



CITY OF BLACK DIAMOND

P.O. Box 599
24301 Roberts Drive
Black Diamond, WA 98010

Phone: (360) 886-2560
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

REVISED NOTICE OF APPLICATION: BINDING SITE PLAN APPROVAL & CONDITIONAL USE PERMIT

Notice Released: July 7, 2020

The City of Black Diamond has received the following development applications that may be of interest to you. The applications and any related documents are available for public review during normal business hours by emailing the Staff Contact listed below. If you do not have access to email, please call the Community Development Department at 360-851-4447.

Project Name: Black Diamond Commercial Mixed-Use

Application Date: June 19, 2019

Complete Application Date: June 9, 2020

Application Numbers: PLN19-0057 Binding Site Plan

PLN19-0098 Conditional Use

PLN19-0058 SEPA checklist

PUB19-0125 Concurrency

Property Owner: PK Properties, PO Box 5781, Black Diamond WA 98010

Applicant: Weston Butt

Project Description: Applicant proposes a binding site plan on a 31.30-acre +/- parcel with conditional use approval to develop commercial mixed-use lots for 132-unit multifamily housing structure and approximately 78,000 square feet of combined commercial/retail and office space.

Location: 31109 3rd Ave, Black Diamond, WA 98010; King County Parcel Number 1121069008

Environmental Documents: A SEPA checklist and supporting studies were filed under City file number PLN19-0016. An environmental determination under SEPA is

currently under review. The City anticipates issuing a mitigated determination of significance (MDNS) with a 14-day comment period for this proposal.

Concurrency: The City received a concurrency application for this proposal on July 8, 2019. This application is currently under review, City file number PUB19-0125.

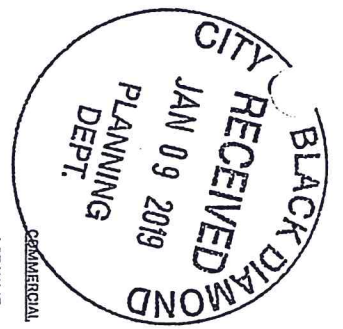
Project Permits: The following approvals identified at this time include Binding Site Plan Approval, Conditional Use Approval, SEPA threshold determination, Transportation Concurrency, Clear and Grade, and Level II Tree Removal.

Requested Approval: Binding Site Plan and Conditional Use Approval.

Staff Contact: Barb Kincaid, Community Development Department, City of Black Diamond, 360-851-4447, bkincaid@blackdiamondwa.gov

