



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

NOTICE OF APPLICATION

Notice Released: February 1, 2012

The City of Black Diamond has received the following 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. For additional information, please contact the Community Development Department at 360-886-2560.

Project Name: The Villages Master Planned Development (MPD)

Application Date: December 22, 2011

Complete Application Date: January 18, 2012

Application Number: PLN11-0020

Name of Applicant: BD Village Partners, 10220 NE Points Drive Suite 310, Kirkland, WA 98033

Project Description: Request for Master Planned Development (MPD) approval for the proposed Villages MPD, which totals 1,196 acres. 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 MPD consists of two subareas, the Main Property and the North Property. The "Main Property" is located both north and south of Auburn-Black Diamond Road in the vicinity of Lake Sawyer Road. The "North Property" is located on the west 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.

Environmental Documents: The Villages Master Planned Development Final Environmental Impact Statement (FEIS) was issued in December 2009. The City may adopt the FEIS; a SEPA action will occur at a later date.

Requested Approval: Master Planned Development

Staff Contact: Stacey Welsh/Steve Pilcher, Community Development Department, City of Black Diamond, 360-886-2560

You are invited to express comments, request to receive notice of the public hearing, participate in any hearing, request a copy of the decision when it becomes available, and be made aware of any appeal rights. Written comments may be submitted to the Community Development Department, 24301 Roberts Drive (in person) or PO Box 599 (via regular mail), Black Diamond, WA 98010.

**INITIAL COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY 5:00 P.M. ON
FEBRUARY 15, 2012.**

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