

# Chapter 1 Project Summary

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## 1 What is the project and why is it being proposed?

The objective of this Final Environmental Impact Statement (EIS) is to identify the impacts of the 1,196 acre Villages Master Planned Development (MPD) in the City of Black Diamond (see Exhibit 1-1).

The project site generally consists of two subareas. The first subarea is known as the “Main Property” (approximately 1,114 acres) and is located in the southwest part of the City south of Auburn-Black Diamond Road and west of SR 169. The second subarea is the “North Property” (approximately 82 acres), located west side of SR 169 approximately 2 miles to the north of the Main Property. The North Property is south of and adjacent to the “North Triangle,” which is part of the proposed Lawson Hills MPD development, as proposed by BD Lawson Partners.

The City has received an application from the BD Villages Partners (the Applicant) for development of The Villages under the City’s Master Planned Development Ordinance. This EIS will review impacts and mitigation of the proposed project, which is considered herein as Alternative 2, as well as three alternative development scenarios.

The intent of the EIS is to understand the impacts and mitigation required for different levels of residential and commercial development in The Villages MPD area.

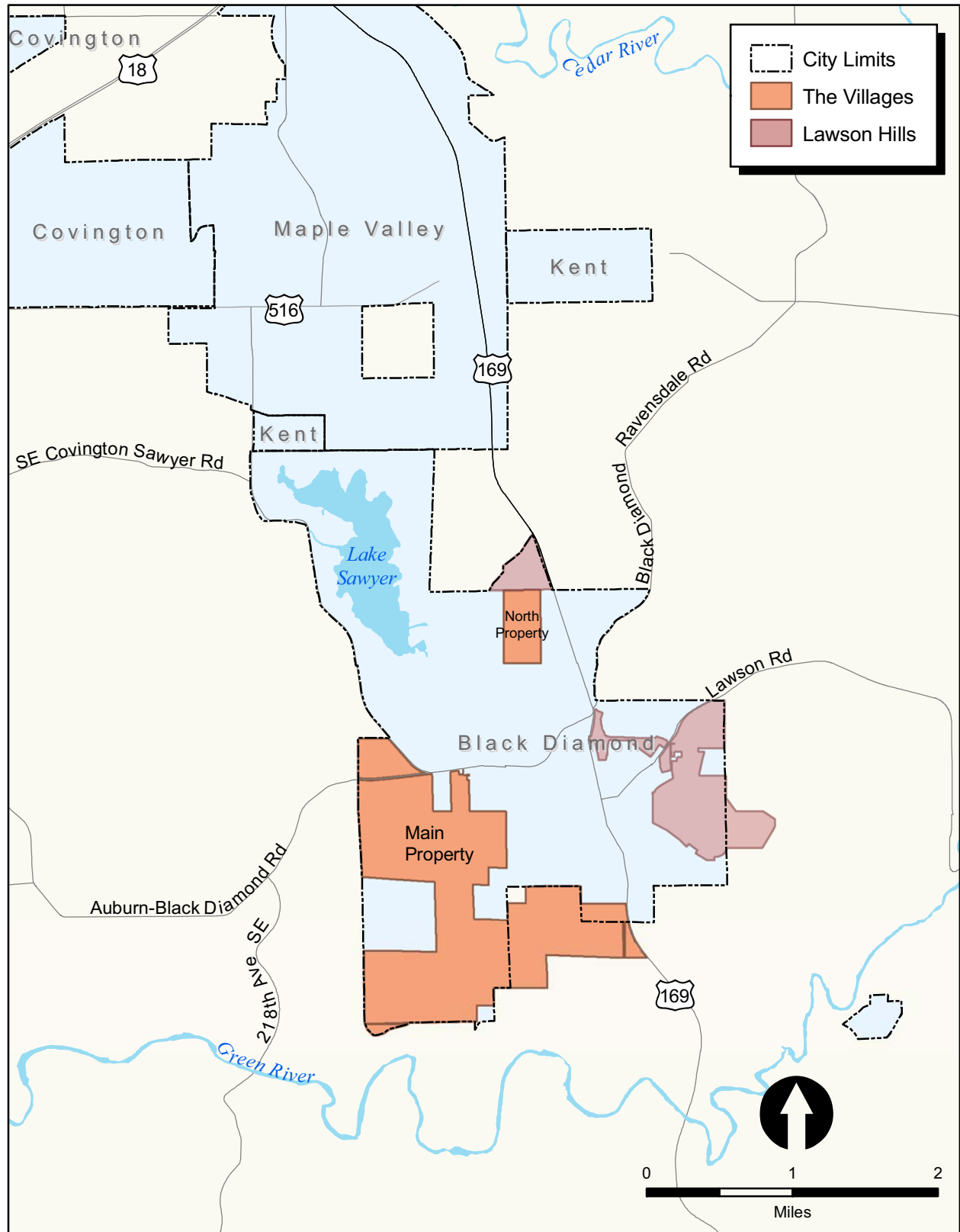
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### **What is the purpose of this EIS?**

