



# CITY OF BLACK DIAMOND

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

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

## 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:** Lawson Hills Master Planned Development (MPD)

**Application Date:** May 13, 2009

**Complete Application Date:** July 6, 2009

**Application Number:** PLN09-0016

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

**Project Description:** Request for Master Planned Development approval for the proposed Lawson Hills MPD, which totals 371 acres located to the north and east of the town center. Proposed uses are to include residential, retail, commercial, office, educational, recreational, and open space with 1,250 dwelling units and 390,000 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 Lawson Hills project consists of two subareas, the Main Property and the North Triangle. The "Main Property" is located between the SR 169/Roberts Road intersection to the west and extends into King County to the east. The "North Triangle" is located on the west side of SR 169, approximately one mile north of the SR 169/Roberts Road intersection. Specifically in the SW ¼ of Section 2, Township 21 North, Range 6 East, SE 3-21-6, SE 11-21-6, NE 14-21-6, NW 13-21-6, SW 12-21-6, NE 13-21-6, SW 13-21-6 and SE 13-21-6 Willamette Meridian, King County, Washington. 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. A public hearing and opportunity to comment on this environmental document will occur during September.

**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.**