



# CITY OF BLACK DIAMOND

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## NOTICE OF PUBLIC HEARING APPEAL OF FINAL ENVIRONMENTAL IMPACT STATEMENT AND MASTER PLANNED DEVELOPMENT (MPD) PERMIT

### CITY OF BLACK DIAMOND HEARING EXAMINER

**FEIS APPEAL:**

**MARCH 6, 2010 at 2:00 PM**  
BLACK DIAMOND ELEMENTARY SCHOOL  
25314 BAKER ST, BLACK DIAMOND WA

**MARCH 8 (& 9, IF NECESSARY), 2010 7:00 PM**  
BLACK DIAMOND CITY COUNCIL CHAMBERS  
25510 LAWSON STREET, BLACK DIAMOND WA

**MPD PUBLIC HEARING:**

**MARCH 10, 2010 at 8:30 PM**  
BLACK DIAMOND ELEMENTARY SCHOOL  
Staff and applicant presentation only; no public testimony

**MARCH 11, 2010 at 8:30 PM**  
BLACK DIAMOND ELEMENTARY SCHOOL  
Beginning of public testimony

**MARCH 12, 2010 at 10:00 AM**  
BLACK DIAMOND CITY COUNCIL CHAMBERS  
Continued public testimony

**ISSUES UNDER CONSIDERATION:** Three (3) appeals of the adequacy of the Lawson Hills Master Planned Development Final Environmental Impact Statement issued on December 11, 2009; Master Planned Development (MPD) permit approval to allow the proposed Lawson Hills MPD, consisting of a mix of residential, retail, commercial, office, industrial, educational, recreational, and open space with 1,250 dwelling units and 390,000 square feet of retail, industrial and offices on 371 acres.

**APPLICATION NUMBERS & NAME:** PLN09-0016 / Lawson Hills Master Planned Development  
PLN09-0039 / FEIS Appeal of Chris Clifford, et al  
PLN09-0042 / FEIS Appeal of Melanie Gauthier  
PLN09-0043 / FEIS Appeal of Cynthia & William Wheeler

**PROPONENT:**

BD Lawson Partners, LP, 10220 NE Points Drive Suite 120,  
Kirkland, WA 98033

**PROPERTY 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 Drive intersection to the west and extends to the eastern city limits, with the majority of the site being southeast of Lawson St. The "North Triangle" is located on the west side of SR 169, approximately one mile north of the SR 169/Roberts Drive 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.

**DESCRIPTION OF PROPOSAL:**

Master Planned Development for the Lawson Hills project, which totals 371 acres located to the north and east of the Black Diamond town center. Proposed uses are to include residential, retail, commercial, office, industrial, educational, recreational, and open space with 1,250 dwelling units and 390,000 square feet of retail, industrial and office uses on properties currently zoned Master Planned Development (MPD), Single-Family Residential (R4) and Medium Density Residential (MDR8). If approved, the zoning of all these properties will be changed to MPD. Associated site preparation and grading of the area will occur along with on-site and offsite utility and transportation infrastructure improvements.

**ENVIRONMENTAL DOCUMENTS:**

A Final Environmental Impact Statement (EIS) for the proposed Master Planned Development was issued on December 11, 2009. Three (3) appeals of the FEIS document have been filed.

**STAFF CONTACT:**

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**spilcher@ci.blackdiamond.wa.us**  
**360-886-2560**

**APPLICATION FILED:**

May 13, 2009

**COMPLETE APPLICATION:**

July 6, 2009

**NOTICE OF APPLICATION:**

July 20, 2009

The FEIS, MPD 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 are also available at the Black Diamond Branch, King County Library.

*Participation in the FEIS appeal hearings will be limited to the appellants, applicant and city staff and their respective legal and expert witnesses. No other testimony will be allowed.*

All interested parties may comment on the MPD application either in writing to the address below or by submitting written or oral testimony during the public hearing sessions. Any person wishing to become a party of record and receive future notices, copies of the staff report with recommendation (available 10 days prior to hearing) and Hearing Examiner decision must notify the Community Development Department by providing their name, mailing address and reference the application number PLN09-0016. Written comments may be submitted to City of Black Diamond Hearing Examiner, Community Development Department, 24301 Roberts Drive, Black Diamond, WA 98010 no later than 5:00 p.m., March 5, 2010.

*In order to maintain the right to address the Black Diamond City Council during its consideration of the Hearing Examiner's recommendation at a closed record hearing, you must submit either written comments or comment at the Hearing Examiner public hearing.*