

Exhibit L

Excerpts from Chapter 3 of MPD Permit Application

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.

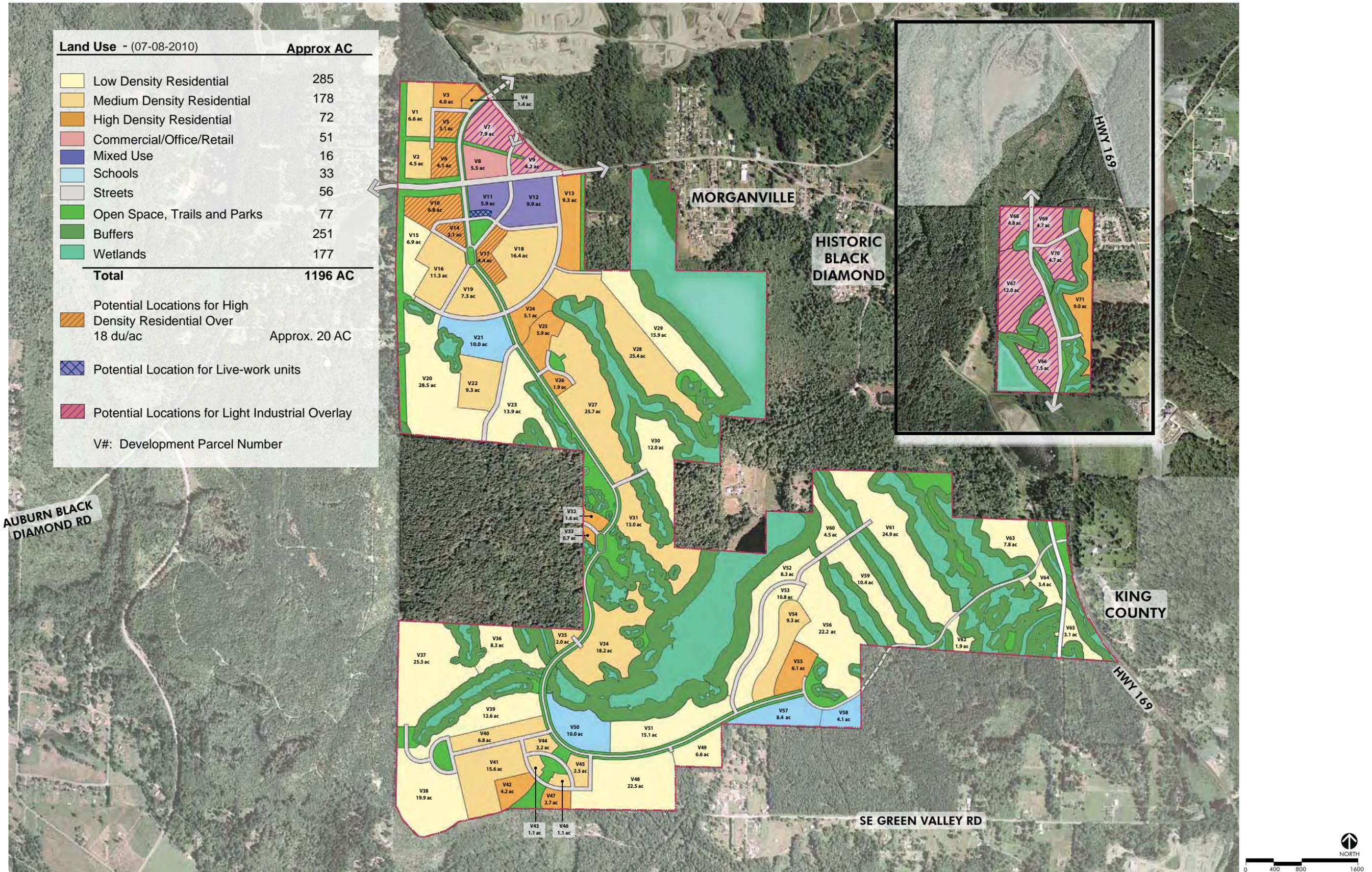
SCHOOL

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~~



Land Use - (07-08-2010)	Approx AC
Low Density Residential	285
Medium Density Residential	178
High Density Residential	72
Commercial/Office/Retail	51
Mixed Use	16
Schools	33
Streets	56
Open Space, Trails and Parks	77
Buffers	251
Wetlands	177
Total	1196 AC

Potential Locations for High Density Residential Over 18 du/ac Approx. 20 AC
Potential Location for Live-work units
Potential Locations for Light Industrial Overlay

V#: Development Parcel Number

