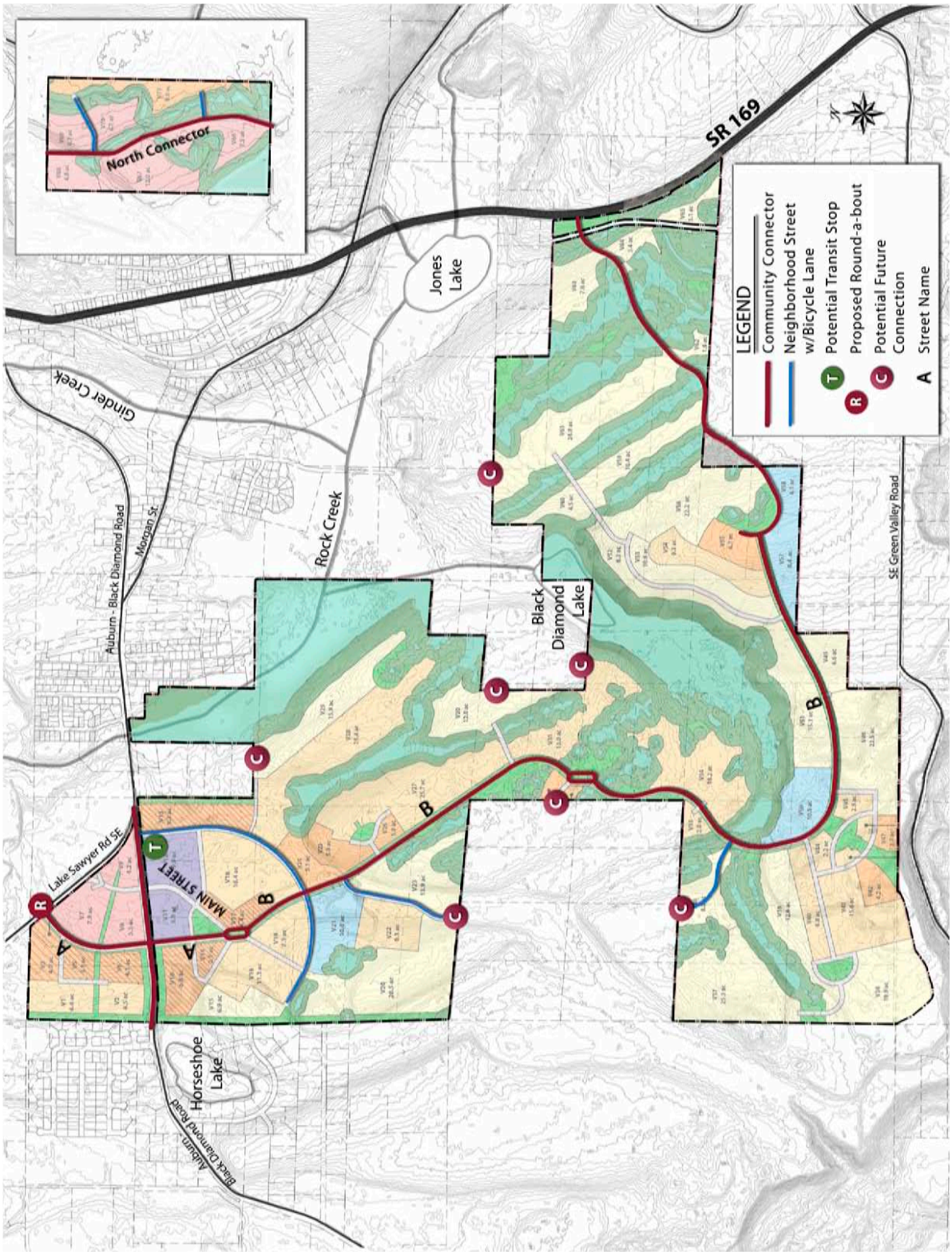


Figure 4-1 Circulation Plan

COMMUNITY CONNECTOR

The Community Connector creates the backbone of The Villages community plan from Lake Sawyer road, across Auburn-Black Diamond Road south through the community, all the way to SR 169.

The Community Connector is the principal street (carrying more than 5,000 vehicles per day) that provides interior circulation through the site and connects the site to the City's street network. The Community Connector connects vehicle trips from neighborhood streets and channels them to the City's external street network. These streets are proposed to connect to the external street system at three locations: Lake Sawyer Road, SE Auburn-Black Diamond Road, and SR 169.

The Community Connector has several variations to respond to design and site conditions. All Community Connectors will be public streets. Light standards are provided every 150' and staggered.

COMMUNITY CONNECTOR A

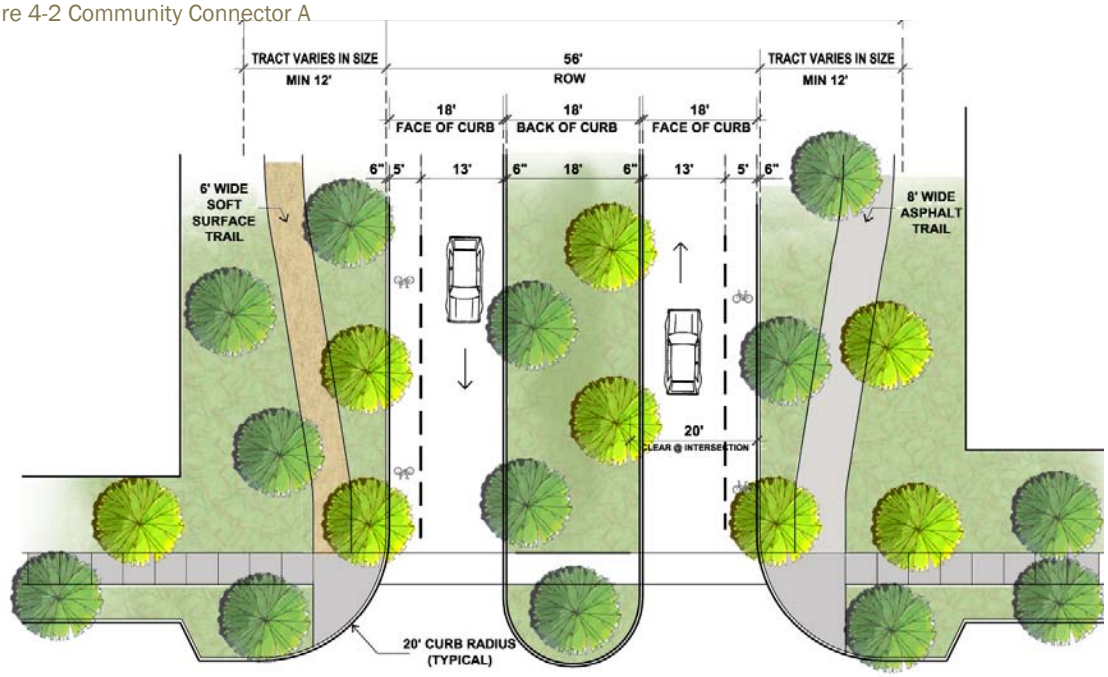
From Lake Sawyer Road to the first elongated roundabout, the Community Connector consists of two 18' wide paved sections divided by an 18' wide landscaped median within a 56' right-of-way. The paved section contains a vertical curb on the outer and inner edges, 5' wide striped bicycle lane and a 13' wide travel lane. Where required, the median narrows at intersections to 8' wide to accommodate a 10' wide left turn pocket. (Curb returns at Auburn-Black Diamond Road have a 30' curb radius. Curb returns at intersections with other streets have a minimum 20' curb radius.) No on-street parking is permitted. No back-out driveways are permitted.

To accommodate casual bicyclists, joggers, pedestrians and equestrians, multi-purpose trails are provided on both sides of the roadway. To buffer pedestrians and casual cyclists from vehicles, the trails meander within landscaped parkways. The trail on one side of the road will be a 6' wide soft surface trail. The trail on the other side will be an 8' wide asphalt trail.

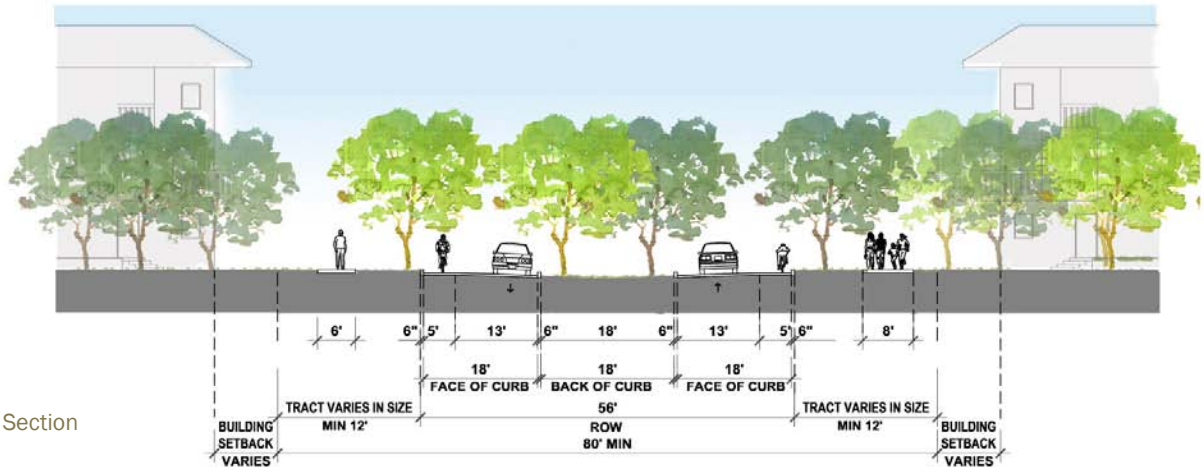
The landscaped parkways and medians will create a strong community identity through the landscape and monumentation concept as well as provide areas for rain gardens and other low impact ways of accommodating storm water. Community monumentation, lighting, landscape furniture and community art are also allowed in the parkways and median.

View

Figure 4-2 Community Connector A



Plan



Section

COMMUNITY CONNECTOR B

From the first elongated roundabout south through the rest of the community to SR 169, the Community Connector creates the backbone of the community plan.

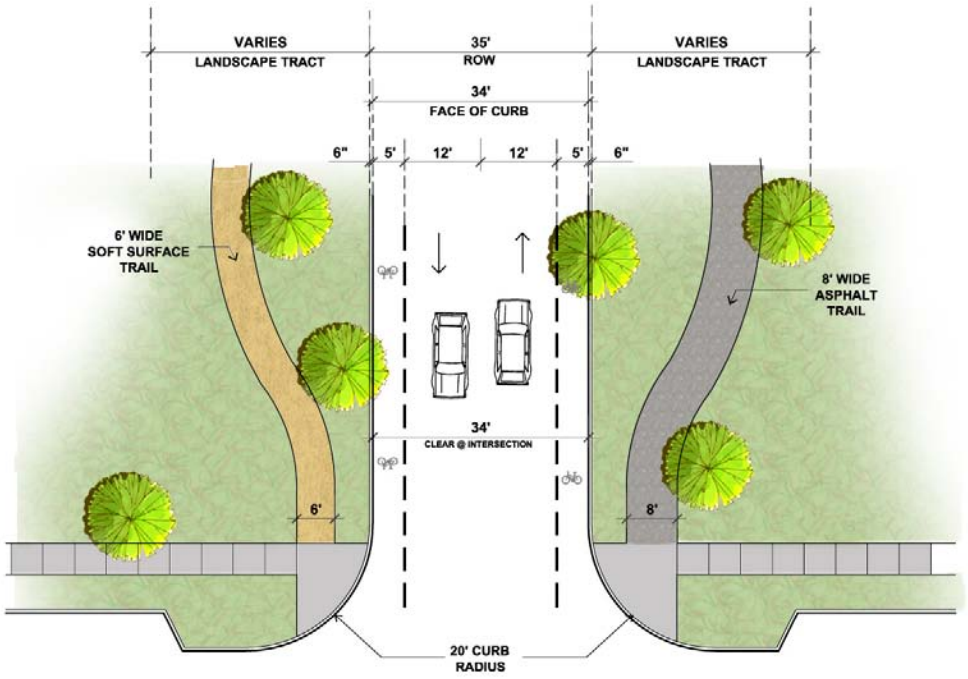
Community Connector B consists of a 34' wide road section within a 35' right-of-way. The paved section contains one 12' wide travel way and a 5' wide striped bicycle lane in each direction. The roadway has a vertical curb and gutter and curb returns have a minimum 20' radius. No on-street parking is permitted. No back out driveways are permitted.

To accommodate casual bicyclists, joggers, and pedestrians, multi-purpose trails are provided on both sides of the roadway within a meandering landscape tract. To buffer pedestrians and casual cyclists from vehicles, the trails meander within wide landscaped parkways. The trail on one side of the road will be a 6' wide soft surface trail. The trail on the other side will be an 8' wide asphalt trail. The width of the parkway will vary in order to respond to site conditions.

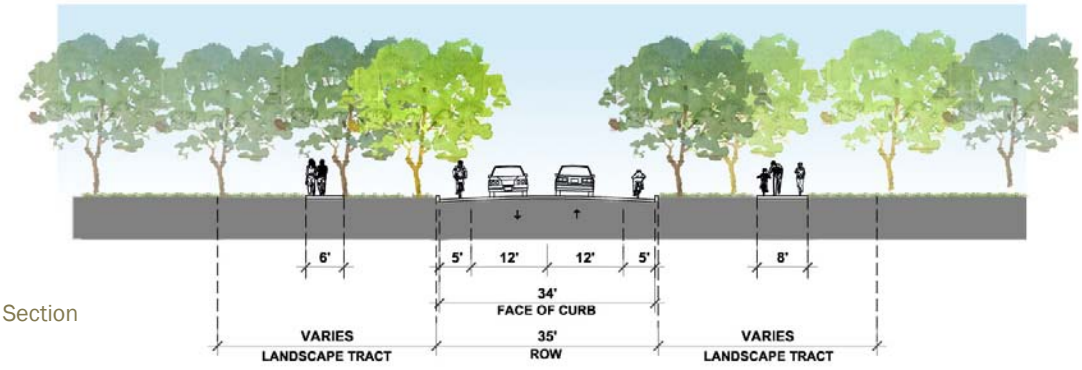
The landscaped parkways will create a strong community identity through the landscape and monumentation concept as well as provide areas for rain gardens and other low impact ways of accommodating storm water. Vertical curb and gutter may be modified in locations where these features exist.

View

Figure 4-3 Community Connector B



Plan



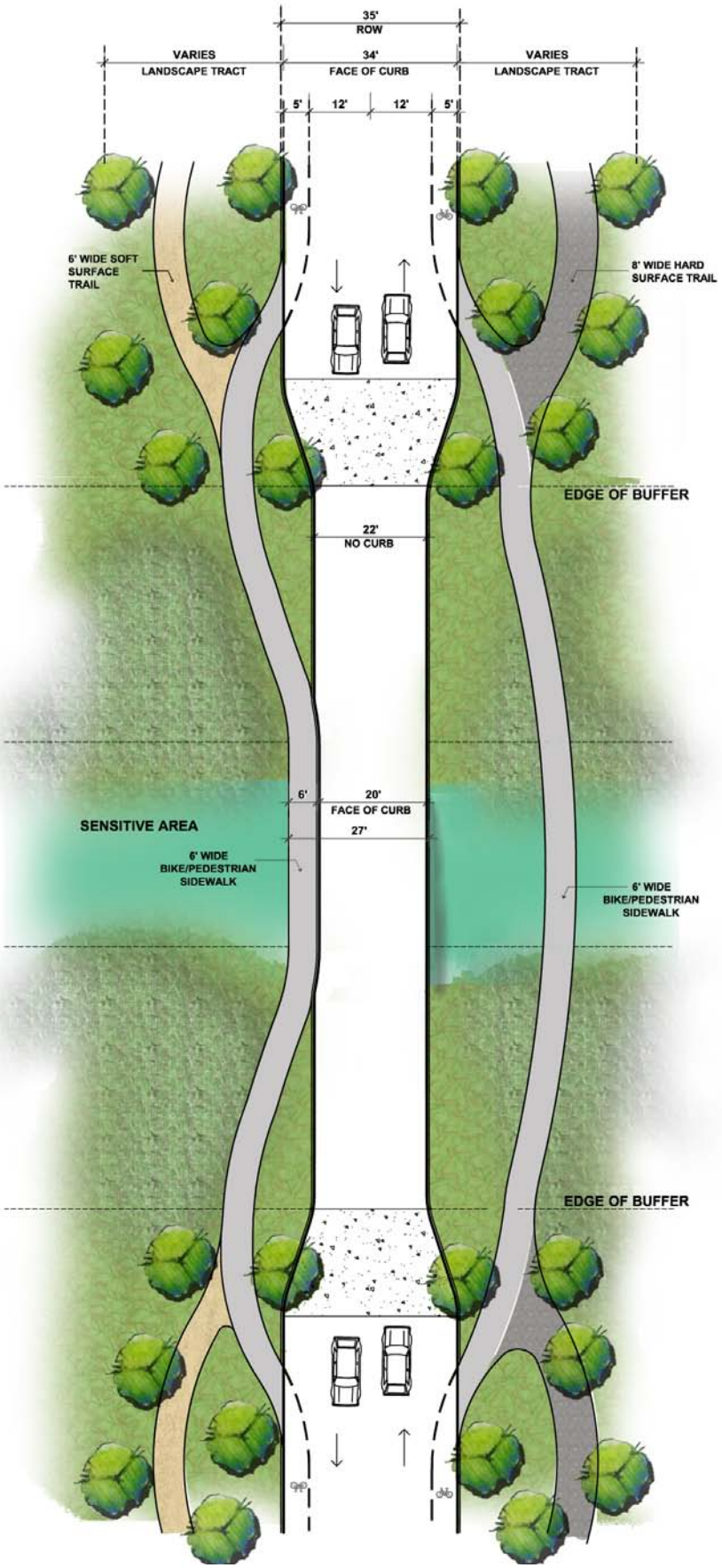
Section

COMMUNITY CONNECTOR AT SENSITIVE AREAS

The Community Connector at Sensitive Areas is a modification to the Community Connector B where it must cross sensitive areas and their buffers. These special circumstances warrant modifications to the roadway to keep it as low impact as possible to the environment and still maintain safety.

As the Community Connector crosses into the buffers for the sensitive areas, the on-street bike lanes transition off the roadway and join with the multi-purpose trails on both sides. Without the on-street bike lanes, the roadway narrows to a 22’ wide paved section with vertical curbs on both sides. This transition occurs over a distance and special paving is utilized to slow traffic and alert drivers to the change in width. The 8’ wide hard surface multi-purpose trail now narrows to 6’ wide. At this point, the multi-purpose trails may either stay separated from the roadway, or become adjacent to the roadway, depending upon the unique circumstances of each crossing, and will both be hard surface trails.

Figure 4-4 Community Connector at Sensitive Areas



Plan

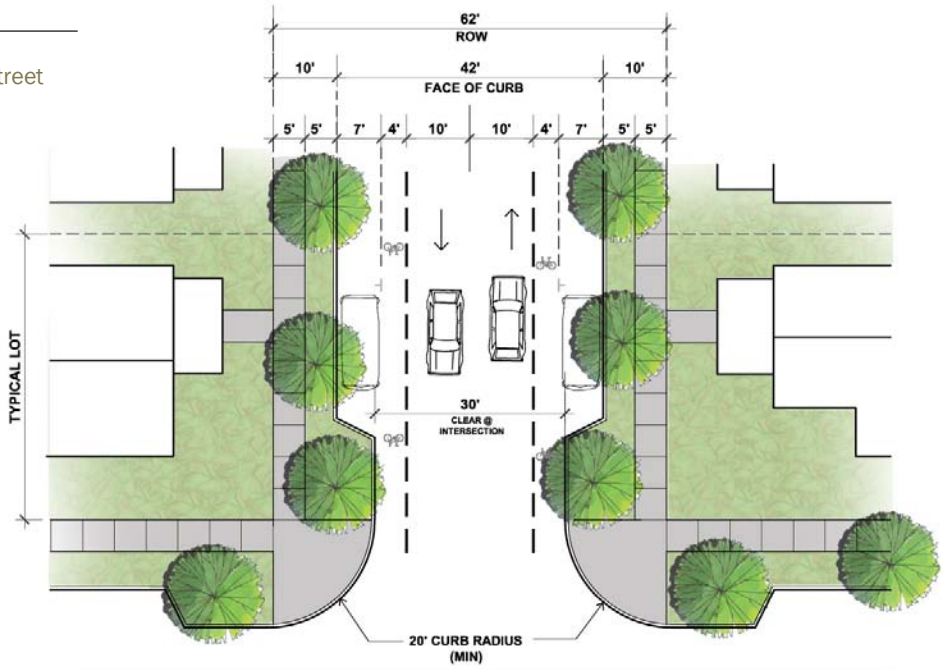
NEIGHBORHOOD STREET WITH BIKE LANES

The Neighborhood Streets with Bike Lanes are designed in specific locations to create strong bicycle linkages within the community and are projected to carry more than 650 vehicle trips per day, but less than 5,000 vehicles per day. The paved section includes one 10' wide travel way in each direction as well as 4' wide striped bike lanes on both sides of the travel way. The paved section also allows for 7' wide parking bays on both sides. 5' wide sidewalks are provided on both sides and separated from the parking bays by a 4.5' wide planting strip, all within a 62' right of way. At intersections, the parking bays are eliminated for traffic calming purposes and the roadway width is 30' clear to accommodate the vehicular lanes and the bike lanes. The roadway has a vertical curb and gutter, and curb returns have a minimum 20' radius. Light standards are provided at intersections and as necessary mid-block.

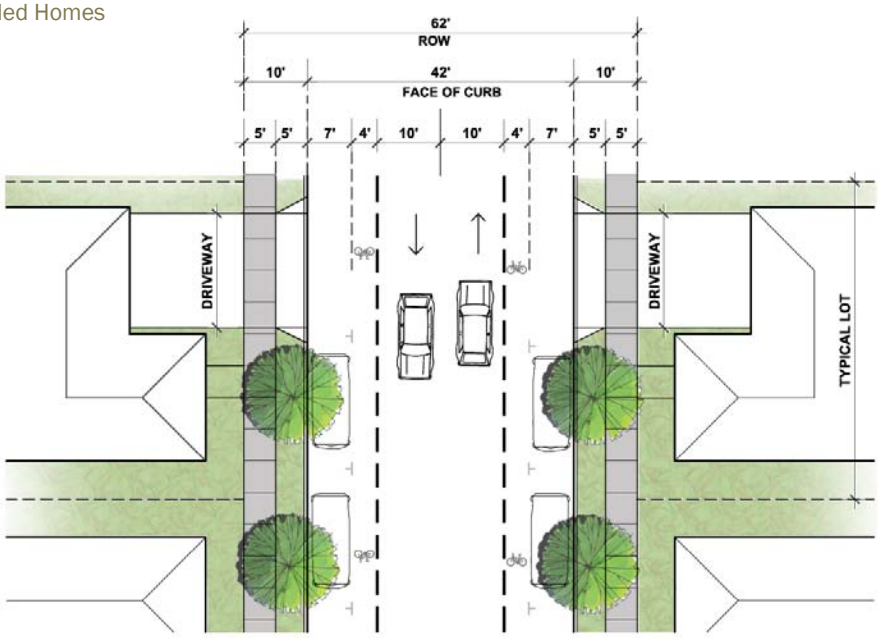
The parkway strips on both sides may contain areas for rain gardens and other low impact ways of accommodating storm water. Vertical curb and gutter as well as parkway strip width may be modified in locations where these features exist. Neighborhood Streets are public streets and may be modified in accordance with the modifications to the street sections portion of this chapter.

View

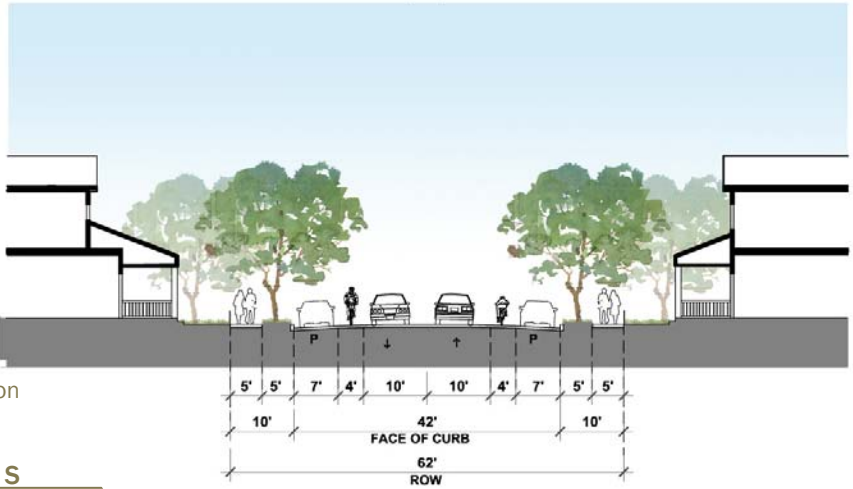
Figure 4-5
Neighborhood Street
With Bike Lanes



Plan With Alley
Loaded Homes



Plan Without Alleys



Section

NEIGHBORHOOD STREET

The Neighborhood Street and its variations make up the majority of the streets within The Villages. Development parcels as well as potential connections to adjacent parcels and off-site properties. These neighborhood streets link individual residences and neighborhoods together, as well as to the Community Connector.

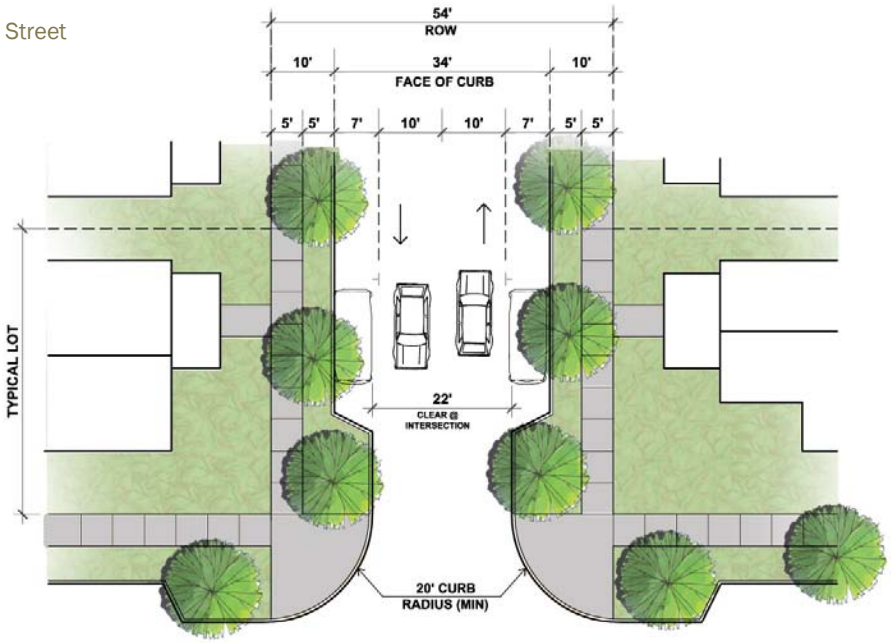
The Neighborhood Street consists of a 34' wide road section within a 54' wide right-of-way. The paved section contains one 10' wide travel way in each direction and allows for 7' wide parking bays on both sides. 5' wide sidewalks are provided on both sides and are separated from the parking bays by a 4.5' wide planting strip. At intersections, the parking bays are eliminated for traffic calming purposes and the roadway width is 22', thus creating a fairly minor crossing for pedestrians. The roadway has a vertical curb and gutter, and curb returns have a minimum 20' radius.

The parkway strips on both sides may contain areas for rain gardens and other low impact ways of accommodating storm water. Vertical curb and gutter as well as parkway strip width may be modified in locations where these features exist. Light standards are provided at intersections and mid-block as necessary.

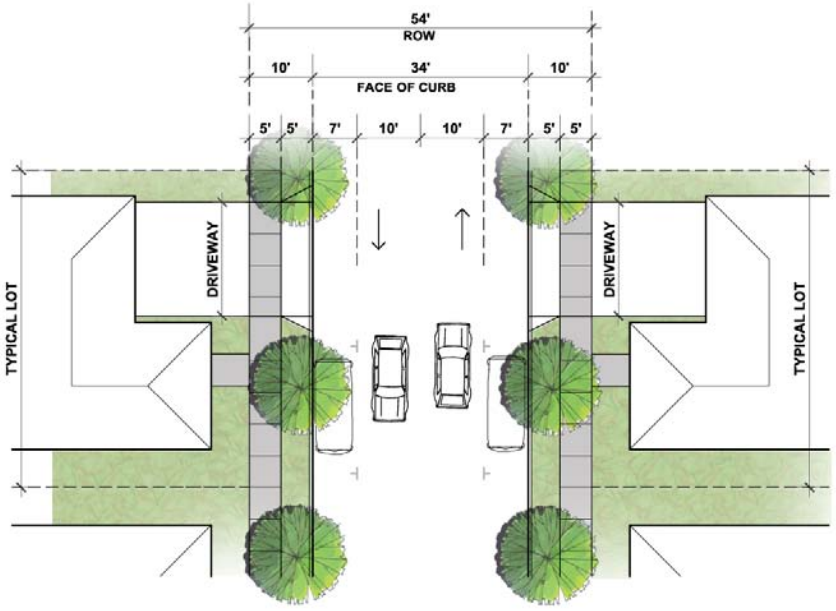
The Neighborhood Street section may be modified to accommodate specific site and design conditions, such as topography, traffic demand, reduction of impervious surface, etc. Variations could include narrower right-of-way sections with reduced on street parking, narrower landscape strips or sidewalks only on one side or wider right-of-way sections with the width of the planting strips increased to accommodate a double row of trees or for rain gardens.

View

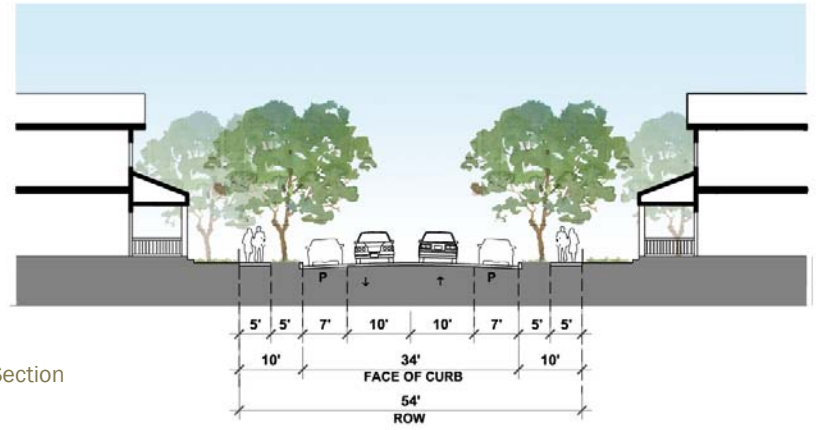
Figure 4-6
Neighborhood Street



Plan With Alley
Loaded Homes



Plan Without Alleys



Section

MAIN STREET

The Main Street contains a unique set of circumstances for one street located within the Town Center of The Villages. It is intended to be a low speed urban street that anchors the retail component of the Town Center. The Town Center circulation system is designed to allow the closing of this street for special events and still have the area function. For this reason it will be a private street.

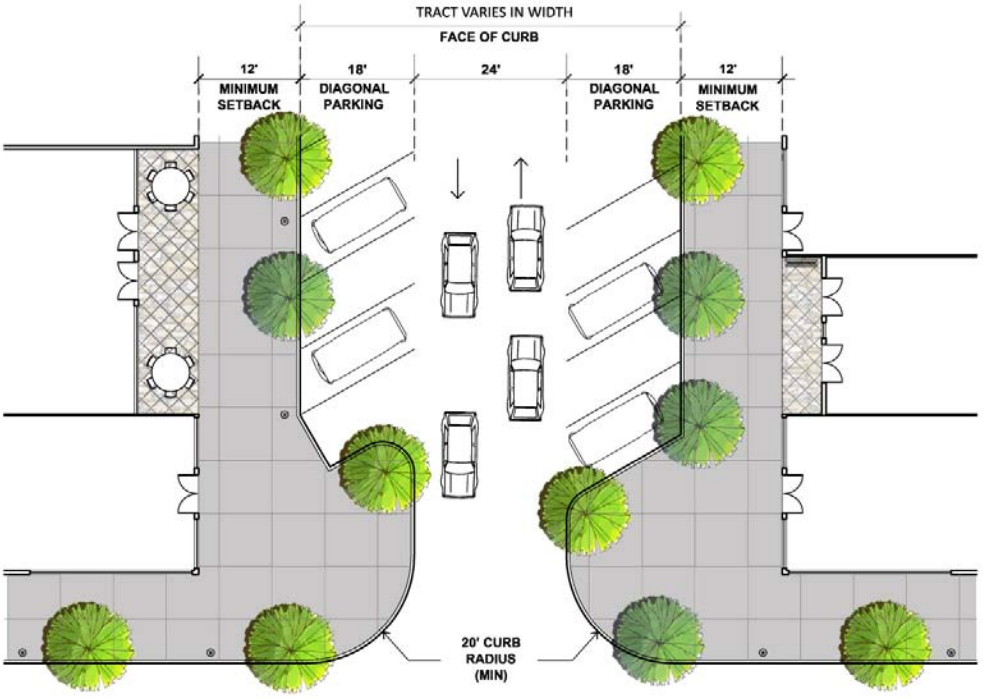
Main Street consists of a 24' wide road section within a tract that may vary in width. The paved section contains one 12' wide travel way in each direction and allows for 18' deep angled parking bays on both sides. At intersections and at mid-block pedestrian crossings, the parking bays are eliminated for traffic calming purposes and the roadway width is 24', thus creating a fairly minor crossing for pedestrians. The roadway may raise to be level with the sidewalks and be a special paving surface at these locations as well. The roadway has a vertical curb and gutter, and curb returns have a minimum 20' radius.

Buildings will be setback a minimum of 12'-0" from the right-of- way with the intention that this setback will vary to create interest in the streetscape and as well as plazas for outdoor dining and gathering.

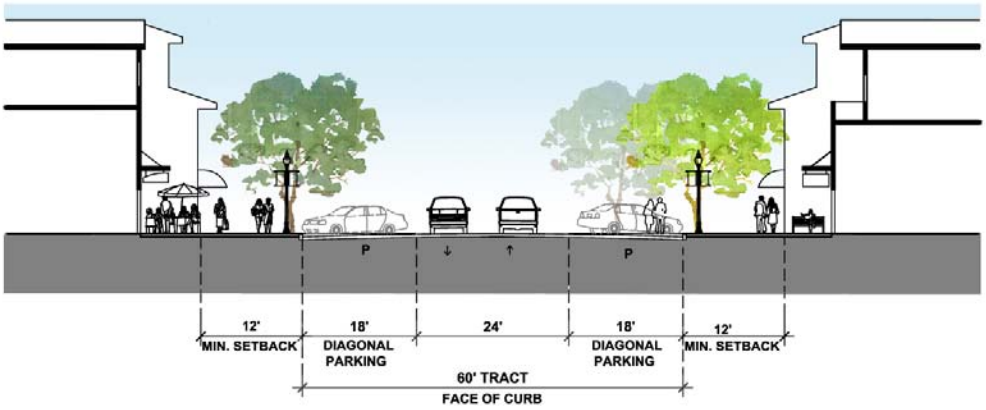
The Main Street section may be modified to accommodate specific site and design conditions. Variations may include a narrower tract with one side angled and one side parallel parking, parallel parking on both sides, or roadway sections with no on-street parking.

View

Figure 4-7 Main Street



Plan



Section

NORTH CONNECTOR

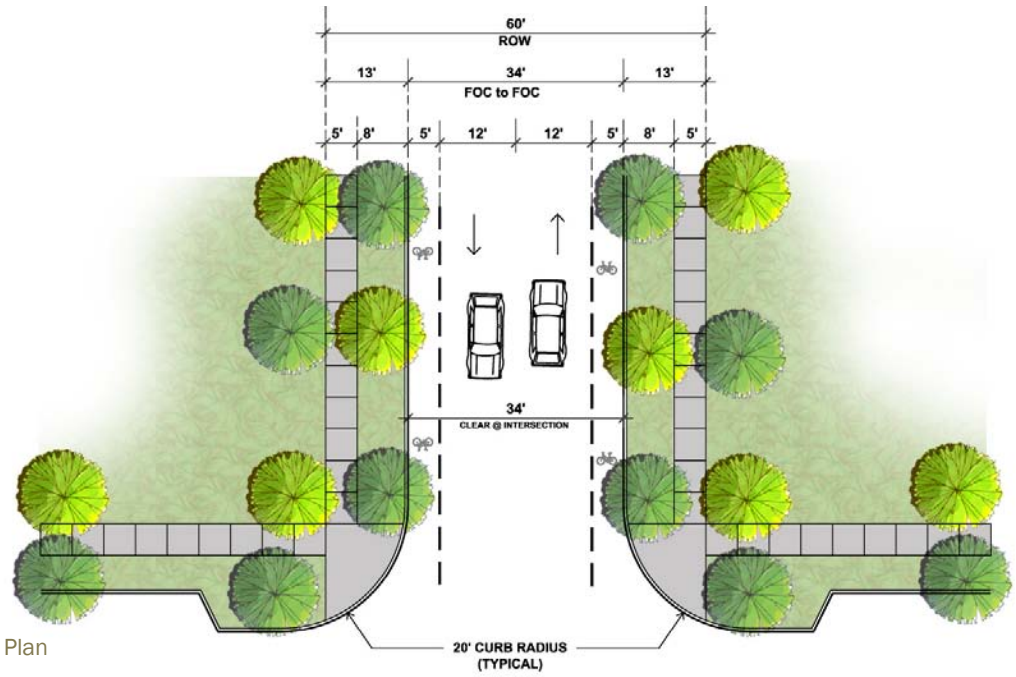
The North Connector connects Parcel B through the North Triangle property to Highway 169.

It consists of a 34’ wide road section within a minimum of 60’ right of way. The paved section contains one 12’ wide travel way and a 5’ wide striped bicycle lane in each direction. The roadway has a vertical curb and gutter and curb returns have a 20’ radius. No on-street parking is permitted. No back out driveways are permitted.

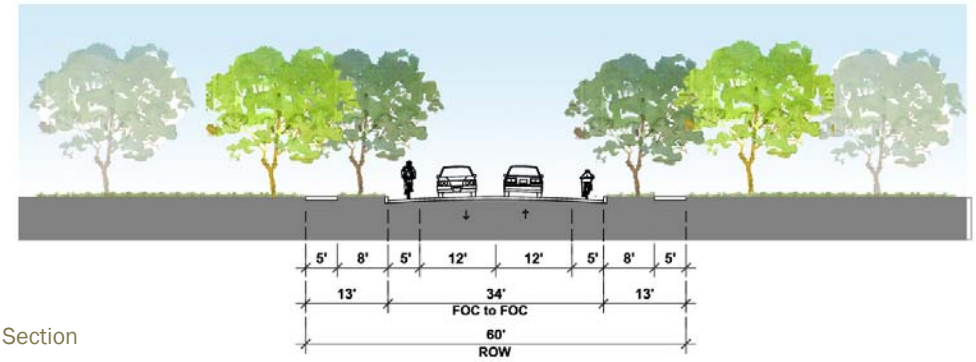
To buffer pedestrians from vehicles, the sidewalks are detached from the pavement by 7’6” wide landscaped parkways. Sidewalks may be modified as allowed in this section.

The landscaped parkways will create a strong community identity through landscape and monumentation concepts as well as provide areas for rain gardens and other low impact ways of accommodating storm water if underlying soils allow. Vertical curb and gutter may be modified in locations where these features exist.

Figure 4-8 North Connector



Plan



Section

AUBURN-BLACK DIAMOND ROAD

Auburn-Black Diamond Road from the western project edge to the eastern project boundary will be a modified boulevard section within a 100' Right-of-Way. The frontage improvements will includes roundabouts at the intersection with Community Connector A and at the intersection with Lake Sawyer Road. The Main Street intersection will be signal controlled with turn lanes provided in the north and southbound directions.

The roadway sections will include rain gardens and expanded landscape areas on the outside of the travel and bike lanes and will incorporate a meandering sidewalk for pedestrians.

Specific lane widths and roadway geometry will be developed as part of the preliminary plat and engineering plan approval processes.

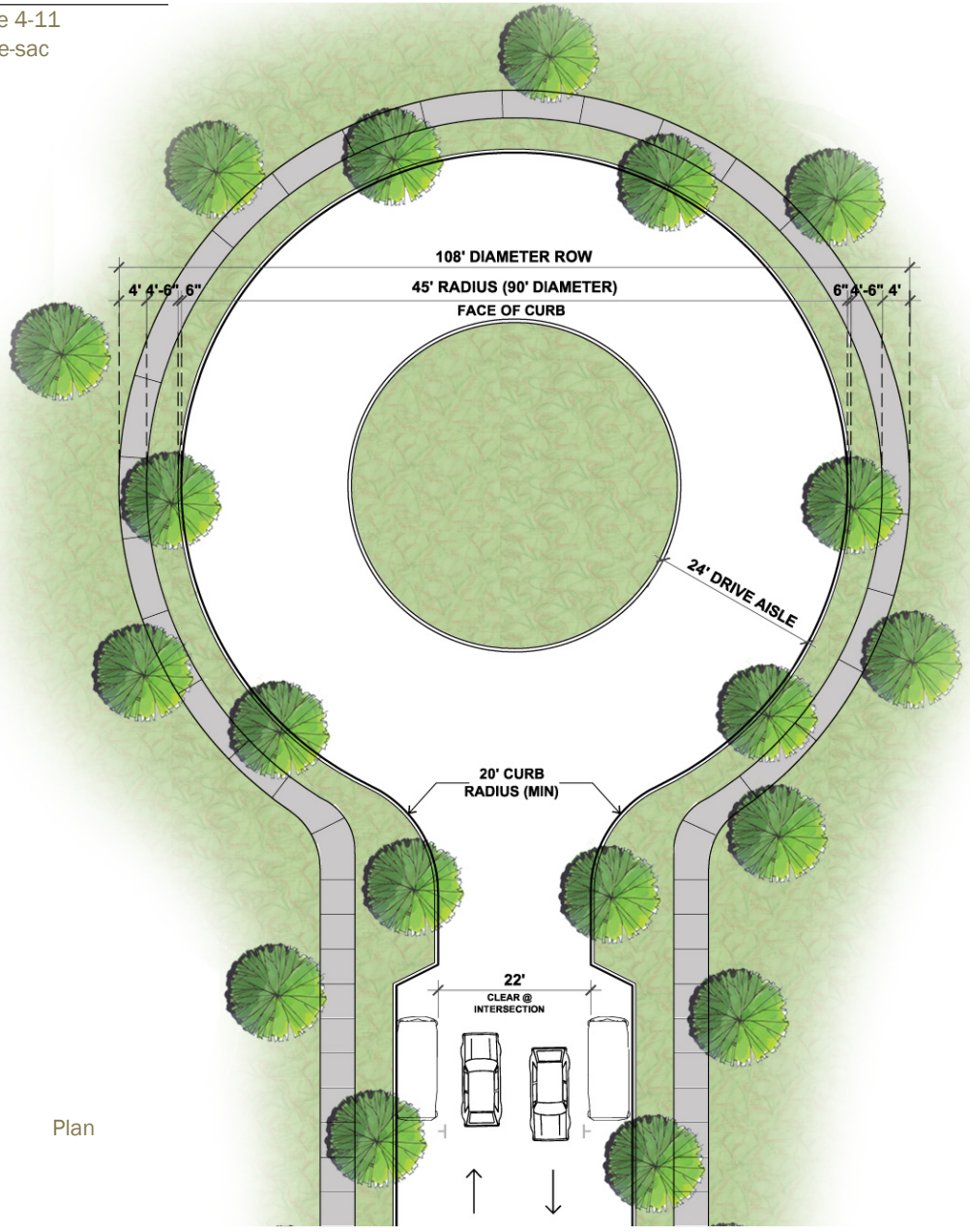
CUL-DE-SAC

The cul-de-sac will be used at the end of neighborhood streets primarily to serve as a turn around.

The bulb of the cul-de-sac is located within a 108' right of way. The cul-de-sacs will have an inside radius of 21' and an outer radius of 45' to face of curb. The bulb will contain a 24' wide travel lane along the exterior edge with a center island.

There may be a 4' sidewalk around one side of the cul-de-sac where it can connect to the community trail system. Where there is no connection to the trail system, this portion of sidewalk may be eliminated. The central islands will be landscaped and may be used for rain gardens or for collecting storm run-off. Parking may be allowed where it would not conflict with driveways.

Figure 4-11
Cul-de-sac



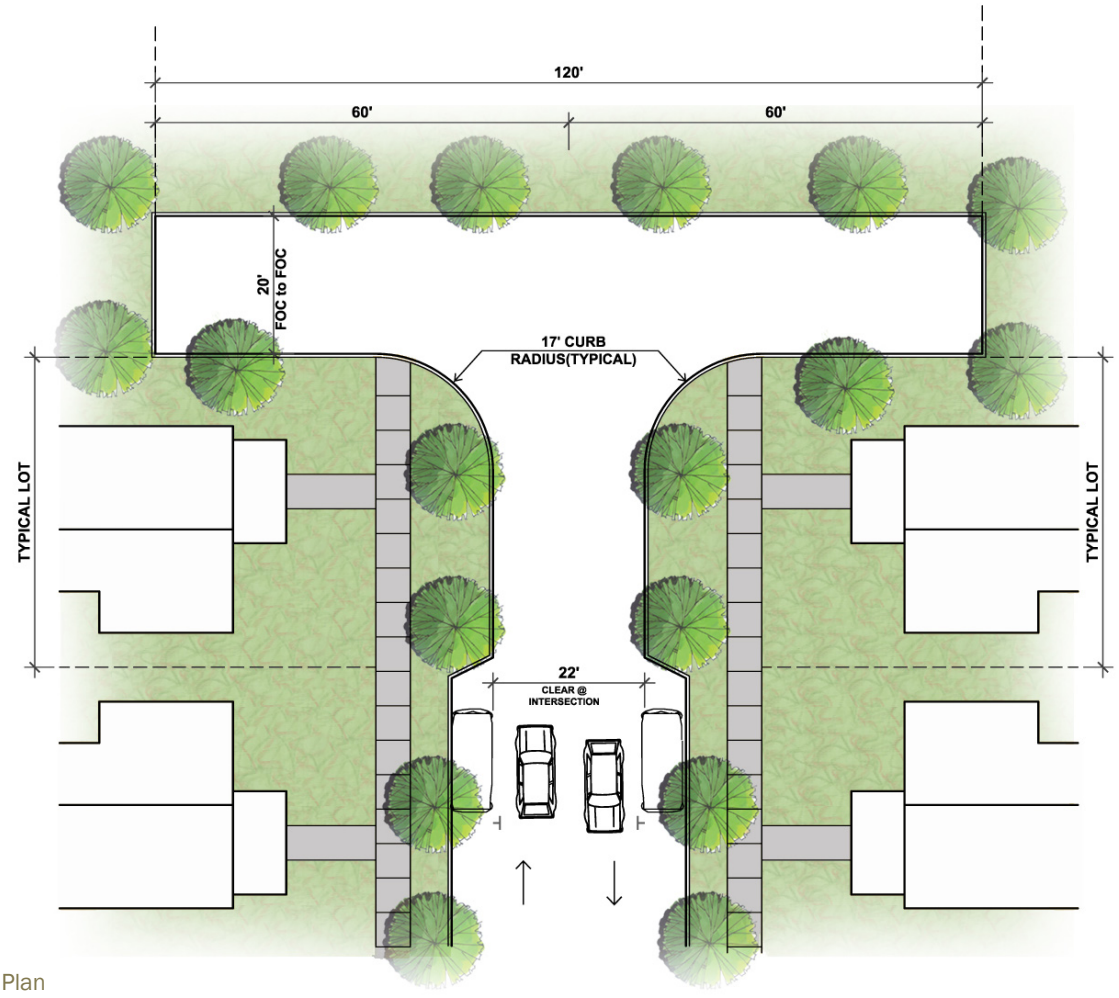
Plan

HAMMERHEAD

The hammerhead will be used at the end of neighborhood streets and alleys primarily to serve as a turn around and uses less land than a standard cul-de-sac.

The hammerhead has a paved driving surface that is 120’ long by 20’ wide. The curb returns are a minimum of 20’ and no parking is allowed in the hammerheads. No sidewalks are required. Hammerheads may also utilize alleys as their 20’ wide driving surface. The hammerhead is not required to be at 90 degrees, it can be reconfigured to a “Y” or right angle to meet site contraints.

Figure 4-12 Hammerhead



Plan

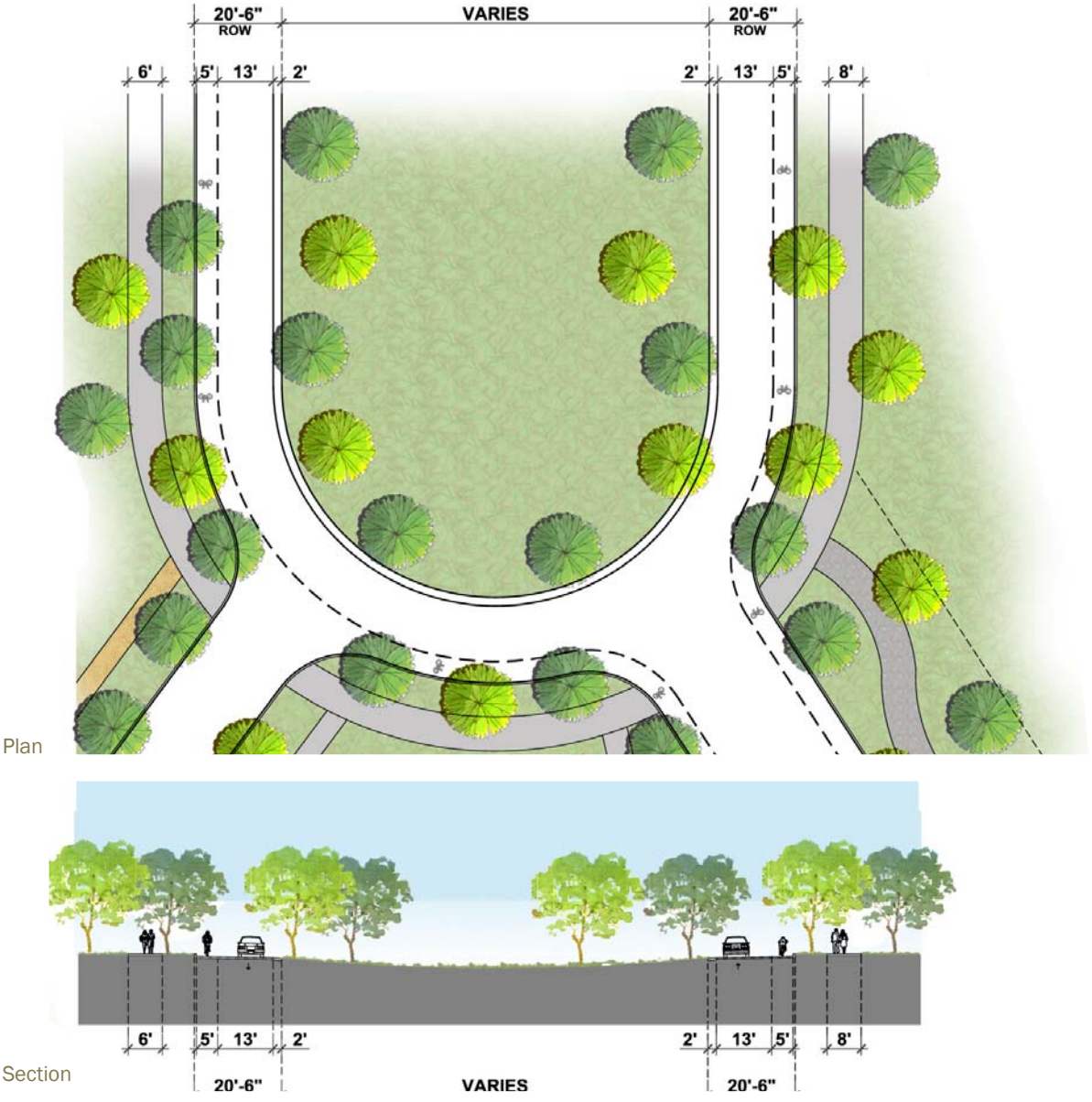
ELONGATED ROUNDABOUT

The Elongated Roundabout is an important part of the circulation framework and serves as the transition from the more formal Community Connector to a more organic Community Collector B.

The paved section contains a vertical curb, 5’ wide striped bicycle lane, 13’ wide travel lane in each direction within a 19’ wide right-of-way. No on-street parking is permitted. No back out driveways are permitted.

To accommodate casual bicyclists, joggers, and pedestrians, multi-purpose trails are provided on both sides of the roadway within a landscape tract. To buffer pedestrians and casual cyclists from vehicles, the trails are separated by a minimum of 7’- 6” wide planting strip. The trails are portions of those on both sides of the Community Connector.

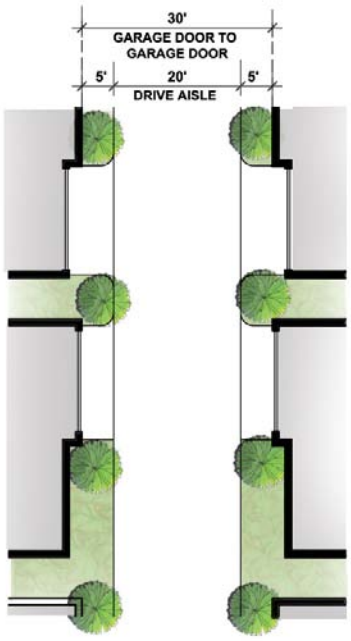
Figure 4-13 Elongated Roundabout



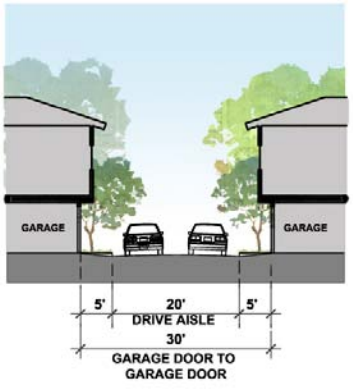
RESIDENTIAL ALLEY

Residential Alleys are located behind residential lots, and the purpose is to provide vehicular access to garages. Alleys will have a 20' paved surface. Garages will be setback a minimum of 5 feet from the edge of the driving surface and a minimum of 15 feet from the centerline of the pavement. No resident or guest parking is allowed within the alley way except in designated parking spaces.

