MID-ATLANTIC COMMUNITIES, LLC
110 Mid-Atlantic Place
Yorktown, Virginia 23693

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York County

AUG 3 – 2006

Planning Division

August 2, 2006

Mr. J. Mark Carter
Assistant County Administrator
County of York
P.O. Box 532
Yorktown, VA 23690

Re: Yorktown Green Project

Dear Mark:

Thank you for your ongoing assistance as we continue to refine our plans for the proposed Yorktown Green project. We are very excited about bringing such an attractive project to York County, and we are sensitive to the concern that construction proceed in a manner that will provide an immediate positive return to the County, while ensuring a level of quality that is commensurate with the County's efforts to beautify the Route 17 corridor.

To this end, we propose the following phasing plan that will meet these County objectives while providing the infrastructure necessary to accelerate the construction of the commercial structures fronting Route 17.

- We will submit an engineered site plan for the entire project at one time.

- Upon final site plan approval for the entire project, and prior to issuance of the first residential Certificate of Occupancy (CO), we will cause to be constructed the following commercial infrastructure improvements, as depicted on the attached site plan:

    - The turn lane and entrance road from Route 17 into the project
    - The undergrounding of overhead utilities along the Route 17 frontage
    - The traffic circle and central landscape feature contained therein
    - The parallel road extending to the property line of the Patriots Square shopping center property
    - The installation of public water and sewer connections to the commercial and mixed-use sites at the front of the project
    - Installation of landscaping along the Route 17 frontage in compliance with 45-foot greenbelt buffer requirements

- While the most-expensive (townhouse-style) residential units are being constructed, we will seek pre-sale and/or pre-leasing contracts for the first commercial building (Building A).

- The first CO for the all-commercial "Building A" will be issued prior to issuance of a building permit for the first mixed-use "Building C", which will contain 10 residential flats

- The first CO for the all-commercial "Building B" will be issued prior to issuance of a building permit for the second mixed-use "Building D", which will also contain 10 residential flats.

This phasing plan will accelerate construction of the commercial component of the project and will provide all of the necessary infrastructure upfront. By having the access roads and utilities in place, as well as by having final site plan approval, we can cut months off the development schedule for the commercial buildings.

This phasing plan will also greatly enhance the appearance of the Route 17 frontage by burying unsightly overhead wiring and providing an attractive landscaped buffer that is in excess of County code requirements.

The townhouse phase of the project will provide an immediate positive fiscal return to the County of close to $100,000 per year due to the price range of the high-end townhouse-style units.

We share the County's interest in a high-quality, mixed-use project, and this interest will be protected by ensuring that the Route 17 frontage can only be developed in accordance with the proffered Master Plan. This Master Plan provides for landscaping, design standards and exterior building materials that far exceed the County's code requirements and which will set the tone for future projects at this, the entrance to the historic Village of Yorktown.

We greatly appreciate the interest and input of your staff, and we look forward to working with you to make this vision of quality a reality.

Best regards,

Lamont D. Myers
Manager