



# CITY OF BLACK DIAMOND

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## NOTICE OF PUBLIC HEARING

### PROPOSED DEVELOPMENT AGREEMENT FOR THE LAWSON HILLS MASTER PLANNED DEVELOPMENT

### CITY OF BLACK DIAMOND HEARING EXAMINER

6:00 P.M., JULY 11, 12, 13 & 14, 2011

9:00 A.M., JULY 16, 2011

SAWYER WOODS ELEMENTARY SCHOOL  
31135 228<sup>TH</sup> AVE SE, BLACK DIAMOND

**APPLICATION:** PLN10-0021 & PLN11-0014 /Development Agreement for the Lawson Hills MPD

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

**PROPERTY LOCATION:** The approved "Lawson Hills" MPD consists of two subareas. The "Main Property" is situated primarily southeast of Lawson St. in the vicinity of Botts Dr. The "North Triangle" is located on the west side of SR 169, approximately one mile north of the SR 169/Roberts Rd. intersection, at the northern city limits of Black Diamond.

**DESCRIPTION OF PROPOSAL:** Proposed Development Agreement for the approved "Lawson Hills" MPD, a 371 acre mixed used development including 1250 dwelling units; 390,000 sq. ft. of retail, office and light industrial uses; and educational, recreational and open space uses. The Development Agreement contains the standards under which the project will be developed over the duration of the build-out period (15 years).

**ENVIRONMENTAL DOCUMENTS:** A Final Environmental Impact Statement (EIS) for the proposed Master Planned Development was issued on December 11, 2009. A Determination of Significance/Notice of Adoption of the FEIS for the purposes of this action was issued on June 3, 2011.

*The Draft Development Agreement and related documents are available for public review during normal business hours at the City offices (address above) and on the City's website (URL above).*

All interested parties may comment either in writing to the address below or by submitting written or oral testimony during the public hearing. Any person wishing to become a party of record and receive future notices, and the Hearing Examiner's recommendation must notify the Community Development Department by providing their name, mailing address and reference the application numbers PLN10-0021 & PLN11-0014. Written comments may be submitted at the Community Development Department, PO Box 599 (or in person at 24301 Roberts Drive), Black Diamond, WA 98010, prior to commencement of the hearing.

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

For further information, please contact the Community Development Department at 360-886-2560.