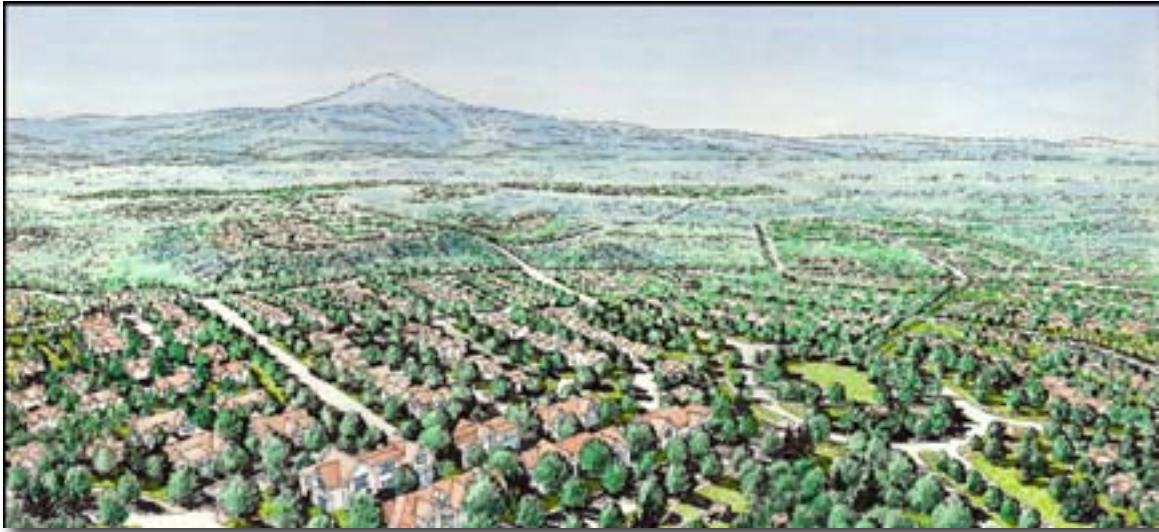


To learn more, check out our website, www.InBlackDiamond.com or visit the In Black Diamond facebook page



The Villages and Lawson Hills MPDs are designed to capture the spirit of historic Black Diamond in a modern, new community. They draw from the architectural design elements of historic mining towns and reinterpret those elements in a sophisticated, modern way using sound design principles.

The result is a group of vibrant, mixed-use, walkable neighborhoods that retain the small town character and appreciation for the natural surroundings. With smart, small-town growth strategies and our goal of fulfilling Black Diamond's vision, we can ensure the city grows in a way that is environmentally responsible, economically predictable, community-oriented and sustainable.

The development process will take place gradually and deliberately over the next 15 to 20 years.

The Villages and Lawson Hills MPDs will provide:

- A maximum of 6,050 residential units (approximately 4,530 single-family and 1,520 multi-family homes)
- Approximately 1,165,000 square feet of commercial/retail/office/light industrial uses
 - about 515,000 square feet of destination and neighborhood retail uses
 - about 650,000 square feet of office and light industrial
- Public and civic uses
- Up to seven school sites
- At least 625 acres of open space within the MPDs, including land set aside for parks, trails and other recreational uses



YarrowBay is committed to upholding Black Diamond's vision for economic vitality and environmental stewardship with both The Villages and Lawson Hills Master Planned Developments (MPDs). We are proud of our plans for smart growth in Black Diamond.

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WATER QUALITY

As an example of YarrowBay's environmental stewardship, we have committed to a no net increase plan regarding phosphorus runoff to Lake Sawyer from the development portions of The Villages and Lawson Hills MPDs. YarrowBay will implement a number of mechanisms to ensure that the lake's existing phosphorus levels are not increased as a result of its MPD developments. Rain gardens and stormwater ponds will mitigate and manage runoff and soil erosion, while providing pleasing open spaces amidst neighborhoods. This goes above and beyond the standards put in place by the Lake Sawyer Management Plan and exceeds existing state and local requirements, including the Department of Ecology's 2005 Stormwater Management Manual for Western Washington, which the City of Black Diamond has adopted and identifies phosphorous removal guidelines and treatment strategies.

COMMERCE

A vibrant community includes not just homes, but a variety of businesses, including restaurants, retailers, office and commercial uses, and, if the market allows, light industrial employers. In the Town Center, small shops and restaurants are planned around a central plaza with offices above, all within walking distance of nearby residents. The new shops, restaurants, offices, services, businesses and light industry opportunities provided by the MPDs will create jobs for residents of Black Diamond, as well as assuring a strong economic base for future generations of Black Diamond children as they come of age and form families of their own.

SCHOOLS

YarrowBay has worked closely with the Enumclaw School District, community members and the City of Black Diamond to ensure land is available for the proper number of schools as the community grows. As many as seven school sites have been identified and will be conveyed to the School District when triggered by pending population growth and district needs.

TRANSPORTATION

YarrowBay is working to improve traffic flow, enhance scenery, and promote healthy, alternative methods of transportation in and around Black Diamond. We have agreed to 40 targeted traffic improvements, including numerous improvements to SR 169, Lake Sawyer Road, Auburn-Black Diamond Road and many more. These improvements include agreements for intersection enhancements, additional lanes and new roads already in place with Maple Valley, Covington and Black Diamond.

OPEN SPACE

Parks, trails, greens and other gathering places are hallmarks of the neighborhood plans for the Villages and Lawson Hills. The overall park plan is designed to complement the vast areas of natural spaces and provide for a balance of active and passive recreation activities. A large part of the planning process included working closely with King County and various wildlife and conservation organizations to assure that wildlife corridors were both established and protected. The open space provided will fulfill the needs of a healthy and vibrant community, while honoring our obligations under long-standing agreements.