The purpose of the EIS is to present development alternatives for the 1196-acre The Villages area of Black Diamond.

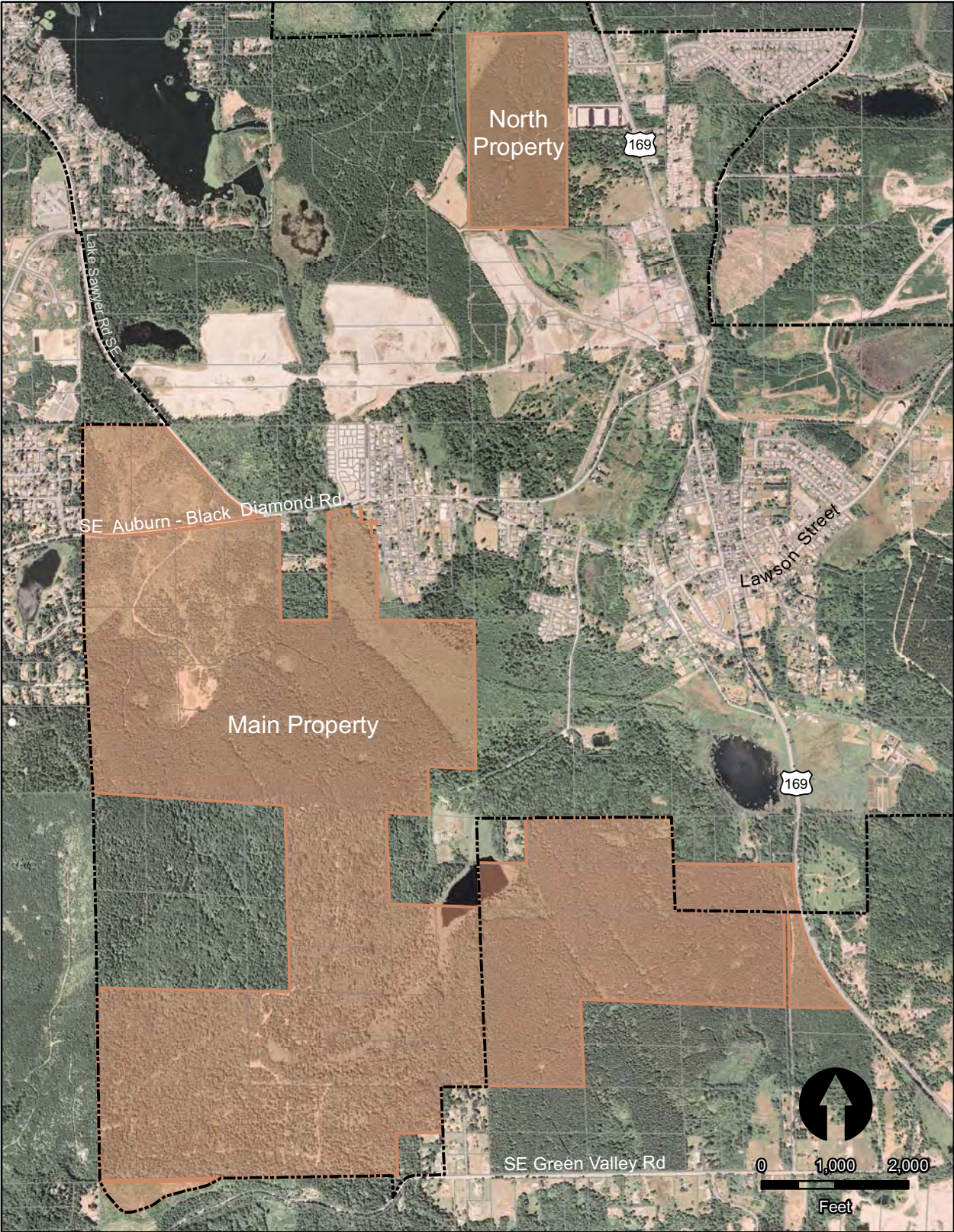
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**Exhibit 1-1  
Vicinity Map**



