



# CITY OF BLACK DIAMOND

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## SEPA ADDENDUM THE VILLAGES MPD PARCEL V13 PRELIMINARY PLAT

**Notice Released:** November 7, 2017

**FILE NUMBERS:** PLN17-0015: The Villages MPD Parcel V13 Preliminary Plat

**PROPONENT:** CCD Black Diamond Partners, LLC  
10220 NE Points Drive, Suite 310, Kirkland, WA 98033

**PROPERTY LOCATION:** This proposal occurs within The Villages MPD Development Parcel V13, located on unaddressed King County Parcel 152106-9101. Parcel V13 is located along the south side of SE Auburn-Black Diamond Road (Roberts Drive), south of the roundabout at Lake Sawyer Road and SE Auburn-Black Diamond Road. It is located in the NW Quarter of Section 15, Township 21, Range 06.

**DESCRIPTION OF PROPOSAL:** The original proposal for the 8.9 acre Parcel V13 was to develop 144 multi-family units within The Villages MPD Phase 1A Preliminary Plat (PP1A), which was approved under City File Number PLN11-0001. Parcel V13 has since been removed from PP1A under a minor plat amendment (City File Number PLN16-0059) and its density has been reduced, as permitted by The Villages Development Agreement Section 4.4, from multi-family residential (MPD-H) to single-family residential (MPD-M). The current proposal is to subdivide the 8.9 acre Parcel V13 into 62 single-family lots and six tracts to be used for access, utilities, and open space.

**ENVIRONMENTAL DOCUMENT MODIFIED:** This addendum, prepared in accordance with WAC 197-11-625, adds to the SEPA Mitigated Determination of Non-Significance (MDNS) for The Villages MPD Preliminary Plat 1A, issued on August 31, 2012, and sustained by the Hearing Examiner Decision dated December 10, 2012.

**ENVIRONMENTAL DETERMINATION:** SEPA regulations state that an addendum may be prepared to address new project-related environmental information that does not substantially change the analysis of significant impacts (see WAC 197-11-600(4)(c)). An addendum is defined in the State's SEPA Rules as follows: "An environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document." Pursuant to WAC 197-11-230(3), a new threshold determination is not required when an addendum is prepared.

A SEPA Mitigated Determination of Non-Significance (MDNS) and Adoption of Existing Environmental Document for The Villages MPD Preliminary Plat 1A was issued on August 31, 2012 and sustained by Hearing Examiner Decision on December 10, 2012. The environmental documents associated with The Villages MPD Preliminary Plat 1A are hereby adopted for this proposal, and applicable mitigation measures will be incorporated into this proposal. The environmental determination issued for The Villages MPD Preliminary Plat 1A evaluated the potentially significant environmental impacts of The Villages MPD Preliminary Plat V13, as Preliminary Plat V13 was located within Preliminary Plat 1A prior to being removed. As a result, Preliminary Plat V13 has already undergone environmental review in association with Preliminary Plat 1A. The proposed platting of Parcel V13, which reflects a reduction in density from multi-family to single-family residential since the original environmental review conducted in association with Preliminary Plat 1A, will not result in additional or significant adverse environmental impacts. Additional environmental information has been prepared addressing the reduction of environmental impacts resulting from the lower density of Parcel V13 from multi-family residential to single-family residential. See the Environmental Information Section below for more information.

**ENVIRONMENTAL INFORMATION:** The following memorandums have been provided for The Villages MPD Preliminary Plat V13 to address reduced environmental impacts for this proposal compared to what was originally detailed during the environmental review for The Villages MPD Preliminary Plat 1A. The memorandums address revised considerations of environmental impacts from The Villages MPD Preliminary Plat V13 as a result of being removed from Preliminary Plat 1A and the reduction in density from multi-family residential to single-family residential.

- Storm Drainage, Sanitary Sewer, and Water
  - A memo titled *Village Preliminary Plat Phase 1* prepared by Triad details that approximately 40,000 square feet of impervious surfaces will be eliminated from Preliminary Plat V13 in comparison to the original multi-family residential proposal within Preliminary Plat 1A. Additionally, water and sewer demand is decreased as a result of the reduced population within the plat.
- Sensitive Areas
  - A memo titled *The Villages PP1A – Parcel V-13 – Plat Amendment* prepared by Wetland Resources, Inc. details that there are no identified wetlands or associated buffers located within Parcel V13. Additionally, because the proposed development intensity of Parcel V13 is reduced, there is no alteration to the conclusions contained within the Sensitive Area Study for The Villages Phase 1A Preliminary Plat, as revised July 17, 2012.
  - A memo titled *Coal Mine Designation Villages Preliminary Plat V-13* prepared by Golder Associates Inc. details that the entirety of Preliminary Plat V13 is not within a coal mine hazard zone.
- Traffic
  - A memo titled *The Villages MPD – Preliminary Plat V-13 Traffic Impact Study* prepared by TranspoGroup details a net reduction in weekday PM peak hour trips for this proposal compared to the multi-family residential development that was originally proposed under Preliminary Plat 1A. The anticipated weekday PM peak hour trips for the multi-family proposal was determined to be 96, while the anticipated weekday PM peak hour trips for this single-family proposal is determined to be 68; resulting in a reduction of 28 weekday PM peak hour trips.
  - A memo titled *The Villages Parcel V13 Construction Trips* prepared by Triad Associates details the amount of construction traffic anticipated for the development of Parcel V13. The amount of construction trips originally assessed in The Villages Preliminary Plat 1A Construction Trips memorandum prepared by Triad Associates, dated September 28, 2012, will reduce in overall number as a result of the reduction in density from multi-family residential to single-family residential. The number of construction trips needed for the earthwork and utility construction will remain the same, however the number of vertical construction crew trips will be reduced from 11,520 to 7,440 and the number of vertical construction delivery truck trips will be reduced from 720 to 496.

Pursuant to WAC 197-11-502(8)(c) and WAC 197-11-625(5), an addendum is not required to be circulated for public comment.

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COMPLETE APPLICATION: March 21, 2017  
NOTICE OF APPLICATION: April 11, 2017  
NOTICE OF PUBLIC HEARING: November 7, 2017