Figure 4-14
Residential Alley



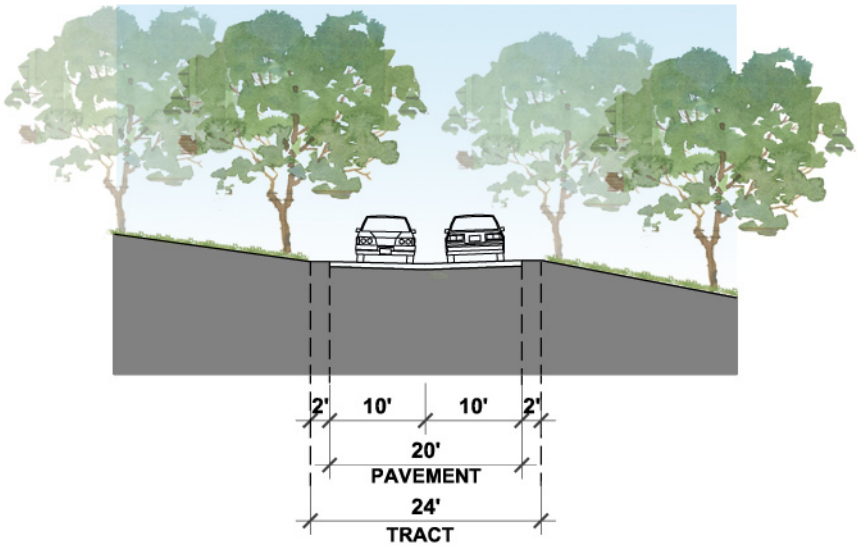
Plan



Section

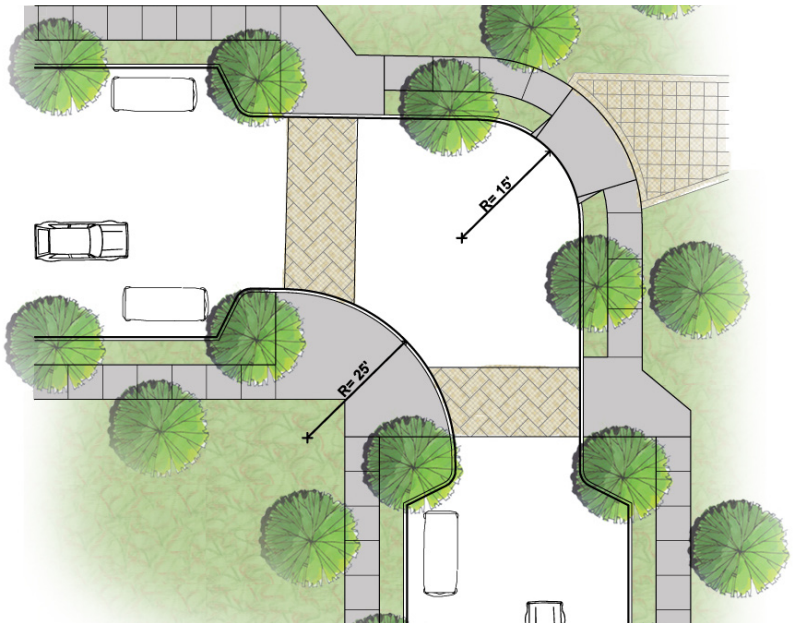
PRIVATE ROAD/ACCESS ROAD

Private Roads/access roads are used to provide access to individual parcels where no through connection is needed to the existing for future public street system. They are also used internally within individual parcels. The maximum length of a private road is 150 feet without a turnaround. They consist of two 10 foot travel lanes within a 24 foot wide tract.



90 DEGREE INTERSECTION

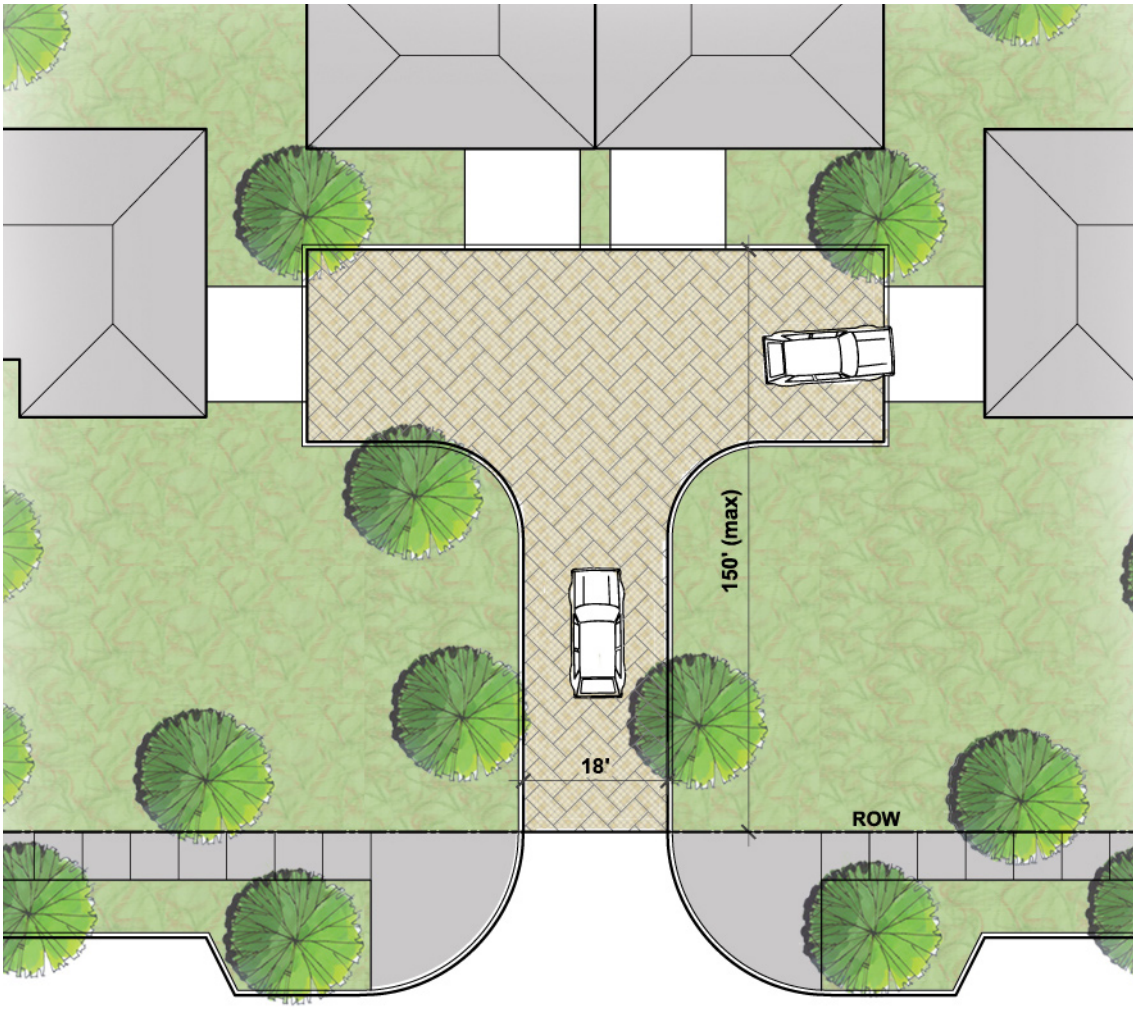
The 90 degree intersection elbow will be used with neighborhood streets to reduce traffic speeds, discourage through traffic and provide access to individual residences within implementing projects. Parking will be eliminated within the 90 degree intersection elbow from pedestrian crossing to pedestrian crossing. The planting strip will be eliminated along the inside of the corner. Pedestrian crossings will be provided on both sides of the intersection and painted, textured or of a different material to be visible to the approaching traffic. The inside corner shall have a minimum 25 foot radius along the face of the curb. The outside corner will have a minimum radius of 15 feet along the face of the curb.



AUTOCOURT/SHARED DRIVE

An autocourt or shared drive is a limited (generally never serving more than 10 different addressses for an autocourt; or 4 residences for a shared drive) private access way used to serve primarily residential uses. This street type provides vehicular access to the sturctures while reducing the number of driveways on a residential street. Special paving or landscaping should be used to designate these facilities as serving only the adjacent buildings, and not part of the community vehicular network. The shared drive differs from the autocourt in that there is no turnaround necessary.

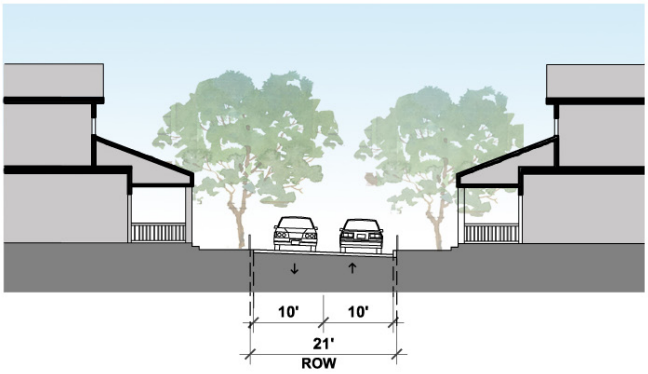
4-15 Autocourt/Shared Drive



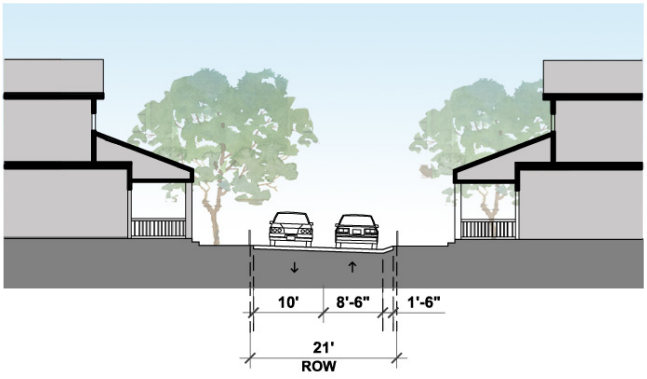
AUTO/PEDESTRIAN SHARED DRIVE

Auto/Pedestrian shared drives are local access roads that are intended to be used by both pedestrian and vehicles. Typically these will be private driveways or parking areas serving a limited number of residences or mult-family buildings and will have low vehicular traffic volumes. Scored or patterned pavement will be used to differentiate the function of the shared drive from adjacent streets. Variation of the alignment and width along the drive is encouraged to create interest, slow traffic and promote pedestrian activity and safety.

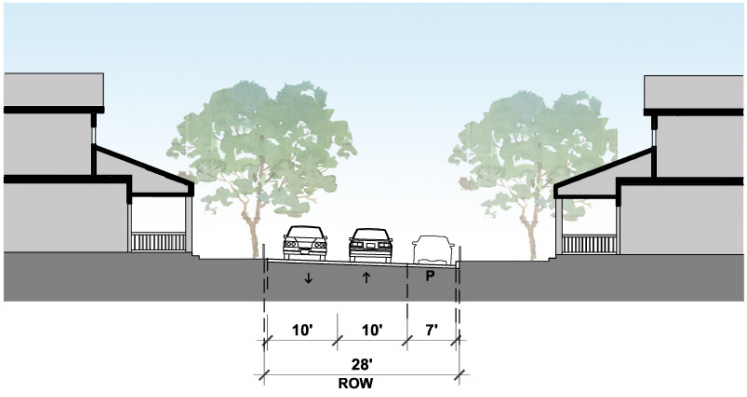
4-16 Auto/Pedestrian Shared Drive with curb and gutter



4-17 Auto/Pedestrian Shared Drive without curb and gutter



4-18 Auto/Pedestrian Shared Drive with parking



MODIFICATION TO STREET SECTIONS

Street sections may be modified to best fit the character of the proposed neighborhood and to respond to natural site features. Modifications to street sections related to on-street parking, bicycle lanes, planter strips and/or sidewalks must meet the following guidelines:

- On-street parking is required within a development to the extent necessary to satisfy any on-street or guest parking requirement for the development. This means that some streets within a development may have street parking and some may not.

- Bicycle lanes are only required to be included in street sections that are classified higher than a neighborhood street. Bicycle lanes may be eliminated if an adequate off-street facility is provided as a replacement.

- A sidewalk may be eliminated where access to any occupied use (e.g. residential) is not provided. For example, if a street does not have any residences on one side, the sidewalk may be eliminated on that side.

- A sidewalk may be eliminated if a separated trail section is provided as a replacement. For example, where a paved multi-use trail is provided along the road (it may be separated), the sidewalk may be eliminated on one or both sides.

- A sidewalk on one side may be eliminated in cul-de-sac or hammerhead type of street ends where minimal residences are proposed. For example, where a number of residences take access from either a cul-de-sac or hammerhead street, if less than five residences are on each side, a sidewalk may be eliminated on one side.

- Planter strips may be reduced or eliminated within or adjacent to a critical area or buffer; along the side of a street that is adjacent to a park or open space area; in commercial/office and mixed-use areas; or where the planter strip would create a threat to public safety (for example, sight distance or pedestrian visibility). In commercial/office and mixed-use areas, tree wells may be provided instead. Planter strips may be reduced or eliminated in street sections that are traversing slopes in order to minimize or avoid construction of walls. Where planter strips are reduced or eliminated due to topography, planted areas and trees should be provided at the back of the sidewalk to produce the same affect.

PROPOSED OFF-SITE IMPROVEMENTS

A traffic study is being conducted through the EIS process to determine the on-site and off-site improvements necessary to maintain Level of Service ‘C’ on impacted roads. Off-site intersection improvements are shown and described in the MPD Phasing Plan.

CHAPTER 4

INTEGRATION OF MPD WITH EXISTING STREET NETWORK

The Villages street network will be functionally integrated with the existing street network by ensuring that intersections between the new and existing system align or are re-aligned, by placement of roundabouts or traffic signals, and by widening of adjacent existing streets to accommodate new vehicle trips. Visual integration of the new network will be accomplished with street sections that include landscape strips, rain gardens, bioswales, and street trees similar to existing City design standards. Improvements at multiple off-site intersections will maintain the function of the existing system. In addition, The Villages MPD includes several of the minor arterials shown on Figure 7.3, page 7-23 of the Transportation Element of the City of Black Diamond:

- Community Connector A is located and sized to function as "Annexation Road" and the "South Connector"
- The North Connector Roadway is proposed through Parcel B
- Neighborhood Street with Bike lanes "D" is located and sized to function as a portion of the "Lake Sawyer Road Extension"

The Villages MPD site is located in a large undeveloped area within the City of Black Diamond with limited interface between its proposed street network and the City's existing network. The areas north and south of SE Auburn-Black Diamond Road, and south and west of Lake Sawyer Road are the only portions of the site that are adjacent to and have access to the City's existing street network. Connectivity of the site with the surrounding City network is limited by the Rock Creek corridor and Jones Lake. This limited connectivity will protect the majority of existing neighborhoods from through traffic.

The Villages main property street network will connect to the existing external street system at three points on SE Auburn-Black Diamond Road, two points on Lake Sawyer Road, and one point at Green Valley Road. The southern portion of Lake Sawyer Road is proposed to be vacated and relocated on The Villages MPD site aligning with Main Street. Community Connector A will intersect with SE Auburn- Black Diamond Road and the intersection will be signalized or otherwise controlled.

The Villages Parcel B street network has no direct connection to the existing street network. It will connect indirectly to SR 169 through the Lawson Hills North Triangle and indirectly to Lake Sawyer Road via the future Pipeline Road.

Chapter Five

PARKS, OPEN SPACE AND TRAILS

The Villages
Master Planned Development

5

CHAPTER

OVERVIEW

The preservation and enhancement of existing natural systems is one of the primary guiding principles in the City's Comprehensive Plan and is a main part of the principle framework for the development of neighborhoods in The Villages. The parks and open space system builds upon this foundation of natural systems to create community gathering spaces, provide recreational and educational opportunities, contribute to the high quality of life of residents living in Black Diamond, perform the role of infrastructure by capturing and cleaning storm water, and contribute to the distinct identity and character of each neighborhood. These are multi-tasking landscapes that perform multiple functions and fill multiple roles simultaneously, thereby achieving the highest possible value for the community, as envisioned in the City's Comprehensive Plan.

The parks and open space system consists of a series of inter-connected parks and trails typologies ranging from small intimate pocket parks to medium-sized community parks to linkages to larger regional facilities at Lake Sawyer. They are programmed with a variety of uses throughout all seasons of the year. The parks and trails typologies are distributed throughout The Villages in order to provide ease of access and close proximity to all residents. No home is more than a quarter-mile walking distance from a park, natural open space area or trail. The character of each park is based on the character of the surrounding natural open space and/or the character of an individual neighborhood. They are a combination of the natural and the manicured - the informal and the formal - the active and the passive - depending upon their location and functions. The landscape planting palette is primarily derived from indigenous or regional plant species in order to fit the climate and character of the area.

The trails system consists of a combination of hard and soft-surfaced trails that link major destinations within The Villages such as schools and village centers and provide links to destinations beyond the community boundaries such as Lake Sawyer, the Green River and the regional equestrian facility. The network forms a series of loops of differing lengths. The loops provide alternative routes and allow choices between short, medium and long distances for recreation and exercise. The trails run through various parks and open space conditions and their design reflects these differing conditions. In the neighborhoods or village centers, the trails reflect their urban context in surfacing and furnishings, while in natural areas, they are more natural and informal. The trails provide for a range of users groups including equestrians, bikers, runners and pedestrians.

WILDLIFE CORRIDORS

The Villages contains a network of wetlands complexes - the most significant of which is Black Diamond Lake and bog complex. This area is part of the Wildlife Habitat Network identified by the King County Comprehensive Plan. This network transects the City of Black Diamond and connects the Cedar River riparian corridor with the Green River corridor. Lake Sawyer, Jones Lake and Black Diamond Lake are important components of the habitat network. The network is completely protected in The Villages and acts as the major natural open space feature of the community.

Educational and stewardship opportunities for these sensitive lands will be supported through programming at the schools as well as through interpretive signage on the internal trail network. Hiking trails will be narrow and carefully aligned throughout natural open space areas of The Villages so as not to impede the movement and habitat of wildlife.

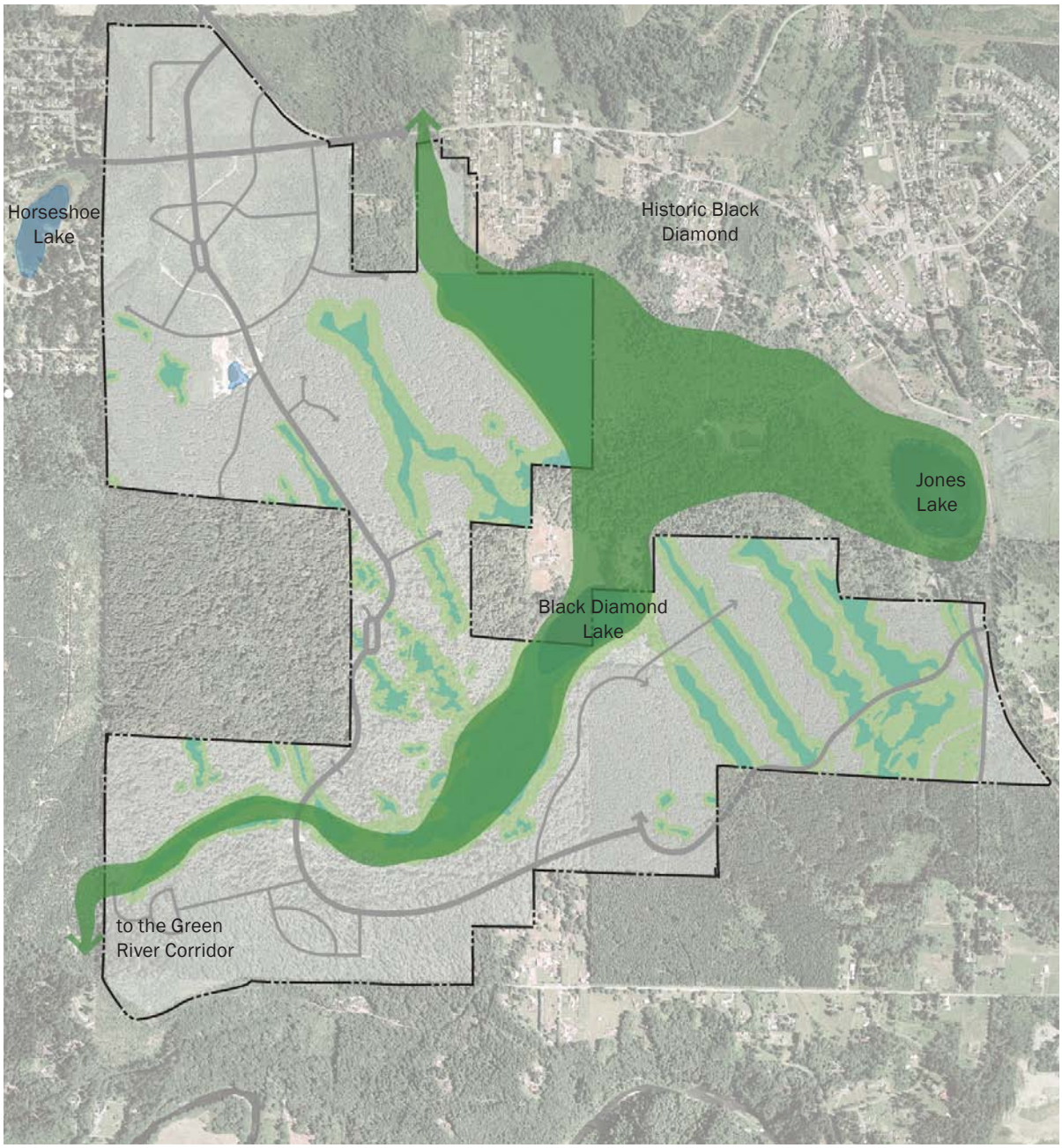
OWNERSHIP AND MAINTENANCE OF PARKS, RECREATION, OPEN SPACE AND TRAILS

SENSITIVE AREAS AND BUFFERS

Ownership and maintenance of sensitive areas and buffers shall be consistent with the requirements of the City of Black Diamond Sensitive Area Ordinance, BDMC Chapter 19.10, which allows sensitive area tracts to be held in undivided ownership by all lots within the development, dedicated to the City of Black Diamond or other governmental entity, or conveyed to a non-profit land trust.

NON-SENSITIVE AREA PARK, OPEN SPACE AND TRAILS

All non-sensitive area park, trail and open space areas will be owned and maintained by the Home Owner's Association (HOA) or Master Developer.



Wildlife Corridors

LEGEND
Wildlife Corridor

LEVEL OF SERVICE STANDARDS

The parks and open space system in The Villages exceeds the total acreage of pocket parks, neighborhood parks, and community parks required by the 2008 Black Diamond Parks, Recreation, and Open Space Plan. Double the neighborhood and community parks are provided and the number of pocket parks meets the standard. Additional pocket parks may be added to the community as individual neighborhoods are designed and platted. While there are no regional parks planned at The Villages, joint use of play fields and other recreational facilities at the elementary and middle school sites will serve many of the active recreational needs of the community. It is also anticipated that The Villages will contribute funds to assist in the construction of off-site regional park facilities within the City of Black Diamond. In addition to the parks, there are areas of the community dedicated to preservation of natural open space and more than 12 miles of multi-use trails. The exact locations and configurations of the parks are conceptual only and may be modified as neighborhoods are designed and platted.

Table 5-1
Level of Service Standards

VILLAGES AT BLACK DIAMOND LEVEL OF SERVICE		Level of Service Standards	Individual Park Area Requirements (acres)	Recommended Total Acreage at The Villages	Recommended # of Parks at The Villages	Parks per the Plan (# or Acres)
Size in acres:	**1,196**	* Based on information from the City of Black Diamond (WA) Parks, Recreation, and Open Space Plan (December 23, 2008)				
Dwelling units	**4,800**					
Projected Population:	**12,624**					
Pocket park*		None	0.5	0	0	**8**
Neighborhood Park		75% of population within 1/2 mile	1	2.00	2	**4**
Community Park		90% of population within 1.5 mile	1-5	2.00	1	**2**
Trail/Greenway**		75% of population within 0.5 mile				
Open Space		10% of City Area (10% of site)	119.6	119.6		**505 ac.**
School Park		Variable	N/A	N/A	N/A	**2**

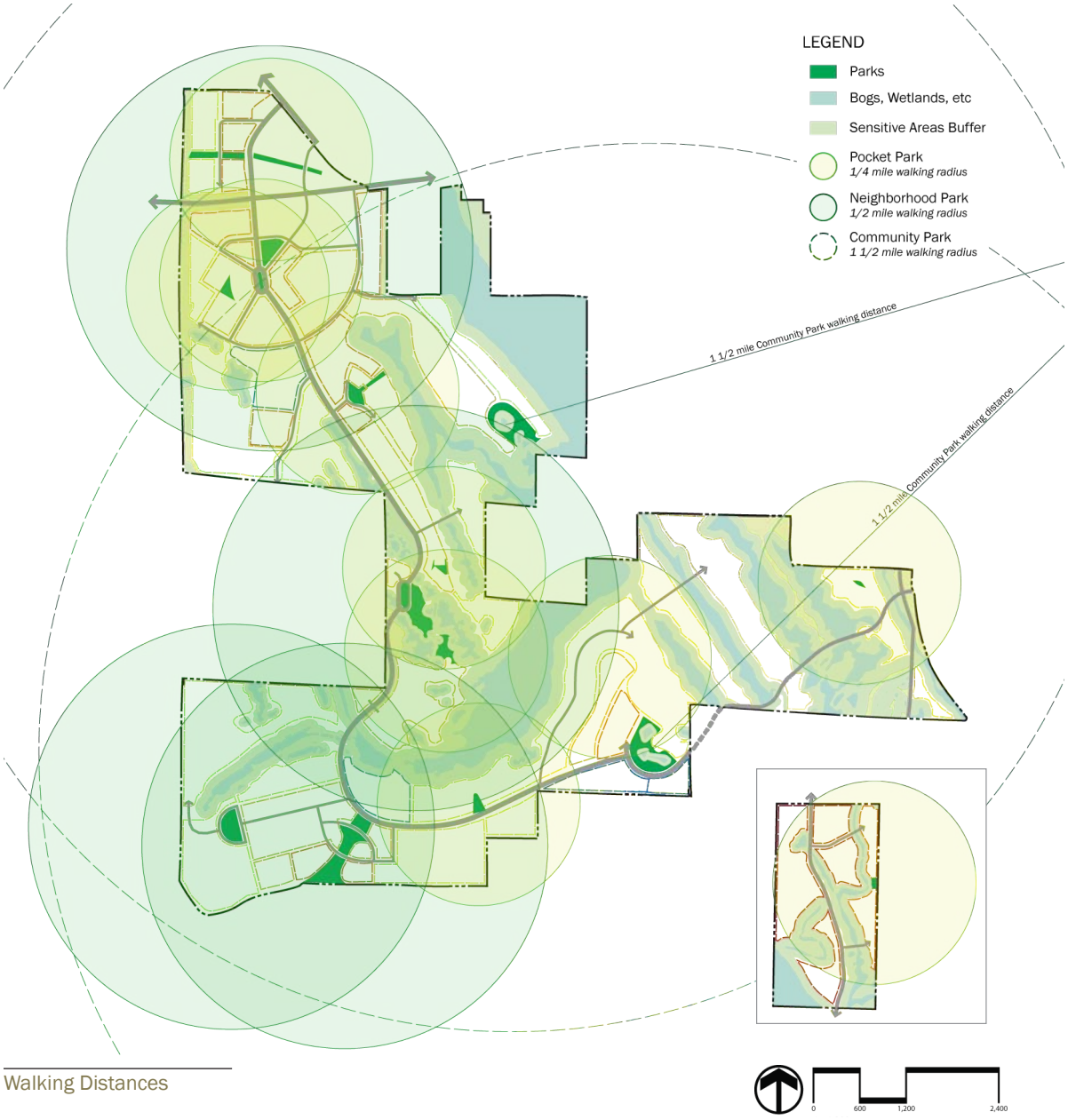
* Additional pocket parks will be provided by implementing plats
** There are approximately 12 miles of proposed trails within The Villages.

PARKS AND OPEN SPACE PROGRAMMING

The parks, open space and trails system at The Villages has been carefully designed to provide for the social and cultural needs of the community throughout the year. In addition, activities and spaces that contribute to the local economy, provide inspiration through public art and design, and preserve or enhance environmental systems have also been provided. The parks, open space and trails system will provide a range of activities throughout the day and throughout the year. Each park type has a role to fill in providing this extensive range of activities. The Programming Recommendations Matrix below provides a list of anticipated activities and the appropriate park locations for those activities while illustrating when the activities may occur throughout the seasons of the year.

WALKING DISTANCES

The parks and open space system is distributed across The Villages in order to provide easy and convenient access to all residents. No home in The Villages is more than ¼ mile walking distance from a park, natural open space area or trail alignment. This public network serves to engage residents with the natural world and to encourage walking for health and recreation. Each park typology has a different service radius. Pocket parks serve residents within a ¼ mile walking distance and serve the needs of the people living within that circumference. Neighborhood parks serve a ½ mile radius while community parks service a 1.5 mile radius. All parks are accessible to residents and guests along the trails network or at the end of the sidewalks that parallel each street.



Walking Distances

PARKS AND OPEN SPACE TYPOLOGIES

The parks and open space systems is comprised of many differing typologies. The sizes, functions, configurations and locations of the parks are dependent upon their surrounding natural features, neighborhood demographics, and social/cultural needs. The typologies are distributed across the site to service the entire community and provide easy and convenient access to all residents. The typologies include:

Town Center Plaza – The plaza serves as the focal point of the village center and accommodates passive uses by shoppers and their children. It is a flexible space that is comfortable for intimate conversations or solitary people-watching but can also accommodate larger gatherings of the entire community such as art festivals, sidewalk sales, and other community celebrations. The streets of the Town Center are designed in such a way that they can be closed and used for additional festival and plaza space on special occasions. In conjunction with the Town Green, the Town Center plaza is designed to host large community events.

Community Parks - Community parks are typically between 1 and 5 acres in size and are recreational destinations that serve community-wide needs. They contain larger active recreational uses such as basketball, volleyball, tennis, playgrounds and informal play fields and are used by all residents of the community.

Neighborhood Parks – Neighborhood parks are typically between .5 and 1 acre in size and differ from community parks in that they serve as the smaller recreational and social needs of the neighborhood. Smaller in scale and amenities, they are a collection of residential-scale green spaces that accommodate a range of neighborhood activities such as small playgrounds, sitting and picnic areas including barbecues, and court sports such as basketball. These are locations where residents and guests of the community congregate and interact with one another and enjoy family gatherings.

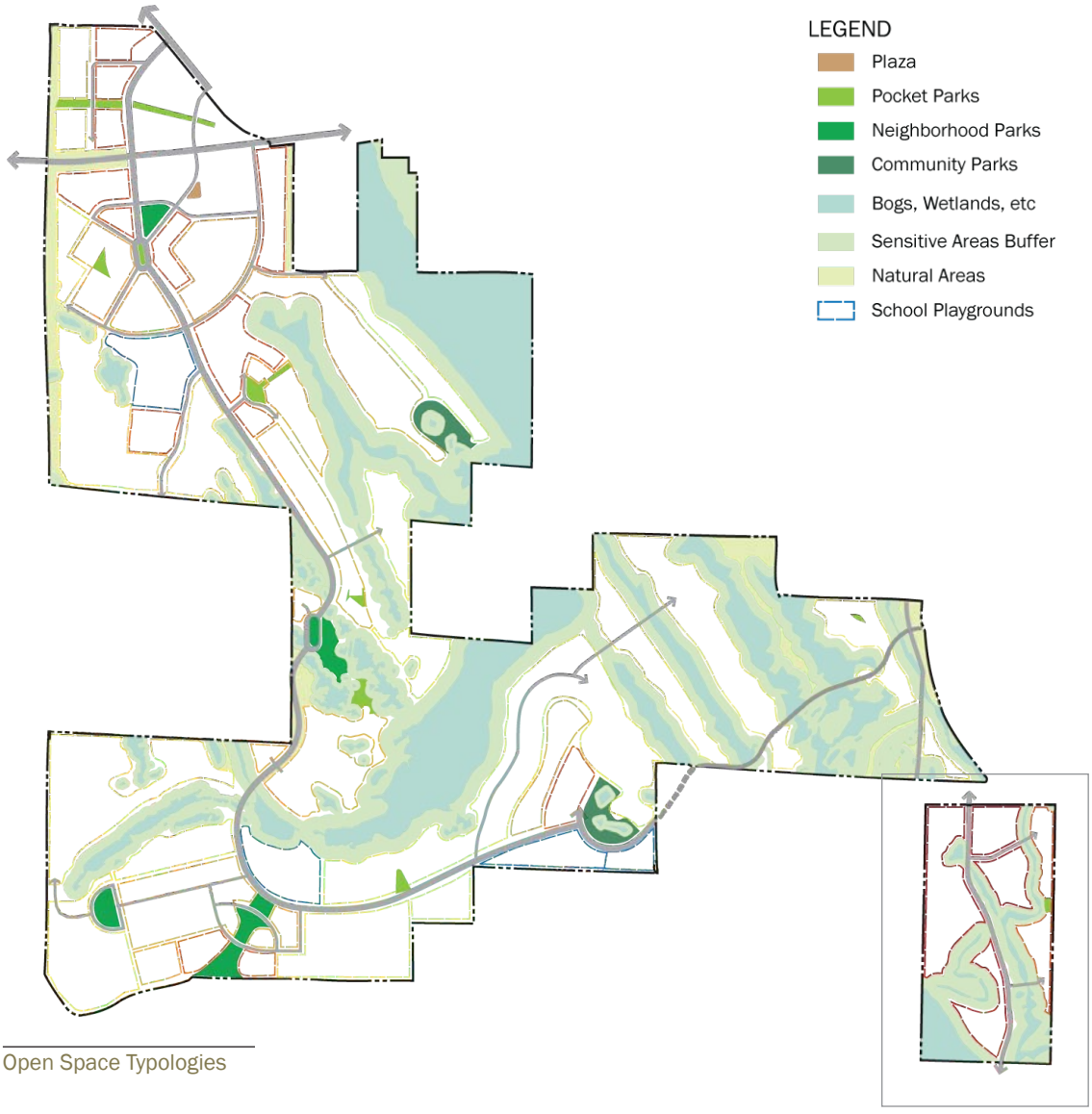
Pocket Parks – Pocket parks are typically .5 acres or less in size and serve the informal needs of the immediately-adjacent residents. They provide very small, intimate gathering places and include tot-lots, seating areas or simply small gathering places for children to play. Pocket parks are located and sized to fit the unique characteristics of the neighborhood design.

Common Greens – Common greens are semi-public, pedestrian-oriented passageways. They are intended for the use of the residents of the homes that face directly onto them and act as a collective front yard for them. They also serve as connectors between streets and serve as local pathways through the neighborhood. Common greens open onto neighborhood streets or directly onto residential boulevards. Common greens are counted as pocket parks in the Level of Service matrix.

Community Gardens – Community gardens serve the community by providing locations for local food production as well as a social space for residents. Residents lease a plot of

land within the garden and grow, flowers for cuttings or vegetables for eating. These areas of production help the region maintain unity and productiveness in the community. Community gardens are best suited within larger park spaces such as community or school parks or in natural open space buffers serviced by the trail network. Where land is available, small community gardens can also be located in common greens.

Natural Open Space – The natural open space system, in the form of wetlands, bogs and their surrounding buffer areas, are a major key to the long-term environmental sustainability in The Villages. These spaces are protected from intrusive human uses and take advantage of natural systems to capture and clean storm water for the community. They provide wildlife movement corridors and important habitat. In some instances, they will support local environmental education initiatives from the schools. Stewardship of the natural environment begins with understanding this beautiful resource and educating residents and guests on its proper use and protection.



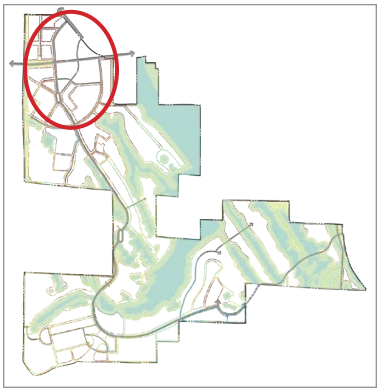
Open Space Typologies

Town Center – The Town Center neighborhood has a comfortable, informal quality that feels as if it grew in place over time. It derives its character from the materials of the surrounding natural environment and the rich cultural history of the Black Diamond area. It offers cues and references to the past but does not attempt to re-create it. It is composed of native plants, industrial materials such as rough concrete and rusting cor-ten steel and asymmetrical geometries.

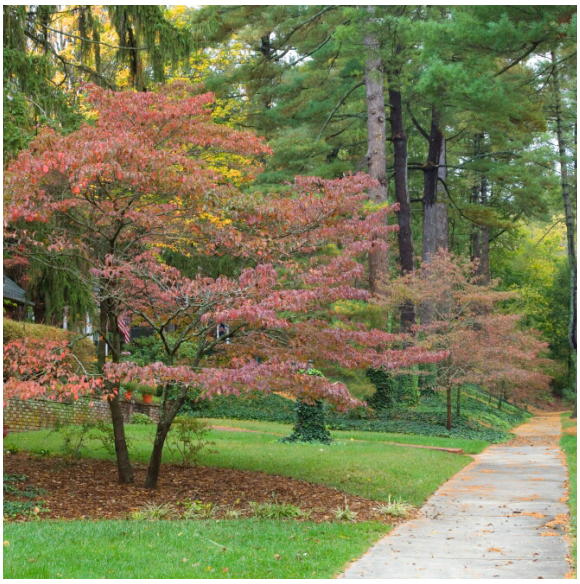
CONCEPTS

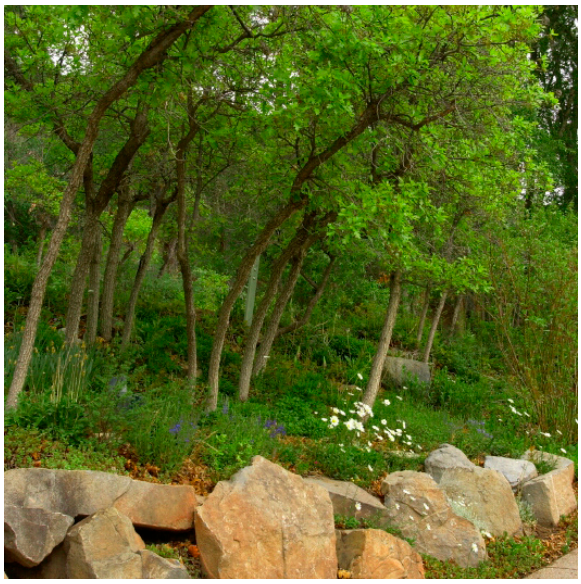
Connected
Organic Urbanism, “The new rural”
Formal / Structured
Entry / Arrival / Earthform gateway
Urban Stormwater – structure
Civic

KEY PLAN



Diamond Park – The Diamond Park neighborhood derives its character from the forests that surround it. Manicured park areas are inserted into the natural context in an organic, free-flowing way that mimics the natural systems. The parks are comprised of informal turf areas, ornamental and native plants, and natural materials such as stone boulders and decomposed granite pathways.

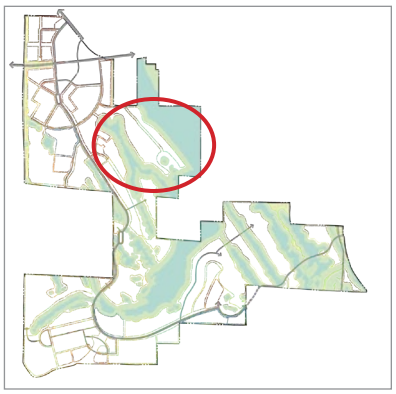




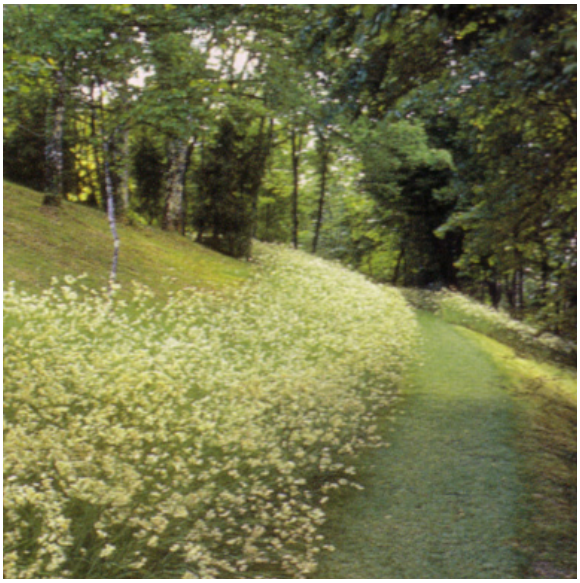
CONCEPTS

Enchanted forest
Nature trails – connected
Mossy/Fern ; Cool
Intimate spaces
Secluded/Quiet
Less formal landscape (clusters)

KEY PLAN



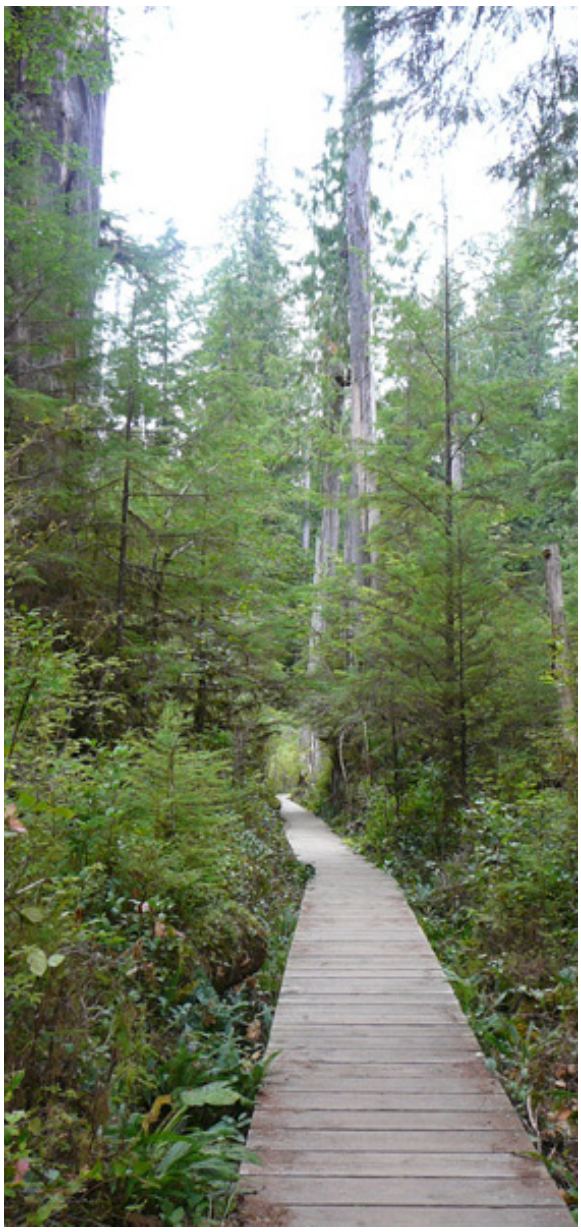
Black Diamond Lake – The Black Diamond Lake neighborhood is located adjacent to the Black Diamond Lake Wildlife Habitat Network. It will have the most natural and organic feel of any neighborhood within The Villages. The landscape will utilize primarily native plants that are found on the site. Trails will have soft-surfaces or wooden boardwalks through sensitive areas. Materials used within parks will be natural stone and wood. The landscape seeks to seamlessly blend with the natural environment.



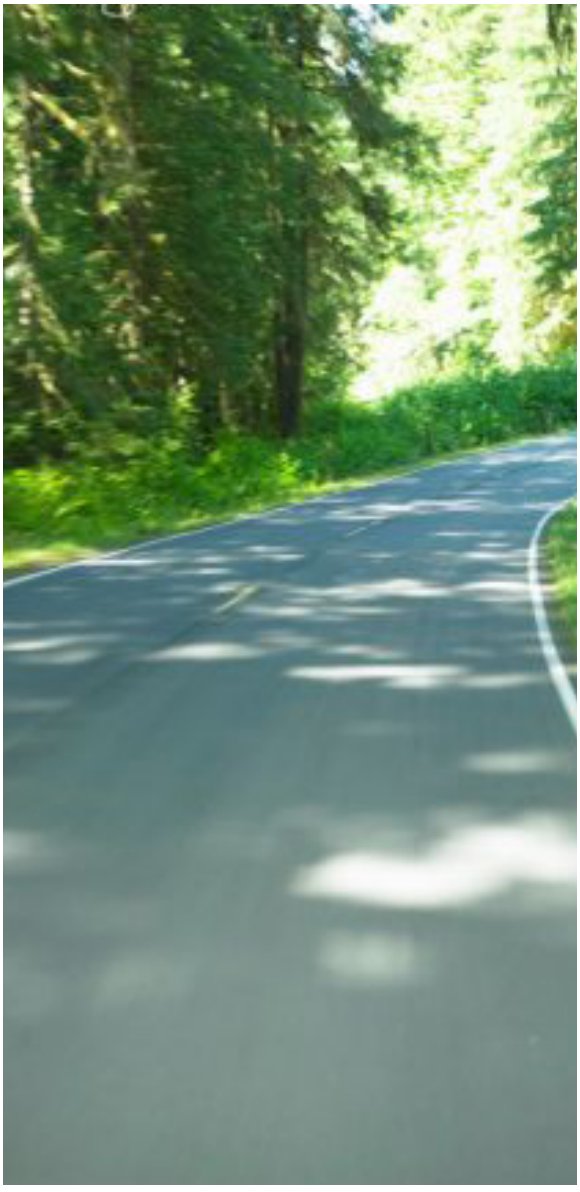
CONCEPTS

Lots facing open space
Framed views
Nature / interpretive
Natural materials – soft
Controlled + protected
Light on the land

KEY PLAN



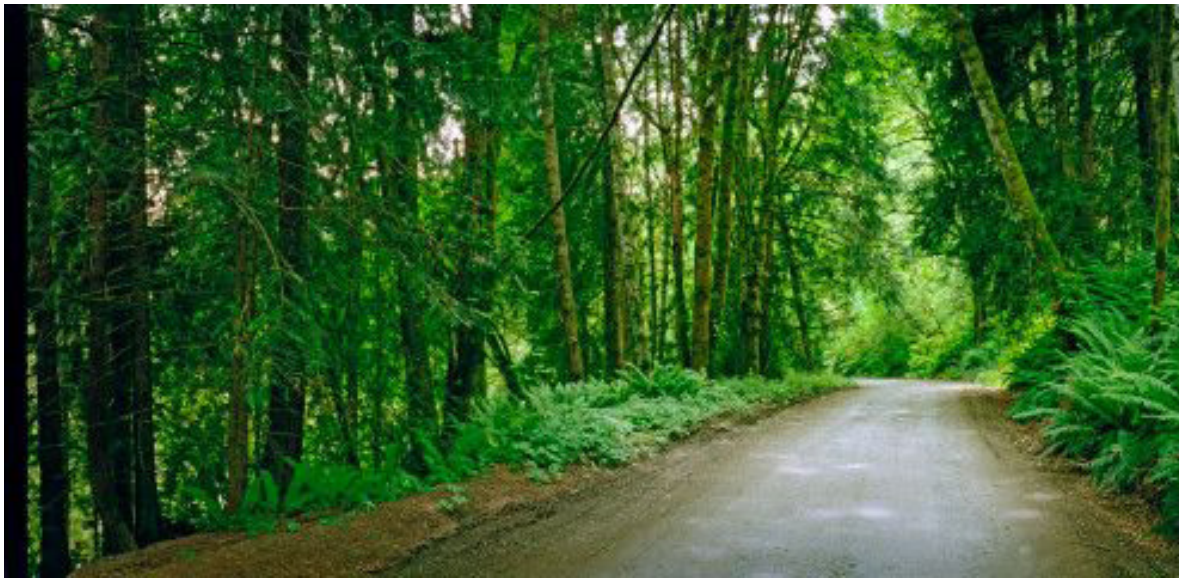
The Narrows – The Narrows neighborhoods are linear in character and are inserted between sensitive wetlands. The character of the landscape will reflect and emphasize the linear nature of these neighborhoods through the alignment of streets and trails. The neighborhoods will be sensitive to the natural surroundings and utilize native plantings. Materials used within parks will be natural wood and stone in keeping with its environment character.



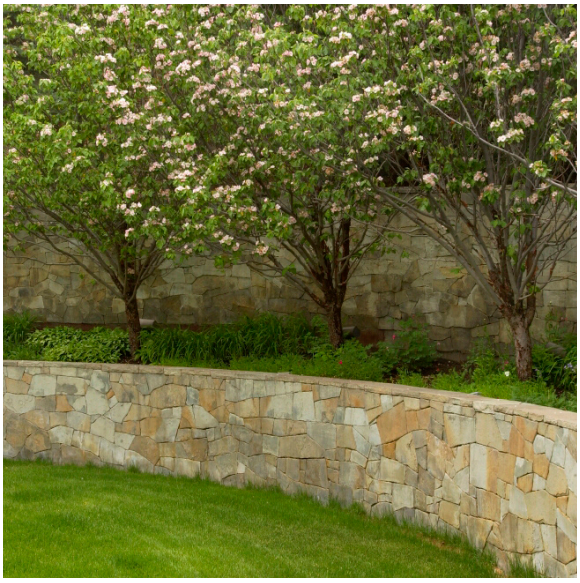
CONCEPTS

Rural country road
Informal
Nature / interpretive

KEY PLAN



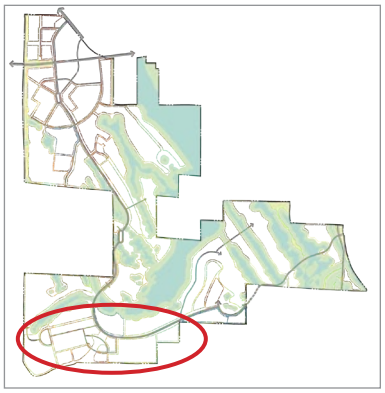
Forest Green – The Forest Green neighborhood is a gridded country village. The landscape character reflects the geometries of this neighborhood and creates an urbane, small town feel. The parks in this neighborhood are more formal in nature and accommodate active recreation uses such as field and court sports. The landscape will utilize both native and ornamental plants to achieve this look and feel. Materials will be of traditional parks including steel, cut stone, turf, and contemporary site furnishings.



CONCEPTS

Urbane
Country village
Formal streetscape
“Country Urban”
Younger families

KEY PLAN



PARKS CONCEPT SKETCHES

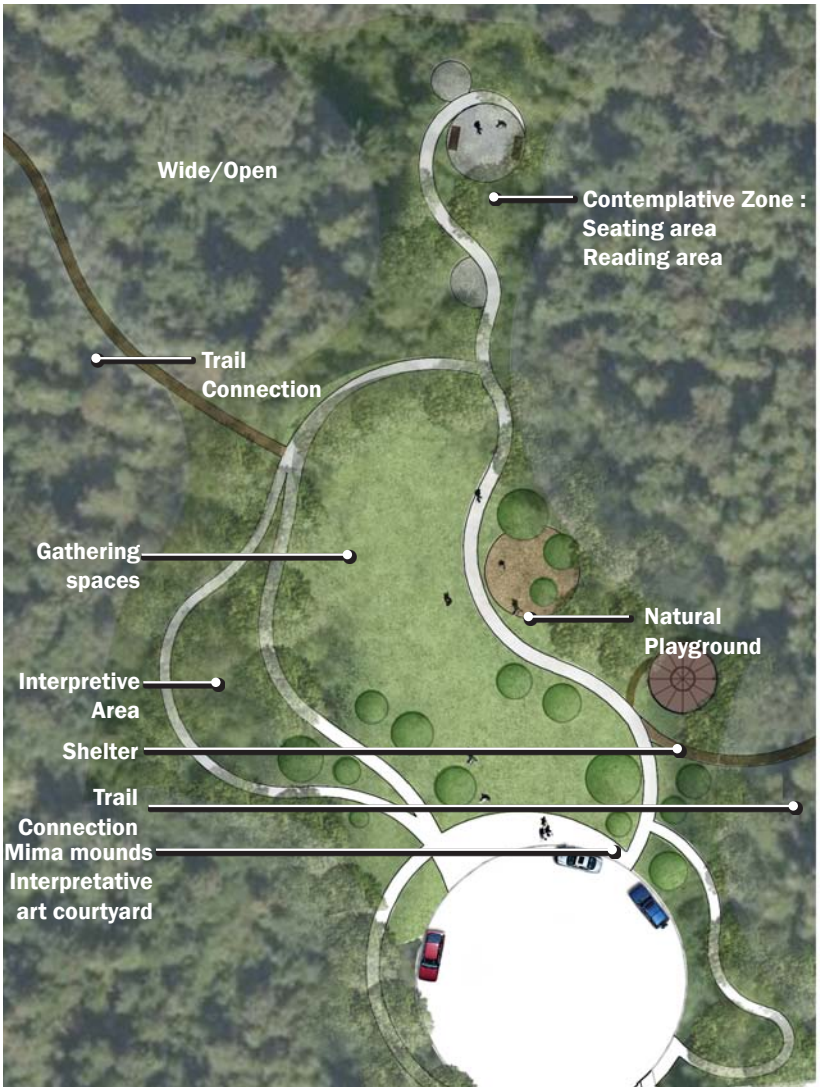
The park concept sketches included in this document are intended to illustrate the general character, activities and functions of differing parks typologies. These concepts will be refined and adapted to actual site conditions during neighborhood design and platting.

