



October 18, 2016

The Honorable Joe McDermott, Chair
Metropolitan King County Council
516 Third Avenue, Room 1200
Seattle, WA 98104

RE: Reserve at Covington Creek UGA

Dear Councilmember McDermott:

On behalf of the Reserve at Covington Creek LLC, the owner of real property referred to as the "Reserve at Covington Creek UGA" in the 2008 KCCP Map Amendment #29 (herein after referred to as Owner), we provide this written explanation of Owner's recent request for revisions to the 2008 KCCP Map Amendment #29's Development Condition Text.

By way of background, Owner recently contracted to sell the Reserve at Covington Creek UGA to a third party that is willing to significantly limit the number of homes to be constructed on, as well as the developable area of, the site with the condition that project entitlement can commence in 2017. In order to facilitate these outcomes, Owner has requested that the King County Council consider revisions to the Development Condition Text of 2008 KCCP Map Amendment #29 that: (i) cap development of the Reserve at Covington Creek UGA to 80 residential units (instead of the 240 homes contemplated at the time of 2008 amendment) and limit development to fifty percent (50%) of the site; and (ii) clarify the permit approval criteria applicable to the development so that the adjacent City of Black Diamond's engineering standards will be met and local traffic conditions will not be degraded.

Owner greatly appreciates King County's review and consideration of its requested revisions to the 2008 KCCP Map Amendment #29's Development Condition Text. If you have any questions regarding this letter or Owner's proposed revisions, please do not hesitate to contact me.

Very Truly Yours,

Brian Ross
President & CEO

cc: Council Vice Chairs Rod Dembowski and Reagan Dunn
Councilmembers Dave Upthegrove, Kathy Lambert, Larry Gossett, Claudia Balducci,
Pete von Reichbauer, and Jeanne Kohl-Welles
City of Black Diamond Mayor Carol Benson

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EXISTING Psuffix Condition TR P49 on parcels 0421069008 and 0421069011

- Development shall be consistent with all City of Black Diamond plans, regulation and guidelines;
- King County and any development applicant shall address traffic in the area to ensure existing conditions are addressed and improved – not degraded – by any future development; and
- The applicant shall enter into a pre-annexation agreement that includes the use of rural transfer of development rights and the conservation of at least four acres of rural land for every acre of urban land.

PROPOSED REDLINE CHANGES to TR P49

- Development shall ~~be consistent~~meet or exceed with all of the City of Black Diamond's ~~plans, engineering~~ regulations and guidelines;
- King County and any development applicant shall address traffic in the area to ensure ~~that~~ existing level of service conditions are ~~addressed and improved~~ – not degraded – by any future development; and
- Only fifty percent (50%) of the site shall be developed with no more than 80 single-family residential lots~~The applicant shall enter into a pre-annexation agreement that includes the use of rural transfer of development rights and the conservation of at least four acres of rural land for every acre of urban land.~~

CLEAN MODIFIED VERSION of TR P49

- Development shall meet or exceed all of the City of Black Diamond's engineering regulations and guidelines;
- King County and any development applicant shall address traffic in the area to ensure that existing level of service conditions are not degraded by any future development; and
- Only fifty percent (50%) of the site shall be developed with no more than 80 single-family residential lots.