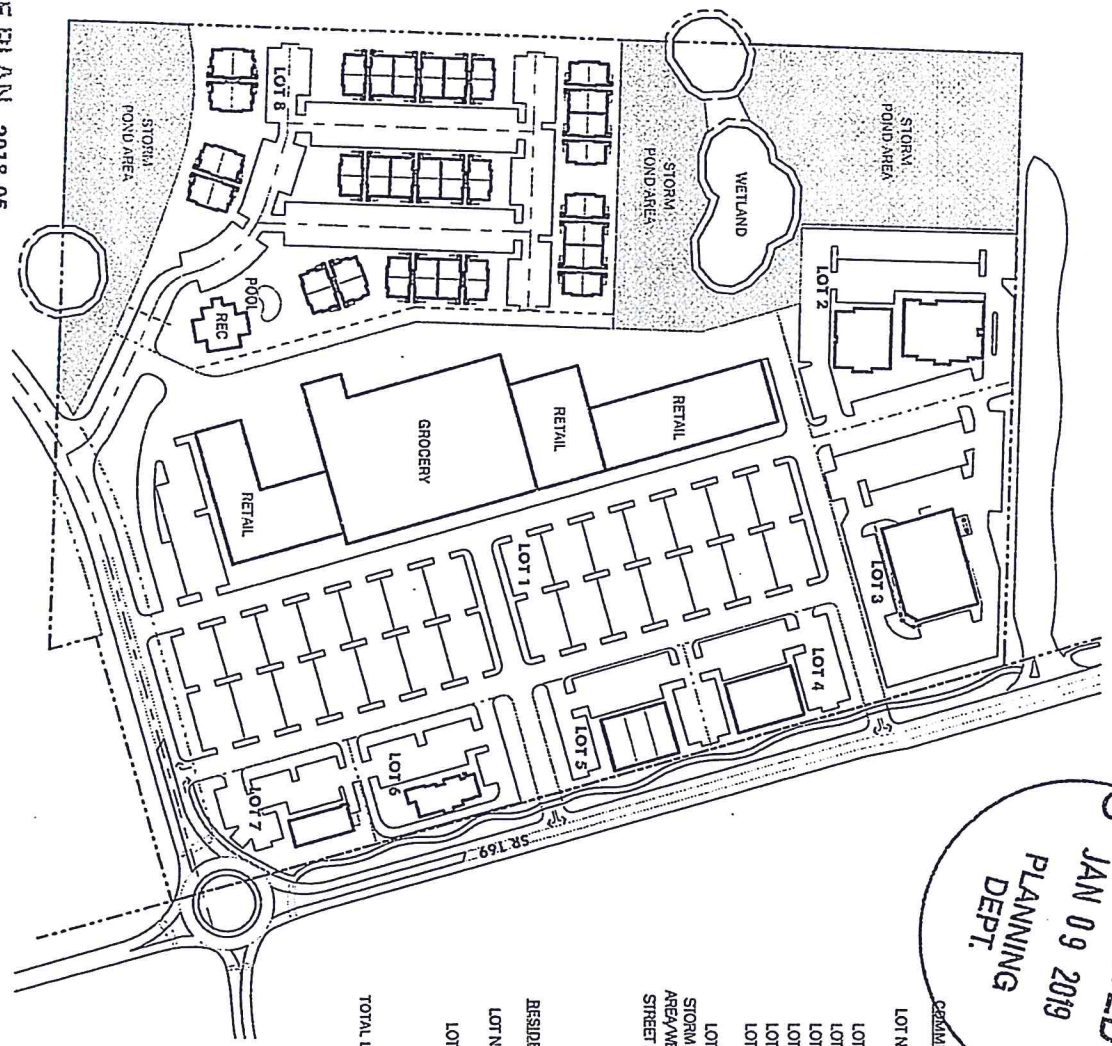
There is a 14-day public comment period with this Notice of Application. You are invited to submit written comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights during the public comment period by contacting Barb Kincaid, Community Development Department, 24301 Roberts Drive, PO Box 599, Black Diamond, WA 98010. Comments may be sent by mail to the City's PO Box or via email to bkincaid@blackdiamondwa.gov. **Responses must be received no later than 5pm on Wednesday, July 22, 2020.**

There will be more opportunities to comment on this proposal. A SEPA determination with a 14-day comment period is forthcoming. Additionally, and a public hearing before the City of Black Diamond Hearing Examiner is required for the Conditional Use Permit. A Notice of Hearing will be issued once the hearing is scheduled. For information, please contact the staff contact listed above.



BLACK DIAMOND COMMERCIAL

DATE: 12.25.18



COMMERCIAL				
LOT NAME	LOT AREA (SF)	TENANT	BUILDING AREA (SF)	PARKING PROVIDED
LOT 1	496,503	GROCERY/RETAIL	112,300	520
LOT 2	76,001	RETAIL	30,332	101
LOT 3	87,076	CVS/MALGREENS	13,700	120
LOT 4	33,194	AUTOZONE/ADVANCED AUTO	6,650	50
LOT 5	33,194	DENTIST/PHYSICAL THERAPY	6,700	40
LOT 6	35,222	WENDY'S/MCDONALDS/JACK IN THE BOX/TACO BELL	3,500	32
LOT 7	30,190	7-ELEVEN/CIRCLE K/M/PM	3,100	32
STORM POND AREA/WETLAND STREET ROW	229,598		0	0
	52,670		0	0
	1,084,448		176,232	895

PARKING RATIO: 5.08 STALLS/1000 SF

RESIDENTIAL				
LOT NAME	LOT AREA (SF)	TENANT	NO. OF UNITS	PARKING PROVIDED
LOT 8	256,710	APARTMENTS	132	233
				231
TOTAL LOT AREA: 1,354,158 SF				

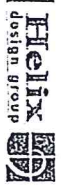
PARKING RATIO: 1.77 STALLS/UNIT

* PARKING REQUIREMENTS:
 RETAIL, 10,000 GSF & LESS - 1/350 SF
 RETAIL, OVER 10,000 GSF - 1/300 SF
 RESTAURANT - 1/150 SF
 PROFESSIONAL SERVICE - 1/400 SF
 MULTIFAMILY - 1.75/UNIT



SITE PLAN 2018-05

HELIX DESIGN GROUP INC.



PLN19-0005 31109 3rd Ave
 Black Diamond Crossing
 Weston Butt