Town Center Plaza – The Town Center Plaza is a major contributor to the eclectic, organic nature of the village center. It is organized to provide flexibility for a range of activities and uses from people-watching to community festivals and events. The main gathering space in the center of the plaza is flanked by a shade and rain protection pavilion which acts as a stage during performances or a sitting pavilion during regular use. The irregular paving pattern frames planting areas filled with native grasses, shrubs, and trees. Trees are planted in an organic pattern that softens the architecture and frames activity zones. The paving pattern directs pedestrians to safe, raised street crossings at the main intersection and at the center of the plaza and privileges pedestrians over automobiles. The streets of the village center are designed so they can be closed during special events such as street fairs, sidewalk sales or farmers markets and they act as extensions of the plaza space.

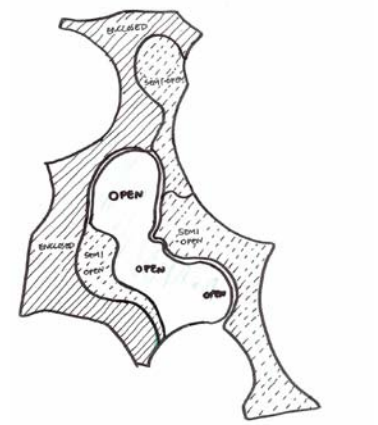
Town Green – The Town Green is the main civic green space of The Villages. It acts as an extension of the Town Center plaza during large community events. Trees are spaced to accommodate festival booths. The great lawn embraces crowds, sunbathers, lunch-time cat-nappers and Frisbee-throwers. The sloped lawn on the south acts as amphitheater during events and screens the park from the village roundabout. A series of small gardens on the northern edge of the park provides intimate spaces for individual users and screens performances from the residential uses across the street. The performance pavilion and gazebo is a platform for musical performances and outdoor movies. This is the place where the whole community comes together for shared experiences and events.

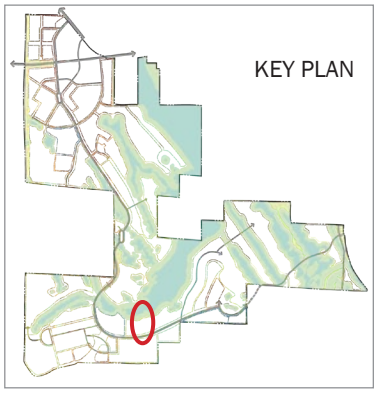
Black Diamond Lake Nature Park – The Black Diamond Lake Nature Park inserts passive recreational and leisure activities into a natural setting. It is a small clearing in the woods, between .75 and 1.25 acres in size, that provides an informal playing field, neighborhood playground, picnic and seating areas, and trail connections to the greater trails network of The Villages. It is designed to educate residents and guests about the natural world through interpretive design of indigenous landforms, vegetation patterns and water systems.

INSPIRATION : MIMA MOUNDS
The geology formation which can be found in Olympia, Washington.



SPACE DIAGRAM : OPEN / ENCLOSED SPACE



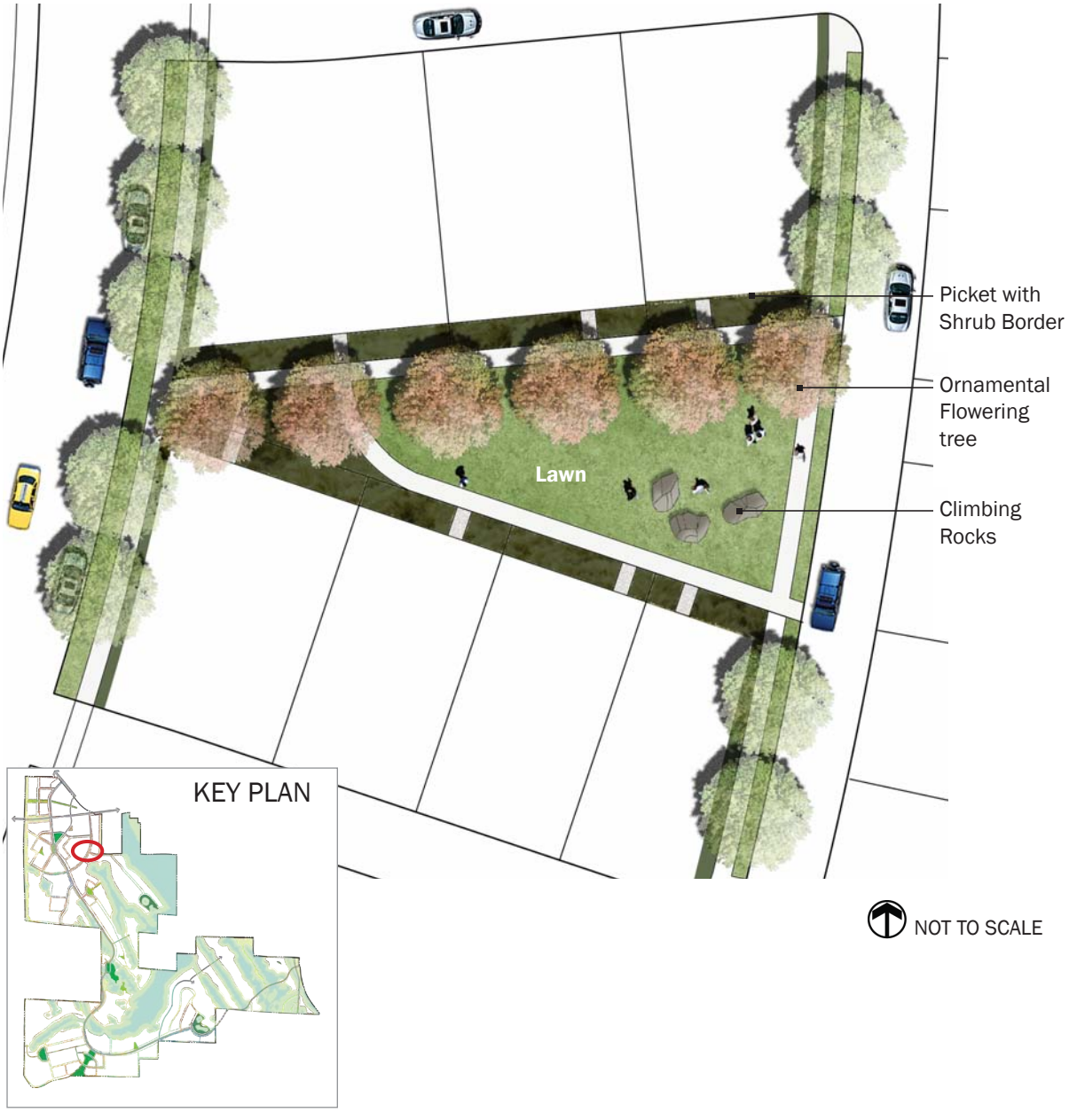


NOT TO SCALE

Diamond Park – Diamond Park illustrates the common components of a typical neighborhood park of 1 to 1.5 acres with a small multi-purpose green, walking paths, small court games such as bocce, a tot lot and a flexible space for informal volleyball or badminton. This pocket park serves as the focal point of the immediate neighborhood and provides trail connections through the block to the streets and sidewalks beyond. It takes its design cues from natural, braided streambeds to wind its way into the surrounding neighborhood.

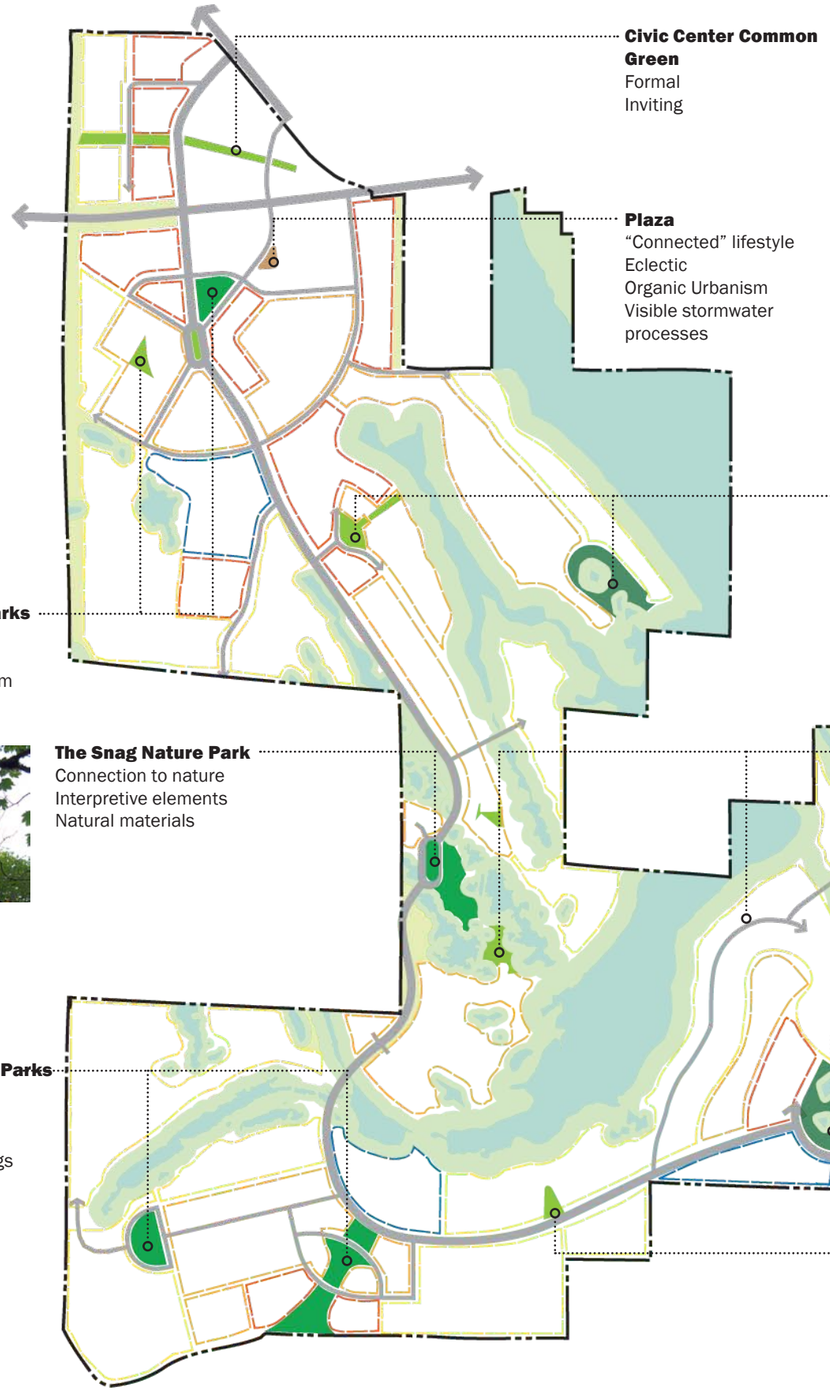
INSPIRATION : OUTWASH
The geology formation which can be found in Olympia, Washington.

Common Greens –A common green is the shared front lawn for the surrounding homes on the block. It provides flexible play space for young children who can be easily watched by residents and serves as place for next-door neighbors to socialize and interact. In this concept, large boulders are used as climbing rocks by children at play. In other common greens, other features such as vegetable and cutting gardens or seating areas may take the place of boulders. Each common green has its own character, configuration and uses.



LANDSCAPE CHARACTER

The character and identity of each neighborhood is shaped by its landscapes. At The Villages, there are multiple neighborhoods and each neighborhood has its own unique landscape look and feel. There are common elements in each that serve to tie the whole community together but each neighborhood will be an identifiable and distinct district with the overall community. The landscape character of each neighborhood is described below:



Civic Center Common Green
Formal
Inviting

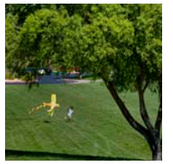

Plaza
"Connected" lifestyle
Eclectic
Organic Urbanism
Visible stormwater processes



Streetscapes – The streetscapes of The Villages play a vital role in establishing the character of each neighborhood within The Villages. The streetscapes will change depending upon their location in the community and the neighborhood of which they are a part. In general, the streetscapes utilize primarily native plants supplemented by ornamentals and trees to create water-wise landscapes throughout the community. Streetscapes also use plant materials to capture and clean storm water runoff in neighborhoods.

Diamond Community Park + Pocket Park
"Enchanted Forest"
Informal
Families w/ active teens/tweens
Small-scale soccer and multi-use fields
Flexible spaces
Trail connections / passive recreation
Active



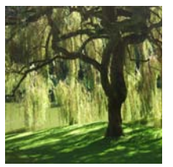



Town Green Parks
Tot-lots
Eclectic
Organic Urbanism



The Snag Nature Park
Connection to nature
Interpretive elements
Natural materials

Black Diamond Lake Nature Parks
"Northwest Bog" character
Connection to nature
Light on the land
Passive
Interpretive
Natural materials (soft)
Quiet reflection
Protected



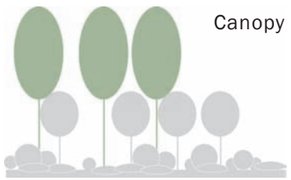

Forest Green Parks
"Urbane"
Formal
Refined space
Small gatherings

The Heights Community Park
Active
Sense of entry to the community
Formal


Common Greens
Formal
Refined plant palette
Small gathering spaces


LANDSCAPE PLANT PALETTE

The landscape plant palette for The Villages is comprised primarily of plants native to the region or adapted to the climatic conditions of this location. These plants will be supplemented with other ornamentals where needed but the intent of the landscape is to fit it as closely to the regional climatic conditions as much as possible. The native upland and wetland plant palettes are illustrated below and are a combination of trees, shrubs, groundcovers and grasses. Wetlands and Bog plants will be used throughout the community in the landscape areas that capture and clean storm water, in low areas where the water table is near the surface, and in areas within wetlands and bog buffers that have been disturbed such as road crossings and trail alignments.



Canopy

Abies grandis
Grand Fir

Picea sitchensis
Sitka Spruce

Acer macrophyllum
Bigleaf Maple

Populus balsamifera
Black Cottonwood

Alnus rubra
Red Alder

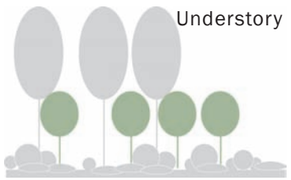
Pseudotsuga menziesii
Douglas Fir

Arbutus menziesii
Madrona

Thuja plicata
Western Redcedar

Fraxinus latifolia
Oregon Ash

Tsuga heterophylla
Western Hemlock



Understory

Acer Circinatum
Vine Maple

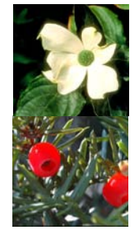
Prunus emarginata
Bitter Cherry

Acer glabrum
Douglas Maple

Rhamnus purshiana
Cascara

Crataegus douglasii
Black Hawthorn

Salix lasiandra
Pacific Willow



Cornus nuttallii
Pacific Dogwood

Taxus brevifolia
Yew

Shrubs

Amelanchier alnifolia
Serviceberry

Holodiscus discolor
Oceanspray

Oelmaria cerasiformis
Indian Plum

Ribes lacustre
Black Gooseberry

Rubus spectabillis
Salmonberry

Symphoricarpus albus
Snowberry

Andromeda polifolia
Bog Rosemary

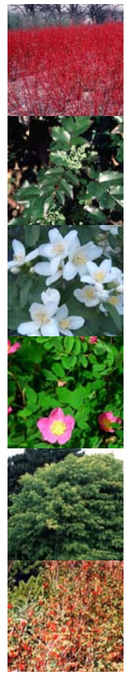
Kalmia microphylla
Bog Laurel

Oplopanax horridus
Devil's Club

Ribes sanguineum
Red-flowering Currant

Sambucus caerulea
Blue Elderberry

Vaccinium ovatum
Evergreen Huckleberry



Cornus sericea
Red-osier Dogwood

Mahonia aquifolium
Tall Oregon Grape

Philadelphus lewisii
Mock Orange

Rosa gymnocarpa
Bald Hip Rose

Sambucus racemosa
Red Elderberry

Vaccinium parvifolium
Red Huckleberry

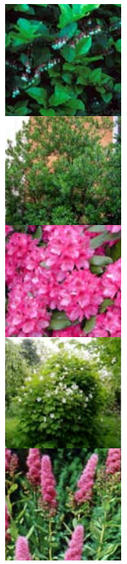
Corylus cornuta
var. californica
Beaked Hazelnut

Mahonia nervosa
Low Oregon Grape

Physocarpus capitatus
Pacific Ninebark

Rosa nutkana
Nootka Rose

Spiraea densiflora
Subalpine Spirea



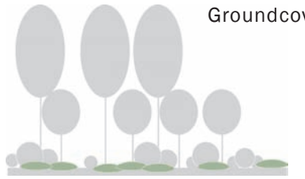
Gaultheria shallon
Salal

Myrica californica
Pacifc Wax Mrytle

Rhododendron macrophyllum
Pacific Rhododendron

Rubus parviflorus
Thimbleberry

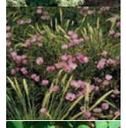
Spiraea douglasii
Hardhack; Spirea



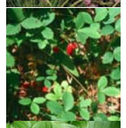
Groundcover

Achillea millefolium
Yarrow

Aruncus sylvester
Goat's Beard

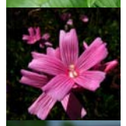


Clarkia amoena
Farewell-to-Spring



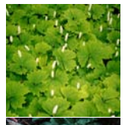
Fragaria virginiana
Wild Strawberry

Maianthemum dilatatum
False Lily of the Valley

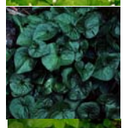


Sidalcea hendersonii
Checker Mallow

Vancouveria hexandra
Inside-out Flower



Achlys triphylla
Vanilla Leaf



Asarum caudatum
Wild Ginger

Cornus unalaschkensis
Bunchberry

Grindelia stricta
Coastal Gumweed

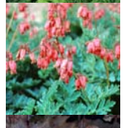
Mimulus guttalus
Yellow Monkey Flower

Smilacina racemosa
False Solomon's-seal

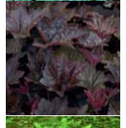
Viola glabella
Stream Violet

Adiantum aleuticum
Maidenhair Fern

Athyrium filix-femina
Lady Fern



Dicentra formosa
Bleeding Heart



Heuchera micrantha var. mircantha
Sm. Flower Alumroot

Polystichum munitum
Sword Fern

Stachys cooleyae
Cooley's Hedge Nettle

Arctostaphlyos uva-ursi
Kinnikinnik

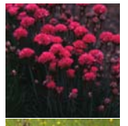
Blechnum spicant
Deer Fern

Fragaria chiloensis
Beach Strawberry

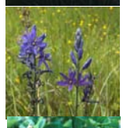
Linnaea borealis
Twinflower

Sedum divergens
Spreading Stonecrop

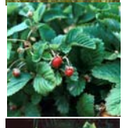
Tolmiea menziesii
Piggyback Plant



Armeria maritima
Thrift; Sea Pink

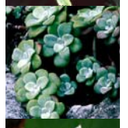


Camassia quamash
Common Camas



Fragaria vesca
Woodland Strawberry

Lysichiton americanus
Swamp Lantern



Sedum spathulifolium
Broad-leafed Stonecrop

Trillium ovatum
Trillium

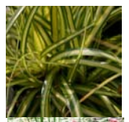
Grass-like

Carex deweyana
Dewey's Sedge

Festuca idahoensis
Idaho Fescue

Carex lyngbyei
Lyngbye's Sedge

Juncus ensifolius
Daggered-leaf Rush



Carex obnupta
Slough Sedge

Scripus acutus
Hardstem Bulrush

Deschampsia cespitosa
Tufted-hair Grass

Scirpus microcarpus
Small-fruited Bulrush

Elymus mollis
Dunegrass

Typha Latifolia
Cattail

Vines

Lonicera ciliosa
Orange Honeysuckle

Lonicera hispidula
Hairy Honeysuckle

Rubus ursinus
Blackberry

Trees

Alnus rubra
Red Alder

Rhamnus purshiana
Cascara

Fraxinus latifolia
Oregon Ash

Salix lasiandra
Pacific Willow

Picea sitchensis
Sitka Spruce

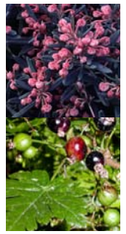
Thuja plicata
Western Redcedar

Pinus contorta
var. contorta
Shore Pine

Tsuga heterophylla
Western Hemlock

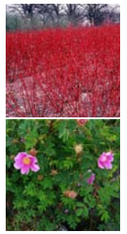
Populus balsamifera
Black Cottonwood

Shrubs



Andromeda polifolia
Bog Rosemary

Ribes lacustre
Black Gooseberry



Cornus sericea
Red-osier Dogwood

Rosa nutkana
Nootka Rose

Kalmia microphylla
Bog Laurel

Sambucus racemosa
Red Elderberry

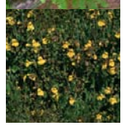
Oplopanax horridus
Devil's Club

Spiraea douglasii
Hardhack; Spirea

Physocarpus capitatus
Pacific Ninebark

Groundcover

Adiantum aleuticum
Maidenhair Fern



Mimulus guttalus
Yellow Monkey Flower

Athyrium filix-femina
Lady Fern

Sidalcea hendersonii
Checker Mallow

Blechnum spicant
Deer Fern

Stachys cooleyae
Cooley's Hedge Nettle

Grindelia stricta
Coastal Gumweed

Lysichiton americanus
Swamp Lantern

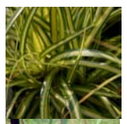
Grass-like

Carex deweyana
Dewey's Sedge

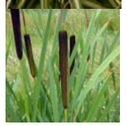
Scripus acutus
Hardstem Bulrush

Carex lyngbyei
Lyngbye's Sedge

Scirpus microcarpus
Small-fruited Bulrush



Carex obnupta
Slough Sedge



Typha Latifolia
Cattail

Elymus mollis
Dunegrass

Juncus ensifolius
Daggered-leaf Rush

RECREATION AND USEABLE OPEN SPACE STANDARDS

A. All Dwelling Units shall be located within ¼ mile of a Park. If an existing Park is not located within ¼ mile of a proposed Development, then the Development shall provide a new Park at a rate of 100 square feet per Dwelling Unit to be served by the Park.

B. Parks shall be designed to serve the unique characteristics of the neighborhood that they serve.

C. The recreation and useable Open Space requirement shall be fulfilled on Development parcels or non-sensitive Open Space within ¼ mile of the Dwelling Units proposed to be served.

D. Unless otherwise noted on Table 9-5, Recreational Facilities constructed by the Master Developer, may be located: (1) on joint use school sites, (2) within off-site regional parks or (3) within the Villages MPD in community parks, community center or neighborhood parks. The recreational facilities may be provided in combination with one another and other informal space or each facility may be provided as a standalone amenity.

E. The Master Developer shall have the option, at the Master Developer's discretion, of providing a lump sum payment in lieu of constructing recreational facilities. The amount of the payment that may be provided in lieu of construction is set forth in table 9-5. In the event the Master Developer elects to make a lump sum payment the City shall use the funds for the sole purpose of constructing the recreational facility and such construction shall be completed within five years.

F. The Master Developer's obligation to provide recreational facilities as set forth in table 5-2 is based on the Level of Service standards set forth in the City's Park and Open Space Plan. To determine the number of recreational facilities required the number of housing units was multiplied by the following population generation rates: 2.7 persons per household for single-family housing units and 1.85 persons per household for multi-family housing units. In the event the total number of housing units constructed in the Villages MPD is less than the 3600 single family units and 1200 multi-family units the recreational facilities requirements shall be adjusted accordingly.

Table 5-2
Recreation Facilities

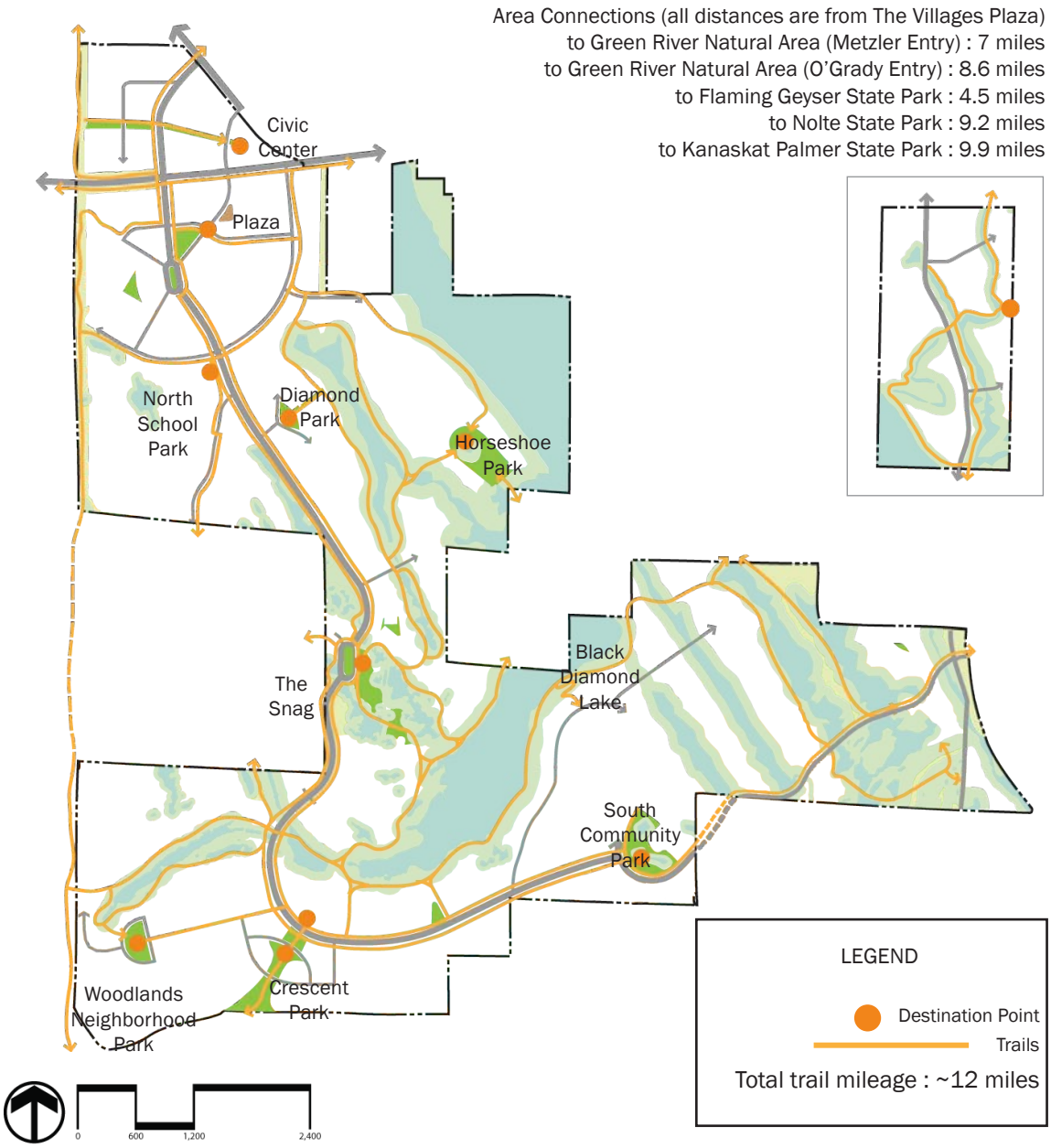
Facility Type	Level of Service	Required Facilities	Timing of Facilities	Optional off-site construction or Fee-in-Lieu
Basketball Court	1:2000	6	Must provide a minimum of one (1) half-court basketball facility prior to each 600th single-family housing unit receiving Certificate of Occupancy	The Master Developer may elect to pay a fee-in lieu of constructing the required Basketball Courts. The Fee shall be $35,000 per Basketball Court and shall be paid prior to each 600th single-family housing unit receiving a certificate of occupancy.
Soccer Field	1:2000	6	Must provide a minimum of one (1) soccer field prior to each 600th single-family housing unit receiving a Certificate of Occupancy. Up to 3 of the required soccer fields shall be designed as Micro Soccer Fields.	The Master Developer may elect to pay a fee-in lieu of constructing the required soccer fields. The fee shall be $100,000 per soccer field and shall be paid prior to each 600th single family housing unit receiving a Certificate of occupancy.
Tennis Court	1:2000	6	Must provide a minimum of one (1) tennis-court prior to each 600th single family housing unit receiving Certificate of Occupancy.	The Master Developer may elect to pay a fee-in lieu of construction for up to 3 of the tennis courts. The fee shall be $35,000 per tennis court and shall be paid prior to each 600th single family home receiving a certificate of occupancy.
Play Area	1:2000	6	Must provide a minimum of 1 Play Area prior to each 800th unit receiving Certificate of Occupancy. Play Areas will primarily be located in community parks, community center or neighborhood parks but may also be located on school sites.	The Master Developer may elect to construct or pay a fee-in-lieu for at least one of the Play Areas off-site within the Lake Sawyer regional park or other such land of a value up to $100,000.

Facility Type	Level of Service	Required Facilities	Timing of Facilities	Optional off-site construction or Fee-in-Lieu
Youth Baseball / Adult Softball field	1:2000	6	Must provide a minimum of 1 Youth Baseball / Adult Softball field prior to each 800th unit receiving Certificate of Occupancy.	The Master Developer may elect to construct or pay a fee of $100,000 per Youth Baseball / Adult Softball field not otherwise provided. Construction or fee shall be prior to each 800th occupancy.
Adult Baseball Diamond	1:5000	2	Must provide a minimum of 1 Adult Baseball Diamond prior to each 2,400th unit receiving Certificate of Occupancy.	The Master Developer may elect to pay a fee of $125,000 per Adult Baseball Diamond not otherwise provided. The fee shall be paid prior to each 2,400th occupancy.
Community Center	1:10,000	1	A Community Center must be provided prior to the 3,000th unit receiving Certificate of Occupancy. The Community Center may be co-located with a swimming pool, skate park, tennis and basketball courts, play area, required fields and/or other recreational amenities. The community center shall primarily benefit the residents of the MPD, but the Master Developer may elect to make it available on a fee basis to the entire community.	
Skate Park	1:10,000	1	A Skate Park must be provided prior to the 3,000th unit receiving Certificate of Occupancy. The Skate Park may be co-located with other recreational facilities or located off-site.	The Master Developer may elect to pay a fee-in lieu for the required skate park to be constructed by the City. The fee shall cover the actual cost of construction up to a maximum value of $80,000. The fee shall be paid prior to the 3,000th unit receiving Certificate of Occupancy

Facility Type	Level of Service	Required Facilities	Timing of Facilities	Optional off-site construction or Fee-in-Lieu
Youth Football Field	1:10,000	1	Must provide a minimum of 1 Youth Football Field prior to the 3,000th unit receiving Certificate of Occupancy.	The Master Developer may elect to pay a fee in lieu of construction of the Youth Football Field that is not otherwise provided. The fee shall be $100,000 and shall be paid prior to the 3,000th unit receiving a Certificate of Occupancy.
BMX Track	1:20,000	0		
Community Swimming Pool	1:20,000	0	Any swimming pool provided shall be combined with a community center or other similar facility to provide restrooms and changing facilities. The facility shall primarily benefit the residents of the MPD. The Master Developer shall determine the hours of operation and may elect to charge reasonable use and maintenance fees. At the Master Developer's election, the pool may also be made available on a fee basis to residents of the City of Black Diamond.	Each community swimming pool provided shall receive a 1:1 credit towards either an Adult Baseball Diamond or Soccer Field, the choice to be made at the discretion of the Master Developer.
Trails	N/A	N/A	The MPD contemplates several miles of differing trail types. The Master Developer shall receive credit towards any of the required recreational facilities at a rate of $25,000 per each mile or fraction of trail constructed and open to the public up to a maximum credit of $300,000.	
Other Recreational Facilities	N/A	N/A	The Master Developer shall retain the right to request recreational credit for other types of recreation provided against the required facilities (such as a designated mountain biking area).	

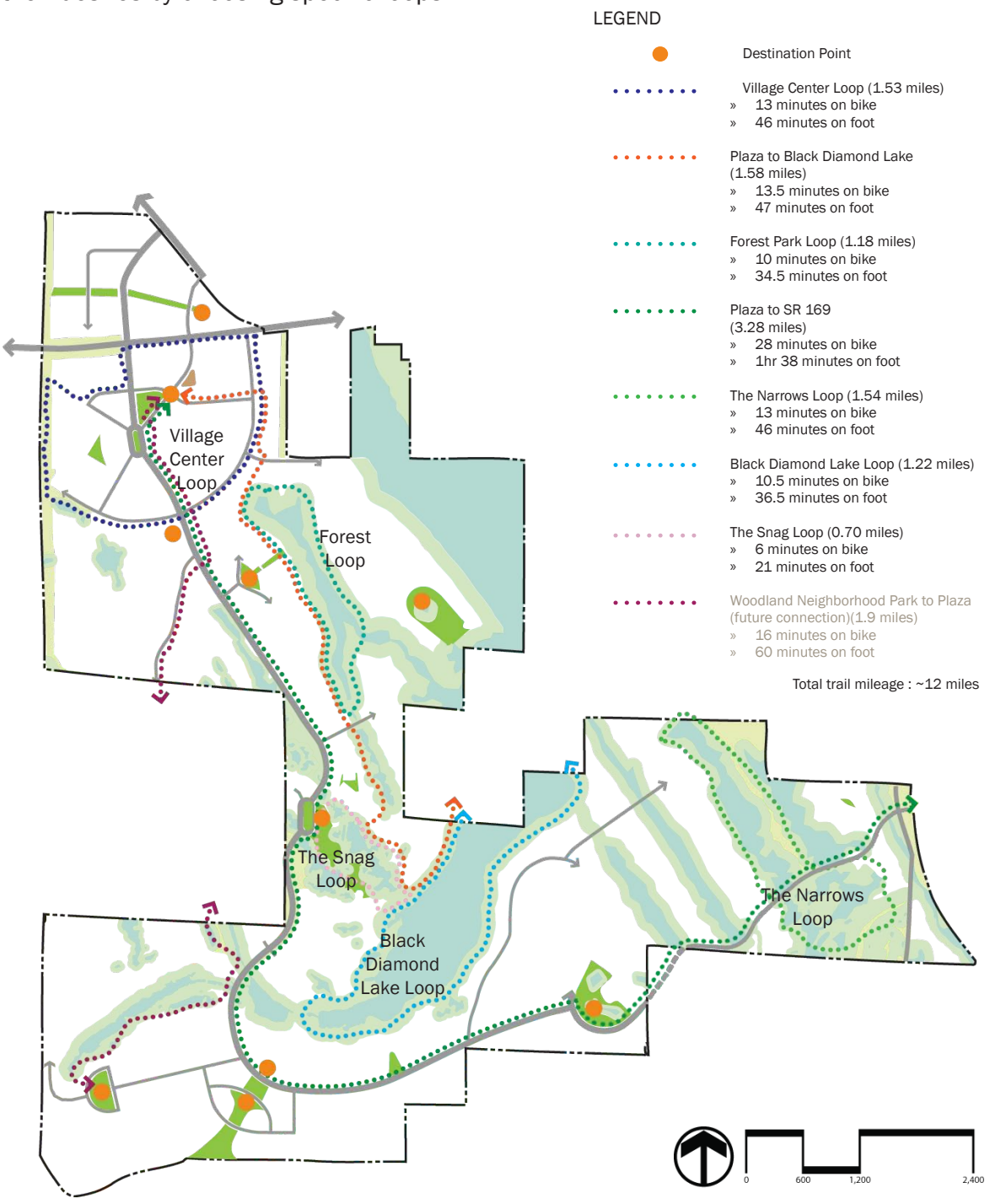
TRAILS NETWORK

The trails network at The Villages is designed to connect major destinations within the community and to link to the regional trail network outside of The Villages to provide access to significant regional destinations such as Lake Sawyer, the Green River and the regional equestrian facility. Trails, sidewalks and pathways are one of the most desired and popular open space features in new communities because they contribute to a healthy lifestyle, promote alternatives to automobile travel and create a high quality of life for residents. The trails network provides safe and convenient access to parks, natural open spaces, adjoining neighborhoods, schools, the village center, and regional destinations. The trails network is comprised of a series of loops that provide differing surfaces and accommodate differing modes of transportation.



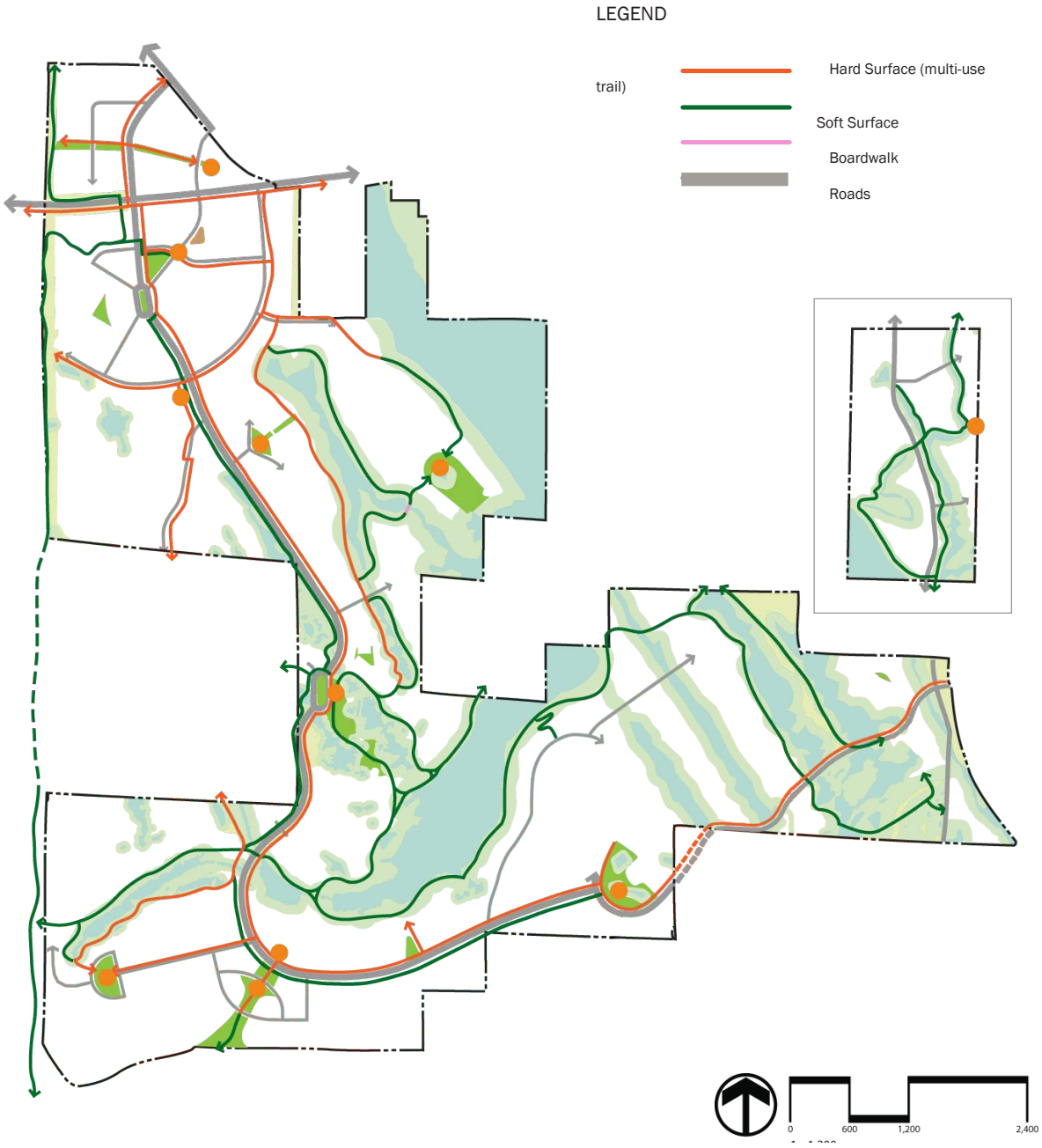
TRAIL LOOPS

Creating multiple looping routes within the community is an important objective of the trails network. Loops provide route choices to destinations, offer differing experiences along their alignments and allow users to fit a route to the time they have available and their recreational needs. They can choose short loops if time is a premium or they can choose longer routes to extend exercise or exploration. Each loop offers an experience different from other locations in the community. Users can customize their experiences to their desires by choosing specific loops.



TRAIL TYPOLOGIES

Trail users have differing needs depending on their skill levels and their purposes for using the trail system. To accommodate a full range of trail users, the trails network combines on-road and off-road trails and provides a variety of paved and unpaved surfaces. The trail network includes sidewalks in most street rights-of-way, on-street bike lanes/routes, off-road multi-use trails (paved or unpaved), and equestrian and hiking trails that link to regional destinations. Access to sensitive wetland areas is controlled and protected with appropriate trail alignments and surface materials. Boardwalks and soft-surface trails are used in these locations and can support wildlife observation and outdoor educational opportunities.



TRAIL STANDARDS

Each trail typology has an associated set of trail standards for widths, surfaces and other design requirements. The standards matrix below outlines the design standards for the proposed trails in The Villages.

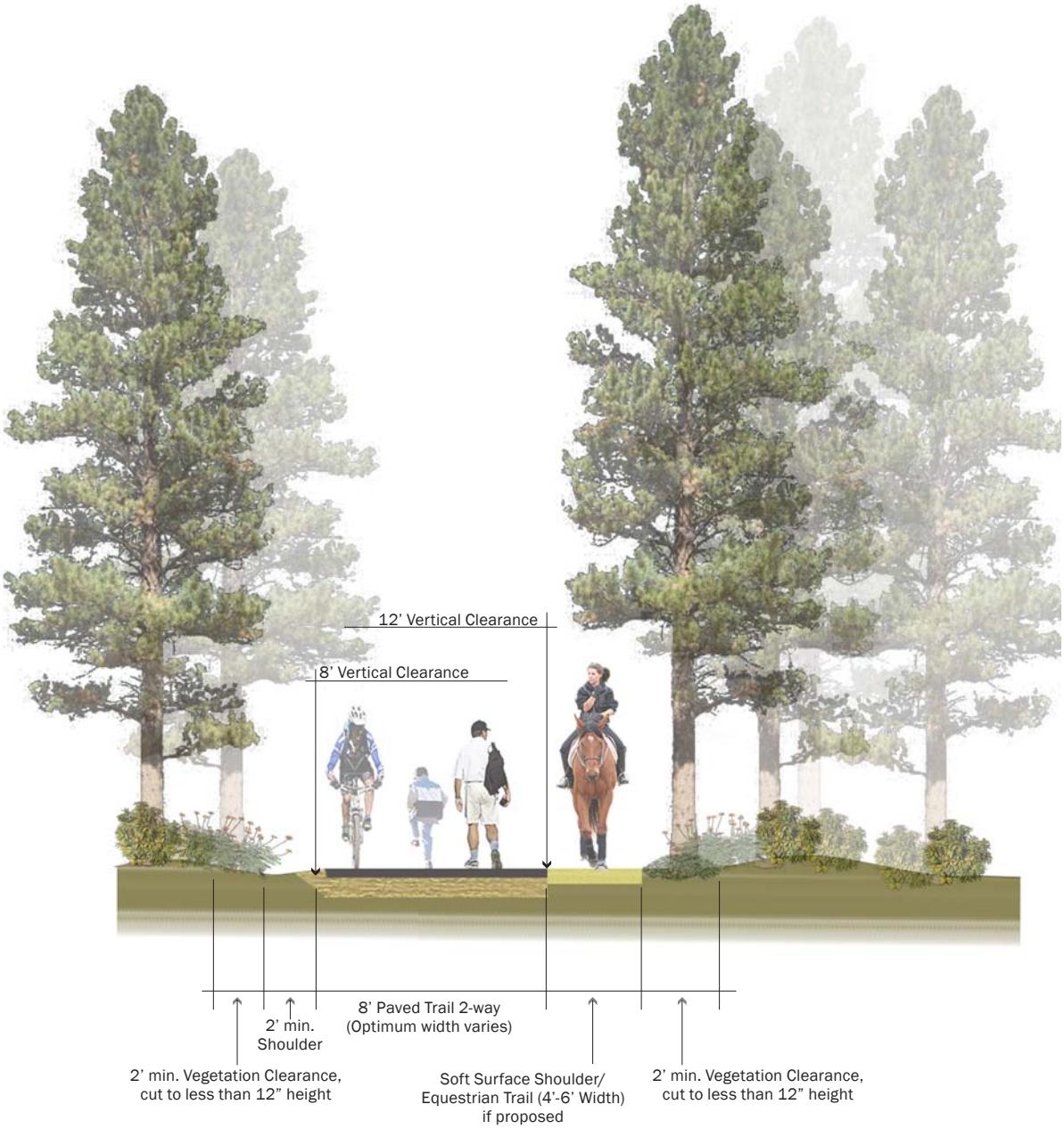
RECOMMENDED TRAIL STANDARDS

Use	Layout	Length	Clearing Width	Clearing Height	Tread Width	Trail Surface
ADA	Loop trails with cutoffs make trails feasible for a variety of different abilities.		Refer to the Americans with Disabilities Act for specific details			
Hiking	Loop system works well to provide variation in distances for day users. Vary landscape type and user experience.	• Day use: 1/4 -5 miles (1/2 day) 5-15 miles (full day) • Backpacking: 25 or more miles	• Light use: 4-6 feet (one-way traffic) • Heavy use: 8-12 feet (two-way traffic)	8 feet	• Light use: 2-3 feet (one-way traffic) • Heavy use: 4-8 feet (two-way traffic)	• Light use: Natural surface with gravel in wet areas • Heavy use: Natural if possible, woodchips or gravel
Bicycling	Single direction trails favored. Loop or linear destination trail.	• Avg speed: 8-20 mph. • Min length is 1 mile, most bicyclists cover 10-20 in a single day, experienced riders up to 50 miles. • Day use: 5-10 miles (1/2 day), 10-20 miles (full day)	• Mountain bicycle: 6-8 feet • Touring bicycle: 8 feet (one way traffic), 10-14 feet (two-way traffic)	8-10 feet	• Mountain bicycle: 2-3 feet • Touring bicycle: 4-6 feet (one way traffic), 8 feet (two-way traffic)	• Mountain bicycle: Natural surface. • Touring bicycle: 2" asphalt surface with a 3-4" base of compacted gravel.
Multi-Use	Design varies depending on context: greenway or river trail, paved urban trail, rail-to-trail, or roadside separated pathway.	Varies	14-26 feet	• Pedestrian/ Bicycle: 8 feet • Equestrian: add 4-6 feet	• Pedestrian/ Bicycle: 6-12 feet If narrower nature pathway, provide passing areas. • Equestrian: 4-10 feet	Can be combination of paved and natural surface depending on bike/jogging use. Soft surface optimal for equestrian, hiking and mountain bicycle.

Turning Radius	% Grade	Sight Distance	Compatible Uses	Incompatible Uses	Facilities
Not critical, avoid sharp-angled turns if possible to prevent short-cut trails from occurring.	Desired: 0 - 5% Max: 15% sustained, 40% shorter than 50 yards Outslope: 4% max	Not critical except with multi-use or intersections.	Equestrian (low use), accessibility trails.		Parking area, picnic area, resting areas, overlooks, water, info board, signs.
Wide, gentle curves are ideal, tight turns require run outs and warning signs. • Mountain bicycle: 4 feet (min)	Switchbacks with barriers and run outs can be utilized on steep slopes. Intersections with motorized roadways should be located on level grades. • Desired: 0-3% • Max: 5-10% (sustained), 15% (<50 yards) • Outslope: 2-4% max	100 feet or more critical at motorized road crossings and two-way trails. • Desired: 100 feet • Min: 50 feet	Summer: Hiking and accessibility trails.	Equestrian	Parking area, bicycle racks, information board, signs.
Varies	• Desired: 1-10% • Max: 10% (sustained), 20% (<50 yards)	50-100 feet	• Summer: Hiking, equestrian and accessibility trails. Biking may be incorporated if there is sufficient trail width.	Summer: ATV, Equestrian	Parking area with space for trailers, picnic area, water, bicycle racks, shelters or rest stops, rest rooms, info board, signs.

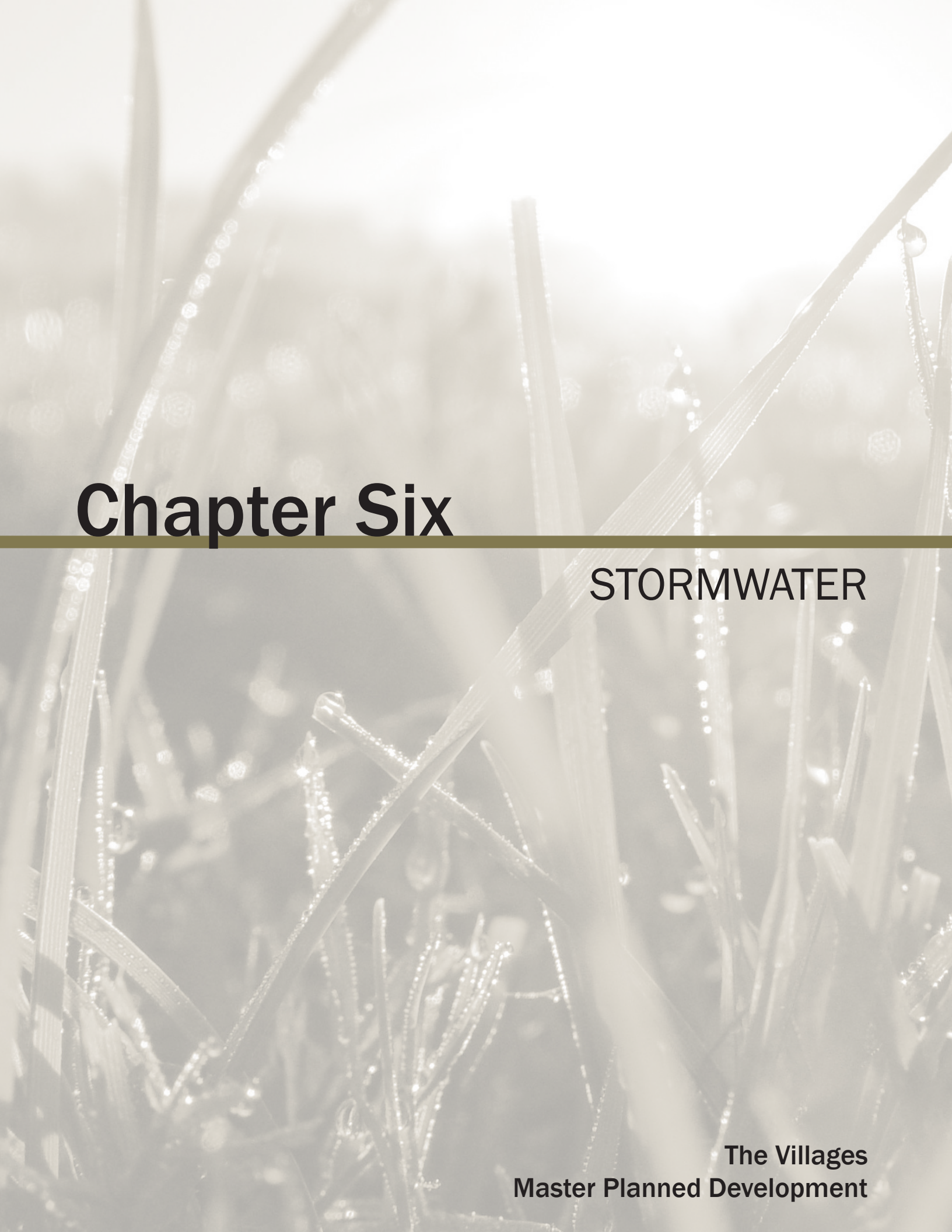
MULTI-USE TRAIL SECTION CONCEPT

The trail concepts depict typical cross-sections for both hard and soft-surfaces trails and illustrate the dimensional standards contained in the standards matrix. These trails accommodate a variety of users including hikers, runners, bicyclists, and equestrians. The typical cross-sections may vary in certain locations in order to fit existing natural conditions and site constraints.



SOFT-SURFACE TRAIL SECTION CONCEPT

BOARDWALK TRAIL SECTION CONCEPT



Chapter Six

STORMWATER

The Villages
Master Planned Development

6

CHAPTER

OVERVIEW

The purpose of the stormwater section is to describe the overall stormwater goals for the site, describe the stormwater concept for the entire site, and provide standards for stormwater management at the development parcel level to ensure the overall goals are met.

Stormwater for The Villages MPD is managed through collection, treatment and release into groundwater or surface water bodies. Large areas of The Villages site are suitable for infiltration of stormwater to groundwater (aquifers) using Low Impact Development (LID) techniques, therefore infiltration is a key component of the stormwater management plan. Where feasible, stormwater is proposed to be infiltrated to either the shallow outwash soils (Qvr) that form a shallow aquifer or to deeper outwash deposits (Qpog) that form a deep aquifer underlying the site. Since some areas are sensitive to changes in water volumes or are not suitable for infiltration, more traditional stormwater management techniques are also necessary. Thus, the components of the stormwater management plan for the site include infiltration of stormwater into the shallow aquifer (Qvr) through LID, infiltration into the deep aquifer (Qpog) through infiltration facilities, conventional ponds, wetland recharge, water quality treatment facilities and regional stormwater management facilities.

Facilities to serve the entire development have been planned and approximate locations determined (See Figure 6-1). There will be regional stormwater facilities on the site which will infiltrate into the deeper outwash deposits (Qpog). One of the regional stormwater facilities will be used to treat the excess stormwater created by the need for water balance to Horseshoe Lake. The second facility will treat and infiltrate the excess stormwater created by the need for water balance to the aquifer above the steep slopes south of the site, Black Diamond Lake, and the wetlands on the southern portion of the site. These facilities may be replaced with a single large offsite facility.

In addition to these regional facilities, additional facilities will be needed to manage stormwater for each development parcel. These facilities will be designed with the construction plans for each implementing plat consistent with the standards provided in this plan. Since stormwater management needs, treatment options, and discharge options vary across the site, the site has been divided into stormwater management zones based on groundwater flow paths, soil types, topography, and surface water features. Each zone has stormwater requirements specific to its unique conditions. Each development parcel will be required to manage stormwater consistent with the standards for the stormwater management zone within which it is located.

