



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION – SITE PLAN REVIEW

Notice Released: January 23, 2018

The City of Black Diamond has received the following application that may be of interest to you. The application and related documents are available for public review during normal business hours at the Master Development Review Team (MDRT) building located at 24301 Roberts Drive, Black Diamond.

Project Name: Ten Trails Commercial Buildings A, B, and C

Application Date: July 11, 2017

Complete Application Date: August 9, 2017

Application Number: PLN17-0053

Property Owner/Applicant: Oakpointe, 10220 NE Points Drive Suite 310, Kirkland, WA 98033

Project Description: The applicant is requesting Site Plan Approval for three mixed-use structures within the approved Phase 1A – Division 1 plat. The total square footage of the proposed structures is 84,244. Building A is proposed to be 32,283 square feet, Building B is proposed to be 19,660 square feet, and Building C is proposed to be 32,301 square feet. The proposed use of all three structures is commercial/office/retail. In association with the construction of the buildings, site improvements will be installed including a plaza, central roadway (Main Street), 288 parking stalls, 29,859 square feet of landscaping, and internal utility connections.

Location: The Villages MPD Development Parcels V11 and V12; within a portion of the northwest Quarter of Section 15 Township 21 North, Range 6 East, King County, WA.

Parcel Number: 152106-9100

Environmental Documents: The City has adopted the Final Environmental Impact Statement (FEIS) prepared for The Villages Master Planned Development. The environmental impacts for this proposal were detailed in the SEPA Mitigated Determination of Non-Significance (MDNS) issued for The Villages Phase 1A Preliminary Plat (PLN11-0002).

Requested Approval: Site Plan Review, Type 2 – Administrative Decision

Staff Contact: Alex Campbell, AICP – Master Development Review Team (MDRT) Senior Planner City of Black Diamond. Phone: 360-886-5700 ext. 5724; Email: acampbell@blackdiamondwa.gov

You are invited to express comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights. Written comments may be submitted during the public comment period, which is 14 days from the date of this notice, to the Master Development Review Team, 24301 Roberts Drive (in person) or PO Box 599 (via regular mail), Black Diamond, WA 98010. Comments may also be emailed to Alex Campbell at acampbell@blackdiamondwa.gov.

**COMMENTS RELATED TO THIS APPLICATION ARE REQUESTED BY
5:00 P.M. on February 6, 2018.**