



City of Covington
16720 SE 271st St. Suite 100
Covington, WA 98042

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SUPPLEMENT 2 TO THE PLANNING COMMISSION STAFF MEMO

DATE: March 16, 2017

TO: Planning Commission

RECOMMENDED BY: Richard Hart, Community Development Director

PREPARED BY: Ann Mueller, Senior Planner

SUBJECT: COMMENT LETTER FROM KING COUNTY PARKS FOR PLANNING COMMISSION PUBLIC HEARING CONSIDERATION ON THE LAKEPOINTE URBAN VILLAGE DEVELOPMENT AGREEMENT.

ATTACHMENT(S):

1. March 16, 2017 Letter emailed from King County Parks and Recreation

Attached is a letter emailed to city staff the afternoon of Thursday, March 16th from King County Parks and Recreation Division. This is letter is in addition to a letter provided by King County Parks to the city on January 20, 2016, which was included in the initial Planning Commission staff memo as part of attachment 5.





King County

Parks and Recreation Division

Department of Natural Resources and Parks

King Street Center, KSC-NR-0700

201 South Jackson Street

Seattle, WA 98104-3855

206-477-4527 Fax 206-588-8011

TTY Relay: 711

March 16, 2017

Kelly Thompson
Permit Center Coordinator
City of Covington
16720 SE 271st Street, Suite 100
Covington, WA 98042

Sent via US Mail and email to: kthompson@covingtonwa.gov

Dear Ms. Thompson:

Thank you for providing us the opportunity to provide comment on the Lakepointe Urban Village Development Agreement (LU16-0025), Zoning Map Amendment (LU16-0025) and Boundary Line Adjustment (File Number: LU16-0024).

We appreciate the trail requirements you have included in section 16.5 in the DRAFT Lakepointe Development Agreement. King County Parks and the City of Covington have been working together to identify a trail connection between the Soos Creek Trail and the Green to Cedar Rivers Trail. This Covington Highlands Trail connection, although currently in planning phase, identifies the Lakepointe Urban Development as an important residential and commercial connectivity point. To this end, King County Parks would request involvement in trail design.

As stated in a previous letter provided to the City on January 20, 2017, we have worked with this developer in the past. Beyond the points provided in the January 20, 2017 letter, and based on additional topographic review, we have significant concerns about the constructability of a 12' wide AASHTO standard trail in the area currently designated. Due to the topography in the currently proposed trail location, the land would require significant cut, fill, retention and drainage. Ensuring the planned trail design and development provide a clear and easy trail connectivity is our main concern. Development considerations should also include the future trail users ease of access and use for varying ages and abilities. We also are concerned that construction of the trail in the proposed location will have a negative impact to the existing forested buffer. Construction would require removal of much of the buffer and could impact the view of adjacent homeowners.

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In an effort to best serve the community, King County Parks recommends the City of Covington, and the developer, evaluate moving the trail adjacent to the road for the most desirable trail location. This would allow for neighboring homeowners to maintain their buffer, as well as provide a more user-friendly trail experience and a trail connection which accommodates all abilities.

Thank you for your consideration.

Sincerely,



Monica Leers
Manager
Capital Planning and Land Management
King County Parks
201 S. Jackson Street, Suite 700
Seattle, WA 98104



Frank D. Overton
Manager
Capital Project Management
King County Parks
201 S. Jackson Street, Suite 700
Seattle, WA 98104

cc: Ann Mueller, Senior Planner, City of Covington
Salina Lyons, Principal Planner, City of Covington
Kevin Brown, Director, King County Parks and Recreation Division, Department of Natural Resources and Parks (DNRP)
Kathryn Terry, Deputy Director, King County Parks and Recreation Division, DNRP
Jean White, Government Relations Administrator, King County Parks and Recreation Division, DNRP
Sujata Goel, Government Relations Administrator, King County Parks and Recreation Division, DNRP
Angie Schmidt, Property Agent, King County Parks and Recreation Division, DNRP