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.

Exhibit 1-2  
The Villages Study Area



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The City may find that that the EIS (and the MPD Application representing Alternative 2) include sufficient information and analysis to adopt a Planned Action Ordinance or to consider raising SEPA thresholds for the MPD area.

This would allow for flexibility for implementing projects to be processed as planned actions under WAC 197-11-172, or for an applicant to submit supplemental documentation and/or addendums as specific development plans are submitted and project-related impacts are identified.

## **2 What is the planning horizon?**

For the alternatives under consideration, the planning horizon for most impacts is the year 2025. However, some impacts (such as schools and economic conditions) will not be fully realized until after 2025, and in those instances, longer planning horizons have been identified.

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**Where can I find more about the alternatives?**

Chapter 2 includes details about each alternative.

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## **3 What alternatives are being considered?**

There are three alternatives that are being considered in this EIS:

- Alternative 1 – No Action
- Alternative 2 – Master Planned Development (MPD) Proposal
- Alternative 3 – Mitigated MPD
- Alternative 4 – Fiscally Balanced MPD

### **Alternative 1 – No Action**

Alternative 1 (No Action) assumes that The Villages area will develop consistent with its current low-density residential designation in the Main Property, and with commercial/office in the North Property. Currently, the Main Property is zoned MPD and designated Mixed Use in the Black Diamond Comprehensive Plan. Therefore, a rezone/redesignation may be required. Development is expected to occur slowly and incrementally as individual landowners develop their property. Alternative 1 assumes that development will not occur by master plan and will not follow the City's Master Planned

Development (MPD) process. There are no multi-family units, or on-site schools assumed in Alternative 1. Sensitive areas, such as wetlands, wildlife, and surface water would be protected as required by the City's Sensitive Areas Ordinance (SAO).

This alternative includes 3,150 single-family dwelling units. The number of dwelling units was determined by subtracting sensitive lands and their buffers from the total Villages area acreage and dividing the remaining acreage into developable 7,200 square foot lots and roadways.

### **Alternative 2 – MPD**

Alternative 2 (MPD Proposal) represents the Applicant's proposal that could occur under the City's MPD ordinance, which allows for a master planned approach that would accommodate a mix of low-, medium-, and high-density residential, commercial, retail, and office uses. Because it is an MPD, this alternative also includes a substantial amount of open space, as required by City ordinance.

Alternative 2 includes 3,600 single-family and 1,200 multi-family units for a total of 4,800 dwelling units on 535 acres. This scenario includes 775,000 square feet of commercial and office space, split amongst both the Main and North properties. It also provides 32 acres of elementary and middle school sites on the Main Property.

Utilities such as water, sewer, stormwater systems, and low impact development (LID), are also proposed with the MPD application. These systems are generally consistent with the City's Comprehensive Plan and adopted codes and standards, except where functionally equivalent standards are proposed, which can be approved with the MPD, as allowed by BDMC 18.98.130. Roads and other non-motorized circulation are also proposed to be built with the MPD.

### **Alternative 3 – Mitigated MPD**

Alternative 3 (Mitigated MPD Proposal) would also follow a master planned approach and would be subject to the MPD Ordinance requirements. Alternative 3 includes 2,700 single-family and 900 multi-family units for a total of 3,600 dwelling units. This alternative includes a greater amount of land set aside for open space with the intent of providing additional sensitive areas protection and providing for all school facilities on-site. Alternative 3 would have less commercial/office square footage than Alternative 2, reflecting a reduced demand due to fewer residential units.