STORMWATER MANAGEMENT GOALS

The overall goals of this stormwater management plan are as follows:

- Maintain surface water and groundwater quality and quantities consistent with the requirements of the Department of Ecology's 2005 Stormwater Manual for Western Washington;
- Avoid impacts to Horseshoe Lake water levels by ensuring that the volume of stormwater infiltrated into the shallow outwash upgradient of Horseshoe Lake is approximately the same as that which infiltrates under predeveloped conditions;
- Avoid impacts to water quality in Lake Sawyer by providing stormwater treatment that treats for phosphorus removal for those basins that drain to Lake Sawyer;
- Maintain hydrology for Black Diamond Lake and wetlands on the site by recharging them with approximately the same volume of stormwater as would occur under predeveloped conditions;
- Maintain pH levels and water quality in Black Diamond Lake;
- Avoid impacts to steep slopes by routing excess stormwater away from slopes to a stormwater management facility;
- Recharge groundwater with stormwater infiltrated using Low Impact Development techniques and infiltration facilities; and,
- Provide a menu of stormwater treatment options ranging from ponds to rain gardens.

2005 STORMWATER MANUAL FOR WESTERN WASHINGTON

This stormwater management plan has been prepared to meet the requirements of the Department of Ecology, 2005 Stormwater Management Manual for Western Washington (DOE Manual). This plan assumes that the City of Black Diamond will adopt the 2005 DOE Manual. The DOE Manual requires the following:

- The duration of stormwater discharge in the developed condition must match predeveloped durations for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow (Minimum Requirement #7: Flow Control);
- Basic water quality treatment for stormwater generated by residential development;
- Enhanced water quality treatment for stormwater generated from commercial development, multi-family development and roads with Annual Average Daily Traffic (AADT) above 7,500, except when that stormwater is infiltrated to groundwater more than ¼ mile upstream of fish-bearing waters; and
- Phosphorus treatment for stormwater released to surface waters that ultimately drain to Lake Sawyer.

KEY STORMWATER MANAGEMENT ISSUES

The following issues have been identified as important and are addressed through the stormwater management plan and design of the overall stormwater system for the project.

HORSESHOE LAKE

Horseshoe Lake lies directly west of The Villages site and under existing conditions has occasional flooding problems. Based on groundwater studies completed for the project, these flooding problems appear to be the result of high ground water levels within the shallow aquifer that feeds the lake. The groundwater recharge area for this aquifer and Horseshoe Lake extends under a portion of The Villages site.

Development of The Villages site and the conversion of ground cover from existing forested conditions to impervious surfaces will result in an increase in the volume of stormwater produced. Typically, on a site which can accommodate infiltration, the DOE Manual allows for all stormwater to be infiltrated, even though an increase in volume occurs. Since an increase in volumes over existing volumes could exacerbate Horseshoe Lake flooding, this plan requires infiltrated volumes to approximately match volumes under existing conditions.

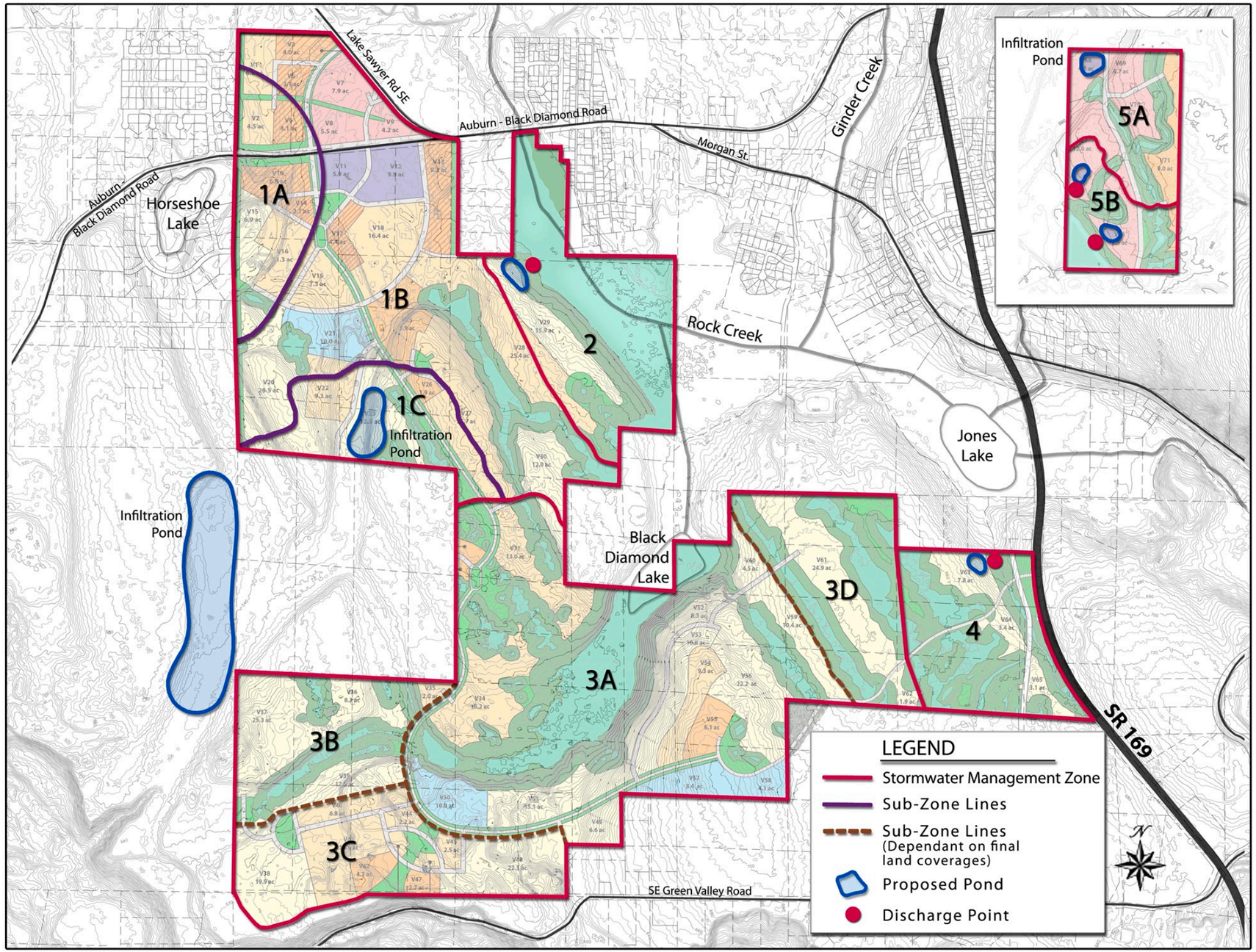
Specifically, the stormwater management standards require that the volume of stormwater infiltrated within the groundwater recharge area tributary to Horseshoe Lake match volumes under existing conditions. Excess volume is proposed to be conveyed to a regional stormwater facility which infiltrates to the deep outwash aquifer, bypassing Horseshoe Lake. Stormwater still needs to be infiltrated into the shallow aquifer to maintain existing hydrology of Horseshoe Lake and thus maintain existing lake levels. The bypass of the excess volume will mitigate impacts of development to the Lake's existing flooding problems.

STEEP SLOPES AND DOWN GRADIENT WELLS

The Villages site contains a portion of the recharge zone for the ground water table that is the source for down gradient wells and slopes south of the site. A portion of the stormwater will be infiltrated in this recharge zone in order to maintain subsurface flow to these existing wells. Stormwater in excess of the water balance necessary to maintain the down gradient wells will be conveyed to a regional stormwater facility to avoid impacts to the steep slopes south of the site.

BLACK DIAMOND LAKE

A portion of The Villages site is a tributary to Black Diamond Lake. Black Diamond Lake lies partially within the boundary of The Villages site and has been identified as a bog which is sensitive to fluctuations in water levels, changes in nutrient loading, and changes in pH. Typically, under the DOE Manual, the development of a basin tributary to an open body of water would be mitigated using a detention facility combined with a water quality


Lake Sawyer Rd SE
Auburn - Black Diamond Road
Morgan St.
Ginder Creek
Auburn - Black Diamond Road
Horseshoe Lake
1A
1B
1C
Infiltration Pond
2
Rock Creek
Infiltration Pond
5A
5B
Jones Lake
Infiltration Pond
Black Diamond Lake
3A
3B
3C
3D
4
SR 169
SE Green Valley Road
LEGEND
Stormwater Management Zone
Sub-Zone Lines
Sub-Zone Lines (Dependant on final land coverages)
Proposed Pond
Discharge Point
N

facility. Due to the sensitive nature of bogs, the stormwater management approach for Black Diamond Lake will not follow the typical DOE Manual approach.

The existing tributary basin to Black Diamond Lake has been identified for water balance calculations to match the existing stormwater volume conveyed to Black Diamond Lake. Rooftop runoff is proposed to be used to match the existing volume to maintain the hydrology of Black Diamond Lake. Rooftop runoff is specifically being used to ensure clean stormwater is being conveyed to Black Diamond Lake, minimizing the potential for changes in nutrient loading and pH. All non-rooftop generated runoff from within the basin tributary to Black Diamond Lake will be conveyed to a regional stormwater facility where it will be infiltrated into the deep outwash deposits.

ROCK CREEK, RAVENSDALE CREEK, JONES LAKE AND LAKE SAWYER

There are three basins within The Villages site that drain to water bodies, which are tributary to Lake Sawyer. One of these basins drains to Rock Creek, one towards Ravensdale Creek, while the other drains to Jones Lake. All these basins are tributary to Lake Sawyer (Rock Creek flows from Jones Lake to Lake Sawyer and Ravensdale Creek flows directly into Lake Sawyer). All basins will provide flow control per the DOE Manual and must meet the DOE Manual requirement for phosphorous treatment.

WETLAND RECHARGE

There are many wetland complexes throughout The Villages site. To maintain wetland hydrology, the areas to be developed which are tributary to wetlands have been identified. Runoff from rooftops and or yards will be used to match the existing stormwater volume that these areas contribute to each of the wetlands. Excess stormwater in areas originally tributary to a wetland will be routed to a regional stormwater facility which infiltrates into the deep outwash deposits.

OWNERSHIP AND MAINTENANCE

All stormwater facilities, except stormwater vaults serving commercial property, are proposed to be owned and maintained by the City of Black Diamond.

STORMWATER MANAGEMENT ZONES AND STANDARDS

The Villages MPD has been divided into stormwater management zones. Each stormwater management zone has a unique set of specific stormwater requirements that were used to develop the stormwater concept. Developable area, areas of impervious and pervious surface, area of rooftops, the amount of stormwater that can be infiltrated into the shallow outwash (Qvr) and the amount of recharge required for wetlands and Black Diamond Lake, must be determined for ultimate stormwater balance calculations. Water balance calculations will need to be performed based on actual developed conditions to ensure water balance goals are met.

Individual developments are required to meet the overall requirements as well as the stormwater requirements unique to the stormwater zone in which each is located. Each development must provide calculations of the amount of stormwater conveyed to wetland recharge, Black Diamond Lake, the shallow aquifer tributary to Horseshoe Lake, etc. The City of Black Diamond will maintain a running tally and will manage the water balance requirements for each zone to ensure that the water balance goals are met.

REQUIREMENTS APPLICABLE TO ALL STORMWATER ZONES

- Stormwater facilities shall be designed to meet the requirements of the Department of Ecology, 2005 Stormwater Management Manual for Western Washington (DOE Manual).
- Stormwater from rooftops does not require water quality treatment prior to infiltration or discharge unless combined with stormwater from pollution-generating surfaces.
- Stormwater from pervious surfaces that is collected is required to meet the water quality requirements of the Department of Ecology, 2005 Stormwater Management Manual for Western Washington (DOE Manual).
- All treatment options allowed under the 2005 DOE Manual such as ponds, vaults, media filter strips, biodetention and rain gardens are allowed without preference for any one type of facility.

STORMWATER MANAGEMENT ZONE 1

Stormwater Management Zone 1 consists of the north portion of The Villages site. Under existing conditions, all stormwater infiltrates in the outwash soils present within Stormwater Management Zone 1. The main constraint for Stormwater Management Zone 1 is Horseshoe Lake, which lies directly to the west of The Villages site. Horseshoe Lake has a history of flooding problems and may be sensitive to groundwater fluctuations but requires flows to maintain summer use. To address this issue, stormwater infiltration to the shallow outwash soils tributary to Horseshoe Lake is proposed to meet the predeveloped infiltration volume. By matching this volume, impacts to both the low flows and high flows are mitigated. Remaining stormwater will be infiltrated into the deeper outwash soils which bypass Horseshoe Lake through the use of a regional water quality and infiltration facility.

Stormwater Management Zone 1 has been split into three sections. The sections have been divided based on the stormwater management requirements. Stormwater Management Zones 1A and 1B are tributary to Horseshoe Lake while Stormwater Zone 1C is cross gradient from Horseshoe Lake. To ensure that the predeveloped volume of water conveyed to Horseshoe Lake is matched, an accounting of the infiltrated water volume (based on pervious area, rooftop area and impervious area infiltrated) within this zone must be maintained through build out.

STORMWATER CONVEYED TO HORSESHOE LAKE VIA THE SHALLOW OUTWASH SOILS WILL INCLUDE:

- All stormwater in Stormwater Management Zone 1A from areas underlain by outwash soils. The rooftops will be infiltrated directly while the remaining stormwater will be treated to the water quality requirements of the Department of Ecology, 2005 Stormwater Management Manual for Western Washington (DOE Manual) before infiltration.
- All stormwater from Stormwater Management Zone 1A conveyed to the local pond located in the southwest corner of Parcel C.
- All Stormwater from Stormwater Management Zone 1B until the predeveloped average annual infiltrated volume is met. The rooftops will be infiltrated directly while the remaining stormwater will be treated for basic water quality before infiltration.
- Stormwater from rooftops and pervious surfaces used to recharge wetlands.

STORMWATER CONVEYED TO THE DEEPER OUTWASH DEPOSITS (QPOG) WILL INCLUDE:

- All remaining stormwater within Stormwater Management Zone 1.

The stormwater management requirements for each section of Stormwater Management Zone 1 are as follows:

STORMWATER MANAGEMENT ZONE 1A

- All stormwater shall be infiltrated into the shallow aquifer (Qvr) unless underlying soils are till (including till fill area), provided the avg. annual volume to be infiltrated has not yet been met
    - Surfaces requiring basic water quality treatment per the 2005 DOE Manual can be infiltrated in Stormwater Management Zone 1A after basic water quality treatment.
    - Surfaces requiring enhanced water quality treatment per the 2005 DOE Manual can be infiltrated in Stormwater Management Zone 1A after enhanced water quality treatment or can be infiltrated in Stormwater Management Zone 1B after basic water quality treatment.
- All stormwater that cannot be infiltrated based upon the underlying soil, will be routed to the regional stormwater facility located in the southern portion of Stormwater Management Zone 1C.
- All stormwater that cannot be infiltrated based upon the underlying soil and cannot be routed to the regional stormwater facility located in the southern portion of Stormwater Management Zone 1C based on elevation will be routed to the local stormwater facility located in the southwest corner of Parcel C.

STORMWATER MANAGEMENT ZONE 1B

- Stormwater from rooftops and pervious surfaces shall be used to recharge wetlands where required. All remaining stormwater shall be infiltrated to the shallow aquifer (Qvr) provided that the predeveloped average annual volume to be infiltrated has not yet been met.
- Stormwater from pollution generating surfaces (roads, parking lots, driveways etc.) shall be treated for basic water quality and infiltrated, provided the predeveloped average annual volume to be infiltrated has not yet been met. Once the predeveloped average annual volume has been met, all remaining stormwater shall be conveyed to the stormwater facility located in the southern portion of Zone 1C.

STORMWATER MANAGEMENT ZONE 1C

- Stormwater from rooftops and pervious surfaces shall be used to recharge wetlands where required. All other runoff will be conveyed to the regional stormwater facility within this drainage zone (Figure 6-1) unless the runoff is needed to meet the water balance needs to Horseshoe Lake.

STORMWATER MANAGEMENT ZONE 2

Drainage Zone 2 consists of the eastern portion of The Villages site which drains directly to Rock Creek. All stormwater runoff flows to Rock Creek which flows into Lake Sawyer. Lake Sawyer is a phosphorous sensitive lake which is located approximately three quarters of a mile north of the site. In addition to basic water quality treatment requirements per the DOE Manual, phosphorous treatment is required to be provided for all basins that drain towards Lake Sawyer. A detention/water quality pond will be used to manage stormwater for this zone. A large wet pond is proposed to provide basic and phosphorus treatment for this zone.

Runoff from rooftops shall be used to recharge wetlands and maintain wetland hydrology. All other runoff will be conveyed to the detention/water quality pond in this drainage zone. (Figure 6-1)

STORMWATER MANAGEMENT ZONE 3

Stormwater Management Zone 3 consists of the southern portion of The Villages site. A large portion of Stormwater Management Zone 3 is tributary to Black Diamond Lake. A portion along the southwest border of Stormwater Management Zone 3 is underlain with outwash soils, where stormwater runoff infiltrates under existing conditions. The remainder or Stormwater Management Zone 3 is underlain with till soils, with stormwater runoff flowing to wetlands throughout the zone. There are several constraints within Stormwater Management Zone 3. Black Diamond Lake is a bog and as such could be adversely impacted by changes to hydrology. In order to maintain hydrology and mitigate the effects of

development, only runoff from rooftops will be used to recharge Black Diamond Lake. Predeveloped stormwater volumes will be provided to Black Diamond Lake with rooftop runoff. In the existing conditions, stormwater infiltrating in the outwash soils along the south boundary daylights along steep slopes. In order to minimize potential erosion, the predeveloped infiltration volume for this area will be matched. Finally, many of the wetlands within Stormwater Management Zone 3 discharge to steeply sloping areas. To minimize erosion potential, the existing volume conveyed to each wetland will be matched to maintain wetland hydrology. Remaining stormwater will be infiltrated into the deeper outwash soils through the use of a regional water quality and infiltration facility.

Stormwater Management Zone 3 has been split into four sections. The sections have been divided based on the stormwater management requirements. To ensure that the predeveloped volumes of water conveyed to Black Diamond Lake, onsite wetlands, and the outwash soils are matched, an accounting of the water volumes conveyed to each (based on pervious area, rooftop area and impervious area) within this zone must be maintained through build out.

Stormwater conveyed to Black Diamond Lake will include:

- Stormwater runoff from rooftops only.

Stormwater infiltrated in the outwash soils along the south boundary will include:

- All Stormwater from Stormwater Management Zone 3C until the predeveloped average annual infiltrated volume is met. The rooftops will be infiltrated directly while the remaining stormwater will be treated for basic water quality before infiltration.

Stormwater conveyed to deeper outwash deposits (Qpog) will include:

- All other stormwater not needed for shallow aquifer recharge, Black Diamond Lake recharge or wetland recharge.

The stormwater management requirements for each section of Stormwater Management Zone 3 are as follows:

STORMWATER MANAGEMENT ZONE 3A

- Stormwater from rooftops shall be used for wetland recharge and recharge to Black Diamond Lake to match predeveloped volumes.
- Stormwater from backyards may also be used for wetland recharge if needed but CANNOT be used for recharge to Black Diamond Lake.
- All stormwater from pollution generating surfaces shall be conveyed to the large infiltration facility to the west (Figure 6-1).
- Once the wetland recharge and Black Diamond Lake recharge requirements have been met, all other stormwater will be taken to the regional stormwater facility to

the west.

STORMWATER MANAGEMENT ZONE 3B

- Stormwater from rooftops and/or backyard will be used for wetland recharge. All other stormwater not required for wetland recharge will be conveyed to the regional stormwater facility to the west (Figure 6-1).

STORMWATER MANAGEMENT ZONE 3C

- Stormwater from rooftops and pervious surfaces shall be infiltrated to the shallow aquifer (Qvr) provided that the predeveloped average annual volume to be infiltrated has not yet been met.
- Stormwater from pollution generating surfaces (roads, parking lots, driveways etc.) shall be treated for basic water quality and infiltrated, provided the predeveloped average annual volume to be infiltrated has not yet been met. Once the predeveloped average annual volume has been met, all remaining stormwater shall be conveyed to the regional stormwater facility located to the west (Figure 6-1).

STORMWATER MANAGEMENT ZONE 3D

- If Black Diamond Lake requires more recharge volume after the build out of Stormwater Management Zone 3A, runoff from rooftops will be conveyed to Black Diamond Lake to provide the remainder of the volume required.
- Stormwater from rooftops and backyards will be used for wetland recharge.
- All remaining stormwater will be conveyed to the regional stormwater facility located to the west (Figure 6-1).

STORMWATER MANAGEMENT ZONE 4

Stormwater Management Zone 4 consists of the eastern portion of The Villages site which drains directly to Jones Lake. All stormwater runoff flows to Jones Lake which flows into Lake Sawyer via Rock Creek. In addition to basic water quality treatment requirements, phosphorous treatment is required to be provided for all basins that drain towards Lake Sawyer. A detention/water quality pond will be used to manage stormwater. A large wet pond is proposed to provide basic and phosphorus treatment.

All stormwater will be conveyed to the detention/water quality pond in this Stormwater Management Zone.

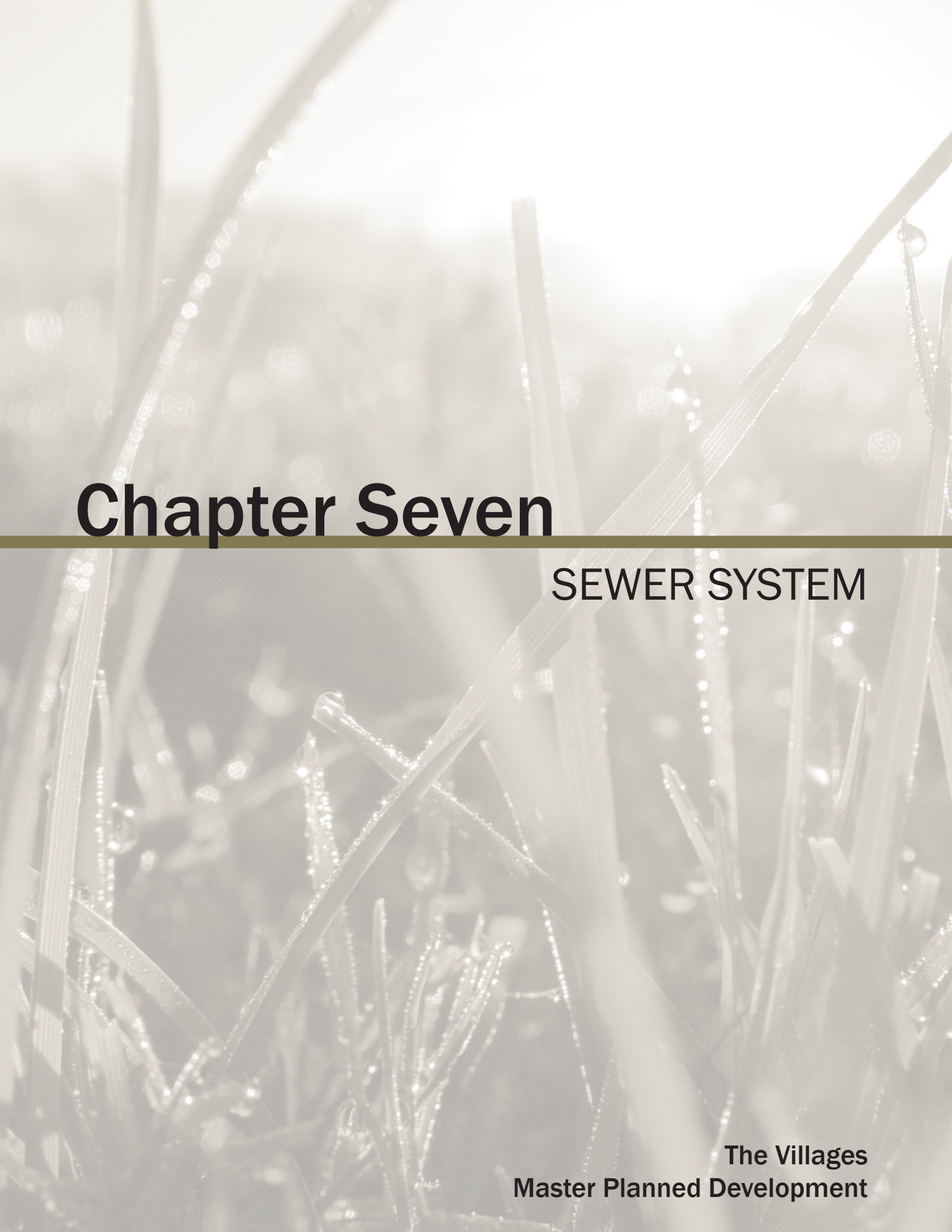
STORMWATER MANAGEMENT ZONE 5

Stormwater Management Zone 5 consists of Parcel B of The Villages project. The northwest corner of Stormwater Management Zone 5 is located on outwash soils with good infiltration rates. The remainder of Stormwater Management Zone 5 (approximately two-

thirds of the basin) is located on till soils. Stormwater runoff from the northern portion of Stormwater Management Zone 5 drains to the north and northwest overland and through a series of wetlands and a stream to the outwash soils in the northwest corner where it infiltrates. The infiltrated stormwater flows towards Ravensdale Creek. In addition to the till portions of the site, runoff from adjacent offsite parcels to the east also drains to the wetlands and stream on the till portion of the site and infiltrates into the outwash soils in the northwest corner of the site.

The existing volume tributary to each of the wetlands will be matched in developed condition with runoff from rooftops to maintain wetland hydrology. Runoff from the remaining rooftops and other non pollution generating surfaces are proposed to be infiltrated directly. All remaining stormwater runoff will be directed to an infiltration and water quality facility located in the outwash in the northwest corner of Stormwater Management Zone 5. Based on available soils information the existing soils do not meet DOE soil requirements for water quality treatment. Due to this fact, the stormwater from the northern portion of Stormwater Management Zone 5 requires treatment for phosphorous removal and enhanced water quality treatment based on the currently proposed land use. The options available for water quality treatment from pollution generating surfaces prior to infiltration include; large sand filter, amended sand filter, stormwater treatment wetland followed by sand filter, compost amended filter strips or two facility treatment trains.

Stormwater runoff from the southern portion of Stormwater Management Zone 5 drains to the south and southwest where it enters an existing wetland, located along the south and southwest boundaries of the site, and eventually infiltrates. There are several wetlands within this portion of the site. The existing volume conveyed to each of the wetlands will be matched in developed condition with runoff from rooftops to maintain wetland hydrology. The remaining stormwater runoff will be conveyed to two stormwater facilities which will provide detention, phosphorous treatment, and basic water quality treatment.



Chapter Seven

SEWER SYSTEM

The Villages
Master Planned Development

7

CHAPTER

OVERVIEW

The Villages MPD will result in the addition of approximately 5,280 equivalent residential units (ERUs) (4,400 residential/mixed use and 880 for commercial/office and school sites) to the existing base served by the City of Black Diamond's water and wastewater systems. On-site and off-site improvements to the City's systems are proposed to serve the proposed MPD and are described below. With the proposed improvements, there will be sufficient capacity in both systems to serve the proposed development.

PROPOSED SEWER SYSTEM

THE VILLAGES MAIN PROPERTY

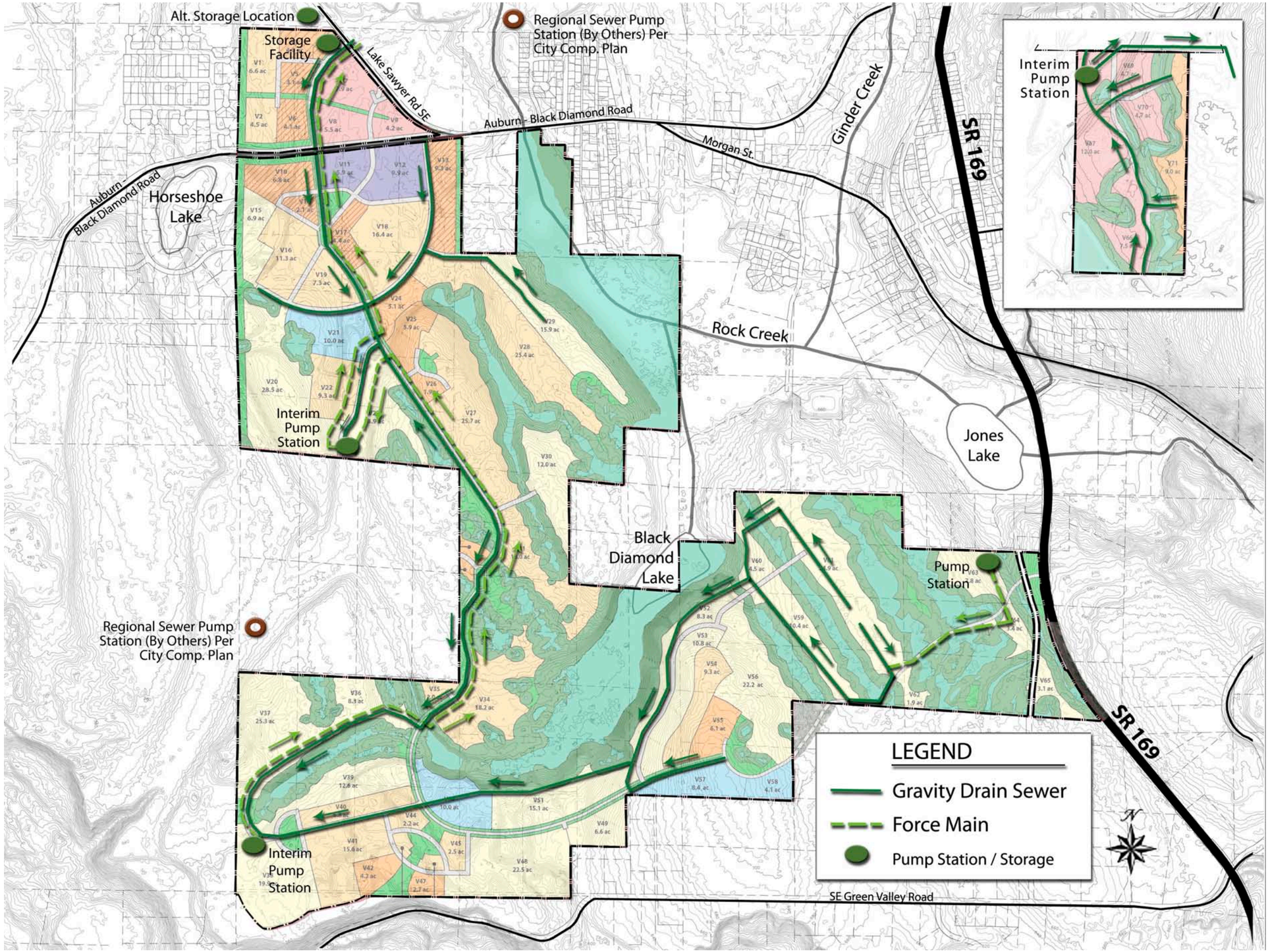
The Villages main property is proposed to be served by a collection system, force mains and up to three new pump stations that will pump wastewater to a connection with the King County METRO sewer trunk that connects to the Soos Creek Water and Sewer District's Covington Pump Station 11. This proposed connection to the King County METRO sewer trunk would by-pass the main Black Diamond Pump Station. The main sewer mains on the site will be located within the spine road, except on Parcel F where they will follow topography. The site may be served initially by one pump station in the vicinity of Parcel D that is moved south as development progresses south across the site, or that pump station may remain and a second pump station may be constructed to serve the south half of the site. A pump station will be necessary to serve the eastern most portion of Parcel F, if developed. These may be interim pump stations used until the City's planned off-site pump stations are built.

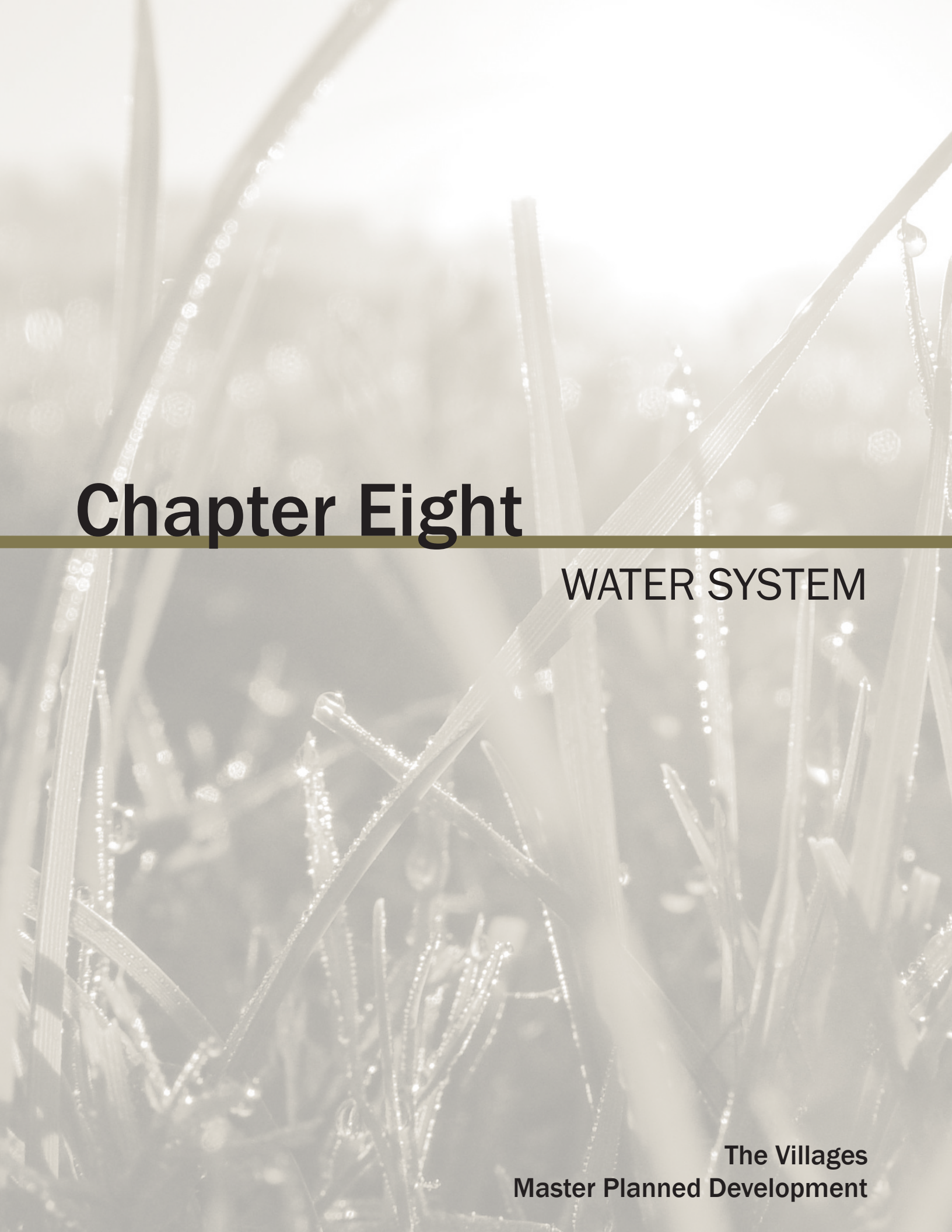
STORAGE FACILITY

In addition to pump stations, mains and collection lines, the King County/Black Diamond storage facility is proposed to be located on Parcel C or on the King County owned property to the north of Parcel C. Potential storage locations are shown on the Phasing Plan in Chapter 9. All proposed pump stations will ultimately pump to the storage facility. Effluent will be released via gravity flow from the storage facility to the King County METRO sewer trunk in Lake Sawyer Road at controlled release rates. Approximate locations are shown on the attached figure entitled "Conceptual Sewer Plan", final locations will be based on City siting criteria.

THE VILLAGES PARCEL B

There are two alternatives for sewer service to The Villages Parcel B. One option is to construct an interim pump station that would pump effluent to a force main in SR 169 that would deliver the wastewater to the city gravity main located in SR 169 south of the Diamond Glen development. The second alternative would be for an off-site gravity main extension south along the old railroad grade to the Black Diamond Pump Station.


Alt. Storage Location
Storage Facility
Lake Sawyer Rd SE
Regional Sewer Pump Station (By Others) Per City Comp. Plan
Auburn - Black Diamond Road
Morgan St.
Ginder Creek
SR 169
Interim Pump Station
Horseshoe Lake
Auburn - Black Diamond Road
Rock Creek
Jones Lake
Black Diamond Lake
Pump Station
Regional Sewer Pump Station (By Others) Per City Comp. Plan
Interim Pump Station
SE Green Valley Road
SR 169
LEGEND
Gravity Drain Sewer
Force Main
Pump Station / Storage



Chapter Eight

WATER SYSTEM

The Villages
Master Planned Development

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CHAPTER

OVERVIEW

The Master Developer controls property with the rights to approximately 1,080,310 gallons of water per Day. This is determined through the "Three Party Agreement" dated August 8, 2003, wherein the property was allocated 4,400 ERUs through payment of the Tacoma System Development Charge, and 297 ERUs from the City's Spring Source (formerly Plum Creek and BDA). An ERU is defined in the "Three Party Agreement" as equal to 230 gallons. The total amount of water available can serve up to 6,000 ERUs assuming water use at 180 gallons per Day per ERU. Since water use can vary significantly depending on the land use, water conservation features, building size and site plan; projected water use per ERU will be determined at the preliminary plat, binding site plan or site plan approval stage and confirmed prior to Occupancy.

PROPOSED WATER SYSTEM

The Villages Main Property is located primarily within the 750 pressure zone. The conceptual water plan maintains consistency with the current Black Diamond Water Comprehensive Plan by proposing to serve the site from the city's 850 reservoir, and a new reservoir on Parcel BDA or Parcel F. Water from these two facilities will be delivered to the site using pressure reducing valves to reduce the water to the 750 zone. An off-site loop in the Pipeline road alignment, and upgrades to the main in the Auburn-Black Diamond Road are also proposed. Phase I development within The Villages main property will be served by upgrading the existing main in Auburn-Black Diamond Road, and will not require the off-site loop until fire flow is required. On-site water mains would be located within roads wherever possible. Since the entire site will not be built out prior to occupancy of one or more of the first phases, a storage reservoir may be used on an interim basis. Approximate facility locations are shown on the attached figures. Fire flow needs will be evaluated and improvements to provide adequate fire flow will be provided as necessary. The proposed water system is shown on Figure 8-1.

Parcel B is proposed to be served via a loop from the Lawson North Triangle property. The main would run south in the spine road from the north boundary of Parcel B to the south and then east to connect to the City main in SR 169. This loop is conceptually shown on the 2000 Comprehensive Water System Plan as Improvement 'G', and on the draft Comprehensive Water System Plan as Improvement '3', but has not yet been constructed.

Alternate means of achieving water service may be authorized through an engineering permit.

CHAPTER 8

VILLAGES WATER CONSERVATION PLAN

The Villages MPD has been proposed with an emphasis on reducing the overall impact of the development on the environment. Water conservation is a critical element of the comprehensive environmental plan for the MPD. The proposed Water Conservation Plan for The Villages is to require that indoor appliances and plumbing fixtures meet the EPA WaterSense specifications in effect at the time of building permit application. Specifications equivalent to the EPA WaterSense specifications may be used with the concurrence of the City and Master Developer.

The current EPA WaterSense specifications are summarized below:

A. Toilets

Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters).
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush.

B. Lavatory Faucets

The maximum flow rate shall not exceed 1.5 gallons per minute (gpm) at a pressure of 60 pounds per square inch (psi) at the inlet, when water is flowing; and
The minimum flow rate shall not be less than 0.8 gpm (3.0 L/min) at a pressure of 20 psi at the inlet, when water is flowing. A lavatory faucet is also considered to meet this flow rate requirement if equipped with a lavatory faucet accessory that meets this requirement.

C. Kitchen Faucet

Maximum flow rate of 2.2 gpm at 60 psi

D. Showerheads

Maximum flow rate of 2.5 gpm @ 80 psi

E. Appliances

Dishwashers must be ENERGY STAR qualified or equivalent.

Clothes washers must be ENERGY STAR qualified with a water factor of less than or equal to 6.0 gallons of water per cycle per cubic foot of capacity.

In order to reduce the overall consumption of water below the threshold of 230 gallons per day per equivalent residential unit (as per BDMC 18.98.190) both indoor and outdoor water uses were evaluated. According to the American Water Works Association (AWWA) Research Foundation study of Residential End Uses of Water the mean per capita indoor

daily water use was 69.3 gallons. Multiply this by the 2.63 person per household ratio provided in the Black Diamond Comprehensive Plan and the result is 182.23 gallons per day of indoor water use per residential household. By utilizing water efficient plumbing fixtures, indoor water use can be significantly reduced. According to the US EPA, utilizing fixtures that meet the WaterSense specifications, a potential water savings of 20% can be achieved as compared to conventional fixtures. A table comparing conventional fixtures to newer water efficient fixtures is provided below.

Fixture /End Use	Conventional Fixture Water Use	Water Efficient Fixture Water Use
Toilet	1.6 gallons per flush	1.3 gallons per flush
Clothes washer	40-50 gal. per load	20-25 gal. per load
Shower	2.5 gallons per min.	2.0 gallons per min.
Lavatory Faucet	2.5 gallons per min.	1.8 gallons per min.
Kitchen Faucet	2.5 gallons per min.	1.8 gallons per min.
Dishwasher	8-12 gal. per load	6-8 gal. per load

OPTIONAL WATER CONSUMPTION REDUCTION MEASURES

Exterior water use conservation generally focuses on landscape design techniques, the use of efficient irrigation products, and water reuse. The AWWA study shows that exterior water use can be as much as 58% of the overall water use annually per household. Placing specific parameters on the landscape design utilized within the Villages MPD is an effective tool in reducing exterior water use. These parameters include techniques such as; restricting lawn to no more than 40% of the overall landscaped area, requiring drought tolerant plant material, the use of compost rich soil mixes, and placing a layer of mulch in planting areas. Efficient irrigation design and scheduling is another proven exterior water saving technique. The use of weather based control systems, drip irrigation products, and water budget requirements are all effective means of achieving water savings in the landscape. Water reuse techniques can also greatly reduce the overall potable water use for irrigation. By encouraging the installation of rain barrels and other water re-use techniques for residents; significant savings in irrigation are possible.

In addition to implementing EPA WaterSense specifications throughout the Villages, the following is a description of additional water conservation measures that may be implemented on the site at the discretion of the Applicant/Master Developer:

WATER CONSERVATION TECHNIQUES

EXTERIOR WATER USE

Irrigation / Landscape

Drought tolerant landscaping (xeriscape)
Highly efficient irrigation products (drip, ET based controls, rain sensors)
Reduce or restrict the use of lawn

Compost amended soil
Mulch layer
Rain barrels for individual homes

INDOOR WATER USE – FIXTURE RESTRICTIONS

Toilets

Low Flow Toilets – flow rate less than 1.3 gallons per flush
Toilets to meet US E.P.A Water Sense specification
Public use toilets must be dual flush and meet requirements of ASME A112.19.14 or meet the same flow requirements of residential toilets

Faucets

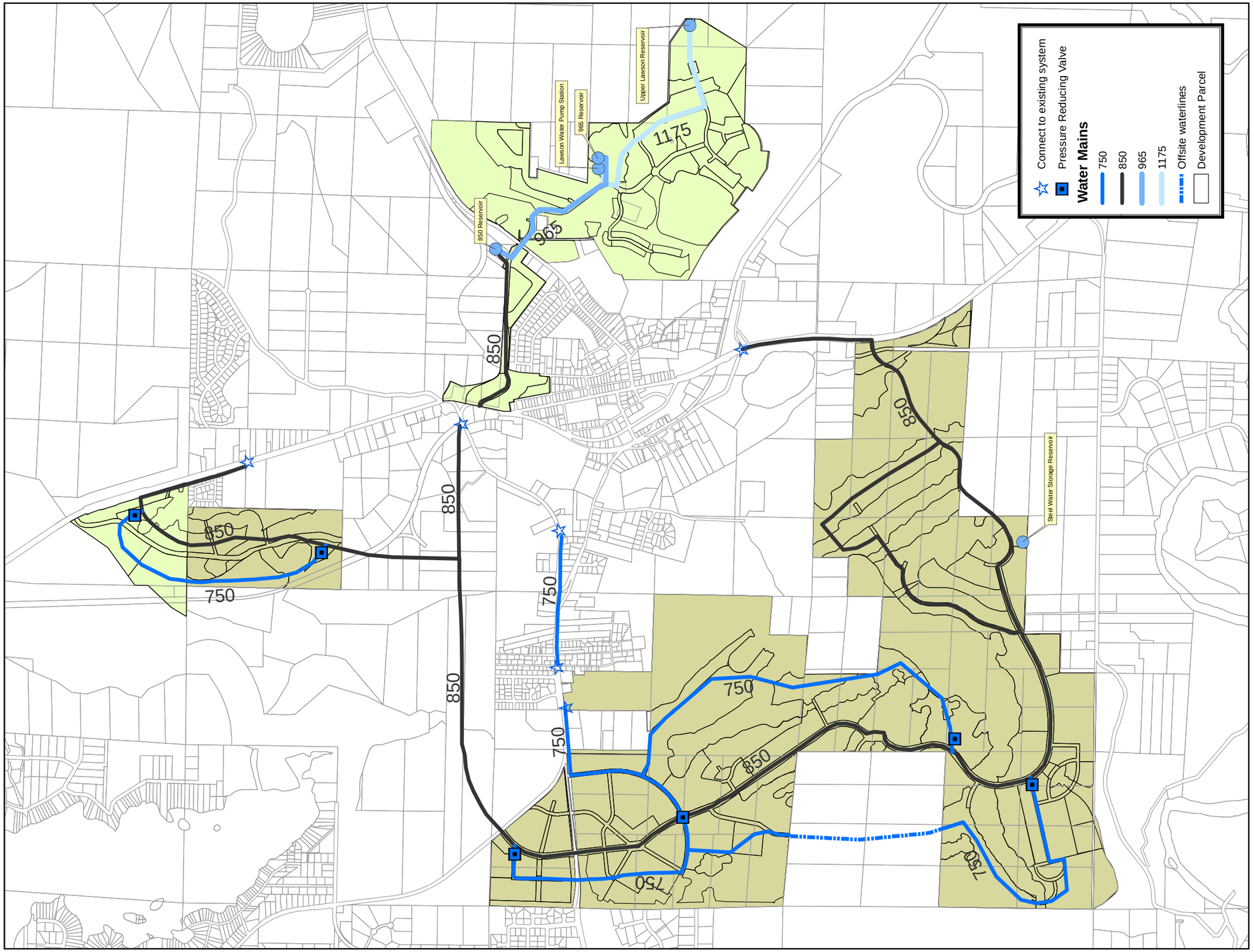
Flow rates for lavatory and kitchen faucets must be less than or equal to 2 gallons per minute

Showers

Flow rates for shower fixtures must be less than or equal to 2 gallons per minute

Efficient Hot Water Distribution System

Design and install efficient hot water distribution system. Including limiting the length of hot water branch lines, consider central manifold distribution systems, structured plumbing systems, and compact design for conventional hot water systems.


Connect to existing system
Pressure Reducing Valve
Water Mains
750
850
965
1175
Offsite waterlines
Development Parcel
Upper Lawson Reservoir
Lawson Water Pump Station
965 Reservoir
850 Reservoir
Steel Water Storage Reservoir
1175
965
850
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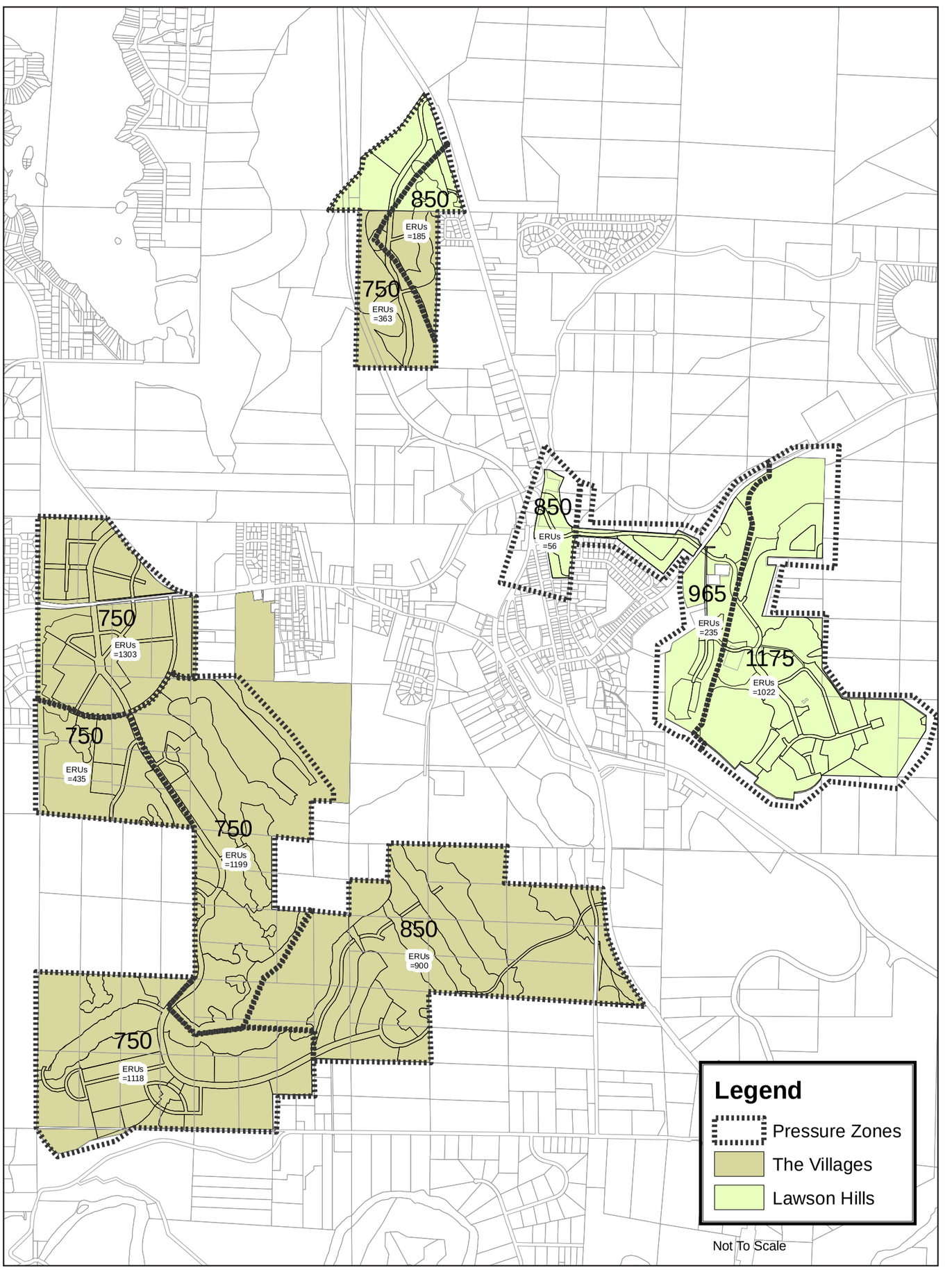
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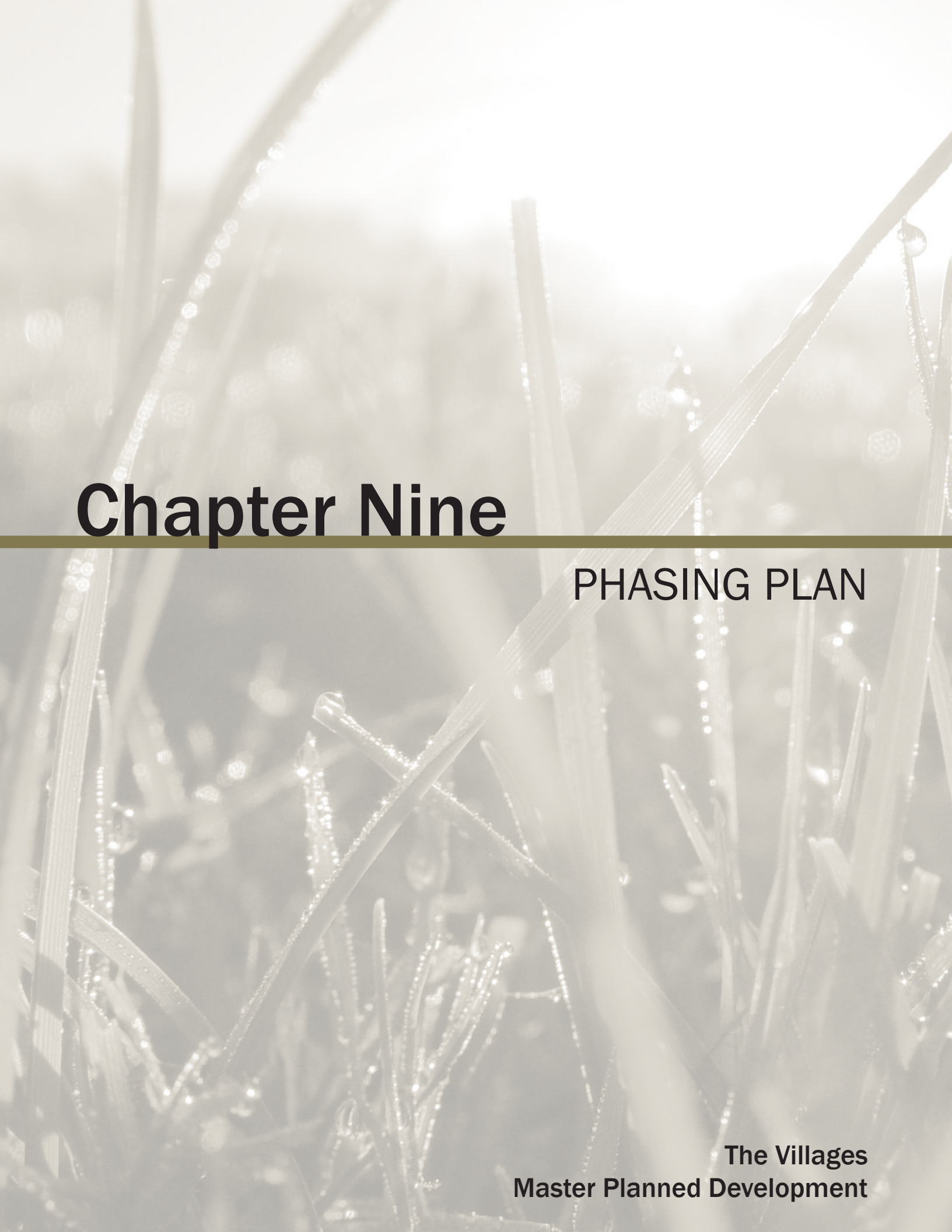
Legend
Pressure Zones
The Villages
Lawson Hills
Not To Scale



Chapter Nine

PHASING PLAN

The Villages
Master Planned Development

9

CHAPTER

OVERVIEW

The infrastructure needed to serve the proposed MPD at build-out is substantially more than will be needed to serve the development expected in the first phase of the project, and cannot reasonably be funded years ahead of the development it serves. Since development is expected to occur incrementally, this phasing plan provides a framework and thresholds for providing the infrastructure necessary to serve development as it occurs.

