

Chapter 3 The Built Environment – Effects on People and Community Resources

What is addressed in this chapter?

This chapter describes the community's existing built environment and how the alternatives may impact that built environment. This chapter specifically addresses the following elements:

- Land Use
- Transportation
- Noise
- Public Utilities (water supply, wastewater, stormwater)
- Visual
- Historic and Cultural Resources
- Public Services (parks, schools, public safety)
- Fiscal Analysis

Land Use

1 What land uses are found in the area?

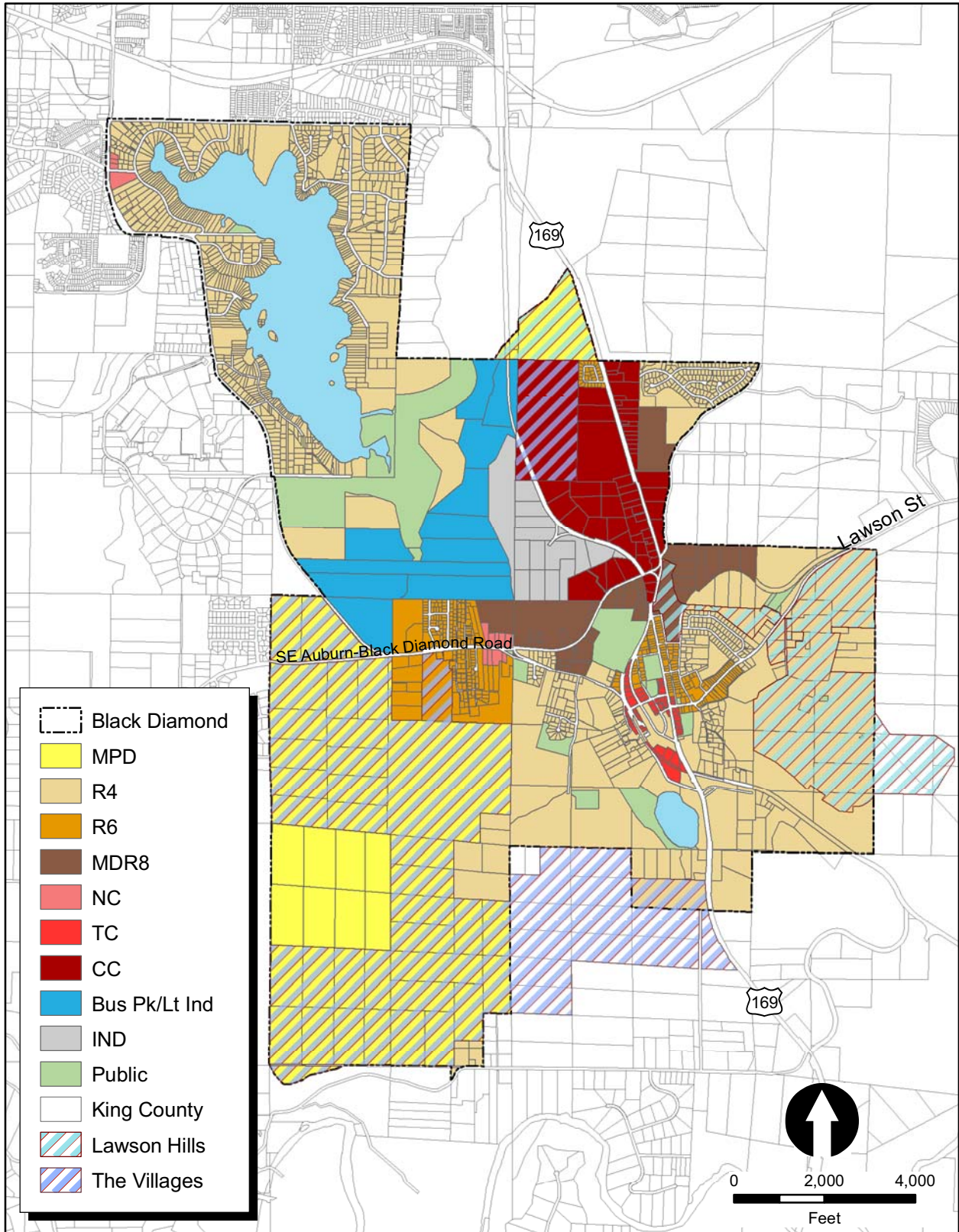
The City of Black Diamond is comprised of approximately 4,300 acres of land that includes a variety of uses, with the primary uses being residential, commercial, parks, schools, and open space.