The mitigated approach to Alternative 3 includes the following components:

- **Land Use** – Cluster more intense development on less buildable acreage, further from sensitive areas. There are less residential units overall, with the same single-family to multi-family ratio as Alternative 2.
- **Open Space** – Provide more open space (50 percent of total land area), particularly as it relates to sensitive areas, thereby increasing the protection of those areas.
- **Public Services** – Provide for all needed school facilities on-site, at Enumclaw School District’s recommended site sizes.
- **Economy** – Provide commercial and retail square footage commensurate with reduced residential units, maintaining the same ratio as Alternative 2.

### **Alternative 4 – Fiscally Balanced MPD**

Alternative 4 was developed as a case study to achieve a positive fiscal performance as required by the City’s MPD Ordinance. As such, it includes the same land acreages and commercial/office square footage as Alternative 2, but with fewer residential units. The primary purpose of this alternative is to explore the residential unit and commercial/retail mix necessary to result in a fiscally balanced economic condition.

## 4 How do the alternatives compare?

The purpose of this EIS is to compare development alternatives and their impacts for The Villages area. Exhibit 1-3 provides a summary comparison of land uses of the four alternatives.

Exhibit 1-3

### Land Use by Alternative at Year 2025

Land Use Type	Alternative 1 (No Action)	Alternative 2 (MPD)	Alternative 3 (Mitigated MPD)	Alternative 4 (Fiscally Balanced MPD)
<b>Dwelling Units (du)</b>	<ul style="list-style-type: none"> <li>• 3,150 single-family du on 683 acres</li> <li>• (4.61 du/ac)</li> </ul>	<ul style="list-style-type: none"> <li>• 4,800 du on 535 acres</li> <li>➢ 3,600 single-family</li> <li>➢ 1,200 multi-family</li> <li>• (8.97 du/ac)</li> </ul>	<ul style="list-style-type: none"> <li>• 3,600 du on 445 acres</li> <li>➢ 2,700 single-family</li> <li>➢ 900 multi-family</li> <li>• (8.09 du/ac)</li> </ul>	<ul style="list-style-type: none"> <li>• 1,893 du on 525 acres</li> <li>➢ 1,420 single-family</li> <li>➢ 473 multi-family</li> <li>• (3.61 du/ac)</li> </ul>
<b>Commercial/Office</b>	<ul style="list-style-type: none"> <li>• 35 acres</li> <li>• 225,000 square feet (sf) of office</li> <li>• 200,000 sf of retail</li> </ul>	<ul style="list-style-type: none"> <li>• 69 acres</li> <li>• 450,000 sf of office</li> <li>• 325,000 sf of retail</li> </ul>	<ul style="list-style-type: none"> <li>• 33 acres</li> <li>• 225,000 sf of office</li> <li>• 150,000 sf of retail</li> </ul>	<ul style="list-style-type: none"> <li>• 69 acres</li> <li>• 450,000 sf of office</li> <li>• 325,000 sf of retail</li> </ul>
<b>Open Space</b>	478 acres	507 acres	598 acres	507 acres
<b>Schools</b>	Not provided on-site	<ul style="list-style-type: none"> <li>• 32 acres</li> <li>• Land is set aside for elementary and middle school uses but it is not sufficient to meet total facilities needed</li> </ul>	<ul style="list-style-type: none"> <li>• 120 acres</li> <li>• 2 elementary schools, 2 middle schools, and 1 high school, to include need generated at Lawson MPD</li> </ul>	<ul style="list-style-type: none"> <li>• 95 acres</li> <li>• 2 elementary schools, 1 middle school, 1 high school, to include need generated at Lawson MPD</li> </ul>
<b>New Roads</b>	Included as part of developed area	53 acres	Included as part of developed area	Included as part of developed area
<b>TOTAL</b>				
<b>Acres:</b>	<b>1,196 acres</b>	<b>1,196 acres</b>	<b>1,196 acres</b>	<b>1,196 acres</b>
<b>Population:</b>	<b>8,505</b>	<b>11,940</b>	<b>8,955</b>	<b>4,709</b>

### **Alternative 1**

Alternative 1 assumes that individual properties would develop separately and incrementally over time, without an overall plan to guide the development. Rather than having a master planned road network, Alternative 1 assumes that roads will be built incrementally to serve residential development, and it does not include specific provisions for on-site schools. This alternative protects 478 acres of sensitive areas and their buffers.