Full build-out of The Villages MPD is anticipated to take approximately 15 years, beginning at the end of 2010 and ending in 2025. Additional extensions of time may be requested for final project completion activities. The estimated absorption of units per year is approximately 250 to 300 units per year. Retail/office absorption could be 75,000 to 150,000 square feet per year. However, these are simple averages and the ultimate absorption rates will vary based on market conditions.

Development is expected to begin to the south of Auburn-Black Diamond Road on Parcel D of The Villages MPD. Development of Parcel C of The Villages MPD and the commercial area of Lawson Hills MPD (North Triangle) are expected to be developed next. Development will progress outward from this point. The last area to be developed will likely be the southeastern portion of The Villages site, Parcel F.

PHASING PLAN SUBJECT TO CHANGE

The following phasing plan is an estimate of the improvements that will be needed for the project. It may change as a result of final mitigation agreements resulting from the MPD and EIS process.

PHASING PLAN

For the purposes of infrastructure phasing, there is one phasing plan for both The Lawson Hills and The Villages MPDs. It is anticipated that the initial phases of The Villages MPD will be the first area to develop. The phasing plan includes four phases: 1A, 1B, 2, and 3. These phases represent the likely sequence of development, with 1A being the first phase and 3 being the last phase. The order is not intended to be absolute and represents likely phases based on current market conditions. Phases may be started concurrently. For example, the North Triangle of Lawson Hills may begin construction concurrent with the first residential community on The Villages.

In general, the infrastructure necessary for each phase for each MPD is dependent on the infrastructure built in preceding phases for that MPD. For example, in order to build The Villages Phase 1B, the infrastructure projects listed for The Villages Phase 1A would also be needed. These two phases could be built simultaneously or The Villages Phase 1A could be built first. Development within the Lawson Hills MPD is not dependent on infrastructure required for The Villages and vice versa, with the exception of Parcel B. The Villages Parcel B is dependent on Lawson Hills North Triangle.

CHAPTER 9

Finally, the off-site transportation improvements shown are a general estimate of what will likely be needed for each phase. Monitoring of the off-site intersections will determine the actual timeframe for these improvements.

Figure 9-1 shows the phases in relation to development parcels. Each phase is described and the infrastructure necessary for each is shown in accompanying tables and maps.

CONSTRUCTION OF IMPROVEMENTS

On and off-site infrastructure facilities are necessary for development to occur on both MPD sites. These facilities are illustrated on the Circulation, Conceptual Water, Sewer, Stormwater and Phasing Plans and described in the tables within this Chapter. Some facilities serve only the MPDs, while other facilities will serve both the MPDs and the rest of the City of Black Diamond. The Applicant/Master Developer is responsible for the design and construction of those facilities that only serve development within the MPD boundaries or that are only necessary as a result of the MPDs. The facilities that serve the MPDs as well as development in areas outside of the MPD project boundaries will be a shared responsibility between the City and Master Developer, with the Master Developer contributing a proportionate share. The column labeled “City Project ID” in the phase improvement lists have numbers corresponding to improvements listed in the “City of Black Diamond Comprehensive Plan dated June 2009 for reference.

COST RECOVERY MECHANISMS

A. Local Improvement Districts

The Master Developer will provide infrastructure facilities necessary for both The Villages and Lawson Hills MPDs at its cost, but the City may consider formation of one or more local improvement districts and shall allow credits, offsets or other financing provisions to the extent authorized by law and approved by the City.

B. Latecomer Agreements

At the Master Developer’s request, the City shall agree, as authorized by law, to a latecomer reimbursement system whereby the City will collect a latecomer fee from those persons and properties which connect to or use the facilities installed by the Master Developer and remit those funds to the Master Developer.

C. Other Financing Mechanisms

At the Master Developer’s request the City shall agree to implement other financing mechanisms to recover costs similar to community facility districts to the extent allowed by State Law.

TIMING OF IMPROVEMENTS

Timing of Regional Facilities

Preliminary design of Regional Facilities (an on or off-site infrastructure facility that supports development throughouth the MPD and is shown on the Conceptual Circulation, Water, Sewer, Stormwater or Phasing Plans) must be submitted concurrent with or prior to the first preliminary subdivision, preliminary Binding Site Plan or building permit that requires the facility. Final design must be approved and constructed, bonded or financially guaranteed prior to Occupancy of any structure relying on the facility. Model Homes are exempt from this requirement.

Timing of Project-Level Facilities

Preliminary design of project-level facilities (a street or utility facility that is necessary to serve a specific proposal or development parcel and that is not a regional facility) must be submitted concurrent with or prior to the preliminary subdivision, Binding Site Plan or building permit served by the facilities. Final design and construction plans must be approved and on-site improvements constructed (or bonded) prior to final subdivision, final Binding Site Plan approval or occupancy, whichever comes first. Model Homes are exempt from this requirement.

Timing of Off-Site Transportation Improvements

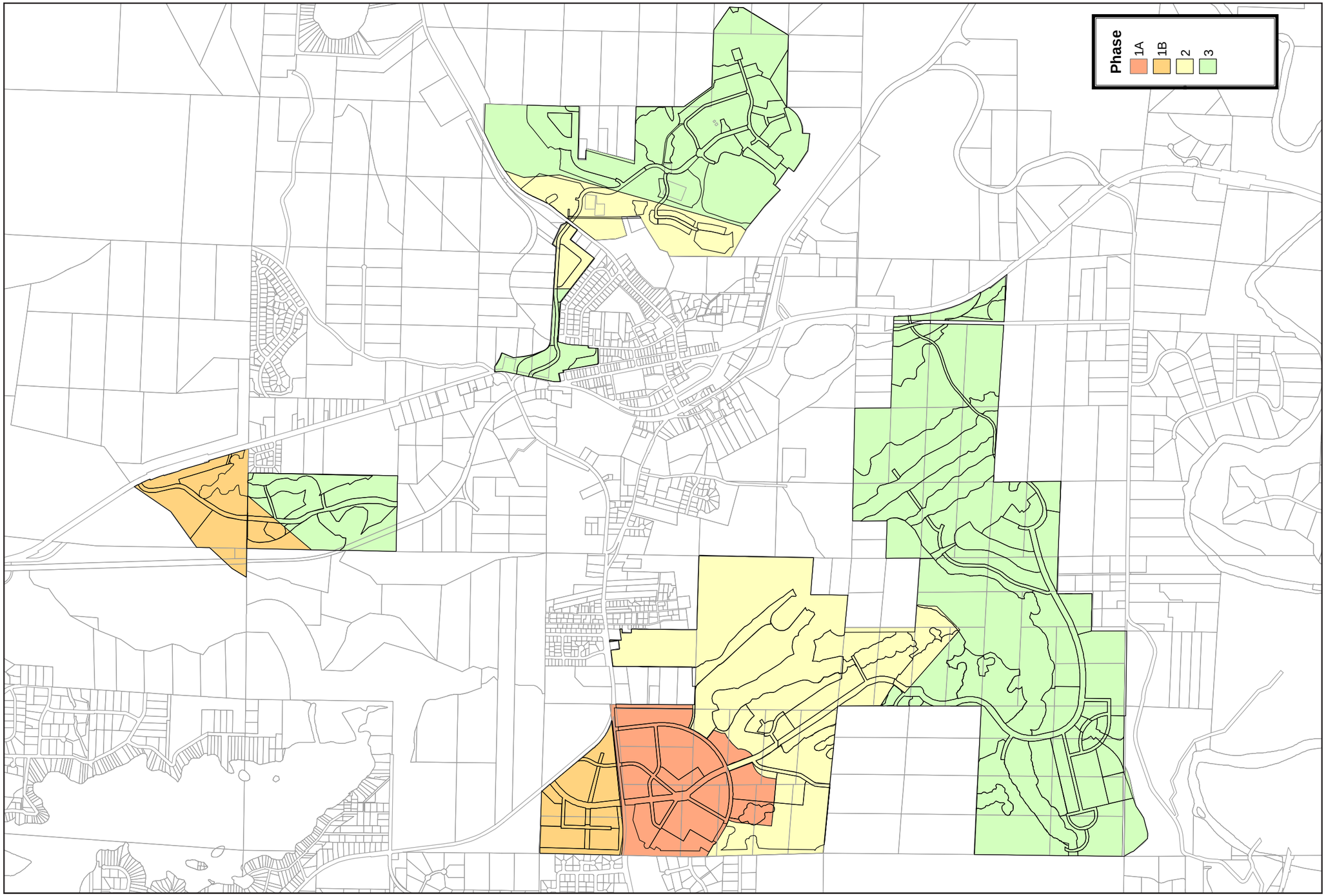
The off-site transportation improvements shown in the Phasing Plan are required when warranted based on the Traffic Monitoring Plan. Pursuant to this Plan, monitoring is triggered for specific facilities identified in the plan based on the number of ERUs issued. The threshold for Master Developer's requirement to perform the required transportation mitigation is when the monitoring shows that level of service (LOS) (as defined in the Highway Capacity Manual, TRB, 2000) of the identified intersections falls below the adopted LOS (as defined in the City of Black Diamond's Comprehensive Plan, 2009) set for each identified facility or, in the event that the LOS is already below the applicable threshold set for a facility, the trigger is when the LOS falls below the pre-development LOS. The Master Developer is required to file applications to initiate the construction of the facility within 6 months of when the monitoring plan shows that any one or more of the transportation facilities has met the designated trigger.

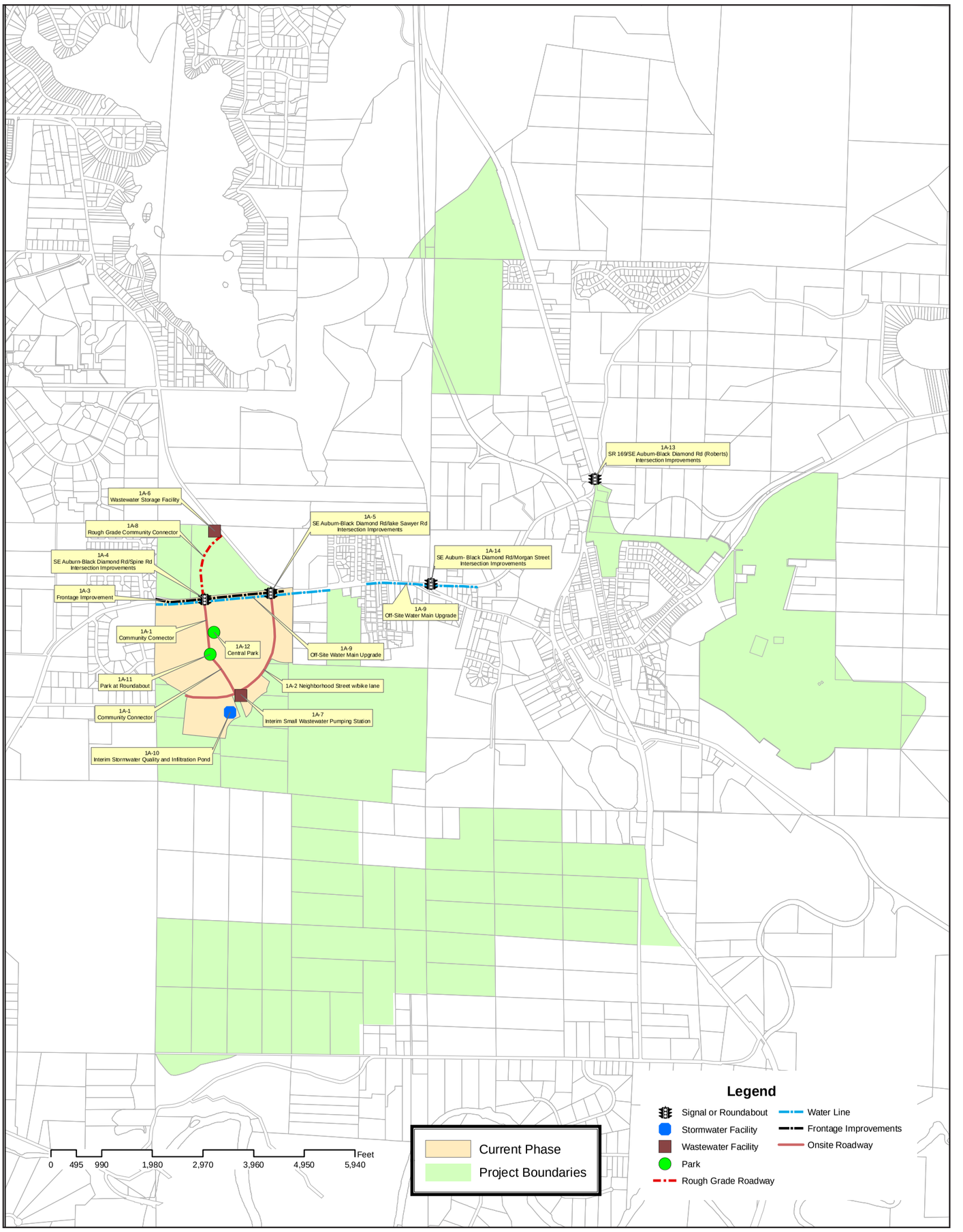
PHASE 1A

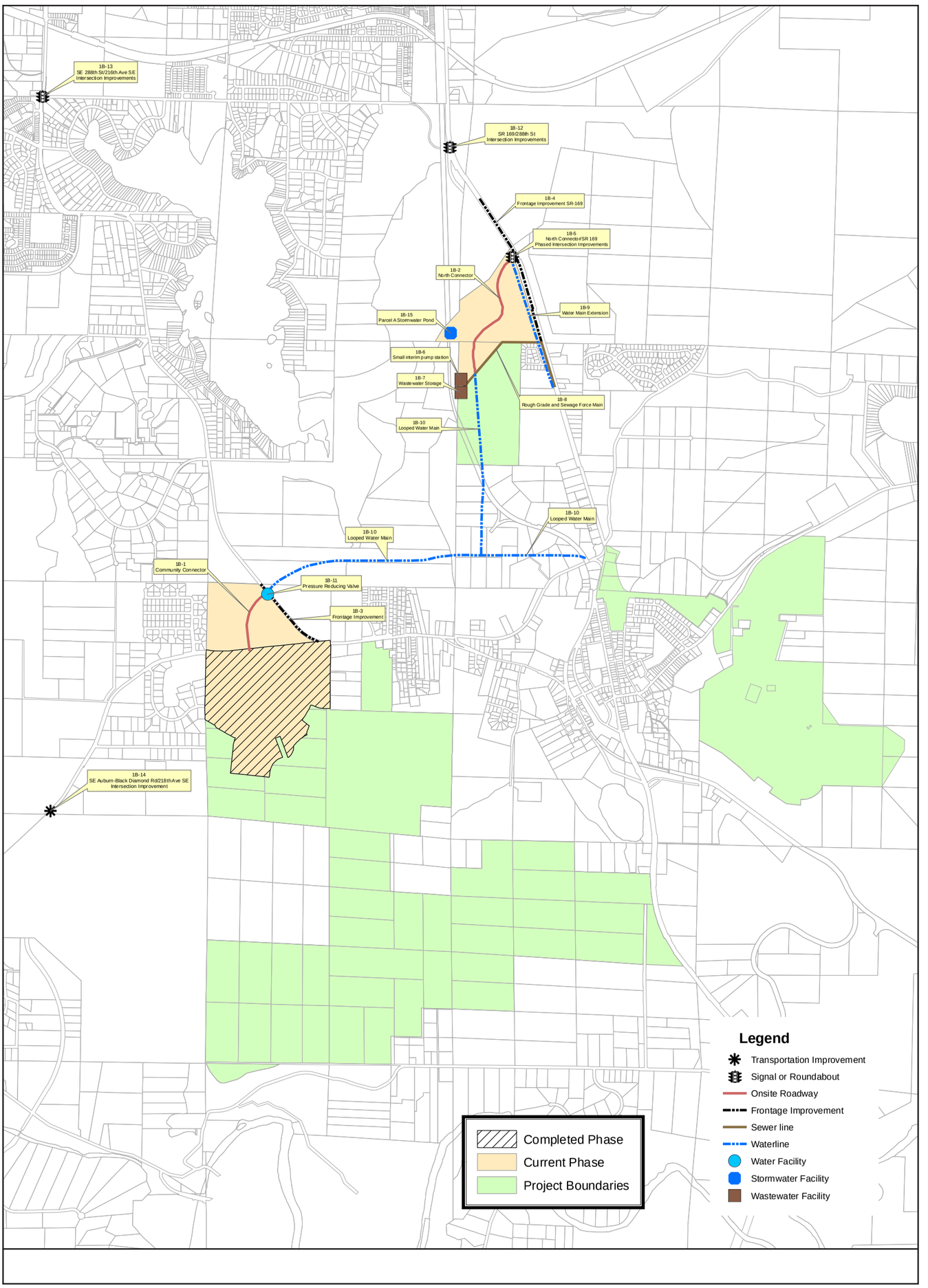
Phase 1A includes approximately 130 acres containing approximately 850 dwelling units in the central portion of The Villages Parcel D. It includes development parcels V10-19, V21 and V24.

Table 9.1
Lawson Hills and The Villages Phase 1A Improvements

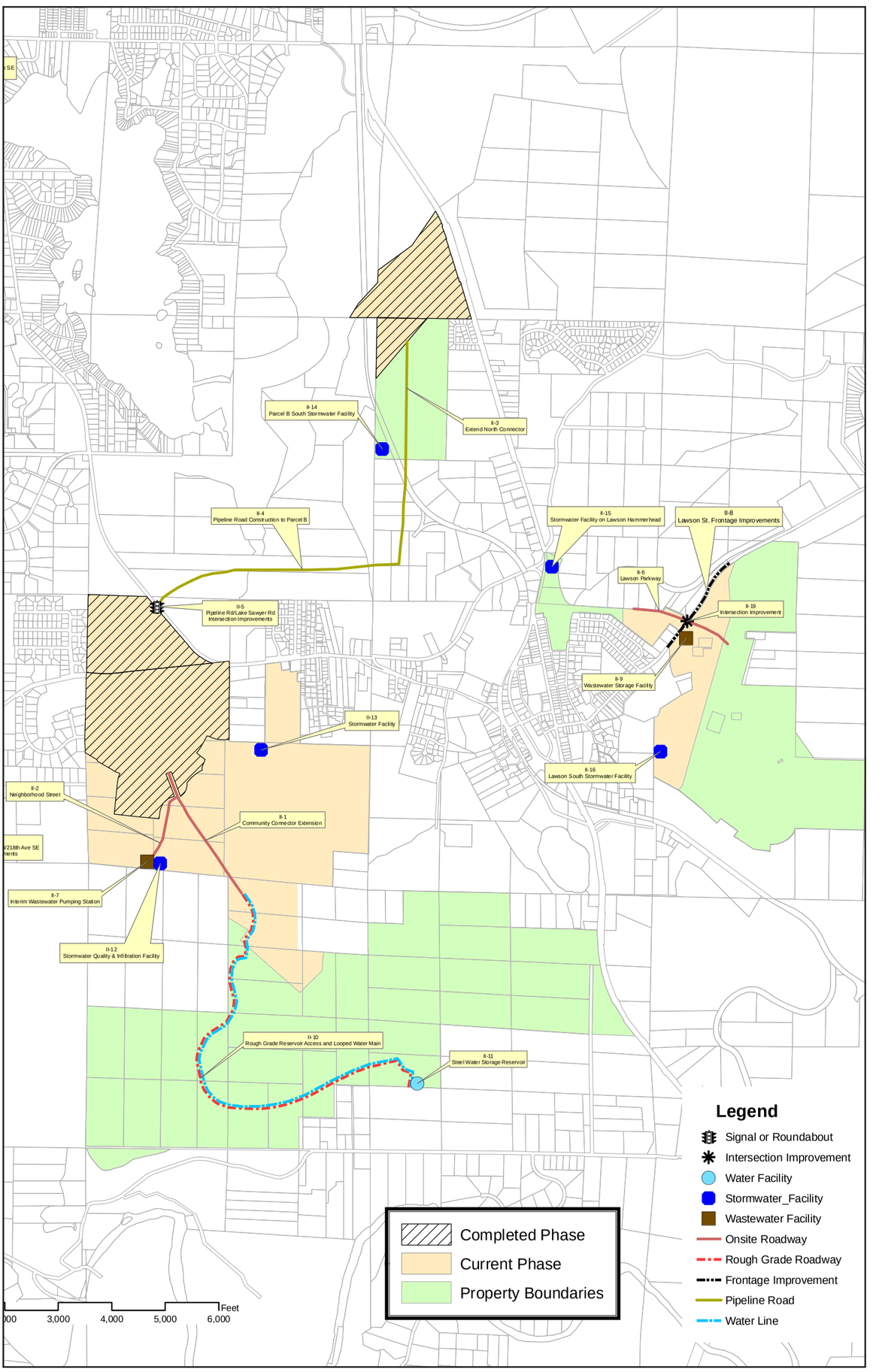
Project ID	Project Description	City Project ID
IA-1	Community Connector which is the first segment of roadway providing access and utilities to the Phase 1A Development.	A1
IA-2	Neighborhood street with bike lane providing secondary Phase 1A access.	
IA-3	Frontage improvements in SE-Auburn-Black Diamond Road. These will be constructed in phases as Phase 1A develops.	
IA-4	Intersection improvements at the intersection of Community Connector and SE Auburn-Black Diamond Road.	B9
IA-5	Intersection improvements at Auburn-Black Diamond Road/Lake Sawyer Road and neighborhood street.	
IA-6	Wastewater storage facility – King County Metro facility funded by Metro.	
IA-7	Small interim wastewater pumping station.	
IA-8	Rough grade community connector across parcel C to provide access to wastewater storage facility. Includes construction of sewer force main.	
IA-9	Water main upgrade/extension in SE Auburn-Black Diamond Road.	
IA-10	Interim stormwater pond and infiltration facility.	
IA-11	Park at roundabout.	
IA-12	Central park.	
IA-13	Intersection improvement at intersection of SR 169/Roberts Drive.	A8
IA-14	Intersection improvement at intersection of Morgan Street/Roberts Road.	


Phase
1A
1B
2
3


1A-13
SR 169/SE Auburn-Black Diamond Rd (Roberts) Intersection Improvements
1A-6
Wastewater Storage Facility
1A-8
Rough Grade Community Connector
1A-5
SE Auburn-Black Diamond Rd/lake Sawyer Rd Intersection Improvements
1A-4
SE Auburn-Black Diamond Rd/Spine Rd Intersection Improvements
1A-14
SE Auburn- Black Diamond Rd/Morgan Street Intersection Improvements
1A-3
Frontage Improvement
1A-9
Off-Site Water Main Upgrade
1A-1
Community Connector
1A-12
Central Park
1A-9
Off-Site Water Main Upgrade
1A-11
Park at Roundabout
1A-2 Neighborhood Street w/bike lane
1A-1
Community Connector
1A-7
Interim Small Wastewater Pumping Station
1A-10
Interim Stormwater Quality and Infiltration Pond
Legend
Signal or Roundabout
Stormwater Facility
Wastewater Facility
Park
Rough Grade Roadway
Water Line
Frontage Improvements
Onsite Roadway
Current Phase
Project Boundaries
0 495 990 1,980 2,970 3,960 4,950 5,940
Feet



PHASING PLAN
PHASE 1B FIGURE 9-3


II-14
Parcel B South Stormwater Facility
II-3
Extend North Connector
II-4
Pipeline Road Construction to Parcel B
II-15
Stormwater Facility on Lawson Hammerhead
II-8
Lawson St. Frontage Improvements
II-6
Lawson Parkway
II-5
Pipeline Rd/Lake Sawyer Rd
Intersection Improvements
II-19
Intersection Improvement
II-9
Wastewater Storage Facility
II-13
Stormwater Facility
II-16
Lawson South Stormwater Facility
II-2
Neighborhood Street
II-1
Community Connector Extension
II-7
Interim Wastewater Pumping Station
II-12
Stormwater Quality & Infiltration Facility
II-10
Rough Grade Reservoir Access and Looped Water Main
II-11
Steel Water Storage Reservoir
Legend
Signal or Roundabout
Intersection Improvement
Water Facility
Stormwater_Facility
Wastewater Facility
Onsite Roadway
Rough Grade Roadway
Frontage Improvement
Pipeline Road
Water Line
Completed Phase
Current Phase
Property Boundaries
3,000
4,000
5,000
6,000
Feet

PHASE 1B

Phase 1B includes approximately 120 acres, 66 within The Villages and 54 within Lawson Hills and approximately 200 dwelling units. It includes Parcel C and a portion of Parcel B of The Villages along with the North Triangle of Lawson Hills and development parcels V1, V2, V3, V4, V5, V6, V7, V8, V9, V68 and L27-L30.

Table 9.2
Lawson Hills and The Villages Phase 1B Improvements

Project ID	Project Description	City Project ID
IB-1	Community Connector between Lake Sawyer Road and Auburn-Black Diamond Road through Parcel C.	A1, T21, PN6
IB-2	North connector serving North Triangle and Parcel B	A5, PN16
IB-3	Frontage improvements along Lake Sawyer Road	
IB-4	Frontage improvements along SR 169	
IB-5	Intersection improvements at SR169/North Connector	A5
IB-6	Small, interim wastewater pumping station	
IB-7	Wastewater storage facility, if required	
IB-8	Wastewater force main and rough grade access	
IB-9	Off-site water main extension in SR 169	PN11,PN16
IB-10	Off-site water main loop – 850 PZ	PN6,PN16
IB-11	PRV to complete loop on 750 PZ	
IB-12	Intersection improvements at SR 169/SE 288th St	
IB-13	Intersection improvements at SE 288th St/216th Ave SE	
IB-14	Intersection improvements at SE Auburn-Black Diamond Rd/218th Ave SE	

PHASE 2

Phase 2 consists of approximately 394 acres, 73 acres in the Lawson Hills MPD and 321 acres in The Villages MPD, with approximately 1500 total dwelling units.

Lawson Hills Phase 2 includes approximately 150 dwelling units. The portion of Lawson Hills included in this phase is Lower Lawson Hills within the 965 Pressure Zone and the Lawson Hills MPD North Triangle. Lawson Hills Phase II development consists of Parcels L3, L4, L5, L22, L23, L24, L25 and L26.

The portion of The Villages MPD included in this phase contains approximately 1,350 dwelling units on the remainder of parcel D, all of Parcel E, a small part of Parcel B, and the northern portion of parcel BDA. The Villages development parcels consists of V20, V22, V23, V25 - V33.

Table 9.3
Lawson Hills and The Villages Phase 2 Improvements

Project ID	Project Description	City Project ID
II-1	Extend Community Connector on South to serve Phase II development area	A1,PN12
II-2	Construct neighborhood street from community connector to interim pumping station	TL1,FM1
II-3	Construct north connector through Parcel B	A5
II-4	Construct Pipeline Road from Lake Sawyer Rd. to Parcel B	A6
II-5	Intersection improvements at the intersection of Pipeline Rd./Lake Sawyer Rd	A6
II-6	Lawson Parkway serving Lower Lawson	A3,A9
II-7	Interim wastewater pumping station	
II-8	Lawson street frontage improvements	
II-9	Wastewater storage facility, if required	
II-10	Rough grade Community Connector for reservoir access	PN12
II-11	Construct water storage facility	PN12
II-12	Stormwater quality and infiltration pond	
II-13	Stormwater detention and water quality pond	
II-14	Stormwater detention and water quality pond	
II-15	Stormwater facility on Lawson Hills hammerhead	
II-16	Stormwater detention and water quality pond	
II-17	SE Covington-Sawyer Road/216th Avenue SE intersection improvements	
II-18	SE Auburn-Black Diamond Road/218th Avenue SE intersection improvements	
II-19	Intersection improvements at Lawson Parkway/Lawson Street/Botts Drive intersection	

PHASE 3

Phase 3 consists of approximately 926 acres, 247 acres in the Lawson Hills MPD and 679 acres in The Villages MPD , approximately 3500 total dwelling units.

Lawson Hills Phase 3 contains approximately 1,100 dwelling units. Portions of Lawson Hills included in this phase are the Lawson Hills Hammerhead and Upper Lawson . This phase consists of development parcels L1, L2, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, and L21.

The Villages MPD included in this phase includes 679 acres containing approximately 2,400 dwelling units on the remaining portions of Parcels B, BDA and F. The Villages development parcels V34, V35, V36, V37, V38, V39, V40, V41, V42, V43, V44, V45, V46, V47, V48, V49, V50, V51, V52, V53, V54, V55, V56, V57, V58, V59, V60, V61, V62, V63, V64, V65, V66, V67, V68, V69 , V70 and V71.

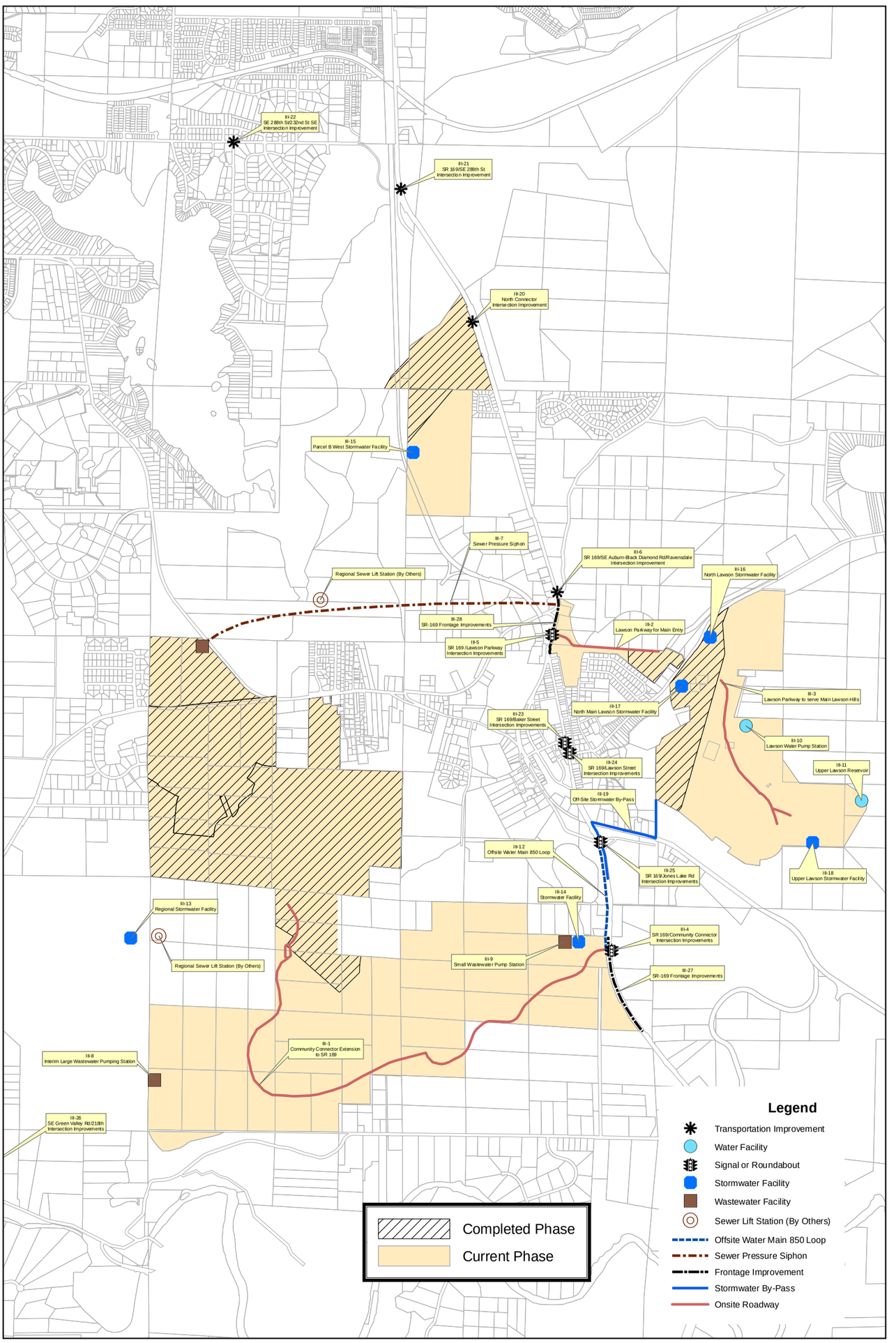
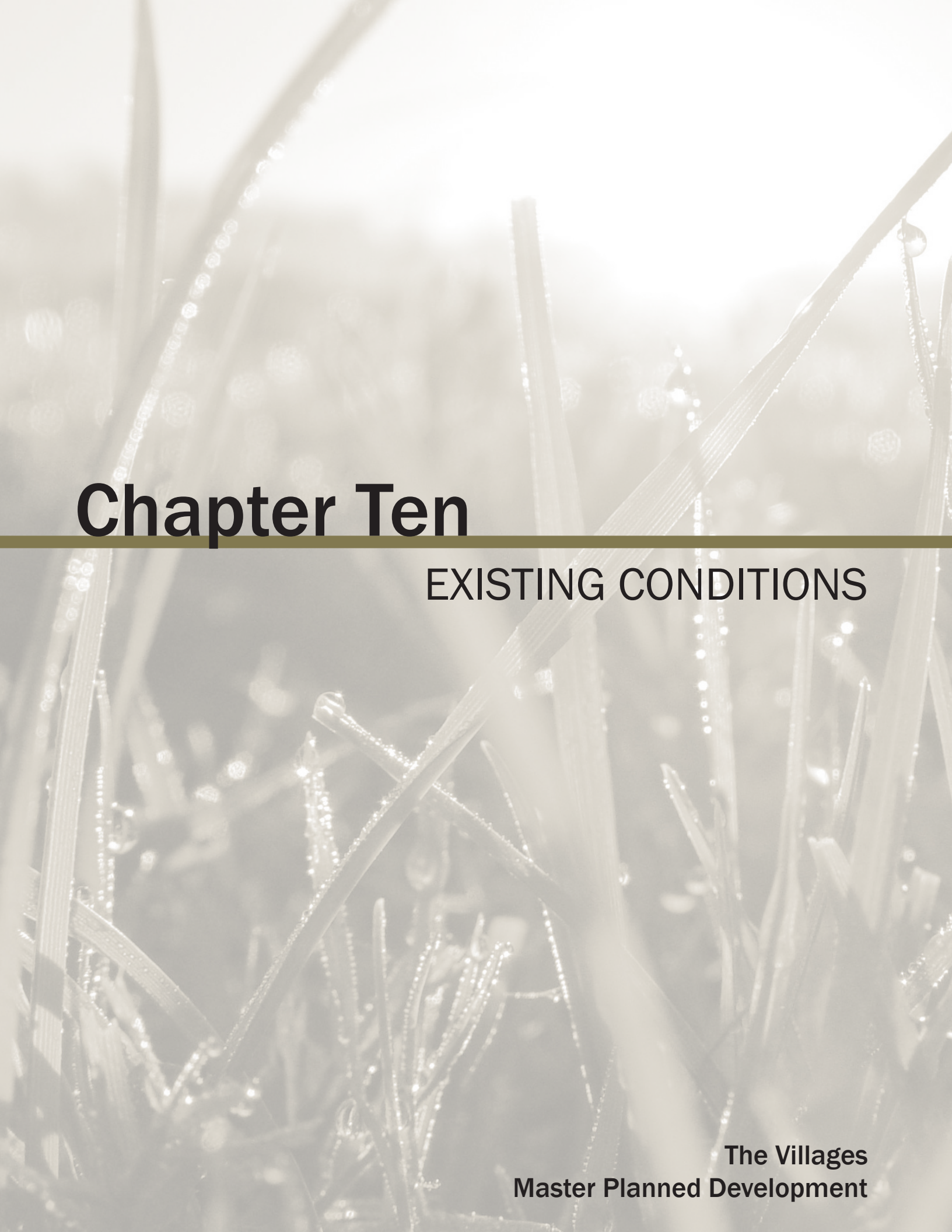

II-22
SE 288th St/ 32nd St SE
Intersection Improvement
II-21
SR 169/SE 288th St
Intersection Improvement
II-20
North Connector
Intersection Improvement
II-15
Parcel B West Stormwater Facility
II-7
Sewer Pressure Siphon
II-6
SR 169/SE Auburn-Black Diamond Rd/Ravensdale
Intersection Improvement
II-16
North Lawson Stormwater Facility
Regional Sewer Lift Station (By Others)
II-28
SR-169 Frontage Improvements
II-5
SR 169 /Lawson Parkway
Intersection Improvements
II-2
Lawson Parkway for Main Entry
II-3
Lawson Parkway to serve Main Lawson Hills
II-17
North Main Lawson Stormwater Facility
II-23
SR 169/Baker Street
Intersection Improvements
II-10
Lawson Water Pump Station
II-24
SR 169/Lawson Street
Intersection Improvements
II-11
Upper Lawson Reservoir
II-19
Off-Site Stormwater By-Pass
II-12
Offsite Water Main 850 Loop
II-25
SR 169/Jones Lake Rd
Intersection Improvements
II-18
Upper Lawson Stormwater Facility
II-14
Stormwater Facility
II-13
Regional Stormwater Facility
II-4
SR 169/Community Connector
Intersection Improvements
Regional Sewer Lift Station (By Others)
II-9
Small Wastewater Pump Station
II-27
SR-169 Frontage Improvements
II-1
Community Connector Extension
to SR 169
II-8
Interim Large Wastewater Pumping Station
II-26
SE Green Valley Rd/218th
Intersection Improvements
Completed Phase
Current Phase
Legend
Transportation Improvement
Water Facility
Signal or Roundabout
Stormwater Facility
Wastewater Facility
Sewer Lift Station (By Others)
Offsite Water Main 850 Loop
Sewer Pressure Siphon
Frontage Improvement
Stormwater By-Pass
Onsite Roadway

Table 9.4
Lawson Hills and The Villages Phase 3 improvements

Project ID	Project Description	City Project ID
III-1	Community Connector extension and water line extension to SR 169	A1, A8,TL4
III-2	Community Connector for Lawson Hills main entry	A3, TL2
III-3	Community Connector for Main Lawson Hills	A8
III-4	Intersection improvements at intersection of SR 169/ South Connector	A3
III-5	Intersection improvements at SR 169/Lawson Parkway	A4
III-6	Intersection improvement of SR 169/SE Auburn-Black Diamond Rd/Ravensdale Rd	FM2
III-7	Sewer pressure siphon to Metro storage facility	
III-8	Interim large wastewater pumping station	
III-9	Small wastewater pump station	
III-10	Lawson water pump station	PN51
III-11	Upper Lawson reservoir	PN51
III-12	Offsite water main to complete 850 PZ loop	PN50
III-13	Regional Stormwater Facility	
III-14	Stormwater facility for The Villages east basin	
III-15	Parcel B west stormwater facility	
III-16	North Lawson stormwater ponds	
III-17	North Main Lawson stormwater facility	
III-18	Upper Lawson stormwater pond	
III-19	Offsite stormwater bypass to Jones Lake tributary	
III-20	Intersection improvement at SR 169/North Connector	A5
III-21	Intersection improvement at SR 169/SE 288th St	
III-22	Intersection improvement at SE 288th/232nd St SE	
III-23	Intersection improvements at intersection of SR 169/ Baker Street	
III-24	Intersection improvements at intersection of SR 169/ Lawson Street	
III-25	Intersection improvements at intersection of SR 169/ Jones Lake Rd	A9
III-26	Intersection improvements at intersection of SE Green Valley Rd/218th	
III-27	SR 169 frontage improvements	
III-28	SR 169 frontage improvements	

PHASING OF PARKS

Parks within Phases 1A, 1B and 2 will be built by phase, with construction triggered no later than 60% occupancy of the phase within which the park(s) is located. Construction of parks within Phase 3 will be triggered when certificates of occupancy or final inspection have been issued for 40% of the dwellings on lots located within 1/4 mile of the park. The Master Developer may elect to build parks in advance.



Chapter Ten

EXISTING CONDITIONS

The Villages
Master Planned Development

10

CHAPTER

EXISTING CONDITIONS

This chapter contains maps and documents describing the existing conditions for the project site. The documents include a title report, maps and a survey that together show property boundaries, easements, topography, natural features, critical areas, areas of vegetation, natural features and existing structures. This series of maps meets the application requirements of the MPD Ordinance contained in BDMC 18.98.040.A.1.b, 1.h, and 2.

LEGAL DESCRIPTION OF THE VILLAGES MPD

The following legal descriptions correspond to the map found in this section entitled "Project Boundary":

PARCEL B:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCELS C, D, AND E

ALL OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W. M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTHEAST QUARTER THEREOF;

ALSO EXCEPT THAT PORTION OF THE NORTHWEST QUARTER THEREOF LYING NORTHERLY OF THE CENTERLINE OF MAPLE VALLEY-LAKE SAWYER ROAD;

ALSO EXCEPT THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER THEREOF.

PARCEL BDA:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THE SOUTH HALF OF THE NORTHEAST QUARTER;
THE SOUTHWEST QUARTER;
THE NORTH HALF OF THE SOUTHEAST QUARTER;
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,
ALL IN SECTION 22, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL F – NORTH:

THAT PORTION OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING WESTERLY OF THE WESTERLY MARGIN OF THE ENUMCLAW-BLACK DIAMOND ROAD (SR 169) RIGHT OF WAY;

TOGETHER WITH:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER;

AND TOGETHER WITH:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

AND TOGETHER WITH:

THE SOUTH HALF OF THE NORTHEAST QUARTER LYING SOUTHWESTERLY OF THE SOUTHWESTERLY MARGIN OF ENUMCLAW-BLACK DIAMOND ROAD (SR 169) RIGHT OF WAY.

AND TOGETHER WITH:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

PARCEL G:

LOT A OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L05L0096 AS RECORDED UNDER RECORDING NO. 20051209900002, SITUATE IN SECTION 27, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

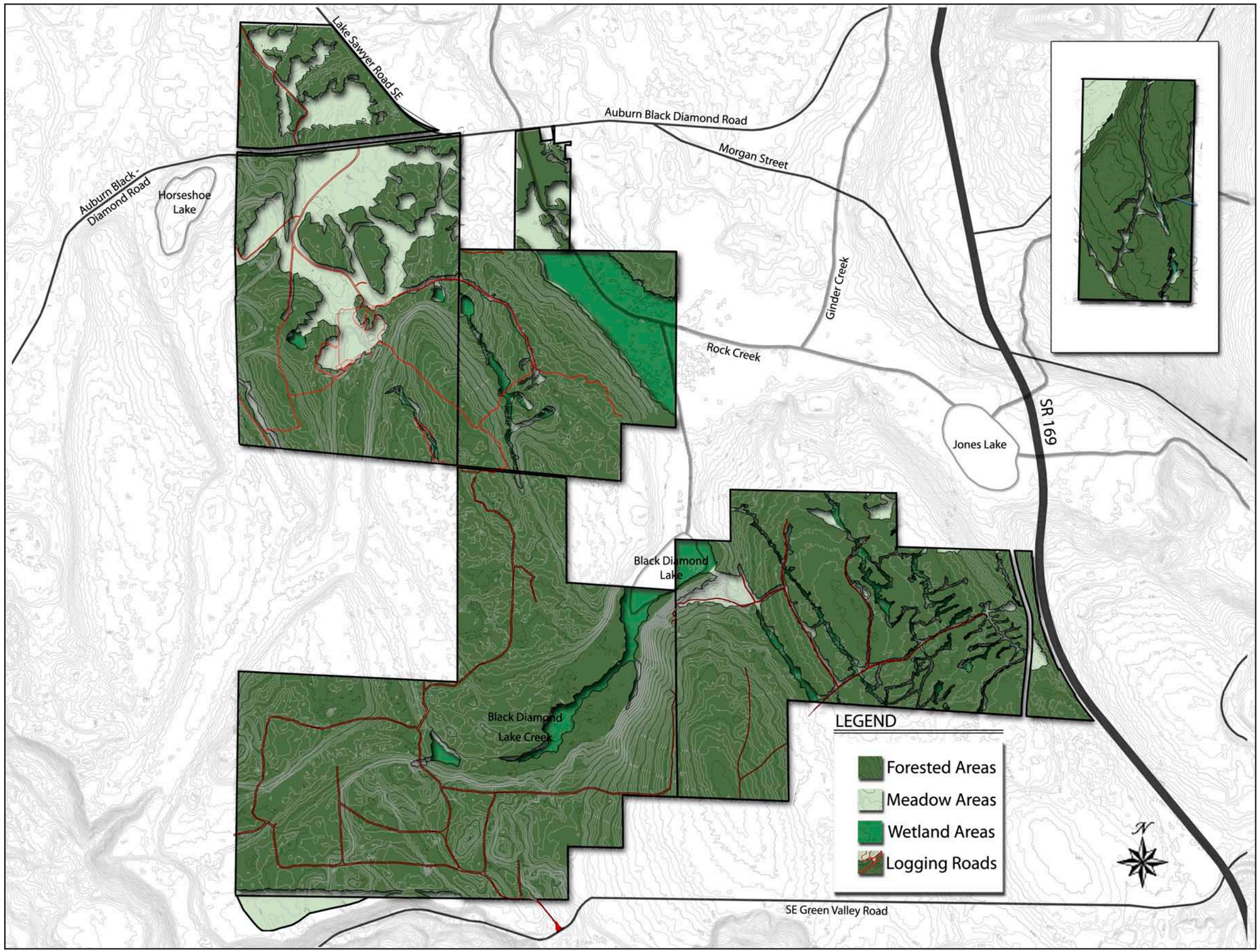
PARCEL GUIDETTI:

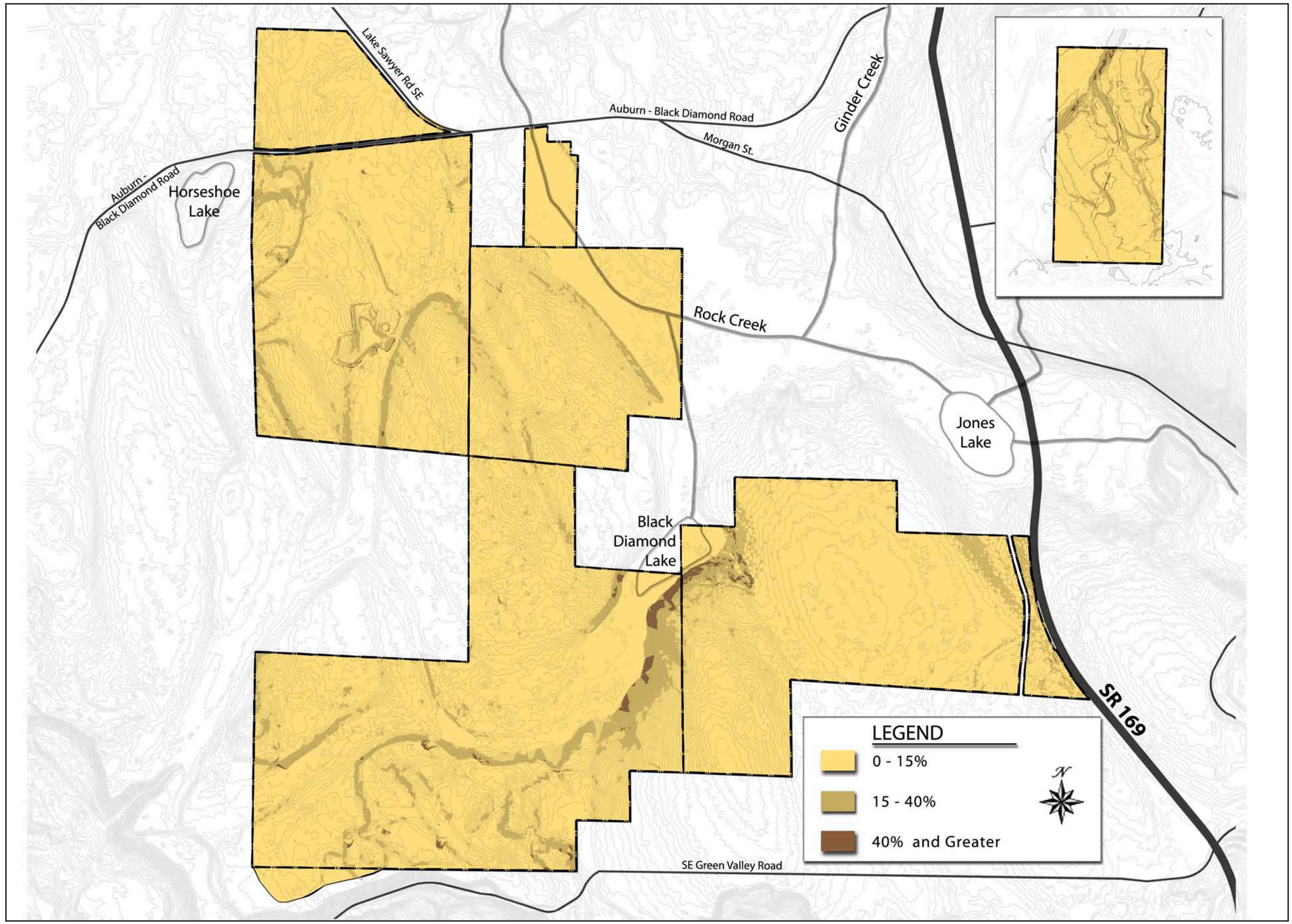
THAT PORTION OF THE EASTERLY 660 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21, NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE AUBURN-BLACK DIAMOND HIGHWAY;

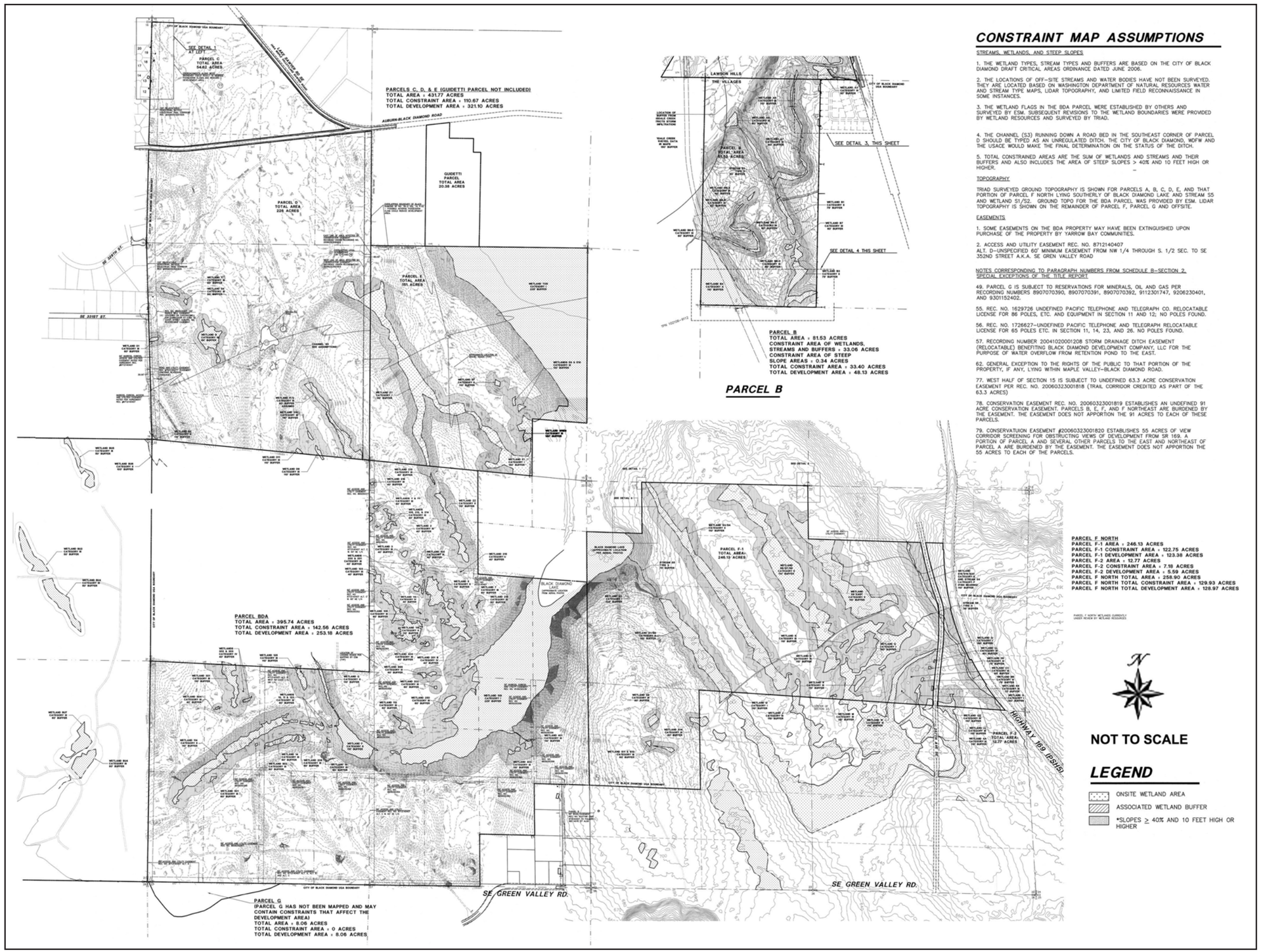
EXCEPT THE EAST 381.24 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., LYING SOUTHERLY OF

AUBURN-BLACK DIAMOND HIGHWAY AND THE EAST 90 FEET OF THE NORTH 165.70 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS PARCEL 1 UNDER SURVEY RECORDED UNDER RECORDING NUMBER 20030917900009.)