Existing residences are loosely grouped in three general areas of the City: the original Black Diamond town site along SR 169, the Morganville settlements along Roberts Drive, and the Lake Sawyer neighborhood. Additional development is located along other major roadways throughout the City.

The City's 2009 Zoning Map (see Exhibit 3-1) shows that the majority of the City is zoned for either single family residential (R4 and R6) or Master Planned Development (MPD). Land zoned for community commercial (CC), light industrial (Bus Pk/Light Ind), and Industrial (IND) uses exist primarily to the west of SR 169 and north of SE Auburn Black Diamond Road. These non-residential uses are generally not found within the residentially developed areas. Lands designated for neighborhood commercial (NC) and town center commercial (TC) uses are found in residential areas, though the amount of land with these designations is relatively small compared with the total amount of CC zoned land within the city limits.

The Lawson Hills area is designated for low- and medium-density residential housing in the Main Property, and mixed use development in the North Triangle.

Exhibit 3-1
City of Black Diamond Zoning



Exhibits in this EIS are intended to provide a general graphical depiction of built and natural environment conditions and may not be accurate to the parcel level.

2 How are land uses expected to change in the future?

The City’s Comprehensive Plan states the City’s future land use goal is to “Establish a pattern of development that maintains and enhances quality of life within the community.” The City’s Zoning Map supports that goal by maintaining a majority of the City for either single family residential (R4) or Master Planned Development (MPD) use.

Two important provisions of the City’s development codes can affect land uses and development patterns – Transfer of Development Rights (TDR) and Master Planned Development (MPD) Approval.

The City’s TDR program (BDMC Section 19.24) allows the transfer of development rights from lands that have important natural characteristics to lands with less important natural characteristics. Important natural characteristics include wetlands, stream and wildlife corridors, historic landmarks, park and open space lands, and trails. There are both primary and secondary TDR sending areas designated within the Lawson Hills site. TDR receiving areas are designated in portions of Lawson Hills, including the North Triangle.

MPD is another key concept the City is using to implement its vision and provide flexibility in attaining City goals. The purposes of the MPD regulations include establishing a comprehensive development review process, preserving open space and wildlife corridors, and allowing alternative and innovative forms of development. The MPD process also encourages imaginative site layout and building design, with the intent of retaining significant features of the natural environment while allowing flexibility in development standards and permitted uses.

City Vision

The City’s Comprehensive Plan includes a vision for what the City will become by 2025, and emphasizes:

- Historic heritage and natural setting
 - Small-town atmosphere
 - Balance of moderate growth and economic viability
 - Economic base
 - Mix of residential types, sizes and densities, clustered to preserve maximum open space
 - Trails/bikeways/greenbelts connecting housing, shopping, employment and parks and recreation areas
 - Active citizen participation in an effective and open government
 - Adequate public services and environmental protection
-

Certain components of the TDR program are designed to work with the requirements of the MPD process. TDR sending and receiving areas are a part of the MPD requirements so that the maximum allowable MPD residential densities can be achieved through participation in the City’s TDR program as a receiving site (BMC 18.98.160). The Lawson Hills site includes areas designated as sending areas and areas designated as receiving areas.

The Lawson Hills development does not require any TDRs beyond what are needed for the East Annexation Area (50 acres). The rest of the project achieves density through “clustering” the development. The minimum density required for the East Annexation Area is four dwelling units per acre, with a base density of two dwelling units per acre. The remaining two dwelling units per acre required will come from the In-City Forest through TDRs.

3 What are the population characteristics of Black Diamond?

The City of Black Diamond had an estimated population of 4,180 in 2009, which was a 5.2 percent growth from 2000. The population is comprised of approximately equal numbers of men and women, a median age of 35.7 years, and an average household size of 2.7 people.

4 What are the population characteristics of the surrounding community?

King County, which the City and the entire study area lies within, had a population of 1,909,300 in 2009, representing a 9.9 percent increase from 2000. Exhibit 3-2 summarizes the population characteristics in Washington State, King County, and neighboring cities.