### **Alternative 2**

Alternative 2 represents the Applicant's proposal for developing The Villages area as a comprehensive, mixed-use Master Planned Development, subject to the requirements of the City's MPD Ordinance (Ch 18.98 of the City Municipal Code). This alternative has a substantial amount of commercial and office square footage, provides 507 acres of open space, 32 acres for on-site school sites, and assumes construction of the planned roadway network as depicted in the City's Comprehensive Plan 2025 Transportation element.

### **Alternative 3**

Alternative 3 assumes an MPD process and requirements, but mitigates impacts by lowering the number of residential and commercial units, and clustering them further from environmentally sensitive areas. This alternative provides 50 percent (598 acres) of open space, located to provide additional buffer to sensitive areas. It also includes 120 acres of on-site school facilities, enough to include the need generated from The Villages development, as well as the Lawson Hills MPD. This alternative includes a planned roadway network that reflects completion of the City's Comprehensive Plan 2025 transportation system.

### **Alternative 4**

Alternative 4 includes a balance of uses that achieves the goal of the City's MPD Ordinance that the project provide a fiscal benefit at each phase of development. This alternative includes a substantially smaller amount of residential units, but assumes the same amount of retail and office square footage, and open space as Alternative 2. This alternative also includes 95 acres of on-site school facilities, which accommodates the need from The Villages development, as well as the Lawson Hills MPD.

## 5 How would the project affect people (community resources)?

The built environment includes the social, economic, and cultural elements of the environment. Exhibit 1-4 summarizes the elements of the environment studied in this EIS and expected project impacts. Detailed information about each element of the environment studied is included in Chapter 3, Built Environment.

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### Built Environment

Additional information on the Built Environment can be found in Chapter 3.

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#### Exhibit 1-4

### Summary of Impacts – Built Environment

Element	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• 3,150 single-family units</li> <li>• 8,505 residents</li> <li>• Incremental development</li> </ul>	<ul style="list-style-type: none"> <li>• 4,800 dwelling units</li> <li>• 11,940 residents</li> <li>• 450,000 sf office</li> <li>• 325,000 sf retail</li> <li>• Mixed Use (live/work)</li> <li>• Master Planned</li> </ul>	<ul style="list-style-type: none"> <li>• 3,600 dwelling units</li> <li>• 8,955 residents</li> <li>• 225,000 sf office</li> <li>• 150,000 sf retail</li> <li>• Mixed Use (live/work)</li> <li>• Master Planned</li> </ul>	<ul style="list-style-type: none"> <li>• 1,893 dwelling units</li> <li>• 4,709 residents</li> <li>• Not developed at urban density</li> <li>• Same commercial as Alternative 2</li> <li>• Master Planned</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>• 18 study intersections require improvements</li> <li>• No planned network</li> <li>• Assumes completion of new alignments, connections, and other improvements as planned in the 2025 Transportation Element</li> </ul>	<ul style="list-style-type: none"> <li>• Greatest impacts due to highest number of residents</li> <li>• 22 study intersections require improvements</li> <li>• Assumes completion of new alignments, connections, and other improvements as planned in the 2025 Transportation Element</li> </ul>	<ul style="list-style-type: none"> <li>• 42% fewer trips are generated, due to reduced residential units and commercial/office sf</li> <li>• Assumes completion of new alignments, connections and other improvements as planned in the 2025 Transportation Element</li> </ul>	<ul style="list-style-type: none"> <li>• Least impacts</li> <li>• Not specifically analyzed</li> </ul>
<b>Noise</b>	Less impacts than Alternative 2	Greatest impacts due to highest traffic volumes	Reduced noise impacts will follow reduction in traffic	<ul style="list-style-type: none"> <li>• Least impacts</li> <li>• Not specifically analyzed</li> </ul>
<b>Public Utilities</b> (water, wastewater, stormwater)	Occurs incrementally	<ul style="list-style-type: none"> <li>• Greatest impacts due to highest population and resulting impacts on infrastructure</li> <li>• Assumes construction of all planned water, sewer, and stormwater projects is planned in the respective utility comprehensive plans</li> </ul>	<ul style="list-style-type: none"> <li>• Lesser impacts than Alternatives 1 or 2 due to reduced populations</li> <li>• Assumes construction of all planned water, sewer, and stormwater projects is planned in the respective utility comprehensive plans</li> </ul>	<ul style="list-style-type: none"> <li>• Least impacts due to lowest population generation</li> <li>• Not specifically analyzed</li> </ul>

