



**PORT BLAKELY  
COMMUNITIES**

*Integrity and Innovation since 1864*

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## **THREE PARTY AGREEMENT RESIDENT Q&A**

### **What is the Three Party Development Agreement?**

A development agreement is a voluntary contract between a local jurisdiction and the entity that owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that will govern development of the property.

For the past 20 years, the development regulations and building permits for the lots in Grand Ridge Drive have been governed by the “*Grand Ridge Joint Agreement*” (aka Three-Party Development Agreement) signed by King County, the City of Issaquah, and Port Blakely entities on June 10, 1996.

### **What does its expiration mean to me?**

When the Development Agreement expires, development within the Grand Ridge neighborhood will no longer be governed by this agreement. Instead, it will be governed by King County ordinances and development standards.

### **Why is it important to my neighborhood?**

King County will continue to review project applications as they always have, but it will no longer process those applications pursuant to the Development Agreement.

New or different conditions may be required by the County with respect to clearing limits, impervious surface limits and storm water runoff, for example.

### **Why is this transition happening now?**

The Development Agreement, which was created to govern development in the neighborhood for 20 years, will expire on July 10, 2016.

### **Which residents will be affected?**

All Grand Ridge Drive residents – those who currently live in the neighborhood or who have purchased home sites with plans to construct new homes and live in the neighborhood in the future.

**How will this transition affect the services I receive?**

Residents will continue to be served by the same community services and covenants. The IHCA will continue to be responsible for the care and maintenance of the community, along with King County. While Grand Ridge Drive remains a part of unincorporated King County, the City of Issaquah will continue to provide domestic water service to the neighborhood.

**How will new home design and construction be approved in my neighborhood in the future?**

The ARC review process will remain the same. Port Blakely, through the Custom Home ARC, will continue to manage the GRD neighborhood's ARC review process for all new construction as long as there are significant numbers of new construction projects in the review pipeline. Once a home is occupied, any and all projects requiring ARC review and approval are managed by the IHCA.

**Who will oversee the ARC process in the future?**

All of the non-custom home ARC functions in Issaquah Highlands were delegated to the IHCA in August of 2014. In the future, it is likely that the Custom Home ARC function for GRD will also be delegated to the IHCA.

**Who do I contact for further information?**

The attached GRD Contact Sheet provides points of contact for your neighborhood. Feel free to reach out to them directly with questions or concerns.