Exhibit 3-2

Population Characteristics

Region	Population (2009)
Washington	6,668,200
King County	1,909,300
Auburn	67,485
Black Diamond	4,180
Covington	17,530
Enumclaw	11,460
Kent	88,380
Maple Valley	20,840

5 How do the alternatives impact land use?

Alternatives 2, 3, and 4 represent development scenarios that could occur under existing zoning within the Lawson Hills area. As the North Triangle is zoned MPD and designated for mixed use development in the Comprehensive Plan, Alternative 1, as an all-residential use development pattern, would require changes to the Zoning Code and Comprehensive Plan to be implemented. All of the alternatives are assumed to be fully built out by 2025.

The existing uses on the Lawson Hills site are forestry and single-family homes. The commercial forestry use is incompatible with the property's location inside an Urban Growth Area (UGA). The development of the MPD will displace the commercial forestry use, and result in a conversion of land uses from rural commercial forestry to residential and commercial uses more appropriate for the UGA.

Alternative 1

Development of the Main Property in Alternative 1 is based on the City's low-density residential zoning. This scenario considers the North Triangle is also developed only in single-family residential uses, which would require a zoning change, as the area is currently designated MPD. Alternative 1 includes 1,330 new single-family dwelling units on 269 acres. This equates to just under 5 units per acre. This alternative does not propose any multi-family, commercial, or industrial uses. Open space is provided through protection of sensitive areas, which comprise approximately 102 of the 371 acre Lawson Hills site. This alternative would not require the use of the City's TDR program discussed earlier in the chapter.

At the existing average household size of 2.7 people per single-family household, this alternative would increase population in the City by 3,591 persons.

Alternative 2

Alternative 2 includes a variety of land uses including residential, commercial/office, educational, recreational, and open space areas that are consistent with MPD zoning. The majority of the projected residential use is concentrated in the central and southern portions of the Main Property and includes a total 1,250 new residential dwelling units, including both single- and multi- family. A new 10-acre elementary

school with ball fields and play areas is also located in the northern section of the Main Property. The North Triangle property contains primarily commercial and office uses, with some mixed-use buildings that could incorporate residential units. This alternative would use the TDR program to achieve the overall density proposed.

The Lawson Hills MPD has very few multi-family or commercial areas abutting existing development in the City. There are commercial areas planned for the North Triangle, which abut rural lands in King County along the western border. Those King County lands are designated for open space and recreational use. Overall site design can assure quality integration of the commercial area with the neighboring open space. For example, it may be possible to include parking on the MPD commercial lands available for the visitors to the open space, so that King County need not build an independent parking lot on the open space. Similarly, landscaping and lighting on the MPD commercial lands can be designed to buffer the open space use. In fact, lighting on the North Triangle and throughout the development will be designed to meet City policies to protect the night sky and, therefore, is not expected to spill over into the King County open space area.

The southern border of the North Triangle abuts City lands zoned for similar “Business Park/Light Industrial” uses and the North Property of the Villages MPD, which is planned for similar commercial and high density uses. As a result, uses along this border will be compatible with uses on adjoining lands. Along the eastern border of the North Triangle, the MPD development is designed to comply with buffering requirements of the Gateway Overlay District and includes open space and two curving road connections to Highway 169, so as to assure compatibility with adjoining uses.

The majority of the Lawson Hills Main Property abuts City lands zoned R-4 for low-density single-family development. The MPD is designed with low-density residential and open space uses abutting almost all of these areas, thereby assuring land use compatibility. In addition, the MPD is designed to comply with the MPD Design Guidelines.

At the existing average household size of 2.7 people in single-family housing, and 1.85 in multi-family housing, this alternative would increase population in the City by 3,103 persons.

The City has a wide range of requirements for MPDs that address specific design criteria as well as public benefit objectives not typically available through conventional development. Those benefits include preservation and enhancement of environmental functions; provision of employment uses to help meet the City's economic development objectives; and timely provision of all necessary facilities, infrastructure, and public services. Compliance with these standards is addressed through a separate review process of the Lawson Hills MPD Application, which was submitted to the City on May 11, 2009.