**Exhibit 1-4  
Summary of Impacts – Built Environment**

<b>Element</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>
<b>Visual</b>	Impacts are incremental in nature, less likely to be comprehensively mitigated	Master Plan allows for preservation of views where possible, use of open space as buffers	Master Plan allows for preservation of views where possible, use of open space as buffers	Master Plan allows for preservation of views where possible, use of open space as buffers
<b>Historic and Cultural Resources</b>	No impacts	No impacts	No impacts	No impacts
<b>Public Services</b> (parks, schools, public safety)	No planned improvements (occurs incrementally)	<ul style="list-style-type: none"> <li>• Greatest impacts due to highest population and resulting demand on parks, schools, police, and fire</li> <li>• Population will generate need for 13 additional on-duty firefighters</li> <li>• Population will generate need for 14 additional police staff positions</li> <li>• Population generates need for 1 community park, 2 neighborhood parks, and 2 pocket parks</li> <li>• Population generates need for 4 elementary schools, 2 middle schools, and 1 high school</li> </ul>	<ul style="list-style-type: none"> <li>• Lesser impacts than Alternatives 1 or 2 due to reduced populations</li> <li>• Population will generate need for 11 additional on-duty firefighters</li> <li>• Population will generate need for 6 additional police staff positions</li> <li>• Population generates need for 1 community park, 2 neighborhood parks, and 2 pocket parks</li> <li>• Requires 2 elementary schools and 2 middle schools, and 1 high school to include need generated at Lawson MPD</li> </ul>	<ul style="list-style-type: none"> <li>• Least impacts due to lowest population generation</li> <li>• Population will generate need for 7 additional on-duty firefighters</li> <li>• Population will generate need for 3 additional police staff positions</li> <li>• Requires 2 elementary schools, 1 middle school, 1 high school; includes school need generated at Lawson MPD</li> </ul>
<b>Fiscal Analysis</b>	Not fiscally balanced	Fiscally balanced through 2020	Fiscally balanced through 2020	Fiscally balanced

**6 How would the project affect ecosystems (natural resources)?**

The Natural Environment includes the geology, water resources, habitat, air quality, and climate change elements of the environment. Exhibit 1-5 summarizes the elements and expected impacts the alternatives would have on the Natural Environment. Detailed information about each element is included in Chapter 4, Natural Environment.

**Natural Environment**

Additional information on the Natural Environment can be found in Chapter 4, as well as in Appendices M, N, O, P, and Q.

**Exhibit 1-5  
Summary of Impacts – Natural Environment**

<b>Element</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>
<b>Earth</b> (geology, topography, and soils)	All mine sites within The Villages are considered low hazard.			
<b>Hazardous Materials</b>	No impact	No impact	No impact	No impact
<b>Water</b> (surface water and groundwater resources)	<ul style="list-style-type: none"> <li>• 386 acres impervious surface creation</li> <li>• Development of multiple small detention/ treatment facilities may result in less displacement of water flows</li> <li>• Stream scouring and erosion from greater duration of flows and water quality impacts likely due to incremental development and potential lack of assurance of consistent stormwater controls</li> </ul>	<ul style="list-style-type: none"> <li>• 356 acres impervious surface creation</li> <li>• Greatest potential impact is through its development of the North Property, where the majority of the site would be developed in commercial use with a high proportion of impervious surface</li> <li>• Proposing to divide the North Property into two stormwater management zones: northerly zone proposed to infiltrate stormwater to a detention/ infiltration facility located in outwash soils in the northwest corner; the southerly zone, stormwater would be conveyed to two stormwater facilities</li> <li>• Proposing use of a large wetpond that discharges directly to Jones Lake. The potential for higher temperature discharges to Jones Lake in the summer could further degrade this system</li> <li>• Potential for impacts to groundwater recharge include impacts to Horseshoe Lake, impacts to underlying aquifers and groundwater resource availability and impacts to springs and wetlands</li> </ul>	<ul style="list-style-type: none"> <li>• 276 acres impervious surface creation</li> <li>• Development is concentrated away from sensitive areas</li> <li>• Potential impacts to Ravensdale Creek would be less in Alternative 3 given that there will be 15 less acres of commercial/office use</li> <li>• Proposed low impact development for stormwater management, including numerous small ponds and reduction of impervious surface area</li> </ul>	Similar to Alternatives 2 and 3; not specifically analyzed

