

NOTICE OF APPLICATION

Application Name: Covington Elementary School Replacement
Commercial Site Development & Major Tree Clearing Permits

Application File Number: LU16-0005/0023 & LU16-0007/0023

Primary Contact: Lisa Klein, AICP
AHBL
2215 N. 30th St. #300
Tacoma, WA 98403
253-383-2422

Application Submitted: March 1, 2016

Date of Complete Application: March 29, 2016

Notice of Application: April 8, 2016

Project Location: The subject property is located near the intersection of 156th Ave SE and SE 256th St., Parcel Nos 3858640-0040, 0042, 0048, 0049, and is situated in the NW Quarter of Section 26, Township 22N, and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct the new two story, 55,233 sq. ft. Covington Elementary School and associated site improvements on 12.39 acres in the R-6 zone. The new school will replace the existing Covington Elementary School located at 17070 SE Wax Road in Covington. The school is anticipated to serve a student population of 595 and a staff of 39. The school hours will be 9:30am – 3:38pm. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Kent Fire Department, Regional Fire Authority. A major tree clearing permit will be reviewed concurrently with the development application.

Comp Plan/Zoning Designation: The zoning designation is Medium Density Residential (R-4)

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. Qwest, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: April 8, 2016- April 29, 2016

This is a Type 2 Application in accordance with CMC 14.30.040 whereas the City of Covington Community Development Director issues the final decision for the Commercial Site Development application. Kent School District is the SEPA official for the project. To make written comments, please mail or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than April 29, 2016. Please contact Permit Services at 253-480-2400 or via email at permitservices@covingtonwa.gov should you have any questions.