Alternative 3

Alternative 3 (Mitigated MPD Proposal) also follows a master planned approach, would be subject to the MPD Ordinance requirements, and would address many of the compatibility issues described in Alternative 2. Alternative 3 includes a 50 percent total acreage set aside for open space, enhancement of open space as it particularly relates to additional protection of sensitive areas, provides a 15-acre elementary school facility on-site, and includes 150,000 square feet of retail space and 75,000 square feet of office space. This alternative, similar to Alternative 2 would utilize the City's TDR program to achieve the density discussed.

This alternative would increase population in the City by 2,328 persons.

Alternative 4

Alternative 4 was developed as a case study to reflect the provision in the City's MPD Ordinance that all MPDs have a positive fiscal impact on the City at each stage of development. As a result, Alternative 4 assumes the same amount of office and retail use, but with a reduced number of residential units. This reflects a balance in the revenues (for example, the sales

tax) generated by new development and the costs associated with serving that additional population (increased police, fire, and other City services). This alternative would not require the use of the City's TDR program discussed earlier in the chapter.

This alternative would increase population in the City by 2,674 persons.

6 What is the local business community like?

Black Diamond started as a coal mining company town in the 1800s and remained as such for nearly 50 years. Once the coal businesses left the area, King County maintained the town and incorporated it as a city in January 1959.

Currently the businesses of Black Diamond are dispersed into three areas within the City. Each of the three areas is partially developed and includes a variety of commercial uses:

- The historic Black Diamond Town has several businesses, including a bakery, shops, museum, post office, convenience store, and automotive repair businesses.
- A commercial strip along northern SR 169 has a variety of commercial properties, including an attorney's office, dental office, grocery store, meat market, church, sporting goods shop, and bakery.
- A very small commercial area near the Covington-Sawyer Road/216th Avenue SE intersection also contains a small convenience store, restaurant, retail store, and automotive repair business.

The four largest employers operating within the City are Anesthesiology Supply Company, City of Black Diamond, Enumclaw School District, and Palmer-Coking Coal Company.

7 Do the alternatives provide additional commercial and retail opportunities?

Alternative 1

Alternative 1 does not designate any industrial or commercial areas. The existing local businesses will be providing the necessary items to meet the needs of new residents for the immediate future. It is anticipated that additional businesses would enter into the market over time, but because housing is anticipated to occur slowly and incrementally, businesses are not planned to occur in conjunction with this alternative.

Alternative 2

Alternative 2 provides 35 acres of commercial/office land, including approximately 190,000 square feet of retail space and 200,000 square feet of office space. New businesses would provide additional services along with businesses currently in operation. It is likely that the existing population of the City would support this additional retail and employment if additional retail uses were to “capture” a larger proportion of the purchases currently made in surrounding communities. The new residents anticipated with this alternative will likely support additional retail sales and provide a demand for new employment.

Alternative 3

Alternative 3 provides 20 acres of commercial/office land, including approximately 150,000 square feet of retail space and 75,000 square feet of office space. The commercial and office uses associated with this alternative are proportionately lower than Alternative 3, to reflect a reduced residential population and the demand generated by such.

Alternative 4

Alternative 4 assumes the same amount of commercial/office land as Alternative 2, with 190,000 square feet of retail space and 200,000 square feet of office space.

8 What measures could reduce the alternative's effects on land use?

Alternative 1 would require changes to the City's Zoning Code and Comprehensive Plan. No specific mitigation is identified for land use impacts in Alternatives 2, 3, or 4, since the City's current Comprehensive Plan allows for any of these alternatives to be developed.

All of the alternatives will also need to be in compliance with several other codes and ordinances. Compliance with the policies and standards set forth in these ordinances should minimize the impacts on the surrounding areas and on the character of Black Diamond. These include:

- City of Black Diamond Comprehensive Plan
- Master Planned Development Ordinance – BDMC 18.98
- Sensitive Area Ordinance – BDMC – 19.10
- Black Diamond Engineering Design Standards
- MPD Design Standards and Guidelines
- Tree Preservation Ordinance – BDMC 19.30
- Gateway Overlay District Ordinance
- Black Diamond Urban Growth Area Agreement

As potentially allowed by the Black Diamond Municipal Code 18.98.130, the current MPD application seeks modification to some of the codes referenced above and adoption of functionally equivalent standards.