Lake Sawyer Road SE
Auburn Black Diamond Road
Morgan Street
Auburn Black - Diamond Road
Horseshoe Lake
Ginder Creek
Rock Creek
SR 169
Jones Lake
Black Diamond Lake
Black Diamond Lake Creek
SE Green Valley Road
LEGEND
Forested Areas
Meadow Areas
Wetland Areas
Logging Roads
N


Lake Sawyer Rd SE
Auburn - Black Diamond Road
Ginder Creek
Morgan St.
Auburn - Black Diamond Road
Horseshoe Lake
Rock Creek
Jones Lake
Black Diamond Lake
SR 169
SE Green Valley Road
LEGEND
0 - 15%
15 - 40%
40% and Greater
N



CONSTRAINT MAP ASSUMPTIONS

STREAMS, WETLANDS, AND STEEP SLOPES

1. THE WETLAND TYPES, STREAM TYPES AND BUFFERS ARE BASED ON THE CITY OF BLACK DIAMOND DRAFT CRITICAL AREAS ORDINANCE DATED JUNE 2006.

2. THE LOCATIONS OF OFF-SITE STREAMS AND WATER BODIES HAVE NOT BEEN SURVEYED. THEY ARE LOCATED BASED ON WASHINGTON DEPARTMENT OF NATURAL RESOURCES WATER AND STREAM TYPE MAPS, LIDAR TOPOGRAPHY, AND LIMITED FIELD RECONNAISSANCE IN SOME INSTANCES.

3. THE WETLAND FLAGS IN THE BDA PARCEL WERE ESTABLISHED BY OTHERS AND SURVEYED BY ESM. SUBSEQUENT REVISIONS TO THE WETLAND BOUNDARIES WERE PROVIDED BY WETLAND RESOURCES AND SURVEYED BY TRIAD.

4. THE CHANNEL (S3) RUNNING DOWN A ROAD BED IN THE SOUTHEAST CORNER OF PARCEL D SHOULD BE TYPED AS AN UNREGULATED DITCH. THE CITY OF BLACK DIAMOND, WDFW AND THE USACE WOULD MAKE THE FINAL DETERMINATION ON THE STATUS OF THE DITCH.

5. TOTAL CONSTRAINED AREAS ARE THE SUM OF WETLANDS AND STREAMS AND THEIR BUFFERS AND ALSO INCLUDES THE AREA OF STEEP SLOPES > 40% AND 10 FEET HIGH OR HIGHER.

TOPOGRAPHY

TRIAD SURVEYED GROUND TOPOGRAPHY IS SHOWN FOR PARCELS A, B, C, D, E, AND THAT PORTION OF PARCEL F NORTH LYING SOUTHERLY OF BLACK DIAMOND LAKE AND STREAM S5 AND WETLAND S1/S2. GROUND TOPO FOR THE BDA PARCEL WAS PROVIDED BY ESM. LIDAR TOPOGRAPHY IS SHOWN ON THE REMAINDER OF PARCEL F, PARCEL G AND OFFSITE.

EASEMENTS

1. SOME EASEMENTS ON THE BDA PROPERTY MAY HAVE BEEN EXTINGUISHED UPON PURCHASE OF THE PROPERTY BY YARROW BAY COMMUNITIES.

2. ACCESS AND UTILITY EASEMENT REC. NO. 8712140407
ALT. D-UNSPECIFIED 60' MINIMUM EASEMENT FROM NW 1/4 THROUGH S. 1/2 SEC. TO SE 352ND STREET A.K.A. SE GREN VALLEY ROAD

NOTES CORRESPONDING TO PARAGRAPH NUMBERS FROM SCHEDULE B-SECTION 2, SPECIAL EXCEPTIONS OF THE TITLE REPORT

49. PARCEL G IS SUBJECT TO RESERVATIONS FOR MINERALS, OIL AND GAS PER RECORDING NUMBERS 8907070390, 8907070391, 8907070392, 9112301747, 9206230401, AND 9301152402.

55. REC. NO. 1629726 UNDEFINED PACIFIC TELEPHONE AND TELEGRAPH CO. RELOCATABLE LICENSE FOR 86 POLES, ETC. AND EQUIPMENT IN SECTION 11 AND 12; NO POLES FOUND.

56. REC. NO. 1726627-UNDEFINED PACIFIC TELEPHONE AND TELEGRAPH RELOCATABLE LICENSE FOR 65 POLES ETC. IN SECTION 11, 14, 23, AND 26. NO POLES FOUND.

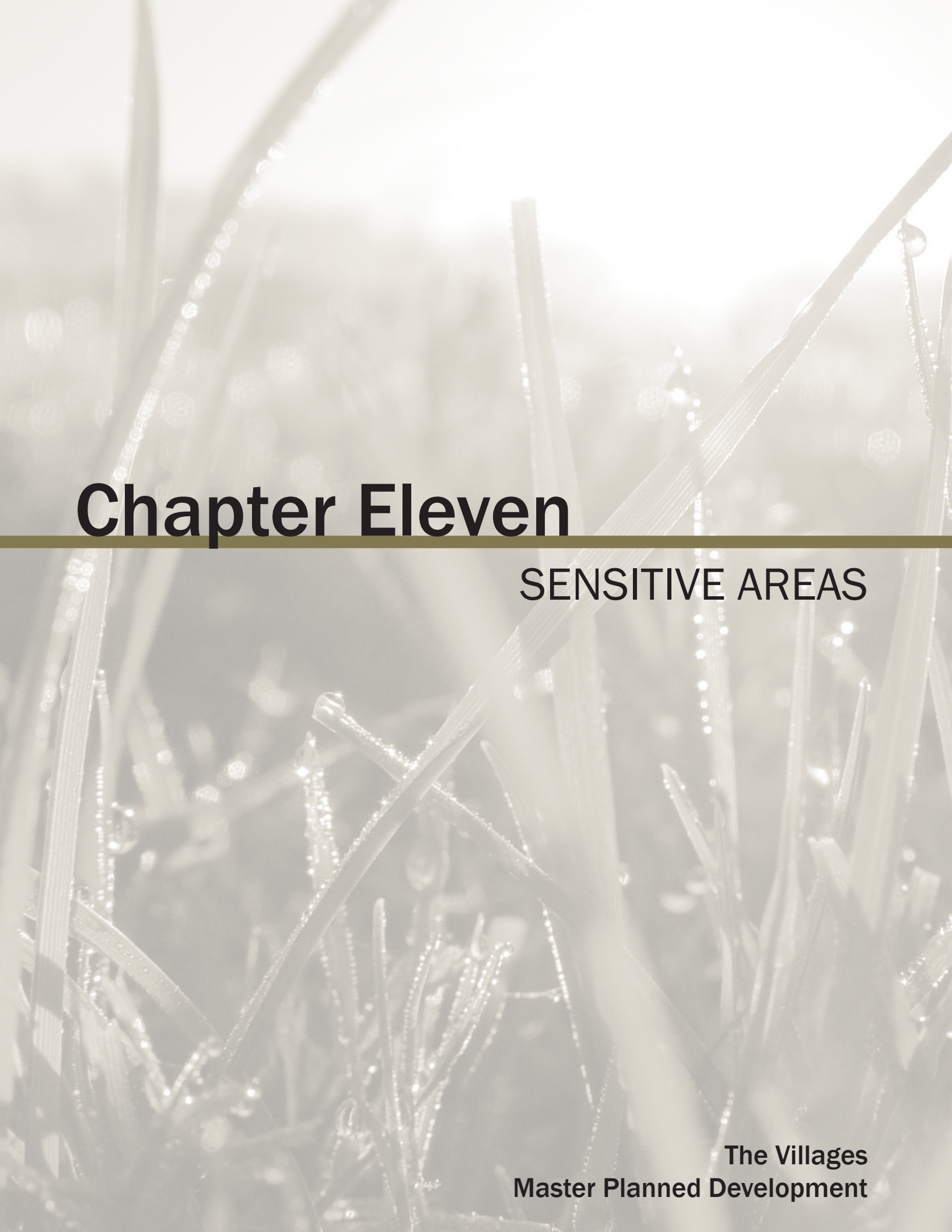
57. RECORDING NUMBER 20041020001208 STORM DRAINAGE DITCH EASEMENT (RELOCATABLE) BENEFITING BLACK DIAMOND DEVELOPMENT COMPANY, LLC FOR THE PURPOSE OF WATER OVERFLOW FROM RETENTION POND TO THE EAST.

62. GENERAL EXCEPTION TO THE RIGHTS OF THE PUBLIC TO THAT PORTION OF THE PROPERTY, IF ANY, LYING WITHIN MAPLE VALLEY-BLACK DIAMOND ROAD.

77. WEST HALF OF SECTION 15 IS SUBJECT TO UNDEFINED 63.3 ACRE CONSERVATION EASEMENT PER REC. NO. 200603230001818 (TRAIL CORRIDOR CREDITED AS PART OF THE 63.3 ACRES)

78. CONSERVATION EASEMENT REC. NO. 200603230001819 ESTABLISHES AN UNDEFINED 91 ACRE CONSERVATION EASEMENT. PARCELS B, E, F, AND F NORTHEAST ARE BURDENED BY THE EASEMENT. THE EASEMENT DOES NOT APPORTION THE 91 ACRES TO EACH OF THESE PARCELS.

79. CONSERVATUION EASEMENT #200603230001820 ESTABLISHES 55 ACRES OF VIEW CORRIDOR SCREENING FOR OBSTRUCTING VIEWS OF DEVELOPMENT FROM SR 169. A PORTION OF PARCEL A AND SEVERAL OTHER PARCELS TO THE EAST AND NORTHEAST OF PARCEL A ARE BURDENED BY THE EASEMENT. THE EASEMENT DOES NOT APPORTION THE 55 ACRES TO EACH OF THE PARCELS.



Chapter Eleven

SENSITIVE AREAS

The Villages
Master Planned Development

SENSITIVE AREAS

COMPLIANCE WITH SENSITIVE AREAS ORDINANCE

The project as submitted and future actions and proposals within the project will be designed in general conformance with the adopted City of Black Diamond Sensitive Areas Ordinance. Future implementing proposals may require deviations from the adopted Sensitive Areas Ordinance which will be evaluated at the time of application. Functionally equivalent standards are requested in this section in the area of building setbacks, alteration of geologically hazardous areas, and alteration of wetlands and streams. The critical area delineations contained within this application are complete and final.

WETLANDS

There are a variety of wetlands on the project site. The presence and rating of wetlands on the project site is complete and contained in the Natural Environment section of The Villages EIS. Wetlands and buffers corresponding to this report are shown on the constraint maps found in the Existing Conditions Chapter.

FISH AND WILDLIFE CONSERVATION AREAS

The presence and typing of Fish and Wildlife Conservation Areas is complete and contained within the Natural Environment section of The Villages EIS.

FISHERIES

There are six streams and one lake identified on the project site. Four streams, S4, S5, and S7 and Rock Creek are presumed or known to be fish bearing. Black Diamond Lake is also fish bearing. The only federally listed fish species known to occur within the project site is a winter run of steelhead salmon (WDFW 2008) in Rock Creek.

PLANTS AND ANIMALS

There are no Federal or State listed endangered, threatened, or sensitive plant species known to exist on the Villages project site according to the Washington Department of Natural Resources' Natural Heritage Program Database, 2007. Wetland Resources conducted field surveys in 2007. No Federal or State listed endangered, threatened, or sensitive plants species were found during field surveys. Development of the site is also not expected to impact any endangered, threatened, or sensitive animal species. None of these species have been documented on the site and the site lacks potential habitat for those species.

GEOLOGICALLY HAZARDOUS AREAS

The project site has been evaluated for the absence or presence of geologically hazardous areas and is contained in the Natural Environment section of The Villages EIS. The following is a summary of the findings from the Natural Environment section of The Villages EIS:

Landslide Hazard

The majority of the site is free of landslide hazard areas. The only landslide hazard areas identified on the site are some of the steep slopes surrounding Black Diamond Lake. No development is proposed within the identified landslide hazard areas.

Erosion Hazard

The vast majority of the Main and North Properties does not fall under the BMC definition of an erosion hazard area having slopes which are less than 15 percent. Moderate to severe erosion risk areas are found on slopes of 15% or greater with moderately erodible soils. Very severe erosion hazard risk areas is primarily limited to slopes greater than 40% which are found generally surrounding Black Diamond Lake. The Slope Analysis contained in the Existing Conditions Chapter highlights slopes greater than 15% and those greater than 40%. No development is proposed within Severe erosion hazard areas.

Mine Hazard

There is only one area considered a mine hazard on the project site and no signs of subsidence or sink holes. Parcel B contains a moderate mine hazard area beginning near the southeast property corner and extending approximately 300 feet onto the site from the southeast corner of the site. Potential mine hazards identified on or near Parcels E and F are of such depth that they warrant declassification.

Seismic Hazard Areas

The only seismic hazard areas identified on the site are the Landslide Hazard Areas on the slopes surrounding Black Diamond Lake which may be vulnerable to seismically induced landslides.

FUNCTIONALLY EQUIVALENT STANDARDS

Building Setbacks

The following additional facilities, activities and uses are allowed within sensitive area building Setbacks required pursuant to BDMC 19.10.160:

Balconies above the first floor.

Clearing and grading consisting of more than 42 inches of cut or fill for construction of utilities, raods and other public infrastructure necessary to serve the site.

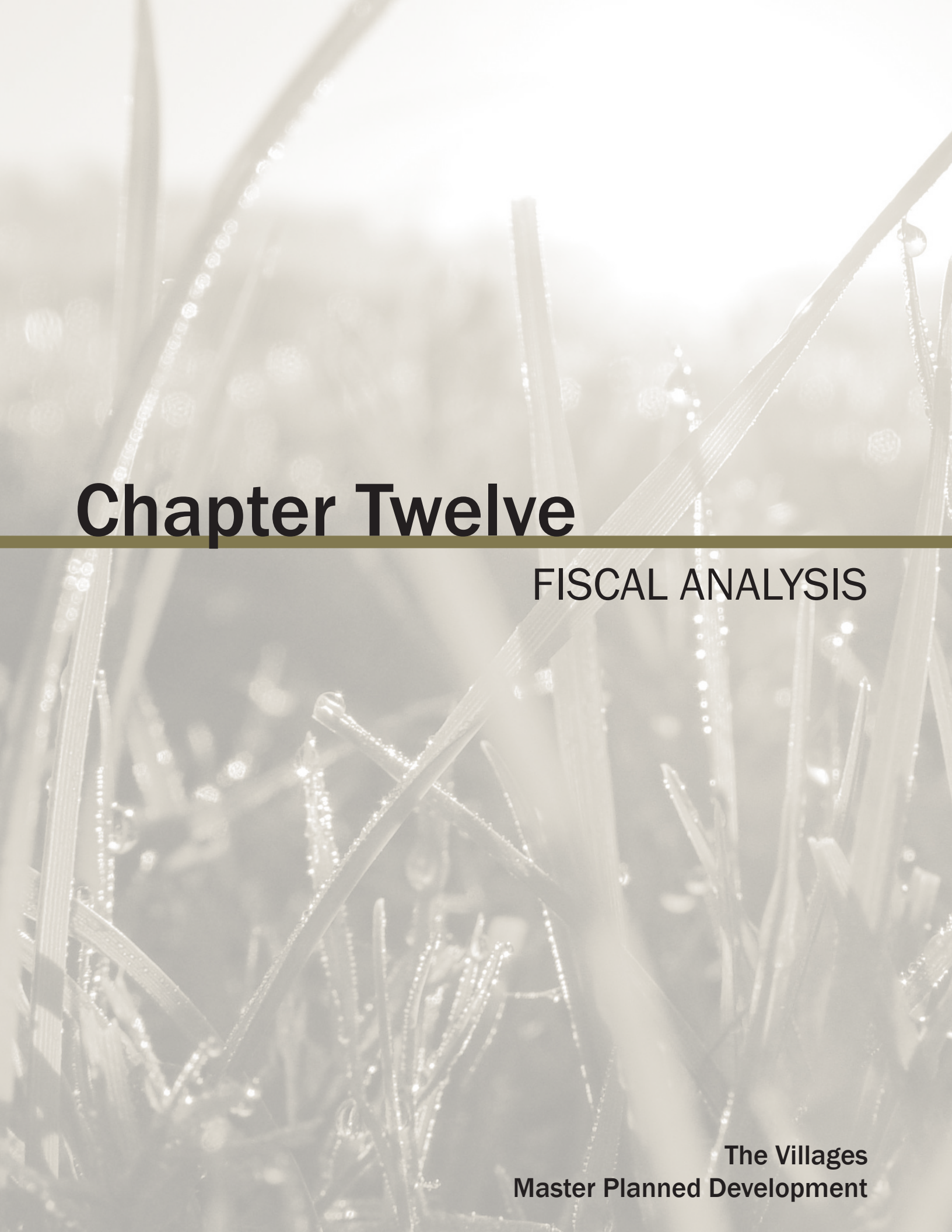
Alteration of Geologically Hazardous Areas

Allow alteration of isolated geologically hazardous areas located outside of other sensitive areas to remove the hazard. Isolated mounds or small slope areas exist on the MPD site (and throughout Western Washington). The code imposes a blanket restriction on grading of such areas. Where a geologically hazardous area is co-existing with a stream channel buffer, the code restriction serves to protect the environment, but where the geologically hazardous area is an isolated mound, or manmade due to, for example, past excavation at a borrow pit, the code restriction limits design flexibility for no environmental benefit. A site-specific geotechnical analysis will still be conducted with the associated construction permits.

This provision does not apply to alteration of geologically hazardous areas within wetlands or fish and wildlife conservation areas or their associated buffers.

Alteration of Wetland, Streams and Buffers

Allow alterations of wetlands/streams/buffers shown on Figure 10-1 from Chapter 10 of the MPD necessary to accommodate the proposed MPD circulation, land use and utility plans. These alterations are to be allowed based on the determination made with MPD approval that any alterations of wetlands/streams/buffers that are necessary to accommodate the approved MPD circulation, land use, and utility plans do meet the mitigation sequencing requirements of BDMC 19.10.050 and will be authorized through the City permitting process, subject to mitigation. Therefore, upon MPD approval, the avoidance criteria for these limited and necessary impacts will be deemed met.



Chapter Twelve

FISCAL ANALYSIS

The Villages
Master Planned Development

CHAPTER 12

EXECUTIVE SUMMARY

This report was prepared for BD Villages Partners, LP ("Developer") by Development Planning & Financing Group, Inc. in order to prepare a comprehensive Fiscal Impact Analysis ("FIA") to determine the estimated short- and long-term fiscal impacts on the City of Black Diamond ("City") in connection with the proposed 1196 acre Master Planned Development known as The Villages ("Project").

The land for the Project is owned by the Developer, and additional land may be purchased by the Developer ("Expansion Parcels") and added to the Project in the future. The Expansion Parcels are not included in the current FIA but may be discussed in future drafts of the FIA. Pursuant to the various Project maps submitted to the City by the Developer, the Project will conform to City and County open space requirements and the Urban Growth Area ("UGA") boundaries set by the County. Additionally, the FIA meets the requirements and regulations established by the City's Master Planned Development Ordinance ("MPD Ordinance"), codified in Chapter 18.98 of the City's municipal code. An initial estimate of the total number of residential units, average non-residential square footage, and initial unit values for the Project is identified in Appendix A.

Project development is anticipated to occur over an approximate fifteen (15) year time period, starting in 2010 and ending approximately in 2024, with final occupancies stretching into 2026. The Developer has performed substantial internal research regarding the absorption schedule for the Project and would like to submit the absorption schedule summarized herein and detailed in Appendix A as the most likely buildout scenario for the Project.

This FIA is being prepared to meet the requirements of the MPD Ordinance. The MPD Ordinance requires all Master Planned Development ("MPD") applications to include an analysis of the fiscal impacts of the MPD on the City during Project development and completion. As there are a variety of generally accepted methods in which to prepare a FIA, DPFG, in consultation with the Developer, has prepared this FIA in a manner deemed consistent with the MPD Ordinance and the City's comprehensive plan, dated June 2009 ("Comprehensive Plan").

At Buildout, this Project provides:

- *Annual surplus of approximately $459,000*
- *A General Fund balance of approximately $8.1 million*
- *REET revenues of over $26.8 million*

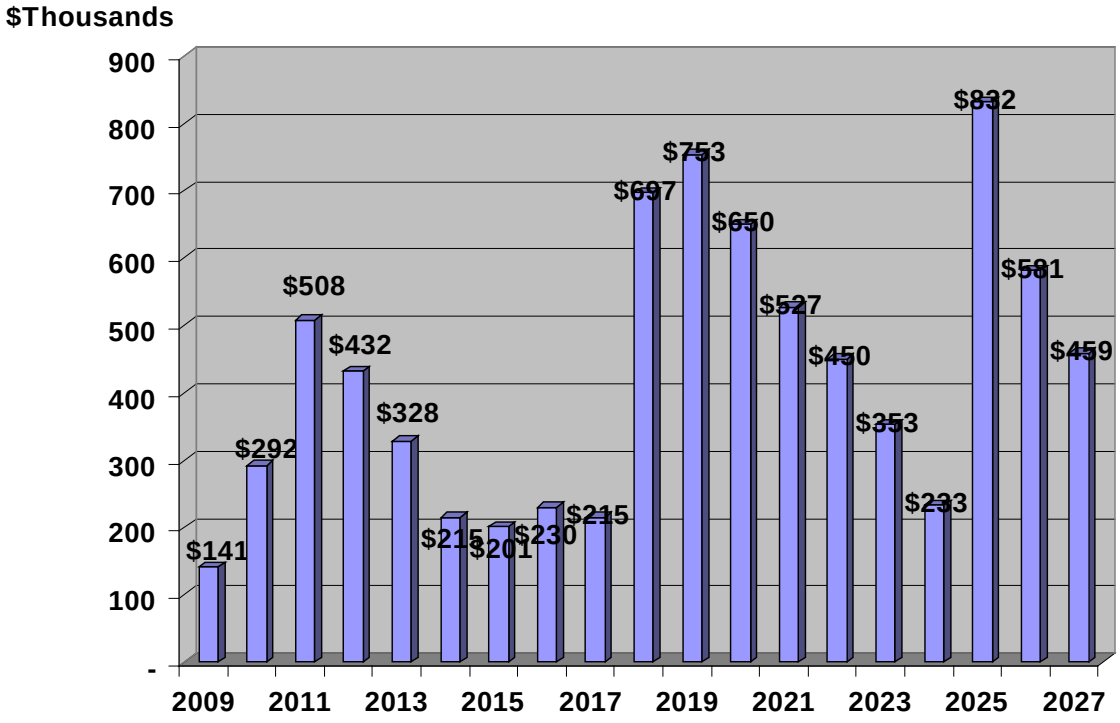
Consistent with the MPD Ordinance, at all phases and at buildout, the Project will have no adverse fiscal impacts on the City's General Fund. The Fiscal Impact Analysis Summary, attached as Appendix B, shows that the Project is fiscally positive with a General Fund surplus of approximately $458,713 annually in 2027, one year following the projected build-out and occupancy. From Fiscal Year 2009 through 2027 the Project will generate approximately $131.3 million in revenues and incur $123.2 million in costs for the General Fund. Please note the FIA assumes the public safety levy lid lift will be re-approved each time it expires in 2010, 2018 and 2025.

Pursuant to conversations with the Developer, DPFG has designed many aspects of this FIA to produce a conservative result while maintaining the most reasonably accurate report possible. To this end, all one-time revenue generators and secondary economic benefits produced by the substantial increase in construction activity associated with the Project have been excluded from this analysis.

Additionally, the Project will generate approximately $26.8 million in new Real Estate Excise Tax ("REET") for the capital improvement and project funds. These REET revenues generated by the Project can be used to provide the needed facilities and infrastructure necessary to serve the Project. Although REET revenues are calculated by the FIA, they are not included in the tables and graphs describing Project surpluses or deficits because it is assumed that all REET will be utilized by the appropriate City special funds to finance City and Project infrastructure. Presented below in Figure 12-1 is the General Fund Net Annual Surplus / (Deficit) (revenue less expenditures) for each year. One-time revenue generators, secondary economic benefits and REET are not shown in Figure 12-1.

The reader should be aware that any FIA is only as accurate as the assumptions and methodologies used to calculate its results, and actual results will vary from these estimates as events and circumstances occur in a manner different than described in the FIA. As such, this FIA is intended to be a living document, being updated with current data and assumptions on a case-by-case basis.

Figure 12-1
General Fund Net Annual Surplus/(Deficit)



CITY INFORMATION

The City was incorporated on January 20, 1959 and is named after the coal mining industry upon which the City was founded. The City is 6.725 square miles, located east of Kent and Covington, and approximately 30 miles east of Seattle.

The City is currently home to approximately 4,155 residents. The Comprehensive Plan indicates the median home price in the City in 2006 was $418,000, and that the median sales price in July of 2007 ranged from $325,000 to $387,000. This is consistent with January 2009 data collected from the online real estate tracking website Zillow.com, which estimates the median price of an existing single family home is $353,000 and the median condo price is $234,500. Pursuant to the State of Washington document titled "Estimated Median Household Incomes and Financial Hardship Levels For Communities in Washington State, Updated for Use With the Fiscal Year 2008 Funding Cycle", the median household income is $81,117. Pursuant to the King County annual growth report, there are approximately 559 employees within the City. The largest employers are the Enumclaw School District, the City, Palmer Coking Coal Company and Anesthesia Equipment Supply Company.

FUTURE CITY GROWTH

The City is experiencing fundamental changes due to increased residential activity. The growth of the City and how it will expand is dependent upon the UGA under the State's Growth Management Act ("GMA"). The GMA was approved by the State Legislature in 1990 and was amended in 1991, 1996 and 1997. The GMA requires local government agencies manage growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations. The GMA currently restricts development to the area that is now the incorporated City, with the exception of a couple of parcels that are expected to be annexed into the City.

According to the Comprehensive Plan, anticipated growth within the City will occur as a result of MPD's and the MPD Ordinance. This ordinance establishes specific regulations for MPD applications such as:

- The MPD must provide needed services in an orderly, fiscally responsible manner;
- The MPD should show an improvement of the City's fiscal performance;
- An MPD application must include a comprehensive fiscal analysis disclosing the short and long-term financial impacts of the proposed MPD;
- The MPD will have no adverse fiscal impact upon the City at any phase of development; and
- The ratio of residential to commercial land uses must support a fiscally beneficial impact to the City.

CHAPTER 12

INTRODUCTION

PURPOSE OF REPORT

The Development Planning & Financing Group, Inc. was retained to prepare this report on behalf of the Developer in order to prepare a comprehensive FIA to determine the estimated short and long-term fiscal impacts on the City in connection with the Project. This FIA is being prepared to meet the requirements of the City's MPD Ordinance. The MPD Ordinance requires all MPD applications to include an analysis of the fiscal impacts of the MPD on the City during Project development and completion. As there are a variety of generally accepted methods in which to prepare a FIA, DPFG, in consultation with the Developer, has prepared this FIA in a manner deemed consistent with the MPD Ordinance and the Comprehensive Plan. The reader should be aware that any FIA is only as accurate as the assumptions and methodologies used to calculate its results, and actual results will vary from these estimates as events and circumstances occur in a manner different than described in the FIA.

ORGANIZATION OF REPORT

The report describes the Project and related development absorption, scope, methodology and assumptions applied in the FIA; a description of the FIA methods for calculating revenues and expenditures; and the conclusions of the FIA during and after the projected buildout timeline.

PROJECT DESCRIPTION

LOCATIONS, LAND USES AND ASSUMPTIONS

The Project consists of approximately 1,196 acres of property located within the City's incorporated boundaries and Potential Annexation Area(s) (PAA) in King County, Washington. The Project is generally located in the Southwest area of the City, between Auburn-Black Diamond Road and Southeast Green Valley Road, with the exception of Parcel B which is located west of SR-169 and adjacent to an existing residential development called Diamond Glen and the Lawson Hills North Triangle.

Residential Development

The Project is anticipated to yield 4,800 residential units of various product types. Pursuant to buildout and phasing information provided by the Developer, product types will range from for-rent apartment buildings to single-family homes on approximately 8,000 s.f. lots. The Developer estimates these units will range price from $150,000 to $760,000 in 2008 dollars.

Non-Residential Development

The Project is anticipated to yield approximately 775,000 square feet of non-residential development, with 325,000 square feet of retail and 450,000 square feet of office space.

PROJECT ABSORPTION / PHASING

The Developer provided information which assumes an even absorption of residential units per bulk sale phase. The first bulk sale of land will occur in 2010, and the first residential units will close in 2012. It is assumed there will be approximately two years between each bulk sale of land and final residential unit closings throughout the FIA. The last bulk sale will occur in 2024, and the last units will close in 2026.

The FIA assumes an uneven absorption of the non-residential land uses due to the Developer's assessment of unmet retail and office demand in the general market area. Half (50%) of the Project's non-residential development is expected to absorb from 2010 to 2012; and the remaining 50% is assumed to absorb over the next seven years, from 2013 to 2019.

FISCAL IMPACT ANALYSIS

SUMMARY

The Project encompasses approximately 1,196 acres of land in the City. This land is owned by the Developer, and additional land for the Project (Expansion Parcels) may be purchased at a later date. Pursuant to the various Project maps submitted to the City by the Developer, the Project conforms with City and County open space requirements and the UGA boundaries set by the County. Additionally, the FIA meets the requirements and regulations established by the MPD Ordinance. An initial estimate of the total number of residential units, average non-residential square footage, and initial unit values for the Project is identified in Appendix A.

The Developer has performed substantial internal research regarding the absorption schedule for the Project and would like to submit the absorption schedule summarized herein and detailed in Appendix A as the most likely buildout scenario for the Project.

SOURCES OF INFORMATION AND METHODOLOGY USED IN FIA

Data Sources

Information used in preparing the FIA was obtained from the following sources: (1) the 2006, 2008 and 2009 City budgets; (2) Conversations with County Staff; (3) Conversations with the Developer;.(4) the Comprehensive Plan; (5) the MPD Ordinance; (6) the Washington State Department of Revenue ("DOR"); (7) the Washington State Department of Financial Management ("DOFM"); (8) the Puget Sound Regional Council ("PSRC") and those data sources referenced by the PSRC and the Comprehensive Plan, including the Federal Bureau of Labor Statistics ("BLS") and the US Census.

Methodology – Revenues & Expenditures

The methodology utilized in the FIA was chosen based on a careful review of the requirements of the MPD Ordinance and the Comprehensive Plan, as these two documents address the requirements associated with the preparation of this type of analysis. While there are alternative methods available to prepare a FIA for the Project, based on internal

review by DPFG and in consultation with the Developer, the per-capita methodology is consistent with adopted City requirements given the data available at this stage of Project development. Where there is sufficient data available, DPFG has also used the case study method. For example, property taxes and REET are directly influenced by unit and land prices, and DPFG has used the case study methodology to estimate these revenue sources.

With the exception of property taxes, sales taxes and REET, all revenues and expenditures have been calculated on a per-capita basis. The per-capita methodology assigns revenues or costs per person served based on the 2008 City budget and the 2008 City population. At this time DPFG and the Developer do not have knowledge of the City's future staffing and levels of service for any departments, and future revisions to this FIA could incorporate updates to the Comprehensive Plan or other City planning documents. The FIA assumes the City provides services to 4,155 residents and 559 employees. An employee is assumed to generate 50% of the revenue and have 50% of the impact of a resident, so the persons served by the City is calculated as: 4,155 + [50% x 559] = 4,435.

As property taxes are dependant on the market value of each new residential unit or non-residential building, the FIA has calculated property tax revenue based on the Developer's projected values for the Project. Likewise, as sales tax is closely related to resident income and retail opportunities within City limits, sales taxes are calculated based on projected resident income and the increasing retail opportunities available within the City as the Project develops. In an effort to be conservative, the FIA also calculates a per-capita amount based on the 2008 budget and retail opportunities of sales taxes per resident, and only the lower amount of sales taxes generated by either one of these methods is utilized in any particular year examined by the FIA.

Methodology– Levels of Service

Pursuant to a review of the City's budget and staffing levels, as well as a review of the current funding agreement between the City and the Developer ("Funding Agreement"), DPFG and the Developer decided to prepare the FIA with the assumption that all City General Fund expenditures will be funded at 100% of their current per capita amounts, with the exception of police service. At the time of the preparation of this FIA, the Comprehensive Plan has not set specific staffing levels for future growth, but the City has utilized revenue from the Funding Agreement to hire much of the initial planning and executive staff necessary for the first phases of Project development. For example, the Funding Agreement provides for a minimum of six executive-level staff and associated subordinate staffers, in addition to legal costs and necessary City consultants. The impact of the Funding Agreement is that although the 2008 City Budget contains some of the staff necessary to serve future development, the expenditure calculations in the FIA increase the current level of City staffing on a one-to-one basis through the end of the FIA. There is no revenue from the Funding Agreement calculated in the FIA.

The Police Department is assigned a level of service factor of 60% based on the City's 2006 budget which identifies the current police staffing level (12) providing adequate levels of service for 7,500 residents, or 1.6 officers per 1,000 residents. The current 2009 level of service is 2.88 offices per 1,000 residents, or 80% above the current level of service standard of 1.6 officers per 1,000 residents. Based on a direct comparison of the current and future levels of service, the future per-resident cost is estimated to be about 55% of the current per-resident cost (1.6 / 2.88 = 0.55, or 55% of the current per-resident cost), but in an effort to be conservative, the FIA uses a 60% factor. The levels of service can be re-examined after the final adoption of the updated Comprehensive Plan.

Methodology – Efficiency Factors

One common method of estimating future expenditures is to apply an efficiency factor to the per-capita costs to account for the incrementally decreased costs associated with adding each additional resident or employee. In an effort to be conservative, all of these efficiency factors are shown at 100% in the FIA (i.e., zero efficiencies). As with the level of service factors, these efficiency factors are anticipated to be updated when the City finalizes its requirements for future staffing levels.

Methodology – Land Use

The FIA combines all types of residential land uses, from apartments to single-family homes, as well as office and retail development planned for the Project. The FIA was prepared in this manner to be consistent with the MPD Ordinance (City Code Section 18.98.060 B.6.(c) and (f)), which requires a proposed MPD to have no adverse fiscal impact on the City at all stages of development. It also requires the ratio of residential to non-residential land uses to support this fiscal benefit to the City. Based on the results of the FIA, the Project provides the appropriate mix of residential and non-residential land uses. Additionally, the diversity of residential land uses allows the Project to meet the housing needs of all income levels and fulfill any related affordable housing requirements.

GENERAL ASSUMPTIONS

A more comprehensive overview of the general assumptions utilized in the FIA is summarized below in Figure 12-2:

Figure 12-2
Project Data

Anticipated Project Development Totals		
Single-Family	(a)	3,600 units
Multi-Family	(a)	1,200 units
Retail	(a)	325,000 sq. ft.
Office	(a)	450,000 sq. ft.

Figure 12-2
Project Data

Anticipated Absorption

Single Family	(a)	+/- 240 units per year
Multi Family	(a)	+/- 80 units per year
Retail / Office	(a)	+/- Uneven, as shown in Appendix C

Unit Pricing

Initial Market Value (b)

Single Family - 2008 Values		
Product	Finished Lot	Finished House
Duets	$ 133,000	$ 332,500
40x85 alley	$ 129,200	$ 323,000
45x80 alley	$ 136,800	$ 342,000
40x90	$ 136,800	$ 342,000
45x85	$ 145,350	$ 363,375
45x100	$ 171,000	$ 427,500
50x90	$ 171,000	$ 427,500
50x100	$ 190,000	$ 475,000
55x100	$ 209,000	$ 522,500
60x100	$ 228,000	$ 570,000
70x100	$ 266,000	$ 665,000
80x100	$ 304,000	$ 760,000
Cluster	$ 136,800	$ 342,000
Carriage	$ 207,500	$ 518,750

Multi-Family - 2008 Values		
Product	Finished Lot	Finished House
Apartments	$ 35,000	$ 150,000
Stacked Flats	$ 30,000	$ 150,000
Townhomes	$ 95,000	$ 237,500

Non-Residential - 2008 Values		
Product		Per Sq.Ft.
Retail		$ 128
Office		$ 197

Fiscal Modeling Inputs

Initial Property Tax Rate to Black Diamond

$ per $1,000 Assessed Value levy rate	(c)	$0.86
$ per $1,000 Public Safety levy lid lift	(d)	$0.65

Figure 12-2
Project Data

Annual Turnover Rate		
Single-Family	(e)	Once per 14 Years (7.14%)
Multi-Family	(e)	Once per 20 Year (5.00%)
Sales Tax Assumptions		
Household Income as a % of Unit Value	(f)	30%
Retail Expenditures as a % of Income	(f)	30%
% of Retail Expenditures Captured in City	(f)	30% - FIA Year 1 60% - FIA Year 12
Taxable Sales per Square Foot / Retail	(g)	$250
Taxable Sales per Square Foot / Office	(g)	$0
Annual Property Appreciation Rate		
Single-Family / Multi-Family	(h)	5%
Non residential	(h)	2%
Inflation Rates		
Per Capita Revenues	(i)	3.24%
Per Capita Expenditures	(i)	3.24%
Level of Service Adjustment		
Police Service		
Officers per 1,000 Residents (Current)	(j)	2.88 per 1,000 Residents
Officers per 1,000 Residents (City Budget Standard)	(j)	1.6 per 1,000 Residents
Level of Service Adjustment Factor	(j)	1.6/2.88 = 55.55%
Level of Service Adjustment Factor (rounded)		60.00%
Population & Employment Data		
Population		
Resident Population	(k)	4,155
Employee	(k)	559
Resident per Household		
Blended Single Family/Multi Family	(l)	2.4
Employee Data		
Retail sq. ft./employee	(m)	813
Office sq. ft./employee	(m)	434

Footnotes:
(a) Based on Developer information.
(b) Based on Developer information.
(c) Based on the 2007 property tax rate pursuant to King County Assessor's office.

Figure 12-2
Project Data

(d) Public safety levy lift approved by voters for six years through 2011.
(e) Based on average residential turnover rate statistics.
(f) Estimates based on Federal Bureau of Labor Statistics "Consumer Expenditure Survey" for 2002 for the Western Region.
(g) Estimates based the "2007 Retail Taxable Sales Estimates" prepared by The HdL Companies.
(h) Conservative rates based on information from the Developer.
(i) Revenues and expenditures increase pursuant to the Consumer Price Index ("CPI") to account for cost increases which mirror economic conditions. Based on Bureau of Labor Statistics for the Northwest Region from 1998 to 2008
(j) The FIA adjusts per capita funding levels for Police Service only. Figures given here are pursuant to a review of City budgets for 2006, 2008 and 2009.
(k) Per King County Annual Growth Report for 2008.
(l) Pursuant to the Puget Sound Regional Council
(m) Per Energy Information Administration (2003 Office Energy Statistics from the U.S. Government)

PROJECTED GENERAL FUND REVENUES

SUMMARY OF REVENUES

The Project is estimated to generate approximately $378,210 in revenue for the City's General Fund in 2010, the first year of development. In 2027, one year following buildout, the Project is estimated to generate $15,654,897 in revenues. The FIA utilizes property tax, public safety levy, sales and use tax, timber tax, building and occupancy tax, solid waste tax, TV cable tax, telephone tax, electrical tax, water utility tax, wastewater utility tax, pull tabs/punch boards tax, licenses and permits, intergovernmental, charges for services, fines and forfeits, and miscellaneous revenue generated specifically for the General Fund. The calculations of estimated revenue for property and real estate excise tax, and sales and use tax, are presented in Appendix C, Tables 1 through 3. The calculations of estimated licenses and permits, other taxes, charges for services, state shared revenues, surface water management fee revenue, fine and forfeit revenue and miscellaneous other revenue are presented in Appendix C, Table 4. The FIA assumes a 3.24% escalation rate for all per-capita revenues and expenditures. All General Fund revenues are calculated in Appendix C, Tables 1 through 4, and are shown in General Fund summary in Appendix B. A summary description of the funds is explained below.

The development of new homes and retail space will generate jobs in the construction field and also generate demand for a variety of inputs (e.g., building materials, architectural and design services, etc.), many of which may be purchased locally. These revenue generators and secondary economic multipliers resulting from and associated with construction activity during build-out of the Project represent one-time rather than ongoing effects. Note the elimination of the City's B & O Tax in 2008 leads to a reduction in the amount of excess tax revenue which would be generated by development of the Project. The FIA has therefore eliminated this from the FIA due to the estimated Project timeline. Additionally, as stated in the Executive Summary, one-time revenues are not reflected in the annual revenues projected in this proposal.

TAXES AS OF 2028

Real Property Tax

As shown in Appendix C Table 1, by 2027 the Project is estimated to have an assessed value of approximately $4,590 million. The City has a maximum levy rate of $3.10 per $1,000 of assessed valuation. The FIA assumes the City will receive property taxes at $0.90 per $1,000 of assessed valuation for the Project starting in 2008 and $0.81 by 2027 based on the most recent information provided by the County Assessor's office and the 2009 City budget. Each year the new levy limit is calculated based on the following formula:

- 1% increase in the prior year levy, plus
- New construction assessed value times last year's levy rate, equals
- Total levy limit factor.
- If there is a levy lift, this may also adjust the levy limit as follows:
  - Regular levy less annexations assessed value divided by 1,000 times levy lift rate, plus
  - Total levy limit factor levy from above, equals;
  - Total allowable levy.
- New Levy Rate = Total allowable levy divided by regular levy less annexations assessed value times 1,000.

Example:

Normal Years

(a) Prior year levy of $100,000 + 1% increase = $101,000

(b) Last year levy rate of $1.175 per $1000 x New Construction of $50,000 = $58.75

(c) $101,000 + $58.75 = $101,058.75 = Current Year Total Tax Levy

For purposes of calculating the new levy rate, we did not assume any new construction other than the Project from 2009 through 2026. The FIA assumes a 5% market value escalation rate for the current assessed value of property within the City. Pursuant to Washington State Property Tax Law, revenues may only increase on existing development by 1% per year. Under these assumptions, the revenue is approximately $121,256 in property taxes in 2010 and $2,347,340 per year in property taxes in 2027. Additionally, the City may process a levy lid lift pursuant to RCW 84.55.050 and as amended by 2ESSB 5659 to increase the levy rate, if approved by a 60% majority of the voters. Please note that no part of this FIA assumes changes in property tax laws pursuant to future legislative action.

PUBLIC SAFETY LEVY

In 2004, residents of the City and the Fire District approved a special levy to pay part of the Fire District's maintenance and operation support expenses of $0.86 per $1,000 of assessed valuation to be assessed for six years, ending in 2010. Under the assumptions above, the revenue is approximately $91,763 per year in property taxes in 2010, and $3,656,212 in 2027. As noted above, the FIA assumes the Public Safety Levy Lid Lift will be approved in future years.

PERSONAL PROPERTY TAX

The City receives Personal Property Taxes which services the local area and the Project. Personal Property taxes are based on the assessed value of the personal property, such as boats and recreational vehicles for residential and furniture and equipment for businesses. Based on the assessed valuation information from the County, it is anticipated the Project will generate approximately $2,649 per year in personal property taxes in 2012 (the first year of residential occupancies) and $58,208 in 2027.

SALES AND USE TAX

The City generally receives 1% of the 8.6% sales tax rate collected in the State of Washington ("State"). Of this 1%, King County ("County") and the State Department of Revenue retain 15% and 1%, respectively, of the sales tax allocated to the City. Therefore the City receives 84% of 1% of all taxable sales within the City. For example, the City would receive $8.40 for a $1,000 transaction that occurs within the City. It is anticipated the Project will generate approximately $125,511 per year in 2010 and $2,626,681 in 2027 in Sales and Use tax.

ON-SITE SALES AND USE TAX

The FIA assumes that the City will receive sale tax revenues from taxable purchases made within the Project given that a portion of the development will generate sales tax. An estimation of $250 taxable sales per square foot was utilized pursuant to the HdL Companies "2007 Retail Taxable Sales Estimates." Applying this methodology, it is anticipated the Project will generate approximately $117,436 per year in 2010 and $1,208,824 in 2027.

OFF-SITE SALES AND USE TAX

The FIA assumes that the City will receive sales tax revenue from taxable purchases made by new residents and employees working in new non-residential developments. Pursuant to the King County Office of Management and Budget, a home is considered affordable if 30% of household income is spent on housing. Therefore, the FIA assumes each household's income is equivalent to 30% of the home's assessed value, 30% of household income is spent on retail taxable expenditures, and 30% of retail taxable expenditures are captured in the City. In addition, the FIA assumes that each new employee will generate 50% of the current per-capita taxable sales of existing residents. The FIA also performs a check to see if the sales and use tax generated with the preceding method is greater than the per-capita sales taxes currently generated by City residents, adjusted upward at 2% per year. Only the lesser result of these two methods is applied to the FIA in each model year. Applying this combined methodology, it is anticipated the Project will generate approximately $8,076 per year in 2010 and $1,417,857 in 2027.

BUILDING AND OCCUPANCY TAXES

The City eliminated the B&O tax in 2008, marginally reducing revenue from this source. Some other existing taxes were adjusted to cover some of this gap, but there currently is no policy to re-enact this tax. However, should the City choose to re-enact a B&O tax in any amount, this would provide additional revenue to the City not currently projected in this FIA.

TV CABLE TAXES

The City receives a TV Cable Tax which services the local area and the Project. TV Cable taxes are charged to the residents based on their cable usage. Based on the Budget, it is anticipated the Project will generate approximately $277 per year in 2010 and $48,612 in 2027.

UTILITY TAXES

The City receives utility taxes that service the local area and the Project. Utility taxes are the taxes imposed on telephone, telegraph, electrical energy, natural gas, solid waste, water and sanitary sewer at a rate of 6%. Based on the Budget, it is anticipated the Project will generate approximately $12,560 per year in 2010 and $2,205,071 in 2027.

PULL TABS/PUNCH BOARDS TAXES

The City receives a Pull Tabs and Punch Boards Tax that services the local area and the Project. Pull Tabs and Punch Boards taxes are assessed on permitted gambling activities that occur within the City. Based on the Budget, it is anticipated the Project will generate approximately $104 per year in 2010 and $18,230 in 2027.

LICENSES AND PERMITS

The City receives revenues from Business Licenses, Franchise Fees and Gun Permits which services the local area and the Project. Based on the Budget, it is anticipated the Project will generate approximately $4,152 per year in 2010 and $728,930 in 2027.

INTERGOVERNMENTAL REVENUE

The City receives revenue from the State, other than grants, for taxes collected by the State which are distributed to cities and other governmental entities on a per capita basis. A major portion of this revenue is from the street gas tax and local criminal justice funds. Additional sources of revenue are allocated from the Liquor Excise Tax and Profits, Vessel Registration Fees, and Fire District 17 contract fees, which are distributed on a per capita basis. Based on the Budget, it is anticipated the Project will generate approximately $12,721 per year in 2010 and $2,233,418 in 2027.

CHARGES FOR SERVICES

The City receives revenue from various services which service the local area and the Project. Based on the Budget, it is anticipated the Project will generate approximately $2,956 per year in 2010 and $518,915 in 2027.

FINES AND FORFEITS

The City receives revenue from police issued fines for various infractions and violations. The City retains approximately 35 percent of the total amount paid in fines and forfeits pursuant to the 2008 Budget. It is anticipated the Project will generate approximately $4,848 per year in 2010 and $851,220 in 2027.

MISCELLANEOUS REVENUE

The City receives revenue from various unique sources including interest from various accounts, reimbursements from other governmental sources and donations. Based on the Budget, it is anticipated the Project will generate approximately $2,116 per year in 2010 and $380,289 in 2027.

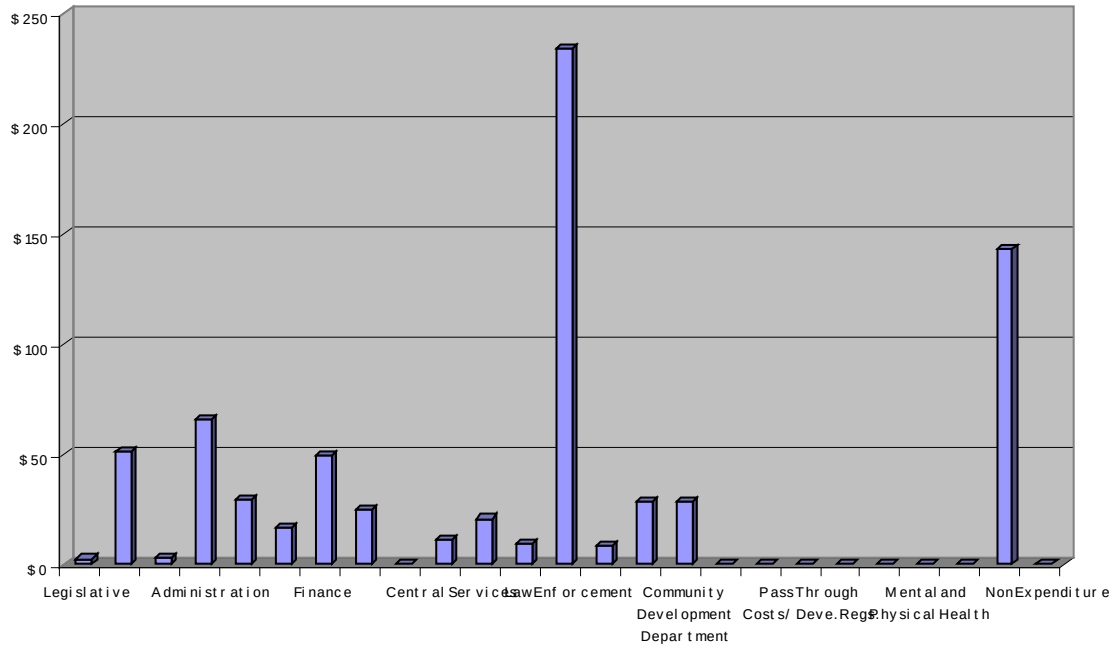
PROJECTED GENERAL FUND EXPENDITURES

The Project is estimated to generate approximately $86,555 in costs for the City's General Fund in 2010, the first year of development. In 2027, one year following buildout the Project is estimated to generate $15,196,184 in costs. The summary estimates and calculations are presented in Appendix B and Appendix C, Table 5, respectively. A summary description of the expenditures is explained below.

GENERAL FUND

General Fund expenditures are utilized to establish and maintain the Legislative, Judicial, Executive, Administrative, Finance, Legal, Central Services, Other General Government Services, Law Enforcement, Physical Environment, Housing and Community Development, Planning and Community Development, Mental and Physical Health, Parks and Recreation and Fire Departments. The FIA anticipates the City spending $677 per capita in 2008, and $1,240 per capita in 2027 General Fund costs. The General Fund Costs are expected to increase annually in accordance with the Consumer Price Index of 3.24%. Presented below in Figure 12-3 are the departmental expenditures per capita.

Figure 12-3
General Fund Expenditures Per Capita



One of the benefits of the per-capita methodology for expenses is that the General Fund expenditures are set such that the City is assumed to fund each City department at a level sufficient to provide the same number of City employees per capita. This in turn meets the requirements of the MPD Ordinance that any MPD provide City staffing services at or above the level at which they are currently provided.

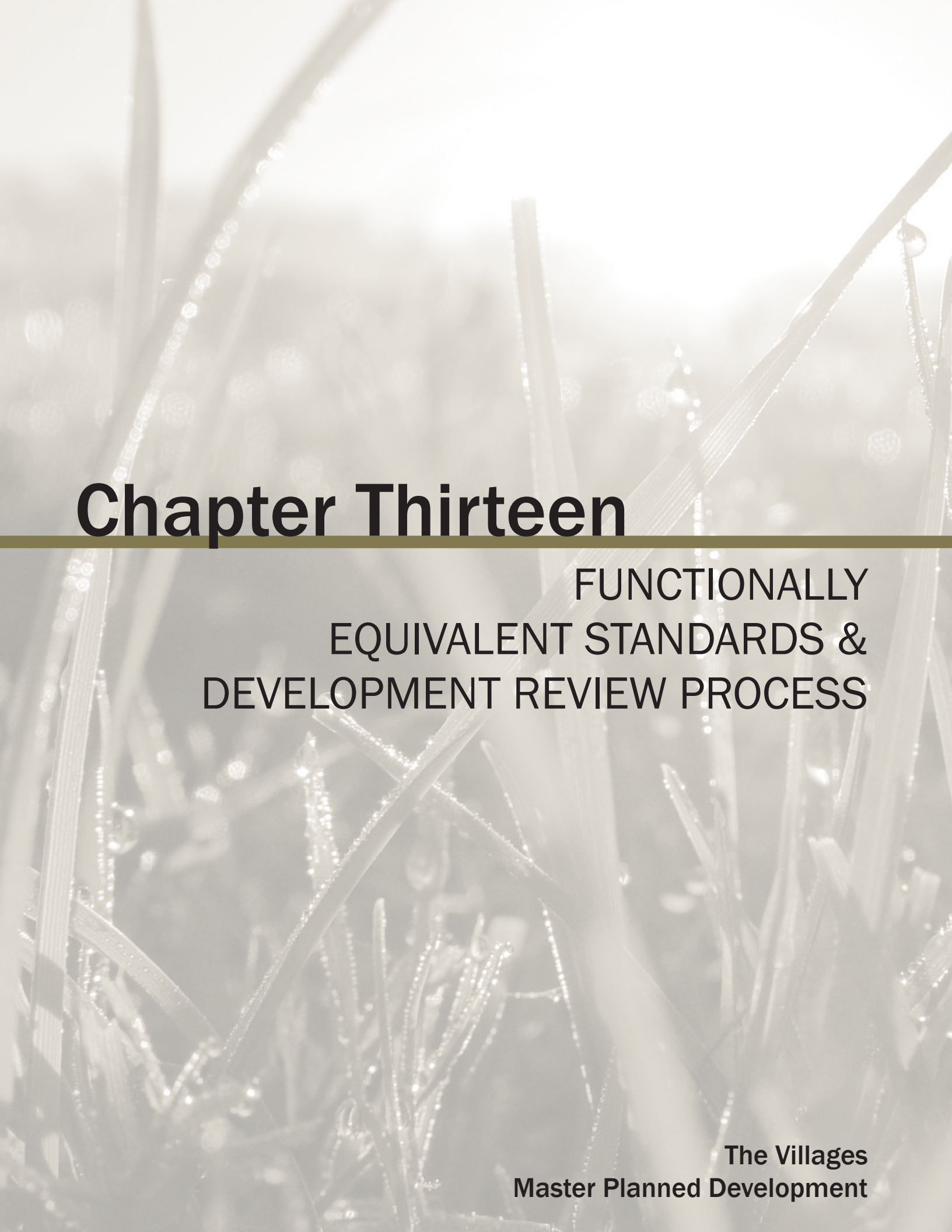
SPECIAL FUND IMPACTS

CITY SPECIAL FUNDS

The MPD Ordinance requires a fiscal benefit to the City for any new MPD. DPFG and the Developer understand this to include not only the General Fund, but each of the Special Funds operated by the City. These Special Funds include the Street, Cemetery, Parks and Recreation, Criminal Justice, Water and Wastewater Funds. This FIA however, does not calculate revenues and expenditures for the Special Funds. The FIA assumes the City will commission new rate studies to accurately adjust revenue collections for the Special Funds such that all Special Fund expenditures will be fully funded to match the appropriate standards identified in the updated Comprehensive Plan. The exception to this methodology is the FIA's calculation of REET revenue, which is described below.

