CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION

Notice Released: July 20, 2009

This notice is provided to inform you the City of Black Diamond has received the following development application that may be of interest to you. The application and any related documents are available for public review during normal business hours at the City of Black Diamond, 24301 Roberts Drive, Black Diamond, WA. Copies will also be available at the Black Diamond Branch, King County Library. For additional information, please contact the Community Development Department at 360-886-2560.

Project Name: The Villages Master Planned Development (MPD)

Application Date: May 13, 2009
Complete Application Date: July 6, 2009
Application Number: PLN09-0017

Name of Applicant: BD Village Partners, 10220 NE Points Drive Suite 120, Kirkland, WA 98033

Project Description: Request for Master Planned Development approval for the proposed Villages MPD, which totals 1,196 acres southwest of the town center. Proposed mixed use development to include residential, retail, commercial, office, educational, recreational, and open space with 4,800 dwelling units and 775,000 square feet of retail and offices. Associated site preparation and grading of the area will occur along with on-site and offsite utility and transportation infrastructure improvements.

Location: The Villages project consists of two subareas, the Main Property and the North Property. The "Main Property" is located south of Auburn-Black Diamond Road and west of SR 169. The "North Property" is located on the west side of SR 169, approximately two miles north of the Main Property and north of SE 312th Street (if extended). The North Property is south of and adjacent to the North Triangle property that is part of the proposed Lawson Hills MPD project. Specifically in the NW ¼ of Section 11, Township 21 North, Range 6 East, NW 15-21-6, SW 15-21-6, NE 15-21-6, SE 15-21-6, SW 15-21-6, NE 22-21-6, SW 22-21-6, NW 27-21-6, NW 23-21-6, SW 23-21-6, and NE 23-21-6 Willamette Meridian, King County, WA. See attached map for project parcels. (Annexation pending for certain properties contained within the proposed MPD.)

Environmental Documents: A Draft Environmental Impact Statement (EIS) for the proposed MPD is being prepared by Parametrix. A public hearing and opportunity to comment on this environmental document will be held later this fall.
Requested Approvals: Master Planned Development, Planned Action Ordinance & Development Agreement
Staff Contact: Steve Pilcher, Community Development Director, City of Black Diamond, 360-886-2560

You are invited to express comments, request to receive notice of the public hearings, participate in any hearings, request a copy of the decision when it becomes available, and be made aware of any appeal rights. Written comments may be submitted to Steve Pilcher, Community Development Director, Community Development Department, 24301 Roberts Drive, Black Diamond, WA 98010.

INITIAL COMMENTS RELATED TO THIS APPLICATION MUST BE SUBMITTED BY 5:00 P.M. ON AUGUST 3, 2009.

There will be more opportunities to comment on this project as public hearings before both the Hearing Examiner and City Council are required for this MPD proposal. Once scheduled, a separate Notice of Public Hearing will be mailed.