



# 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 10:00 AM**  
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 7:00 PM**  
BLACK DIAMOND ELEMENTARY SCHOOL  
Staff and applicant presentation only; no public testimony

**MARCH 11, 2010 at 7:00 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 Villages Master Planned Development Final Environmental Impact Statement issued on December 11, 2009; Master Planned Development (MPD) permit approval to allow the proposed The Villages MPD, consisting of a mix of residential, retail, commercial, office, industrial, educational, recreational, and open space with 4,800 dwelling units and 775,000 square feet of retail, industrial and offices on 1,196 acres.

**APPLICATION NUMBERS & NAME:** PLN09-0017 / The Villages Master Planned Development  
PLN09-0040 / FEIS Appeal of Chris Clifford, et al  
PLN09-0041 / FEIS Appeal of William & Vicki Harp, Cindy Proctor  
PLN09-0044 / FEIS Appeal of Joe May

**PROPONENT:**

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

**PROPERTY 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 312<sup>th</sup> 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.

**DESCRIPTION OF PROPOSAL:**

Master Planned Development for The Villages project, which totals 1,196 acres located primarily southwest of the Black Diamond town center. Proposed uses are to include residential, retail, commercial, office, industrial, mixed use, educational, recreational, and open space with 4,800 dwelling units and 775,000 square feet of retail, industrial and office uses on properties currently zoned Master Planned Development (MPD), Single-Family Residential (R6) and Community Commercial (CC). 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:**

**Steve Pilcher, Community Dev. Director**  
**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 PLN09-0017. 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.*