CAPITAL IMPROVEMENT AND CAPITAL PROJECTS FUNDS

The Capital Improvement and Capital Projects Funds consist of REET revenue divided equally between these separate funds into two separate portions. The first half, within the Capital Improvement Fund, may be used for any CIP facilities within the CIP. The second half, within the Capital Projects Fund, must also be used for CIP facilities but may not be used for the acquisition of park land. The City receives this tax at the time in which new or existing property is sold and ownership is transferred. REET is collected upon the sale of property at a rate of 50 percent on the selling price of the property. The FIA calculates the REET re-sale by using a residential and non-residential turnover rate of 7.14% and 5% of total assessed value per year, respectively. Based on our calculations, the Project anticipates generating $283,960 in 2010 and $1,620,497 in 2027 in funds to be spent within the Capital Improvements and Capital Projects Funds. The total REET generated from 2009 to 2027 is approximately $26.8 million. The capital facility needs for the Project will be determined by Project engineers consistent with adopted levels of service separately from this FIA, and therefore no expenditures are calculated for these two funds. The REET revenue has been included because the MPD Ordinance requires the Project fund facilities and infrastructure in a timely and fiscally responsible manner. The substantial REET revenues generated by the Project will assist in accomplishing this goal.



Chapter Thirteen

FUNCTIONALLY EQUIVALENT STANDARDS & DEVELOPMENT REVIEW PROCESS

The Villages
Master Planned Development

OVERVIEW

Under BDMC 18.98.010, one of the purposes of the MPD permit process is to allow flexibility in development standards and permitted uses. To implement that purpose, the Master Developer requests approval of the following functionally equivalent development standards pursuant to BDMC 18.98.040.A.7 and 18.98.130. These functionally equivalent standards apply to all development and Implementing Approvals within the MPD Project Site, and to certain possible off-site transportation improvements. As is the case throughout this document, all references to the BDMC or other City standards are to the standards in effect on the date of MPD Approval.

REQUESTED FUNCTIONALLY EQUIVALENT STANDARDS

APPLICABLE BDMC CODE STANDARD

18.100 Definitions

Requested Functionally Equivalent Standard.

Use of several slightly altered or different, or additional definitions of land use terms from definitions found in BDMC 18.100 or elsewhere in the Code. Please see Chapter 3 of the MPD.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

The MPD covers a large land area, with many different uses, and shared infrastructure and amenities. The standard code definitions do not uniformly capture elements of the MPD.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

MPD-specific definitions better achieve the public benefits required for an MPD. For example, one purpose of an MPD is to preserve open space and wildlife corridors while also preserving usable open space areas, to meet a public benefit objective to preserve and enhance open space, and to provide necessary facilities and infrastructure. Thus, the open space in an MPD differs from open space applicable to smaller projects and reflected in the code definitions. Similarly, the MPD includes amenities, such as soccer fields, that have no code definition, but for which all parties benefit by having a clear definition.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

Most of the Code definitions will continue to apply. A few will be altered to better fit the MPD, while still achieving the purpose of the original definition. Many new definitions will be added to assure clarity as implementing approvals are processed during the lengthy MPD buildout period.

CHAPTER 13

APPLICABLE BDMC CODE STANDARD

Development Review Process BDMC 18.08

Requested Functionally Equivalent Standard

An alternate development review process is proposed for implementing development projects within the MPD. Although a deviation from several sections within Chapter of BDMC 18.08 is proposed, the new process proposed is not a complete revision of Chapter 18.08. Please see Chapter 13 of the MPD Application.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

The development process set forth in BDMC Chapter 18.08 is not designed to address only MPD implementing projects. Chapter 18.08 is appropriate for traditional development projects, but some procedures are unnecessary for MPD implementing projects given the thorough review procedures and MPD approval conditions required by BDMC Chapter 18.98. The development projects that implement the MPD will benefit from a more streamlined and efficient process that is described in the MPD Application, rather than in multiple chapters of the City Code.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The proposed development review process for MPD implementing projects furthers the purpose of establishing a comprehensive review process for development projects within the MPD. The proposed review process reduces redundancy between BDMC 18.08 and 18.98 while still providing opportunities for timely and informed public participation. The process includes specific timelines that provide certainty to both the applicant and the public. Additionally, the proposed process promotes cooperation and collaboration between the City and the applicant.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The proposed development review process for MPD implementing projects provides for a coordinated and collaborative approach between applicant and City staff, allows for a predictable review procedure, and ensures that the decision-making process is consistent and expedient. Therefore, the requested standards are functionally equivalent to the code standards.

APPLICABLE BDMC CODE STANDARD

Subdivisions BDMC Title 17

Requested Functionally Equivalent Standard

Deviations from BDMC Title 17, Land Division, are proposed and summarized as follows: different development review process, vesting, and bonding requirements are proposed; there is a different definition of minor and major subdivision modification; there are different criteria and process for modifications to permits after approval; and clearing and grading permits are valid for up to 8 years after approval. Please see Chapter 13 of the MPD Application.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

These alternate subdivision standards and processes are needed to promote the flexibility desired for MPD development and to assure timely provision of necessary infrastructure as the MPD develops.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The MPD-specific subdivision criteria and allowances achieve the public benefits of flexibility and assurance of timely completion of necessary infrastructure by allowing for vesting and bonding provisions that accommodate the scale of MPD development and the necessity of shared infrastructure better than the standard code provisions which are designed for piecemeal and in-fill development.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The purposes of the City's subdivision code include the following: to regulate the subdivision of land to promote the public health, safety and general welfare, as well as to assure all appropriate infrastructure is provided, and to provide for expeditious review of proposed subdivisions. The alternate standards integrate with the MPD process to assure expeditious review, to assure all appropriate infrastructure is provided at the correct time, and to assure that all state law and City requirements for subdivisions are met.

APPLICABLE BDMC CODE STANDARD

18.80.030, 18.80.040, 18.80.045, 18.80.050, 18.80.060; Parking

Requested Functionally Equivalent Standard

A deviation from sections 18.80.030, 18.80.040, 18.80.045, 18.80.050, and 18.80.060 of the parking code is proposed, except for 18.80.050.B.3 (Access and Dimensions – Diagrams 1, 2, and 3). The MPD proposes different standards summarized as follows: different minimum off-street parking requirements for Multi-family, Commercial/Retail/Office, Mixed Use, Recreational and Institutional development within the MPD; allow different parking lot configuration; allow higher percentage of compact stalls; allow shared parking within Mixed Use areas; allow fewer loading spots; allow fewer drive-up window stacking spots. Please see Chapter 3, Page 3-36 and 3-37 of the MPD application.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

The current parking standards are appropriate for traditional subdivisions and commercial users but are not necessary for a master planned development. The MPD code encourages pedestrian orientation and less reliance on automobiles, therefore, different parking regulations are appropriate. In addition, reducing the size and number of parking stalls will reduce the amount of impervious surface and storm water runoff which directly relates to a public benefit.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The proposed parking standards will result in a more efficient use of land and will reduce the amount of impervious surface associated with the MPD. The deviation will allow the master developer to create a development layout that retains natural features and will contribute to a more environmentally sustainable development. Additionally, being able to limit parking areas supports the effort in creating vibrant mixed use neighborhoods.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The proposed parking standards maintain adequate space for parking but do so in a more efficient manner by relying on shared parking facilities and more compact parking stalls. The proposed standards will also reduce traffic congestion because users will be encouraged to “park once” and use the pedestrian connections to easily access commercial and retail facilities.

APPLICABLE BDMC CODE STANDARD

18.82 Signs; 18.76 Gateway Overlay District

Requested Functionally Equivalent Standard

Alternate sign standards, including monument sign standards in the Gateway Overlay District will apply in the MPD. A different review process is proposed. The real estate and construction sign program differs for the MPD and the proposed standards recognize that the MPD's Architectural Review Committee may impose stricter standards than City Code. A limited size and number of signs are allowed in the Gateway Overlay District. Please see Chapter 3, Page 3-40 of the MPD Application.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

These revised standards are necessary to assure adequate way-finding for proposed commercial uses. The number of proposed signs in the Gateway Overlay District will be limited and the signage will be coordinated to assure clear messaging, while aesthetics of the signs will also be controlled to protect the look and feel of the Gateway Overlay District.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

Clear, visible signage serves the public benefits of meeting the City's economic development objectives and fiscal strength.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The purpose of the existing code standards are to promote a "quality visual environment," using quality design, and to create an attractive business climate. The purposes of the Gateway Overlay District also include protection of scenic character and regulation of land development to enhance and complement that scenic character. The proposed functionally equivalent sign standards meet those purposes, by imposing strict aesthetic standards while allowing signage necessary to inform the citizenry and other members of the public that the available businesses, employers and services are located within the MPD.

APPLICABLE BDMC CODE STANDARD

18.76 Gateway Overlay District

Requested Functionally Equivalent Standard

Grading and removal of invasive species and natural form replanting shall be allowed in the Gateway Overlay District, as well as sidewalk construction. Other facilities, such as street lights or other necessary above ground utilities will also be allowed. Please see Chapter 13 of the MPD application.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

A strict application of the Gateway Overlay District may result in unintended consequences. The purpose of the Gateway Overlay District is to protect the scenic character and views along the City's gateways, however some portions of the identified gateways have already lost their natural character and would be well served by restoration and replanting. Additionally, the gateway area includes land adjacent to the Auburn-Black Diamond Road, a road that will be improved during implementation of the MPD. Deviations from the Gateway Overlay District are needed in order to allow for improvements to the Auburn-Black Diamond Road. Finally, access through the Gateway Overlay District adjacent to SR-169 will require street lights and may require signalization if a round-about is not feasible. Currently it is not explicit that above ground utilities would be allowed.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The proposed deviations from the Gateway Overlay District will allow the master developer to retain and enhance the physical characteristics of the City's gateway areas while at the same time providing needed infrastructure improvements. The improvements to the Auburn-Black Diamond Road can include additional lanes and innovative and low-impact stormwater management technologies if grading is allowed in the gateway area. In addition, the allowance for clearing of invasive and unsightly plantings, and replacement with attractive native species, assists in providing aesthetically pleasing and environmentally sustainable development. Allowing grading within the Gateway Overlay District will avoid the need to construct unsightly retaining walls that would be needed due to the existing site topography. Street lighting and other necessary above ground facilities are elemental to public safety.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The purpose of the Gateway Overlay District is to protect scenic character. In areas where the Gateway Overlay District includes unattractive and invasive species, the scenic character is best protected by allowing removal and replanting. As proposed, the functionally equivalent standard requires that cleared areas need to be replanted with native vegetation

at sufficient densities to cover the cleared area within 3 years and significant trees need to be replaced at a 1:1 ratio. In addition, another purpose of the Gateway Overlay District is to allow a gradual transition into the urban environment and to ensure development complements the scenic experience. The allowance for grading and replanting within the Gateway Overlay District to accommodate road construction better meets these purposes, than forcing the developer to design road improvement projects with harsh edges and retaining walls.

APPLICABLE BDMC CODE STANDARD

18.72 Landscape

REQUESTED FUNCTIONALLY EQUIVALENT STANDARD

A deviation from the entire landscape code is requested. The MPD/DA proposes different landscape requirements summarized as follows: buildings up to six residential units are exempt from landscape code requirements; minimum landscape areas are not required (18.72.030); landscaping plans are to be reviewed as a separate construction permit instead of through Site Plan Review; a landscape buffer between residential and non-residential uses is not required; and different parking lot landscape standards are proposed. Please see Chapter 3, pages 3-42 and 3-43 of the MPD application.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD IS NEEDED IN ORDER TO PROVIDE FLEXIBILITY TO ACHIEVE A PUBLIC BENEFIT, AS REQUIRED BY BDMC 18.98.130.A.1:

The flexibility provided by these alternate landscape standards allows the MPD developer to better assure alternative, innovative development with imaginative site design and development layout that preserves significant features of the natural environment. Additionally, the MPD developer would require a higher standard of landscaping through private design guidelines.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD FURTHERS THE PURPOSES OF THE MPD CODE AND ACHIEVES PUBLIC BENEFITS SET FORTH IN 18.98.010, AS REQUIRED BY BDMC 18.98.130.A.2:

These standards further the MPD purposes of providing comprehensive and efficient review procedures, creating vibrant neighborhoods, and providing for excellent design and innovative, rather than cookie-cutter, development.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD PROVIDES THE FUNCTIONAL EQUIVALENT AND ADEQUATELY ACHIEVES THE PURPOSE OF THE APPLICABLE DEVELOPMENT STANDARD, AS REQUIRED BY BDMC 18.98.130.A.3:

The purposes of the landscape standards include the following: to protect natural habitats, to improve the appearance of the community, and buffer potentially incompatible uses by retaining some vegetation without reducing development densities, and requiring adequately maintained new landscaping. The MPD is master planned to assure that site layout and building design protect against the potential for neighboring incompatible uses, the MPD preserves vast amounts of native vegetation as open space, and the MPD includes a comprehensive community plan intended to assure a pleasing appearance through both architectural and landscape design. Street trees will be planted throughout the MPD, as well. Accordingly, the revised standards, combined with principles of master planning and additional protections achieved through the MPD developer's design guidelines, serve as functional equivalents for the landscape standards set by code.

APPLICABLE BDMC CODE STANDARD

19.30 Tree Preservation. The intent and purpose of the City's Tree Preservation code is:

The City recognizes the importance of trees for the benefits they provide to property values and to the environment. Trees stabilize soil and control water pollution, conserve energy, reduce stormwater runoff, improve air quality, provide habitat to wildlife, and preserve the forested character of the Pacific Northwest that citizens value. Preserving trees in large quantities also contributes to a reduction in global warming.

The objectives of this chapter include reducing tree loss during construction and development; reducing indiscriminate removal and destruction of trees; and mitigating tree loss by requiring replacement of trees.

Requested Functionally Equivalent Standard

The requested functionally equivalent standard is to recognize that the MPD essentially meets the Tree Preservation Ordinance's exemption from tree replacement and, therefore, processing a permit application would be superfluous and inefficient for the City and the Applicant. Accordingly, the MPD requests an alternate interpretation and application of the permitting requirements under the Tree Preservation Ordinance, which does not require submittal or review of a permit application.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

The functionally equivalent tree preservation standard is necessary to allow for meaningful use of developable lands and to avoid the expense of preparation and review of a permit application that will not alter the end design of the MPD. While certainly beneficial and appropriate with respect to traditional subdivisions and lot-by-lot development, the tree preservation ordinance is not necessary for Master Planned Developments meeting the open space requirements of BDMC 18.98.120(F) and (G), as well as the preservation of over 1,000 acres associated with past and pending annexations. Additionally, by preserving and planting trees in open space tracts the developer has the opportunity to design tree plantings so as to preserve significant views for the enjoyment of residents.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The MPD Code purposes and public benefit objectives are served by the requested alternate application of the Tree Preservation Ordinance. The vast open space networks within the MPD provide for wildlife habitat and preserve and enhance the forested character of Black Diamond. In addition, these trees contribute to a reduction in global warming and stabilize soil and control stormwater runoff. Strategic plantings of new trees rather than preservation of certain existing trees also can preserve and enhance views of Mt. Rainier, and better assure a coordinated system of pedestrian and bicycle amenities.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD PROVIDES THE FUNCTIONAL EQUIVALENT AND ADEQUATELY ACHIEVES THE PURPOSE OF THE APPLICABLE DEVELOPMENT STANDARD, AS REQUIRED BY BDMC 18.98.130.A.3:

The tree preservation ordinance requires a detailed permit application and tree replacement plan. However, for sites that retain at least forty percent of the total site area as non-disturbed open space, critical areas, associated buffers, or other areas subject to conservation easement, no tree replacement is required. The requested functionally equivalent standard recognizes that the MPD sets aside 35% as undisturbed open space which is close to 40% by itself, plus the MPD also preserves over 1,000 acres of treed lands under conservation easements and similar mechanisms outside the MPD boundaries that were provided for through previous annexations. Therefore, the purpose of the tree preservation requirement is met by the MPD.

In addition, preserving trees within the MPD's open space network satisfies the intent of BDMC 19.30.010 without the risk to people and property that is associated with leaving random stands of trees in predominantly residential and commercial areas. The number of trees located in the open space areas are substantial enough to provide stabilization of soils, to improve air quality and to manage and control storm water runoff.

APPLICABLE BDMC CODE STANDARD

Portions of the Black Diamond Engineering Design and Construction Standards; 3.2.02 Street Standards, 3.4.02 Sidewalk Standards, and 3.8.08 Street Tree Standards. The intent of the standards is to encourage the uniform development of an integrated and accessible public transportation system that will support present and future transportation demands. Through the implementation of these standards, streets are built as transportation facilities as well as public space, contributing positively to the character of an area. These standards help create an efficient multimodal transportation system with minimal environmental impact to the community.

Requested Functionally Equivalent Standard

Deviations from the Design Standards of Section 3.2.02 C is requested to allow similar but not identical street widths, design speeds and configurations. In addition, a deviation from the pavement design standard is requested, to allow an engineered pavement design solution that provides the equivalent function in areas of the site that have sufficient existing base materials to support less than the minimum section required while maintaining equivalent function. Additional private driveway, autocourts and private access configurations are proposed that are not included in the City's adopted standards. Deviations from Sidewalks (Section 3.4.02) is requested. Sidewalks are not required on both sides of a street in certain situations, and sidewalks on one side of minor arterials may be a soft surface trail, and the other side may be an asphalt trail. Deviation from the Street Tree Section 3.8.08 is requested to allow street trees and landscaping to be planted in drifts or groves rather than the minimum on-center requirements. Different, but similar, requirements for the number of street trees are proposed. These requested changes are consistent with BDMC 18.98.170 (Street Standards) which allows different street standards to be adopted for the MPD. Please see Chapter 4 of the MPD application and Subsections 5.4.5.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

These requested modifications to standards allow flexibility in design to encourage preservation and enhancement of site characteristics, low-impact stormwater management techniques, coordinated and aesthetically pleasing design of pedestrian facilities, and preservation and enhancement of views to Mt. Rainier.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The alterations to street widths, design speeds and configuration and sidewalks on only one side of certain roads assist in providing low-impact development by narrowing pavement width in some locations, while still maintaining public safety.

Alternate pavement design standards reduce resource use thereby reducing the potential "carbon footprint" for the MPD, while still assuring public safety and low long-term

maintenance costs. Alternate pavement design will reduce the amount of grading needed in some areas and thus protect environmental features.

Additional standards for alternative private driveway and autocourt configurations allow the MPD to achieve creative design and density while still preserving large amounts of open space and reduce overall impervious surface.

Allowing street trees to be planted in drifts or groves assists the MPD to provide flexible and innovative designs and likely results in a greater number of total street trees because exceptions to street tree location associated with multiple driveway entrances, fire hydrants and the like would not apply.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD PROVIDES THE FUNCTIONAL EQUIVALENT AND ADEQUATELY ACHIEVES THE PURPOSE OF THE APPLICABLE DEVELOPMENT STANDARD, AS REQUIRED BY BDMC 18.98.130.A.3:
The proposed alternate standards provide the function equivalent of the code standard as follows:

- The alternate street design and sidewalk design and location standards assure adequate and vehicular and non-vehicular access throughout the MPD.
- The alternate pavement design will be allowed anywhere site-specific geotechnical studies support its viability, thus protecting the City's interest in public safety and long-term maintenance. In addition, the use of these designs may result in less grading and filling without compromising the life expectancy of the pavement as desired by the City.
- The alternate street tree standards remain aesthetically pleasing to contribute positively to the character of the MPD and City as a whole.
- Each of these alternate standards contributes towards minimizing potential environmental impacts, by allowing low-impact stormwater designs and assuring street tree planting, and integrated attractive trails to encourage non-vehicular travel.

APPLICABLE BDMC CODE STANDARD
19.10.160 SAO

Requested Functionally Equivalent Standard
Within the building setbacks from a sensitive area buffer, allow balconies above the 1st floor so long as balcony is cantilevered or otherwise does not including support posts to the ground below.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:
The flexibility to provide balconies above building setbacks is needed to achieve the public benefits of greater built open space opportunities, and greater architectural modulation.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:
This proposed standard encourages innovative development and imaginative site and building design, while protecting the ground level building setback from physical intrusion, and helps to create vibrant mixed use neighborhoods which are both MPD purposes, and preserves sensitive areas under the MPD public benefit requirements.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:
This proposed standard provides the functional equivalent of the building setback restriction by meeting the purpose to ensure no ground level construction occurs to disrupt the ecology of the setback area, assuring protection of the adjoining buffer area.

APPLICABLE BDMC CODE STANDARD
19.10.160 SAO

REQUESTED FUNCTIONALLY EQUIVALENT STANDARD
Within the building setbacks from a sensitive area buffer, allow clearing and grading of more than 42 inches of cut or fill for utilities, roads, public infrastructure, and where necessary to provide for gravity flow and drainage.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD IS NEEDED IN ORDER TO PROVIDE FLEXIBILITY TO ACHIEVE A PUBLIC BENEFIT, AS REQUIRED BY BDMC 18.98.130.A.1:
The flexibility to provide clearing and grading of more than 42 inches in the building setbacks is needed to achieve the public benefits of reducing the use of retaining walls and allowing more flexible and holistic infrastructure design.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD FURTHERS THE PURPOSES OF THE MPD CODE AND ACHIEVES PUBLIC BENEFITS SET FORTH IN 18.98.010, AS REQUIRED BY BDMC 18.98.130.A.2:
This proposed standard encourages more natural-looking site design, with reduced long-term environmental impacts.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD PROVIDES THE FUNCTIONAL EQUIVALENT AND ADEQUATELY ACHIEVES THE PURPOSE OF THE APPLICABLE DEVELOPMENT STANDARD, AS REQUIRED BY BDMC 18.98.130.A.3:
This proposed standard provides the functional equivalent of the building setback restriction and limit on cut and fill because the border between a development parcel or road and the building setback can be softer by use of a graded transition instead of a harsh retaining wall. The requested change only allows additional clearing and grading in the building setback area, not in the formal sensitive area buffer. The requested change also reduces the cost of certain public infrastructure, for example, by allowing bridge spans to be shorter.

APPLICABLE BDMC CODE STANDARD

19.10 SAO restrictions on alteration of geologically hazardous areas.

Requested Functionally Equivalent Standard

Allow alteration of isolated geologically hazardous areas located outside of other sensitive areas to remove the hazard.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

Isolated mounds or small slope areas exist on the MPD site (and throughout Western Washington). The code imposes a blanket restriction on grading of such areas. Where a geologically hazardous area is co-existing with a stream channel buffer, the code restriction serves to protect the environment, but where the geologically hazardous area is an isolated mound, or manmade due to, for example, past excavation at a borrow pit, the code restriction limits design flexibility for no environmental benefit. A site-specific geotechnical analysis will still be conducted with the associated construction permits.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The purpose of the requested alternate standard is to encourage better, more innovative design, and enhance the topography of the site, which are desired public benefits from an MPD.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The requested standard continues to assure that geologically hazardous areas that are co-existing with other sensitive areas are protected, thereby assuring environmental benefit. Because the restriction on grading-out isolated geologically hazardous areas provides no clear environmental benefit, eliminating the restriction for the MPD has no impact. In addition, the requested alternate standard better meets the broad community design purposes of the MPD Code.

APPLICABLE BDMC CODE STANDARD

19.10 SAO, restrictions on certain alterations of wetlands, streams and buffers.

REQUESTED FUNCTIONALLY EQUIVALENT STANDARD

Allow alterations of wetlands/streams/buffers shown on Figure 10-1 from Chapter 10 of the MPD necessary to accommodate the proposed MPD circulation, land use and utility plans. These alterations are to be allowed based on the determination made with MPD approval that any alterations of wetlands/streams/buffers that are necessary to accommodate the approved MPD circulation, land use, and utility plans do meet the mitigation sequencing requirements of BDMC 19.10.050 and will be authorized through the City permitting process, subject to mitigation. Therefore, upon MPD approval, the avoidance criteria for these limited and necessary impacts will be deemed met.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD IS NEEDED IN ORDER TO PROVIDE FLEXIBILITY TO ACHIEVE A PUBLIC BENEFIT, AS REQUIRED BY BDMC 18.98.130.A.1:

One of the fundamental purposes of the MPD process is to provide both the applicant and the community with a comprehensive review process for development occurring across large land areas. Agreeing on road crossings and other mapped MPD uses that impinge on wetlands/streams/buffers up front provides the flexibility necessary to prepare a functional master plan for early review. Otherwise, elements of the master plan may be unknown until implementing development applications are filed years in the future and final decisions made about fundamental design decisions such as the location of major access roads.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD FURTHERS THE PURPOSES OF THE MPD CODE AND ACHIEVES PUBLIC BENEFITS SET FORTH IN 18.98.010, AS REQUIRED BY BDMC 18.98.130.A.2:

This request provides the public benefits of assuring early comprehensive review of environmental impact, providing certainty about the character and timing of development, and providing assurance that the design vision for the MPD, as approved, will carry through as all implementing development proceeds. In addition, because the desired exceptions are for infrastructure, the requested alternate standard assures timely provision of necessary facilities and infrastructure. Finally, because the impacts are disclosed on a large scale with the MPD, this request avoids a later duplicative process.

WHY THIS FUNCTIONALLY EQUIVALENT STANDARD PROVIDES THE FUNCTIONAL EQUIVALENT AND ADEQUATELY ACHIEVES THE PURPOSE OF THE APPLICABLE DEVELOPMENT STANDARD, AS REQUIRED BY BDMC 18.98.130.A.3:

The requested standard achieves the purposes of the code because the holistic design of the master plan has avoided sensitive areas and buffers everywhere possible, and minimized those few impacts that must occur to provide a functional and efficient road, land use, and utility system.

APPLICABLE BDMC CODE STANDARD

18.38 Community Commercial Zone; Setbacks, lot size and lot coverage

Requested Functionally Equivalent Standard

The property is partly zoned Community Commercial ("CC"). The proposal deviates from the setback requirements of the Community Commercial zone.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

Flexibility in setbacks, lot size and lot coverage across the MPD as a whole, allows the MPD to be designed with continuity to assure an identifiable community look and feel.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The MPD purposes and public benefits achieved by allowing flexible setbacks within the Community Commercial zoned lands include the ability to provide innovative design across the entirety of the MPD, as well as to promote economic development and pedestrian-friendly community by allowing more variable setbacks to allow site specific decisions on implementing projects to encourage features such as pedestrian orientation and sidewalk seating.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The proposal to use alternate criteria in the small area of Community Commercial zoned lands still assures certainty in design, but better meets the overall goals for the MPD by allowing continuity in design across all of the MPD, regardless of the underlying zoning.

APPLICABLE BDMC CODE STANDARD

18.38 Community Commercial Zone; Allowed Uses

Requested Functionally Equivalent Standard

The MPD proposes similar uses within the Community Commercial zone, but includes additional uses that would not be allowed in the Community Commercial zone including: general office, medical offices, research and development, technology, biotechnology, and medical equipment, light manufacturing, wholesaling, mini-storage, breweries, distilleries, wineries and business support services, as well as residential and wholesale retail stores of any size.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

The Community Commercial zone restricts uses that would provide economic benefit to the City with all the additional design controls that accompany an MPD.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The MPD Code purposes and public benefits that are advanced by allowing this greater scope of potential uses are promoting economic development and job creation, including potential family-wage employment, in addition to just retail, creating vibrant mixed-use neighborhoods, and improvement of the City's fiscal performance.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The purpose of the Community Commercial zone is to provide retail uses or mixed use residential and retail. The purposes of lands developed within an MPD are broader and better-achieved by a broader variety of allowed uses.

APPLICABLE BDMC CODE STANDARD

Water and Sewer Utility Comprehensive Plans

Requested Functionally Equivalent Standard

Adopted Water and Sewer Plans include maps that indicate the approximate location and type of facilities to serve development throughout the City. In addition, the MPD Code, BDMC 18.98.190, requires that water and sewer employ innovative measures and be designed to keep long-term service and maintenance costs to a minimum. Slightly different alignments and means of serving the site are proposed than those shown in the adopted Water and Sewer Plans. Since there is no specific standard in the MPD ordinance that requires the proposed utilities to be located as shown in the water and sewer comprehensive plans, then different standards can be proposed than those in the adopted policies as long as it provides the functional equivalent. The MPD proposes to use design modeling throughout the period of implementing development to best define the nature of the required water and sewer infrastructure and the timing at which it must be constructed.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

The site of the MPD and the long-term build-out period require flexibility to adjust the nature and timing and provision of on-site water and sewer infrastructure construction to assure the MPD goals to provide an innovative system with low maintenance costs is met.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The purposes of the MPD code and public benefits achieved by this flexible approach include improving the City's fiscal performance and the timely provision of infrastructure and facilities because the design modeling approach allows for construction of new facilities closest in time to when they are needed, and allows facilities to be designed with lower maintenance and service costs due to better integration with the actual development occurring on the ground.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The proposal is functionally equivalent to the code because infrastructure is timely provided to service new development. If, in the future, the infrastructure can be located as desired in the plans, the appropriate facilities will be in place to allow this to happen at a future date.

APPLICABLE BDMC CODE STANDARD

Comprehensive Plan; Possible Alternate Intersection Level of Service (LOS) Standard, should a lower standard be later-adopted.

Requested Functionally Equivalent Standard

The Comprehensive Plan sets Level of Service (LOS) standards for all City roadways at LOS C. During the Master Developer's build-out of the MPD and associated off-site road infrastructure, it is possible that the City may later decide that certain road improvements can be constructed to achieve a different LOS standard such as LOS D or LOS E, in order to reduce lane count and better achieves the City's design vision.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

If, for any reason, the City Council determines that a road project for which the Master Developer is partly or wholly responsible can be built to achieve a different LOS standard, the Development Agreement shall reflect that the Council's determination for that specific project will apply to alter the nature of the road improvements otherwise anticipated to be built.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

This standard meets the purpose to promote and achieve the City's vision for how its community should look, and achieves the public benefit objectives of improving the City's fiscal performance if maintenance costs are reduced due to construction of fewer road lanes.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The City's adopted "Level of Service" Standard is a policy decision. Should that policy change during the course of build-out to call for fewer transportation improvements (for example, if non-motorized trips are greater than anticipated), then this alternate standard provides the flexibility to meet that vision.

APPLICABLE BDMC CODE STANDARD

MPD Application Requirement to state Proposed Floor Area Ratio; 18.98.040.A.16; and Floor Area requirements in CC-Zoned area.

Requested Functionally Equivalent Standard

The MPD application must provide "proposed floor area ratios (FAR) for non-residential uses," but specific FAR standards are not set elsewhere in the Code, except for the small portion of the MPD zoned Community Commercial. The MPD proposes use of design standards such as those applicable to setbacks and height, and design guidelines to drive the design of non-residential uses, rather than FAR standards.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

Requiring development to meet minimum or maximum FAR standards hampers the ability to design or site buildings creatively. FAR standards are typically created to limit development on parcels within an already densely developed downtown area or for developments that do not already have a limit on commercial space. Instead of FAR, the MPD limits how much commercial space can be built by an overall cap on total square footage allowed. In addition, the MPD includes building height limits and some setbacks to further control building bulk and scale. Although commercial space would not be subject to FAR standards, they would still be subject to dimensional standards, and the ability to creatively design or site a building will be maintained.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

Not prescribing a minimum or maximum FAR allows future planning to employ alternative and innovative forms of development, and encourages imaginative site and building design. By relying on the maximum square footage approved under the MPD and certain site design criteria, more flexibility is given to the actual site and building design.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

Floor area ratios (FAR) are typically put in place to limit development on certain parcels with a City. This is an appropriate tool when development limits are not put in place. However, because the MPDs are limited to a certain amount of commercial development, FAR is not necessary to limit development. In addition, City MPD Design Guidelines, as well as the MPD Master Developer's Design Guidelines, will assure aesthetically pleasing commercial structures.

APPLICABLE BDMC CODE STANDARD

18.30 R-4 Zone; Setbacks, lot size and lot coverage.

Requested Functionally Equivalent Standard

Much of the Villages property is zoned MPD with a small portion zoned R-4 zone. The proposal deviates from the setback requirements of the R-4. Please see Chapter 3, Table 3.8 of the MPD application.

Why this Functionally Equivalent Standard is needed in order to provide flexibility to achieve a public benefit, as required by BDMC 18.98.130.A.1:

Flexibility in setbacks, lot size and lot coverage across the MPD as a whole, allows the MPD to be designed with continuity to assure an identifiable community look and feel.

Why this Functionally Equivalent Standard furthers the purposes of the MPD Code and achieves public benefits set forth in 18.98.010, as required by BDMC 18.98.130.A.2:

The MPD purposes and public benefits achieved by allowing flexible setbacks within the R-4 zoned lands include the ability to provide innovative design across the entirety of the MPD, as well as to promote aesthetically pleasing residential development by allowing more variable setbacks to allow site specific decisions as to design and modulation of facades along any particular block.

Why this Functionally Equivalent Standard provides the functional equivalent and adequately achieves the purpose of the applicable development standard, as required by BDMC 18.98.130.A.3:

The proposal to use alternate criteria on the R-4 zoned land still assures certainty in design, but better meets the overall goals for the MPD by allowing continuity in design across all of the MPD, regardless of the underlying zoning.

DEVELOPMENT REVIEW PROCESS

PURPOSE

The purpose of this chapter is to provide a process and criteria for the review of Development within the MPD for consistency with the terms and provisions of this Agreement and other applicable federal, state and local laws. The Development review process is intended to result in efficient and timely review of proposals and to encourage consensus and a collaborative approach to problem solving.

The preferred process for project review is to eliminate the submittal/review/ redesign/review/redesign process. The goal is for City staff, Master Developer, and applicant to work collaboratively as a team to achieve the goals of the project and implement the vision and intent of the MPD. This approach relies on early contact between the applicant and City staff to discuss the project and process and the pre-submittal meetings described below.

APPLICABILITY

This chapter applies to all Development within the MPD. Changes to the provisions of the Development agreement itself that would apply to Development throughout the MPD are addressed in Chapter 10.

ARCHITECTURAL REVIEW COMMITTEE

The Master Developer shall provide for the establishment of an Architectural Review Committee (ARC) with the primary responsibility of ensuring that Development within the MPD is consistent with the ARC Design Guidelines. All land use and Construction Permit applications must be reviewed by the ARC before the application is submitted to the City.

PERMIT REQUIRED

When a permit is required for Development by the Black Diamond Municipal Code, the same permit is required within the MPD. All permits within the MPD shall be processed according the provisions of this Agreement. If this Agreement does not address the specific permit, then the Black Diamond Municipal Code applies.

EXEMPTIONS

If a Development is exempt from the permit requirements of the Black Diamond Municipal Code in effect as of the date of this agreement, then it is exempt from the requirements of this Chapter.

PERMIT PROCESS CLASSIFICATION

PROCESS TYPES

All Development permit applications are classified as one of the review process types as provided in Table 13-1 and shall be reviewed according to the procedures specified for its process type.

Determination by Designated Official

The Designated Official shall determine the proper process type for all project permit applications. If there is a question as to the appropriate process type, the Designated Official shall resolve it in favor of the higher process type number. The act of classifying an application for process type shall be a Type 1 Administrative decision.

Optional Consolidated Permit Review Processing

Where the City must approve more than one project permit application for a given Development, the applicant may submit the applications for review under a single permit processing review procedure ("consolidated permit review"). The consolidated permit review process can be used with the submission of two or more applications at any time prior to the issuance of the notice of a public hearing on any of the associated applications, if applicable.

Process Type for Consolidated Permits

A Consolidated application shall be reviewed and processed under the highest process type that applies to any of the applications and all notices shall include all project permits being reviewed through the consolidated review process. For example: If the applications included a Site Plan Review <=10 acres (Type 1), and a Preliminary Plat (Type 2) then the project would be processed as a Type 2 which would require that all of the permits would be submitted to the hearing examiner for an open record public hearing and the hearing examiner would make the decision on all of the permits.

DEVELOPMENT REVIEW PROCESS BY PERMIT TYPE

All Development permit applications are classified as one of the following process types: Type I -Administrative, Type 2- Hearing Examiner or Type 3- City Council.

TABLE 13.1
Permit Process Classification

Permit Type	Type 1 Administrative	Type 2 Hearing Examiner	Type 3 City Council
Lot Line Adjustment	X		
Prelim Short Plat	X		
Final Short Plat	X		
Prelim Plat/Plat Alteration		X	
Major Plat Modification		X	
Minor Plat Modification	X		
Minor Permit Modification	X		
Final Plat/Plat Alteration			X
Binding Site Plan <=100,000 sf Gross Floor Area	X		
Binding Site Plan >100,000 sf Gross Floor Area		X	
Home Occupation	X		
Accessory Dwelling Unit	X		
Site Plan Review <=10 Acre	X		
Site Plan Review >10 Acre		X	
Deviations	X		
Variances		X	
Construction Permit	X		
LUP Category Change	X		
Temporary Use	X		
Interpretations	X		
Appeals of Administrative Decisions		X	
Appeals of Hearing Examiner Decisions			X

CHAPTER 13

APPLICATION REVIEW PROCEDURES

PROCEDURES APPLICABLE TO ALL PROJECTS

A. Review by Architectural Review Committee

All Development subject to this chapter must be reviewed and approved by the Architectural Review Committee (ARC) prior to formal application submittal to the City. A permit application submitted without ARC approval is not complete.

B. Informal Feasibility Consultation

Applicants are encouraged to hold a project feasibility meeting with City Staff prior to detailed work by an engineer, architect, landscape architect or planner. The purpose of this meeting is to eliminate as many potential problems as possible in order for the application to be processed without delay and undue expense. The City should make available all pertinent information that may relate to the proposal and take a collaborative approach to addressing any issues.

C. Pre-Application Meeting

A pre-application conference is recommended for all applications. At the pre-application meeting the applicant will present preliminary studies, conceptual sketches, draft text and other materials listed on the Pre-Application Checklist. The purpose of the meeting is to obtain direction from City Staff on the consistency of the proposed project with the standards in this Agreement as well applicable Federal, State and local laws.

D. Submittal Requirements

Submittal requirements checklists for each permit type are contained in the Development Agreement, including type, detail, and number of copies for an application to be determined to be complete. The Designated Official may waive specific submittal requirements determined to be unnecessary for review of an application.

E. Determination of Completeness

1) Within ten days after receiving a project permit application, the Designated Official shall mail or provide in person a written determination to the applicant, stating either:

a) That the application is complete; or

(b) That the application is incomplete and what is necessary to make the application complete.

To the extent known by the City, the City shall identify other agencies of local, state, or federal governments that may have jurisdiction over some aspect of the application.

2) A project permit application is complete for purposes of this section on that date that all items specified on the applicable permit submittal checklist, and is sufficient for continued processing even though additional information may be required pursuant to Subsection 12.8.1.F or project Modifications may be undertaken subsequently. The determination of completeness shall not preclude the Designated Official from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur.

3) An application shall be deemed complete under this section if the local government does not provide a written determination to the applicant that the application is incomplete as provided in subsection (1)(b) of this section.

4) Within fourteen days after an applicant has submitted to a local government additional information identified by the local government as being necessary for a complete application, the local government shall notify the applicant whether the application is complete or what additional information is necessary.

5) A consolidated application shall not be considered complete until all required items for all permit types included in the application have been submitted.

F. Request for Additional Information

The Designated Official may require additional material such as maps, studies, or models when the Designated Official determines such material is needed to adequately assess the proposed project. Additional materials required must be reasonably related to those necessary to ensure consistency with standards and criteria. Multiple requests for additional information shall be avoided.

G. State Environmental Policy Act (SEPA) Review

Development within the MPD is not subject to BDMC Chapter 19.04 except as referenced in this section. Development within the MPD has been designated a Planned Action under Ordinance/Resolution No. _____. Pursuant to WAC 197-11-172 and WAC 197-11-315, projects within the MPD must be reviewed under the following process:

1. The Designated Official shall determine if the project is categorically exempt under BDMC 19.04.090 using the process described in BDMC 19.04.100. If the project is exempt, no further environmental review is required;
2. If the project is not categorically exempt, the following is required:
    a. An environmental checklist (WAC 197-11-164) must be submitted with the permit application;
    b. The Designated Official shall conduct a “Planned Action Verification”. A Planned Action Verification consists of review of the environmental checklist to verify the following:
        i. The project meets the description in, and will implement any applicable conditions or mitigation measures identified in the Planned Action Ordinance

or Resolution; and

ii. Verification that the probable significant adverse environmental impacts of the project have been adequately addressed in the EIS prepared under WAC 197-11-164 (1)(b) through review of an environmental checklist or other project review form as specified in WAC 197-11-315, filed with the project application. A proposal that meets 2 a) and b) does not require a threshold determination and does not require public notice beyond what is required for the underlying permit by this Agreement.

3. Environmental Review pursuant to the process and procedures contained in BDMC Chapter 19.04 shall be required for a proposal that does not meet the criteria under 2 a) and b).
4. A "Planned Action Verification" is not a permit, is not subject to appeal and no notice is required.

NOTICE REQUIREMENTS

NOTICE OF APPLICATION

Except for those applications exempt from Notice pursuant to Subsection 12.10.3, Notice of Application shall be made available to the public by one or more of the following methods as specified for each permit type in Table 13-2:

1. Mail. Mailing to owners of real property located within 300 feet of the subject property. If the owner of the property that is subject of the application owns other real property adjacent to the subject property, then the 300-foot measurement shall be taken from the boundary of any such adjacently located parcels.
2. Publish. Publishing in the official City newspaper of record.
3. Post. Posting the property with a sign or placard as required by the Designated Official.
4. Online. Publishing or posting on the City's website a notice of the application. If online method is used, the Designated Official will either establish a specific calendar for online publishing or will maintain an email distribution list to alert interested parties that a new proposal has been applied for.
5. Other. Other methods of notice are supplementary to some primary method and may include press releases, notices to community newspapers, notifying public or private groups known to have an interest in an area or certain type of proposal.

Table 13.2
Notice Methods by Permit Type

Permit Type	Notice Posted On-Site	Mailed Notice	Published In Newspaper	Online	Other
Lot Line Adjustment	No notice required				
Prelim Short Plat	X	X			
Final Short Plat					
Prelim Plat/Plat Alteration	X	X	X	X	
Major Plat Modification	X	X	X	X	
Minor Plat Modification	No notice required				
Final Plat/Plat Alteration			X	X	
Binding Site Plan <=100,000 sf Gross Floor Area	X	X		X	
Binding Site Plan >100,000 sf Gross Floor Area	X	X	X	X	
Home Occupation	No notice required				
Accessory Dwelling Unit	X	X			
Site Plan Review <=10 Acre	X	X			
Site Plan Review >10 Acre	X	X	X	X	
Deviations	No notice required				
Variances	X	X	X	X	
Construction Permit	No notice required				
LUP Category Change	X	X		X	
Temporary Use	No notice required				
Interpretation	No notice required				

NOTICE OF APPLICATION CONTENTS

The Notice of Application shall contain the following information:

A. The dates of application, determination of completeness, and the date of the notice of application;
B. The location and description of the project;
C. A list of project permits included in the application and identification of other required permits;
D. The identification of existing environmental documents that evaluate the proposal and the location where the application and any other relevant materials can be reviewed;
E. The date, time and place of an open record hearing, if one is required and has been scheduled;
F. The name of the applicant or project contact and the name of the City staff person assigned to the project, along with City staff contact information;
G. A statement of the public comment period, which shall be 14 days, except for shoreline substantial Development, shoreline variance, or shoreline conditional use permit applications, which shall have a 30-day comment period for notice of application;
H. A statement of the rights of individuals to comment on the application, receive notice, participate in any hearings, request a copy of the decision (once made) and a summary of any appeal rights; and
I. Any other information the City determines to be appropriate

TYPE 1 - ADMINISTRATIVE DECISIONS

DECISION BY DESIGNATED OFFICIAL

Type 1 applications are reviewed and approved by the Designated Official. At a minimum, all decisions must be written and include a consistency finding, the date of the decision and the date by which an appeal must be received. At the discretion of the Designated Official or as required by permit-specific standards, decisions may include approved maps and plans, reports and findings of fact as necessary to support the decision and create a defensible record.

TIMEFRAME FOR REVIEW

An administrative decision must be made within 45 days of the date of completeness of the application. If the decision cannot be issued within the required timeframe, the Designated Official shall provide the applicant with a letter explaining the reason(s) for delay and provide a date by which a decision will be issued.

NOTICE REQUIREMENTS

Notice of application pursuant to subsection 12.9 shall be provided within 14 days of issuance of the determination of completeness for an application for a Type 1 land use decision. Notice of application is not required for Construction Permits, final short plats, interpretations, minor plat Modifications, Temporary Uses, model homes, home occupations, lot line adjustments or Deviations.

APPEAL TO HEARING EXAMINER

Any order, recommendation, permit, decision or determination made by the Designated Official in the enforcement or administration of this Agreement shall be final and conclusive, unless appealed by an aggrieved party of record with standing to the Hearing Examiner as a Type 2 decision. Appeals must be received by the City Clerk's Office within 14 days of the date of the decision.

TYPE 2- HEARING EXAMINER DECISIONS

DECISION BY HEARING EXAMINER

Type 2 applications are reviewed and approved by the Hearing Examiner pursuant to the process, procedures and criteria in BDMC Chapter 2.30.010 through BDMC Chapter 2.30.120. Subsection 2.30.130 BDMC does not apply within the MPD.

TIMEFRAME FOR REVIEW

A public hearing on the proposal should be scheduled on a date within 60 days of the date of completeness or submittal of additional materials per Subsection 12.8.1.E. If the public hearing cannot be scheduled within the required timeframe, the Designated Official shall provide the applicant with a letter explaining the reason(s) for delay and provide a date by which a hearing will be scheduled.

NOTICE REQUIREMENTS

Notice of application pursuant to Subsection 12.9 shall be provided within 14 days of issuance of the determination of completeness for an application for a Type 2 land use decision

Notice of the time and place of an open record public hearing shall be provided no less than 14 days prior to the public hearing for the permit application through the use of the same methods indicated for notice of application.

APPEAL TO CITY COUNCIL

Any order, recommendation, permit, decision or determination made by the Hearing Examiner in the enforcement or administration of this Agreement shall be final and conclusive, unless appealed to the City Council by a party of record with standing within 14 days of the decision. Appeals must be received by the City Clerk by close of business of the last day of the appeal period.

TYPE 3 - CITY COUNCIL DECISIONS

FINAL PLATS/FINAL PLAT ALTERATIONS

Final plat and final plat alterations are approved by the City Council pursuant to the process found in BDMC Chapter 17.20.060 and are exempt from the remaining requirements of Subsection 12.12.

TIMEFRAME FOR REVIEW

A. A closed record public hearing on the proposal should be held on a date within 60 days of the date the appeal was received by the City Clerk. If the public hearing cannot be held within the required timeframe, the Designated Official shall provide the applicant with a letter explaining the reason(s) for delay and provide a date by which a hearing will be held.

B. All decisions or recommendations of the City Council will be rendered within ten working days following the conclusion of all testimony and hearings and closing of the record unless a longer period is mutually agreed to by the applicant or appellant and the City Council. Upon issuance of the City Council's decision, the City Clerk will transmit a copy of the decision to the Designated Official and, by certified mail, to the applicant or appellant and by regular mail to other parties of record.

STAFF REPORT

The Designated Official shall coordinate and assemble the reviews of other City departments and governmental agencies having an interest in the subject application and shall prepare a report summarizing the factors involved and the department's findings, conclusions, and recommendations. The report shall be filed with the City Council and copies thereof shall be mailed to the applicant and made available for public inspection at least five working days prior to the scheduled hearing.

CLOSED RECORD PUBLIC HEARING

Before rendering a decision or recommendation on any application or appeal, the City Council shall hold one closed record public hearing thereon. The Designated Official shall, in coordination with the City Council, be responsible for assigning a date and assuring due notice of public hearing pursuant to Subsection 12.9 for each such application or appeal. The public hearing shall be conducted in accordance with the ordinance governing the application or appeal and such other rules as the City Council may adopt.

DECISION BY CITY COUNCIL

Type 3 applications are reviewed and approved by the City Council in an closed record public hearing. All decisions or recommendations of the City Council must be supported by findings of fact and conclusions of law. The findings of fact must be supported by substantial evidence in the record and the conclusions of law must be based upon the policies of the comprehensive plan, subdivision regulations, environmental regulations, the

standards set forth in the various land use codes of the City, or any other relevant plan, regulation, federal or state law, case law, growth management hearings board decisions, or any other applicable law. Decisions or recommendations of the City Council may be to approve, conditionally approve, or deny the application or appeal.

NOTICE REQUIREMENTS

Notice of the time and place of an open record public hearing shall be provided no less than 14 days prior to the public hearing for the permit application through the use of the same methods indicated for notice of application.

APPEALS TO SUPERIOR COURT

Unless specifically provided for elsewhere in this chapter or in another applicable ordinance, the decision of the City Council shall be the final administrative decision of the City and may be appealed by a party of record with standing to the King County superior court pursuant to Chapter 36.70C RCW.

MODIFICATIONS TO PERMITS

Modifications to permits approved pursuant to this agreement may be allowed. Modifications are classified as “minor” or “major,” except for Plat Alterations which are not defined as a permit Modification.

MINOR MODIFICATIONS

All Modifications to an approved permit that are not defined as a major Modification are a minor Modification; provided that the applicable standards in this agreement are met, there are no changes to permit conditions, and the basic character of the Development remains the same. Minor Modifications are Type 1 – Administrative Decisions.

MAJOR MODIFICATIONS

Major Modifications include changes to permit conditions, and changes to the proposed Development of more than 15% in building size, lot size, Open Space, number of units, site coverage, height, parking or Setbacks. Major Modifications are reviewed pursuant to the same process required for the original permit.

APPLICABILITY, DECISION CRITERIA AND PERMIT SPECIFIC REQUIREMENTS

All Development within The Villages MPD must be consistent with the processes and standards found in this Agreement and the following standards. Where there is a conflict between the standards in this Agreement and the provisions of the referenced Black Diamond Municipal Code, this Agreement will prevail.

CONSTRUCTION PERMITS

A. Building Permits

The International Residential Code, International Building Code, International Fire Code and other construction codes in effect in the City of Black Diamond or Amendments thereto, on the date of filing a complete building permit application or other construction application for a building in The Villages MPD shall apply, provided however no changes to such codes taking effect after the date of this Agreement shall require redesign or Modification of then-existing MPD utilities, facilities or other infrastructure that were installed in accordance with this Agreement unless redesign or Modification are required to avoid a serious threat to public health or safety.

B. Engineering Permits

Except as modified in this agreement, all improvements within public right-of-way and/or public easements, and all improvements intended for ownership, operations or maintenance by the City shall be consistent with BDMC Chapter 15.08 and the City of Black Diamond Engineering Design and Construction Standards provided, however, that the Development review process, street design standards and bonding requirements in this agreement supersede the requirements of Chapter 15.08 and the City of Diamond Engineering Design and Construction Manual.

C. Clearing and Grading

Except as modified in this agreement, clearing and grading activities shall be consistent with the clearing and grading standards of Black Diamond Municipal Code Chapter 15.28. The Designated Official shall be the responsible for administration of permits. Permits shall be reviewed according to the process in this chapter and shall be valid for 5 years from the date of approval. The Designated Official may extend the validity of a permit for an additional three years.

Boundary Line Adjustments, Short Subdivisions, Subdivisions, Plat Alterations/Vacations

Except as modified by this agreement, boundary line adjustments, short subdivisions, subdivisions, and plat alterations/vacations shall be consistent with requirements of Black Diamond Municipal Code Title 17. The Development review process, vesting and bonding requirements of this agreement supersede any such provisions in Title 17.

Land Use Plan (LUP) Category Change

Land use category changes consistent with Subsection 4.4 of Chapter 4 of this agreement shall be allowed upon the following findings:

A. Transportation, stormwater, water and sewer system improvements necessary to support the change are in place or will be provided at the time of occupancy; and

B. The change in category will not result in the maximum number of residential units or combined commercial/Office/Retail square feet to be exceeded or the total area of required Open Space to be reduced unless an Amendment to the Development Agreement is approved pursuant to Chapter 10.

Minor Subdivision Modification

Minor Modifications are changes after preliminary plat approval but prior to installation of improvements and recording of the final subdivision that do not substantially affect the design of the approved plat, alter conditions of preliminary approval and do not adversely affect public health, safety and welfare. A Minor Modification is any change that is not defined as Major Modification, provided it does not alter conditions of approval.

Major Subdivision Modification

Major Modifications are changes after preliminary plat approval and before recording of the final plat that substantially affect the design of the subdivision or alter a condition of preliminary approval. Examples of Major Modifications include the following:

- Greater than a 15% increase in the number of approved lots
- Realignment of external access roads
- Change of use of lots or tracts to a more intense land use than originally proposed
- Change of exterior access point
- A major subdivision Modification must be reviewed using the process and criteria for Subdivisions (Subsections 12.10)

Site Plan Review

Site Plan Review applications shall be consistent with requirements of Black Diamond Municipal Code Chapter 18.16, except as modified by this agreement. The Development review process, vesting and bonding requirements of this agreement supersede any such provisions in Chapter 18.16.