**Exhibit 1-5  
Summary of Impacts – Natural Environment**

<b>Element</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>	<b>Alternative 4</b>
<b>Plants and Animals</b> (wetlands, habitat, fish and wildlife)	<ul style="list-style-type: none"> <li>Wetlands and their standard (SAO-assigned) buffers will be preserved</li> <li>No direct impacts to wetlands or their buffers</li> <li>Incremental development could lead to fragmented open space corridors</li> <li>Landowners could seek permits to individually impact wetlands and buffers, the likelihood or results of which cannot be estimated at this time</li> <li>No direct impacts to fish or riparian habitat</li> </ul>	<ul style="list-style-type: none"> <li>Involves permanent filling of approximately 1/2 acre of wetland</li> <li>Approximately 5 acres of buffers for on-site wetlands will be permanently impacted</li> <li>The application materials assign smaller buffers than City codes require to some of the wetlands in this system. Justification will be required to support requests for buffer reductions</li> <li>Several stream crossings are proposed</li> </ul>	<ul style="list-style-type: none"> <li>If any impacts to wetlands and streams occur, they will only be at existing crossing locations, where buffer disturbance has already occurred</li> <li>Proximity impacts are less likely to occur (or at lesser magnitude) because development will be clustered further away from sensitive areas</li> <li>Preserves the integrity and function of the designated wildlife corridor</li> </ul>	Similar to Alternatives 2 and 3; not specifically analyzed
<b>Climate Change</b> (air quality, greenhouse gas emissions)	5,694,333 metric tons of carbon dioxide emissions	8,853,679 metric tons of carbon dioxide emissions	5,485,844 metric tons of carbon dioxide emissions	Similar to Alternatives 2 and 3; not specifically analyzed

**7 How have the public, agencies, and tribes been involved in development of the proposed action?**

The City has engaged the public and potentially impacted stakeholders through a variety of outreach forums, in addition to following the specific procedures required by Washington Administrative Code (WAC) 197-11-960 and outlined in Chapter 43.21C of the Revised Code of Washington (RCW):

- A scoping announcement and public meeting (May 28, 2008);
- An agency scoping meeting (May 29, 2008);

- Transportation-specific scoping meetings (June 11, 2008; October 3, 2008; and April 2, 2009);
- A public open house (November 11, 2008);
- Several individual agency meetings;
- Pre-DEIS release open house (August 4, 2009);
- Preliminary Draft EIS stakeholder meetings (August 12, 2009; August 19, 2009);
- Public Hearing (September 29, 2009); and
- Public Comment Period (September 1, 2009, through October 9, 2009)

In addition, the City has posted all relevant EIS materials, announcements, and a quarterly project update on their website (<http://www.ci.blackdiamond.wa.us/>).

All public comments received at the pre-release hearing, the public hearing (testimony was recorded and a transcript is included in Appendix R), and in response to the Draft EIS were added to the public record and responded to in accordance with SEPA regulations.

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**Public Comments**

Appendix R includes the document with all received public comments and their responses.

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## **8 What is the decision-making process for the proposal?**

The Final EIS was prepared using comments from the Draft EIS. Per WAC 197-11-460, the lead agency “shall not act on a proposal for which an EIS has been required prior to seven days after issuance of the FEIS.”

The City of Black Diamond MPD Ordinance requires the City’s Hearing Examiner to conduct a public hearing on the MPD applications and then issue a recommendation to the City Council. At this time, a date has not been established for the hearing before the Hearing Examiner, but it is anticipated to occur in the first quarter of 2010.

Following issuance of a recommendation from the Examiner, the City Council will conduct a closed record hearing. The Council has the final decision-making authority on the MPD applications.

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