

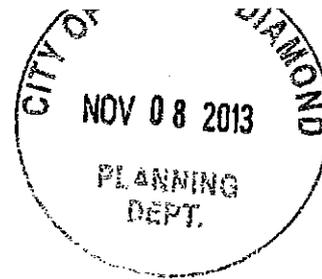
3. Application and Submittal Package, November 8,
2013

3a.

Submittal cover letter, Colin Lund to Stacey Welsh,
November 2013

November 8, 2013

Ms. Stacey Welsh
Community Development Director
City of Black Diamond
P.O. Box 599
Black Diamond, WA 98010



RE: Application for The Villages MPD Phase 2 Plat C Preliminary Plat

Dear Ms. Welsh:

BD Village Partners, LP (hereinafter "YarrowBay") respectfully submits the enclosed complete application for The Villages Master Planned Development ("MPD") Preliminary Plat Phase 2 Plat C. YarrowBay understands that provided the enclosed application meets the criteria outlined in Black Diamond Municipal Code ("BDMC") 17.12.010 and 17.12.020, the City shall issue a determination of completeness within twenty-eight (28) days per BDMC 18.14.020(A) and RCW 36.70B.070.

Included within this application are the following Phase 2 Plat C Preliminary Plat materials that are required to be submitted at this time for the application to be deemed complete:

- City of Black Diamond Master Application
- City of Black Diamond Sensitive Area Identification Form
- Project Narrative
- Preliminary plat drawings including: proposed street and utility plans; vicinity map; and areas within the preliminary plat to be dedicated or reserved for public use
- SEPA Checklist
- Title Report
- Stormwater Drainage Design Analysis
- Listing of adjacent property owners of record
- Design Review Committee Approval Letter
- Exterior materials and elevations submittal
- Tree Inventory
- Property Ownership Information

In addition, the following supplemental application materials will be provided under separate cover:

- Phase 2 Plat C Short-term Construction Noise Mitigation Plan
- Phase 2 Plat C Preliminary Geotechnical Report
- Phase 2 Plat C Sensitive Area Study and Wildlife Analysis
- Phase 2 Plat C Wetland Buffer Vegetation Management Plan
- Phase 2 Plat C Traffic Impact Study
- Phase 2 Overall Grading Plan
- Phase 2 Detailed Implementation Schedule of Regional Facilities
- Phase 2 Updated Fiscal Impact Analysis
- Phase 2 Updated Traffic Monitoring Report
- 2012-2013 Phosphorous Monitoring Report

BDMC 17.12.010(K) calls for inclusion of any further information required by the terms of a previously approved MPD Permit "that is required by the approval to be shown on the plat or required to be constructed as part of the subdivision approval process." Because Plat C is in Phase 2 of The Villages MPD, I write to clarify the status of several items that are discussed in the MPD Permit and Development Agreement, related to development within Phase 2.

First, as described in The Villages MPD Condition of Approval 110, "[p]rior to approval of the first implementing plat or site development permit within a phase, the applicant shall submit an overall grading plan that will balance the cut or fill so that the amount of cut or fill does not exceed the other by more than 20%." YarrowBay will provide the required overall grading plan for Phase 2 of The Villages MPD to the City "prior to approval" of the first implementing project within Phase 2 by submitting such plan under separate cover.

Second, pursuant to The Villages MPD Conditions of Approval 29 and 164, as well as the Development Agreement Section 11.2, a detailed implementation schedule of the Regional Facilities supporting Phase 2 is required to be submitted to the City and approved prior to approval of the first Implementing Project for Phase 2. Again, YarrowBay will provide the required detailed implementation schedule of Regional Facilities to the City "prior to approval" of the first implementing project within Phase 2 by submitting such schedule under separate cover.

Third, pursuant to the MPD Permit and Section 13.6 of The Villages Development Agreement, on March 15, 2011, when YarrowBay submitted The Villages Phase 2 Plat A application, i.e., the first implementing permit for Phase 2, YarrowBay also submitted for the Designated Official's review and approval a fiscal analysis for Phase 2 dated March 15, 2011 by DPF. On September 30, 2013, the City provided its comparable cities selection for Phase 2 to YarrowBay and has just recently provided the supporting data and analysis for its selection to YarrowBay. Based on this new information provided by the City, DPF is currently working on an update to the Phase 2 Fiscal Impact Analysis, and YarrowBay plans to submit such update to the City under separate cover prior to approval of the first implementing project in Phase 2.

Fourth, pursuant to the MPD Permit and Exhibit F of The Villages Development Agreement, on March 15, 2011, when YarrowBay submitted The Villages Phase 2 Plat A application, i.e., the first implementing project in Phase 2, YarrowBay also submitted for the Designated Official's review and approval a Traffic Monitoring Plan for Phase 2 dated March 14, 2011 by Transpo. While there is no strict requirement for another traffic model run and monitoring assessment to be performed now, YarrowBay believes that submittal of an update makes sense so as to more accurately reflect existing conditions. The original Traffic Monitoring Plan for Phase 2 included traffic counts from December 2010. Exhibit F to The Villages Development Agreement provides that updated traffic counts should be conducted during a similar time period to enable comparisons to back monitoring reports. Pursuant to this recommendation, Transpo has waited until now to perform new traffic counts so that YarrowBay can submit a Phase 2 Updated Traffic Monitoring Plan to the City. Once complete, the updated traffic monitoring plan will be submitted to the City prior to approval of the first implementing project for Phase 2.

Thank you for your attention to this matter. We look forward to receipt of your determination of completeness under BDMC 17.12.030. We note that nothing in BDMC 17.12.010 - .030 requires any of the above supplemental application materials to be part of a complete submittal for the newly proposed Phase 2 Plat C preliminary plat application. YarrowBay acknowledges that the City may request additional information to aid in processing, after the determination of completeness has been issued.

In the meantime, if you have any questions or concerns, please contact Colin Lund at (425) 898-2120.

Very truly yours,



Megan Nelson

City of Black Diamond Master Application