Binding Site Plan

Except as modified by this agreement, Binding Site Plan applications shall be consistent with requirements of Black Diamond Municipal Code Chapter 17.34. The Development review process, vesting and bonding requirements of this agreement supersede any such provisions in Chapter 17.34. BDMC Subsection 17.34.060.E and 17.34.060.I do not apply to Development subject to this agreement.

Home Occupation

Except as modified by this agreement, Home Occupations shall be consistent with the requirements of the Black Diamond Municipal Code Chapter 18.52. The Development review process within this agreement supersedes any such provisions in BDMC Chapter 18.52.

Administrative Conditional Use Permit

Except as modified by this agreement, Administrative Conditional Use Permits shall be consistent with the requirements of the Black Diamond Municipal Code Chapter 18.52. The Development review process within this agreement supersedes any such provisions in BDMC Chapter 18.52.

Accessory Dwelling Unit (ADU)

Except as modified by this agreement, ADUs shall be consistent with process and requirements of Chapter 18.54 of the Black Diamond Municipal Code. The Development review process in this agreement supersedes any such provisions in BDMC Chapter 18.54.

Deviations from Development Standards

Each section of this Development Agreement specifies the standards for which a Deviation can be granted. Deviations are processed as a Type 1- Administrative Decision. In addition to the specific requirements in the applicable chapter, the following criteria must be met for a Deviation to be approved:

- The proposed Deviation must be functionally equivalent to, or superior to, the original standard or requirement in fulfilling the intent and purpose of that original standard or requirement;
- The proposed Deviation must result in Development that is compatible with the scale and character of the properties and uses adjacent to the location of the proposed Deviation, regardless of whether such adjacent properties are inside or outside The Villages MPD;
- The proposed Deviation must not create a significant adverse environmental impact that was not previously analyzed in environmental documents and cannot be mitigated through The Villages Development standards;
- Any additional stormwater, sewer, water or traffic facilities necessary as a result of the Deviation must be provided; and
- The proposed Deviation must not negatively impact public health or safety.

Variance

Variances shall be consistent with process and requirements of BDMC 18.16.010 Conditions for granting a Variance.

BONDING FOR IMPROVEMENTS

BONDING FOR IMPROVEMENTS

The Master Developer may defer any required improvement so long as the completion of the work is guaranteed by a performance bond or other financial guarantee. The bond, or other financial guarantee, must be in a form acceptable to the City in an amount equal to one hundred fifty percent (150%) of the Master Developer's estimate of the cost of the improvements guaranteeing the actual construction and installation of such improvements within a time frame to be set by the Designated Official consistent with this Chapter.

INSPECTION AND ACCEPTANCE OF IMPROVEMENTS

The City shall inspect improvements within 24 hours of the inspection request. The inspector shall determine whether the improvements are substantially complete, and provide a written list of any corrections or additional work necessary for physical completion of the improvements within 7 days of the date of the inspection. The City shall make every effort to provide one comprehensive written list upon which all subsequent inspections shall be based. Multiple requests for corrections or work not on the initial written list shall be avoided. The improvements shall be accepted by the City once they have been inspected and determined to be physically complete.

RELEASE OF BOND OR FINANCIAL GUARANTEE

Original bond or financial guarantee amounts will be fully released within 14 days of acceptance of the improvements by the City.

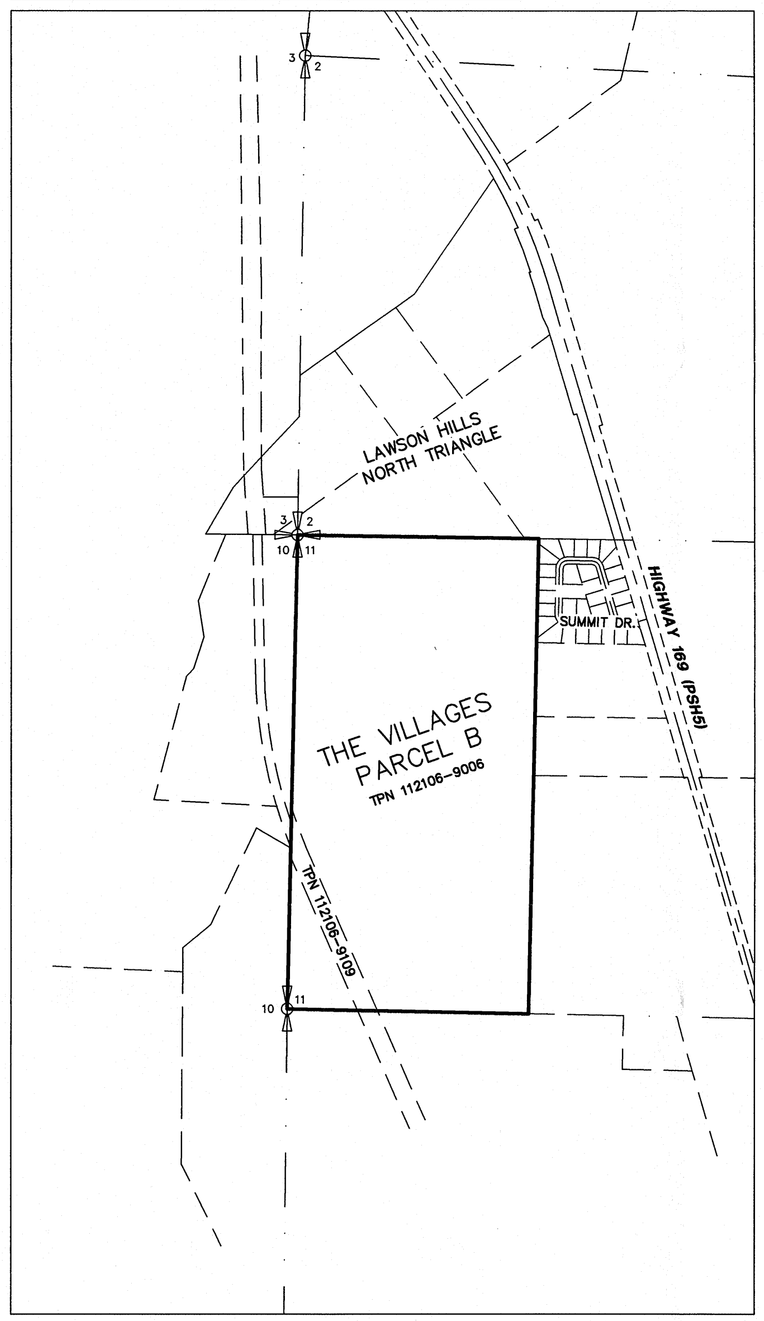
PORTION OF SECTIONS 11, 15, 22, AND 23, TOWNSHIP 21N. RANGE 6E. W.M.

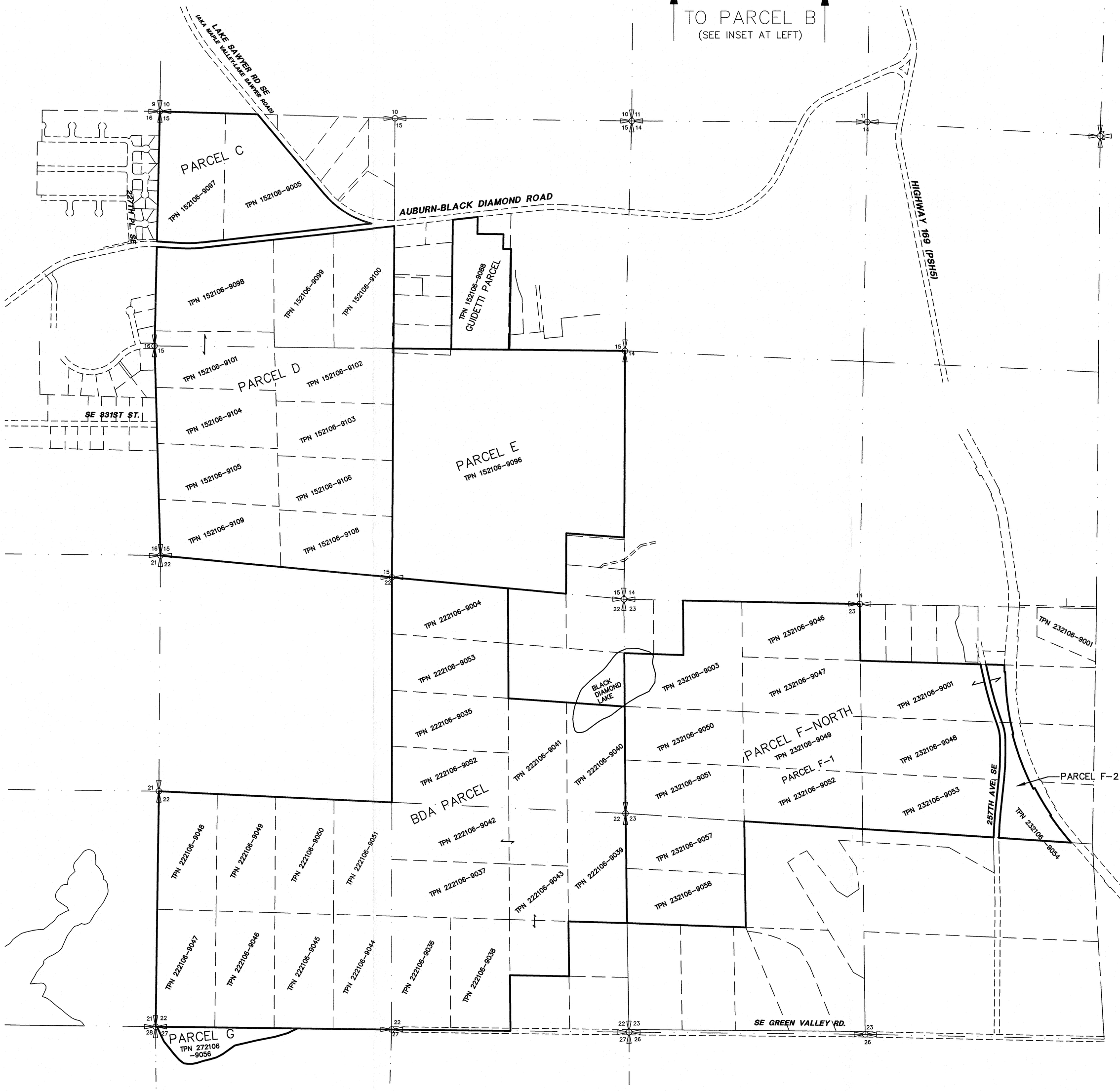
N

SCALE: 1" = 600'

0 300 600 1200

PARCEL B





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Land Development Consultants

PROJECT BOUNDARY

THE VILLAGES

AT BLACK DIAMOND

CITY OF BLACK DIAMOND, WASHINGTON

BY	CK	NO.	DATE	REVISION

STEVE JOHNSON
PROJECT MANAGER

LONNIE E. CARLSON, PLS
PROJECT SURVEYOR

TOM MATT, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 12/29/09

SCALE: HORZ.: 1"=600' VERT.: N/A

STATE OF WASHINGTON
21402
REGISTERED PROFESSIONAL LAND SURVEYOR

12/29/09

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 05-336

SHEET NO. 1 OF 1

glenningc Dec 29, 2009 - 9:35am
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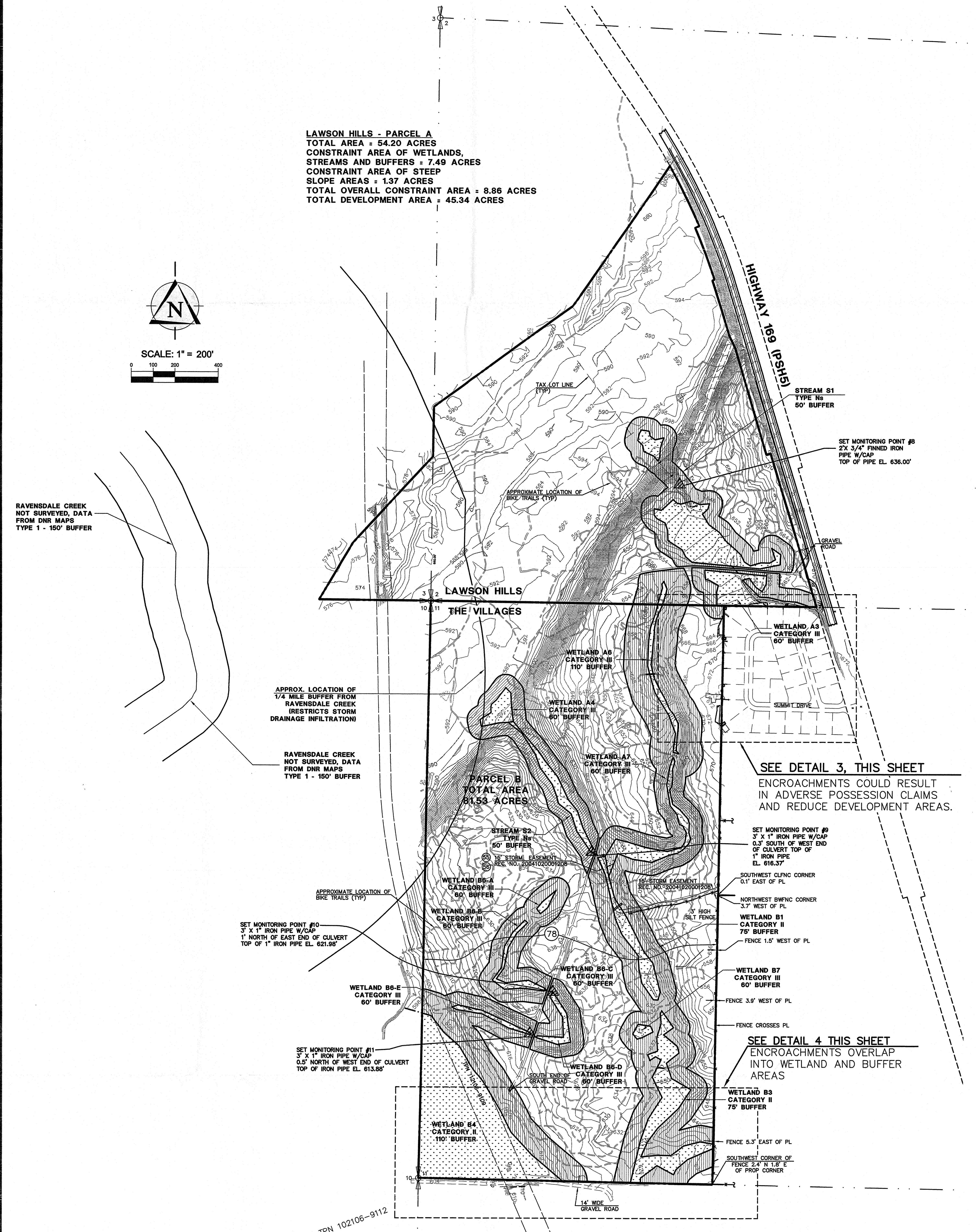
05336_EX-OWNERSHIP.DWG

PORTION OF SECTIONS 2, 3 AND 11, TOWNSHIP 21 N, RANGE 6 E., W.M.



LAWSON HILLS - PARCEL A
TOTAL AREA = 54.20 ACRES
CONSTRAINT AREA OF WETLANDS, STREAMS AND BUFFERS = 7.49 ACRES
CONSTRAINT AREA OF STEEP SLOPE AREAS = 1.37 ACRES
TOTAL OVERALL CONSTRAINT AREA = 8.86 ACRES
TOTAL DEVELOPMENT AREA = 45.34 ACRES

PARCEL B
TOTAL AREA = 81.53 ACRES
CONSTRAINT AREA OF WETLANDS, STREAMS AND BUFFERS = 33.06 ACRES
CONSTRAINT AREA OF STEEP SLOPE AREAS = 0.34 ACRES
TOTAL CONSTRAINT AREA = 33.40 ACRES
TOTAL DEVELOPMENT AREA = 48.13 ACRES

LEGEND

- ONSITE WETLAND AREA
- ASSOCIATED WETLAND BUFFER
- *SLOPES ≥ 40% AND 10 FEET HIGH OR HIGHER
- ONSITE STREAM BUFFER

HWFNC HOG WIRE FENCE
CLFNC CHAIN LINK FENCE
BFNC BOARD FENCE
BWFNC BARB WIRE FENCE

CONSTRAINT MAP ASSUMPTIONS

STREAMS, WETLANDS, AND STEEP SLOPES

1. THE WETLAND BUFFERS ARE BASED ON THE CITY'S SENSITIVE AREAS ORDINANCE DATED FEBRUARY 2009 PROVIDED BY YARROW BAY COMMUNITIES.

2. THE LOCATIONS OF OFF-SITE STREAMS AND WATER BODIES HAVE NOT BEEN SURVEYED. THEY ARE LOCATED BASED ON WASHINGTON DEPARTMENT OF NATURAL RESOURCES WATER AND STREAM TYPE MAPS, LIDAR TOPOGRAPHY, AND LIMITED FIELD RECONNAISSANCE IN SOME INSTANCES.

3. THE WETLAND FLAGS IN THE BDA PARCEL WERE ESTABLISHED BY OTHERS AND SURVEYED BY ESM. SUBSEQUENT REVISIONS TO THE WETLAND BOUNDARIES WERE PROVIDED BY WETLAND RESOURCES AND SURVEYED BY TRIAD.

4. THE CHANNEL (S3) RUNNING DOWN A ROAD BED IN THE SOUTHEAST CORNER OF PARCEL D SHOULD BE TYPED AS AN UNREGULATED DITCH. THE CITY OF BLACK DIAMOND, WDFW AND THE USACE WOULD MAKE THE FINAL DETERMINATION ON THE STATUS OF THE DITCH.

5. TOTAL CONSTRAINED AREAS ARE THE SUM OF WETLANDS AND STREAMS AND THEIR BUFFERS AND ALSO INCLUDES THE AREA OF STEEP SLOPES ≥ 40% AND 10 FEET HIGH OR HIGHER.

TOPOGRAPHY

TRIAD SURVEYED GROUND TOPOGRAPHY IS SHOWN FOR PARCELS A, B, C, D, E, AND THAT PORTION OF PARCEL F NORTH LYING SOUTHERLY OF BLACK DIAMOND LAKE AND STREAM S5 AND WETLAND S1/S2. GROUND TOPO FOR THE BDA PARCEL WAS PROVIDED BY ESM. LIDAR TOPOGRAPHY IS SHOWN ON THE REMAINDER OF PARCEL F, PARCEL G AND OFFSITE.

EASEMENTS

1. SOME EASEMENTS ON THE BDA PROPERTY MAY HAVE BEEN EXTINGUISHED UPON PURCHASE OF THE PROPERTY BY YARROW BAY COMMUNITIES.

2. ACCESS AND UTILITY EASEMENT REC. NO. 8712140407
ALT. D-UNSPECIFIED 60' MINIMUM EASEMENT FROM NW 1/4 THROUGH S. 1/2 SEC. TO SE 352ND STREET A.K.A. SE GREN VALLEY ROAD

NOTES CORRESPONDING TO PARAGRAPH NUMBERS FROM SCHEDULE B-SECTION 2, SPECIAL EXCEPTIONS OF THE TITLE REPORT

49. PARCEL G IS SUBJECT TO RESERVATIONS FOR MINERALS, OIL AND GAS PER RECORDING NUMBERS 8907070390, 8907070391, 8907070392, 9112301747, 9206230401, AND 9301152402.

55. REC. NO. 1629726 UNDEFINED PACIFIC TELEPHONE AND TELEGRAPH CO. RELOCATABLE LICENSE FOR 86 POLES, ETC. AND EQUIPMENT IN SECTION 11 AND 12; NO POLES FOUND.

56. REC. NO. 1726627-UNDEFINED PACIFIC TELEPHONE AND TELEGRAPH RELOCATABLE LICENSE FOR 65 POLES ETC. IN SECTION 11, 14, 23, AND 26. NO POLES FOUND.

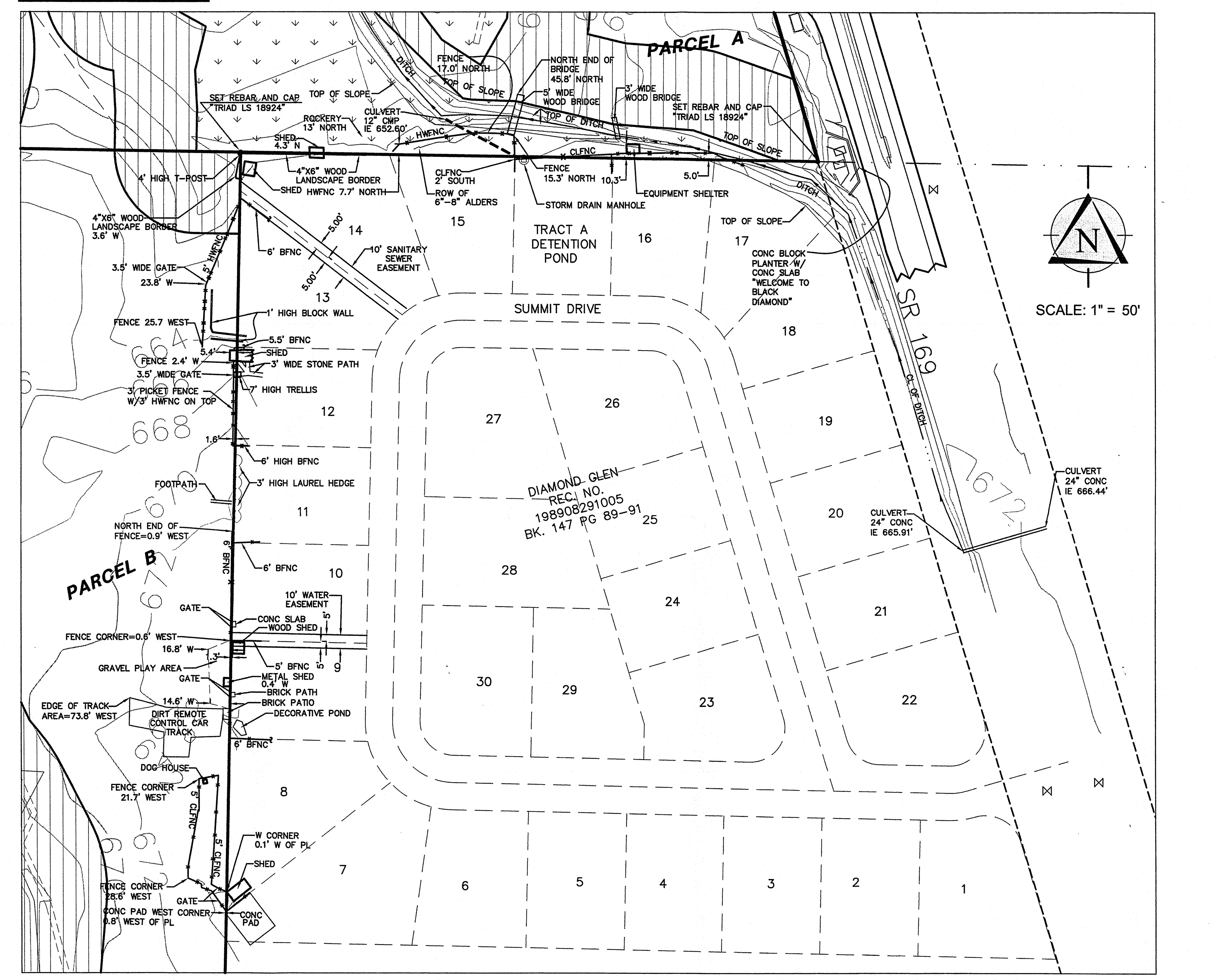
57. RECORDING NUMBER 20041020001208 STORM DRAINAGE DITCH EASEMENT (RELOCATABLE) BENEFITING BLACK DIAMOND DEVELOPMENT COMPANY, LLC FOR THE PURPOSE OF WATER OVERFLOW FROM RETENTION POND TO THE EAST.

62. GENERAL EXCEPTION TO THE RIGHTS OF THE PUBLIC TO THAT PORTION OF THE PROPERTY, IF ANY, LYING WITHIN MAPLE VALLEY-BLACK DIAMOND ROAD.

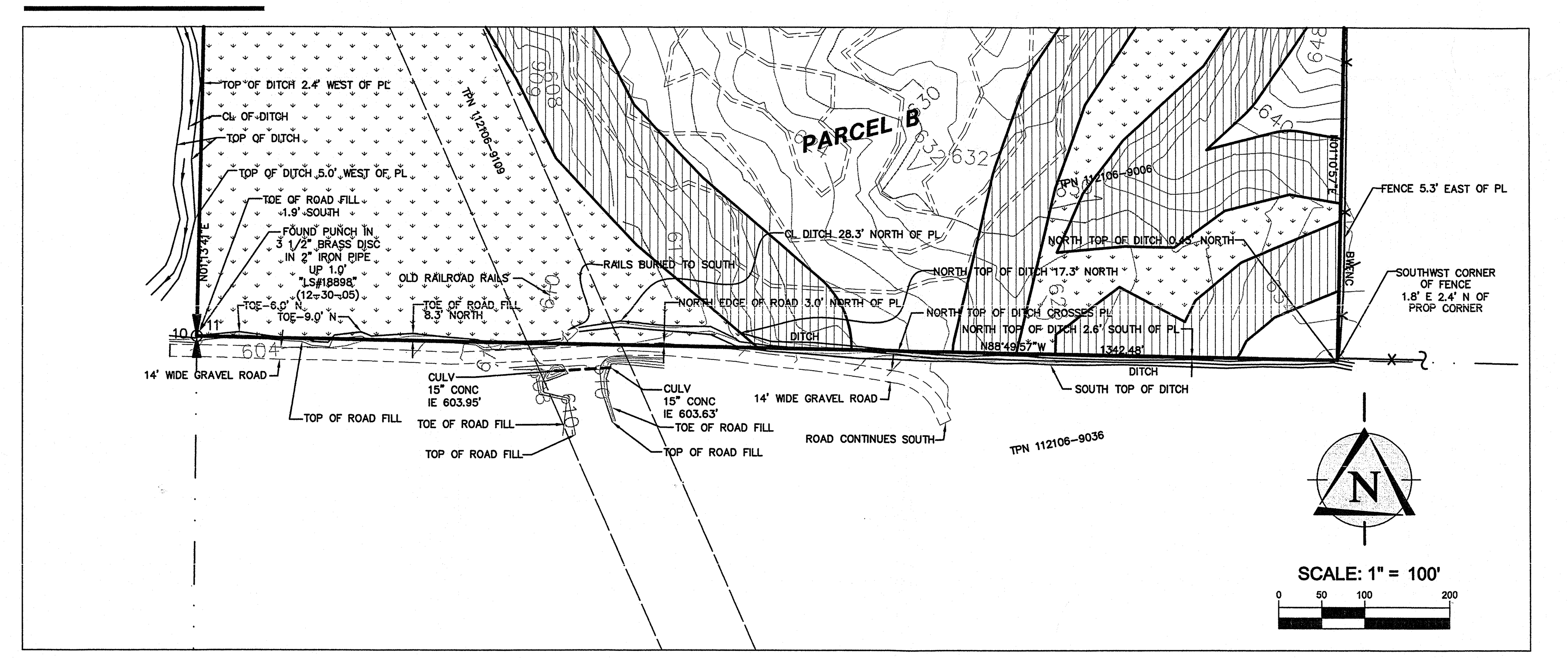
77. WEST HALF OF SECTION 15 IS SUBJECT TO UNDEFINED 63.3 ACRE CONSERVATION EASEMENT PER REC. NO. 20060323001818 (TRAIL CORRIDOR CREDITED AS PART OF THE 63.3 ACRES)

78. CONSERVATION EASEMENT REC. NO. 20060323001819 ESTABLISHES AN UNDEFINED 91 ACRE CONSERVATION EASEMENT. PARCELS B, E, AND F ARE BURDENED BY THE EASEMENT. THE EASEMENT DOES NOT APPORTION THE 91 ACRES TO EACH OF THESE PARCELS.

DETAIL 3



DETAIL 4



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WASHINGTON

THE VILLAGES - PARCEL B
CONSTRAINT MAP - LAND USE WORKSHEET
YARROW BAY COMMUNITIES

CITY OF BLACK DIAMOND

REVIEWED BY: DATE:

NO.	DATE	REVISION	BY	CK
1	1/25/08	ADDED STEEP SLOPES	ARJ	CHS
2	3/5/08	MODIFIED WETLANDS A1 AND B6 AND ADD ENCROACHMENTS	ARJ	CHS
3	5/23/08	HATCH B-3 BUFFER	ARJ	CHS
4	06-27-08	REVISE WETLAND BUFFERS AND NAMES	ARJ	CHS
5	05-05-09	REVISE WETLAND BUFFERS	ARJ	CHS

AL FURE
PROJECT MANAGER
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 11/06/07
SCALE: HORIZ.:1"= 200' VERT.:

7/27/09
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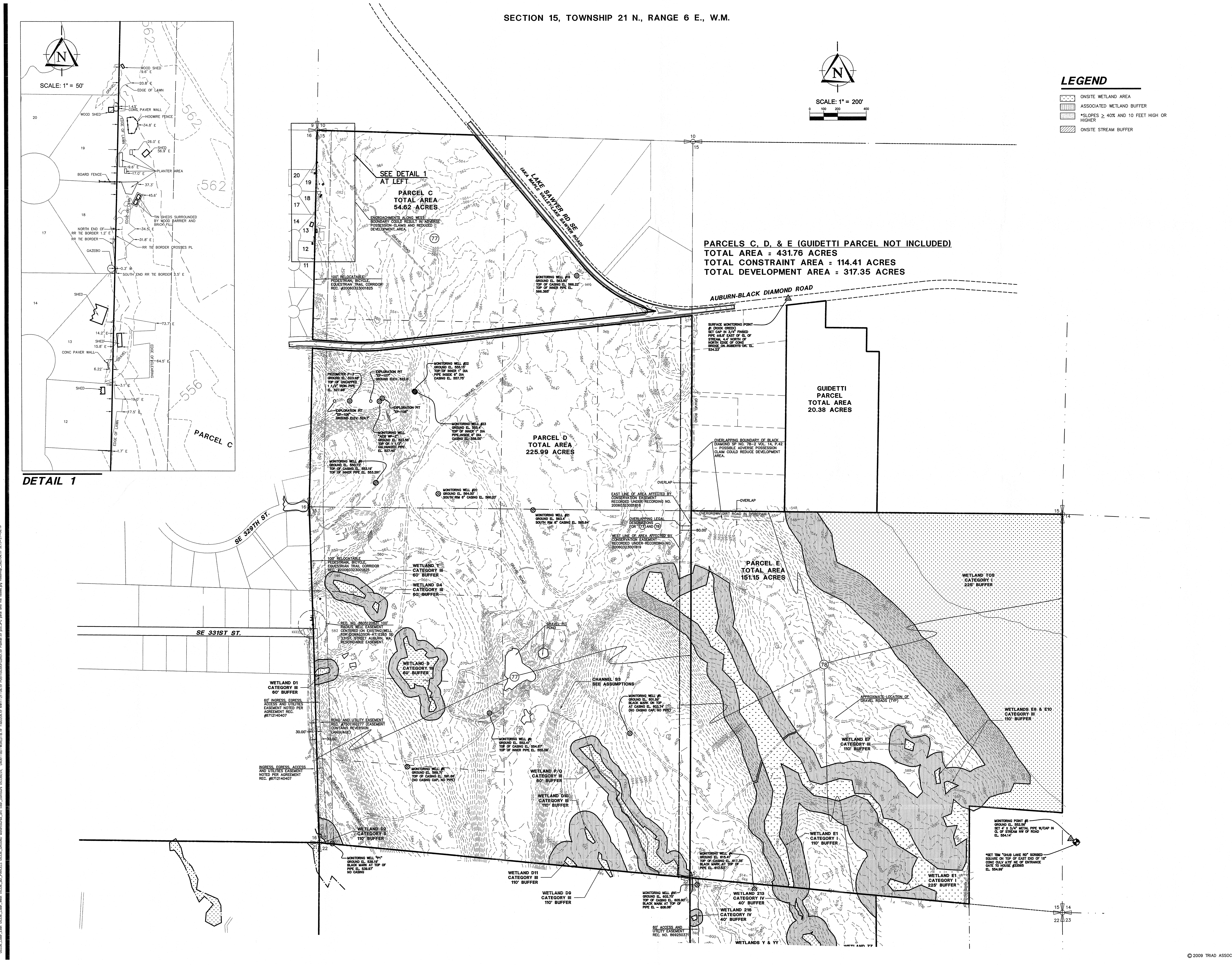
JOB NO. 05-336
SHEET NO. 1 OF 4



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THE VILLAGES - PARCELS C, D & E AND THE GUIDETTI PARCEL

CONSTRAINT MAP - LAND USE WORKSHEET

YARROW BAY COMMUNITIES

CITY OF BLACK DIAMOND — WASHINGTON

PROJECT MANAGER: AL FURE
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
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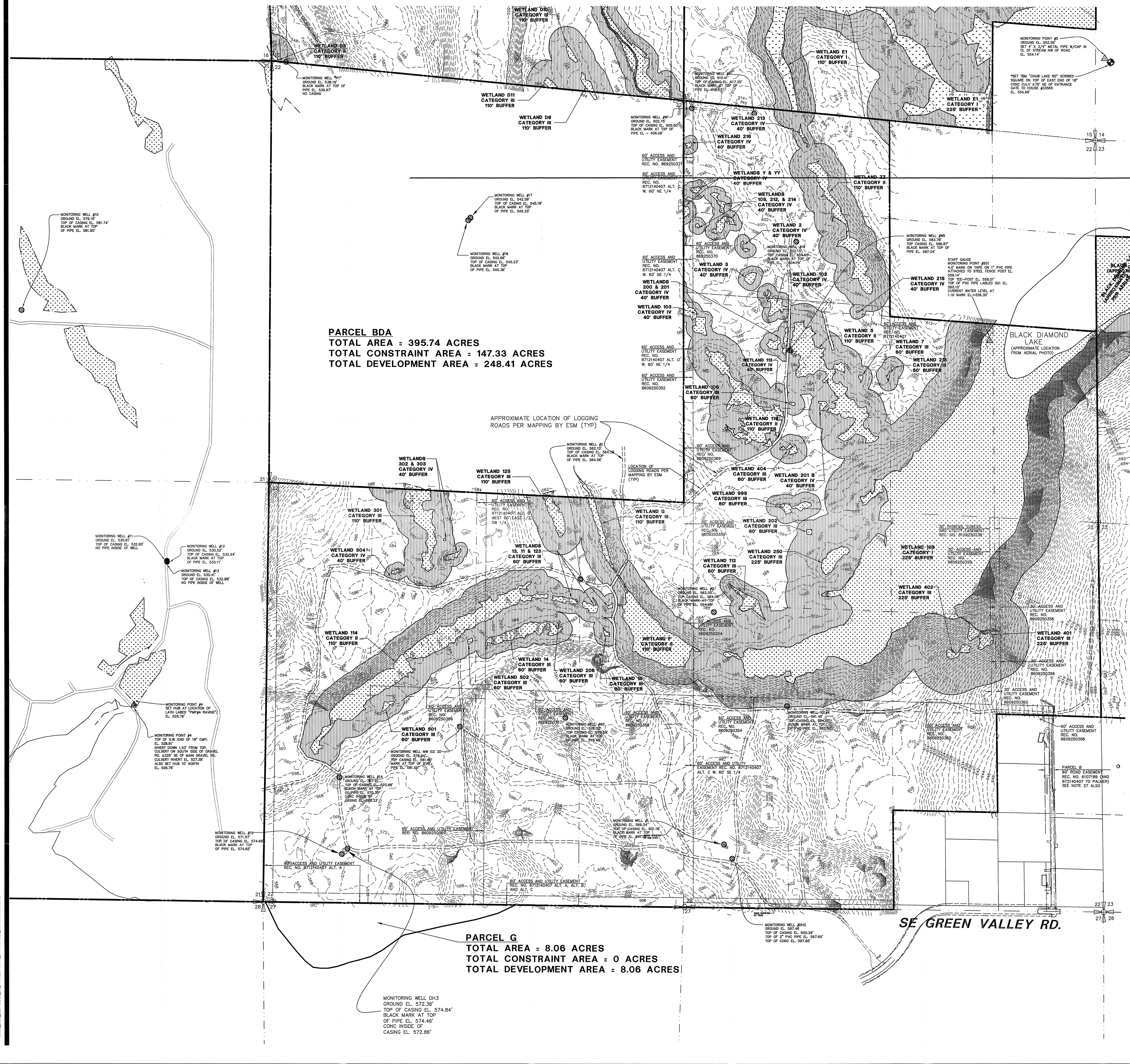
JOB NO. 05-336
SHEET NO. 2 of 4

SECTION 22, TOWNSHIP 21 N., RANGE 6 E., W.M.



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THE VILLAGES - BDA PARCEL AND PARCEL G
CONSTRAINT MAP - LAND USE WORKSHEET

YARROW BAY COMMUNITIES

CITY OF BLACK DIAMOND

PROJECT MANAGER
PROJECT SURVEYOR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
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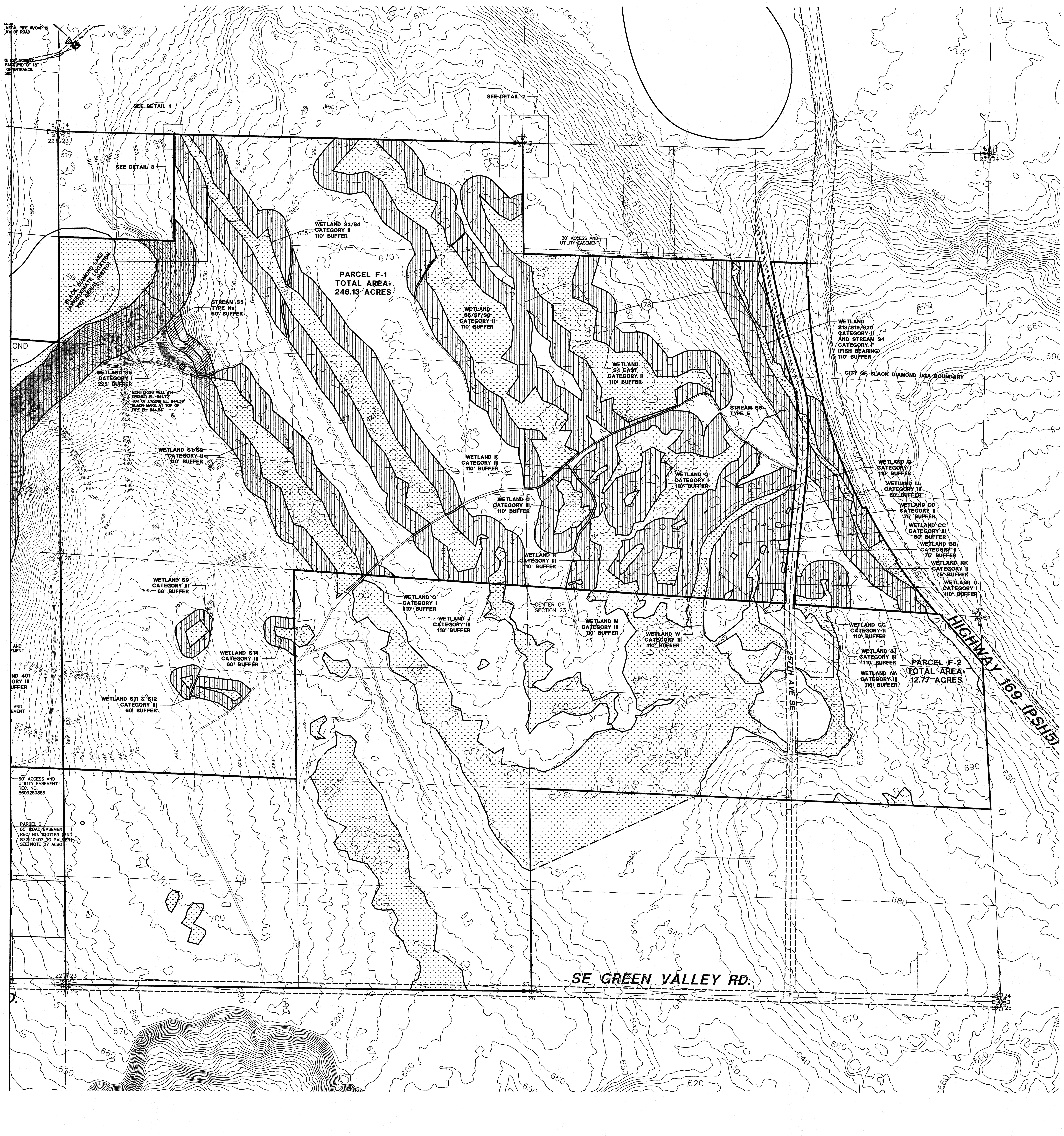
JOB NO. 05-336

SHEET NO. 3 OF 4

SECTION 23, TOWNSHIP 21 N., RANGE 6 E., W.M.



SCALE: 1" = 200'

LEGEND

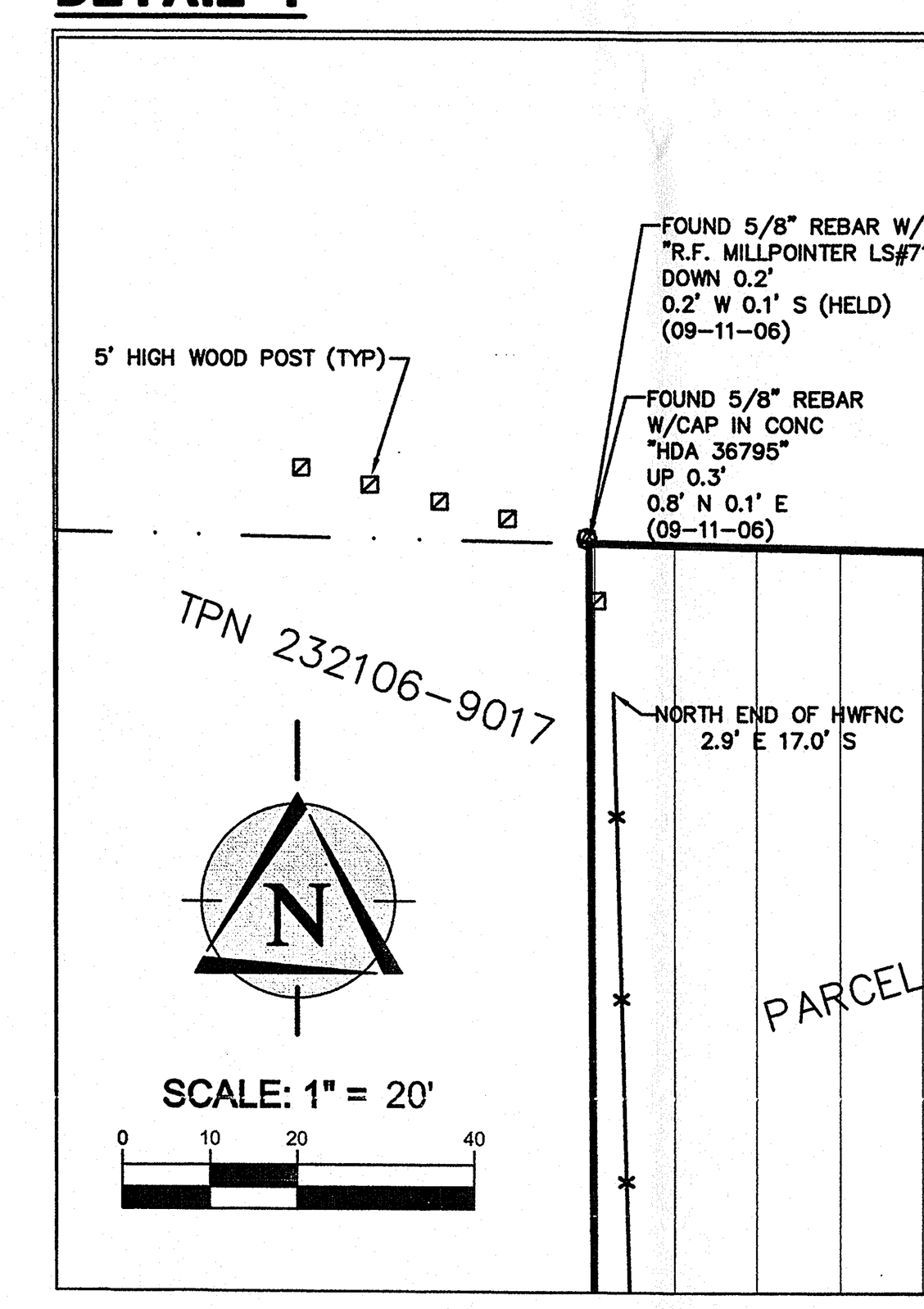
- ONSITE WETLAND AREA
- ASSOCIATED WETLAND BUFFER
- *SLOPES ≥ 40% AND 10 FEET HIGH OR HIGHER
- ONSITE STREAM BUFFER

PARCEL F NORTH
PARCEL F-1 AREA = 246.13 ACRES
PARCEL F-1 CONSTRAINT AREA = 122.83 ACRES
PARCEL F-1 DEVELOPMENT AREA = 123.30 ACRES
PARCEL F-2 AREA = 12.77 ACRES
PARCEL F-2 CONSTRAINT AREA = 7.18 ACRES
PARCEL F-2 DEVELOPMENT AREA = 5.59 ACRES
PARCEL F NORTH TOTAL AREA = 258.90 ACRES
PARCEL F NORTH TOTAL CONSTRAINT AREA = 130.01 ACRES
PARCEL F NORTH TOTAL DEVELOPMENT AREA = 128.89 ACRES

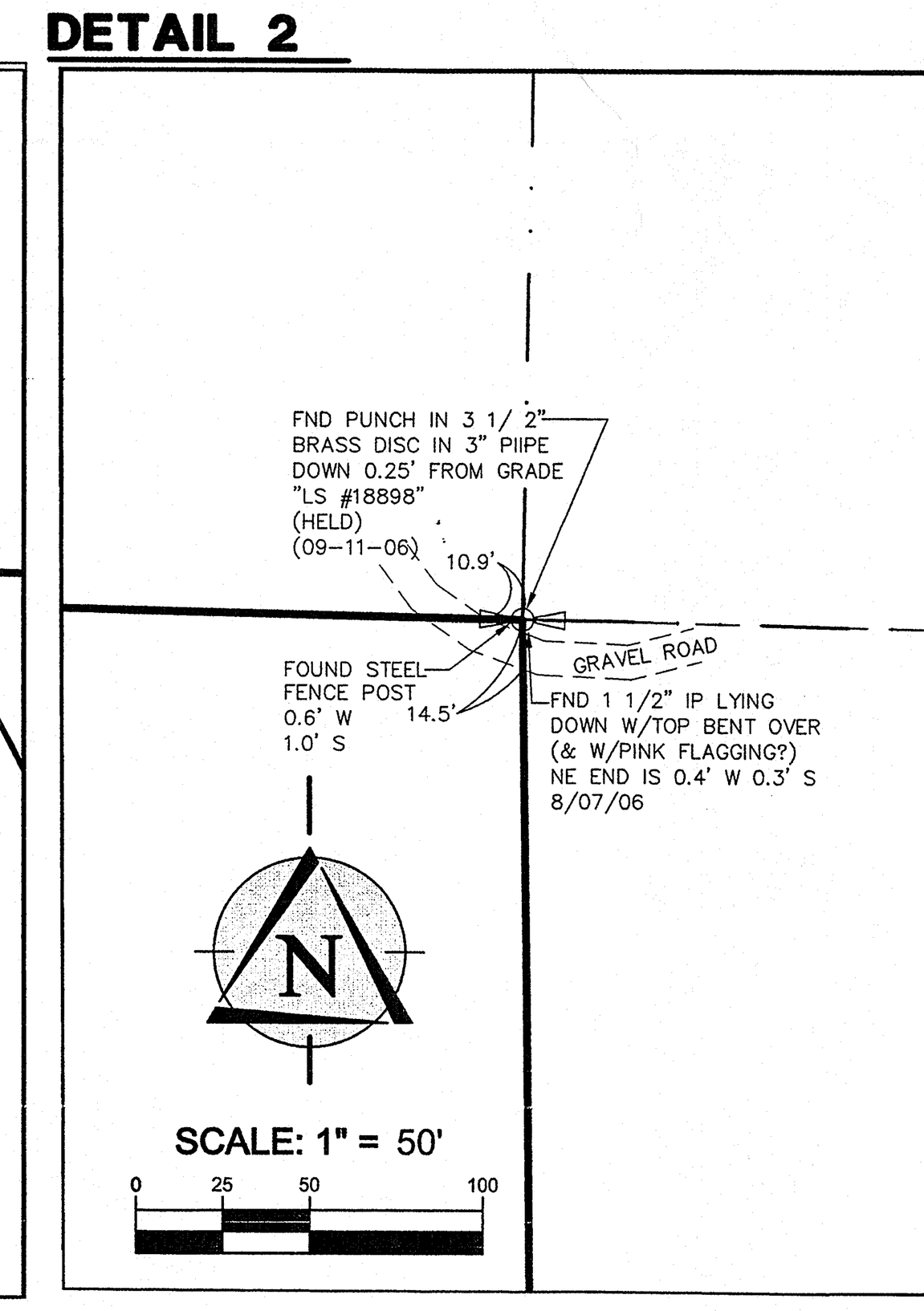
NOTE: CONTOURS EAST OF THE WEST BUFFERS FOR WETLAND S1/S2 AND STREAM S5 ARE BASED ON LIDAR TOPOGRAPHY.

NOTE
ENCROACHMENTS COULD RESULT IN ADVERSE POSSESSION CLAIMS AND REDUCE DEVELOPMENT AREAS

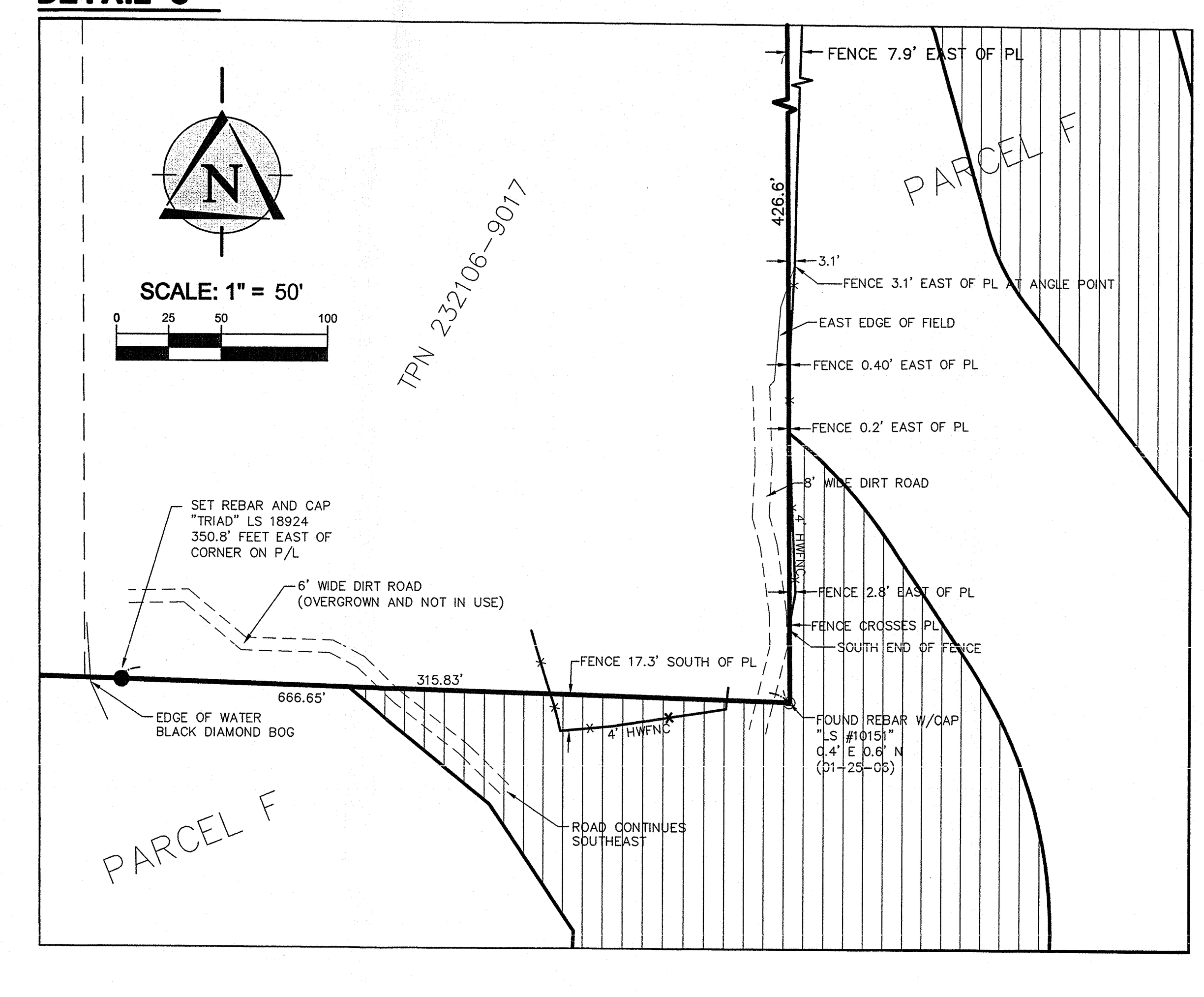
DETAIL 1



DETAIL 2



DETAIL 3



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THE VILLAGES - PARCEL F NORTH
CONSTRAINT MAP - LAND USE WORKSHEET
YARROW BAY COMMUNITIES
CITY OF BLACK DIAMOND
WASHINGTON

REVIEWED BY: DATE:

NO.	DATE	REVISION	BY	CK
	2/1/08	ADD STEEP SLOPES AND REVISE WETLANDS		
	4/21/08	REVISE WETLANDS		
	5/5/08	ADDED STREAMS S4 AND S6		
	5/12/08	REVISE EASTERLY BUFFERS		
	5/23/08	REVISE EASTERLY BUFFERS		
	6/27/08	REVISE WETLANDS		
	9/05/08	REVISE WETLAND BUFFERS		
	7/22/09	REVISED BUFFERS		

AL FURE
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PROJECT SURVEYOR
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SHEET NO. 4 of 4