City of Covington

Unmatched Quality of Life.

City of Covington
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The City of Covington is a destination community where citizens, businesses and civic leaders collaborate to preserve and foster a strong sense of unity.

PLANNING COMMISSION AGENDA
July 17, 2014
6:30 PM

CALL TO ORDER

ROLL CALL
Chair Sean Smith, Vice Chair Paul Max, Jennifer Gilbert-Smith, Ed Holmes, Bill Judd, Alex White, & Jim Langehough.

PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. Planning Commission Minutes for May 1, 2014 (Attachment A)

CITIZEN COMMENTS - *Note: The Citizen Comment period is to provide the opportunity for members of the audience to address the Commission on items either not on the agenda or not listed as a Public Hearing. The Chair will open this portion of the meeting and ask for a show of hands of those persons wishing to address the Commission. When recognized, please approach the podium, give your name and city of residence, and state the matter of your interest. If your interest is an Agenda Item, the Chair may suggest that your comments wait until that time. Citizen comments will be limited to four minutes for Citizen Comments and four minutes for Unfinished Business. If you require more than the allotted time, your item will be placed on the next agenda. If you anticipate, in advance, your comments taking longer than the allotted time, you are encouraged to contact the Planning Department ten days in advance of the meeting so that your item may be placed on the next available agenda.*

PUBLIC HEARING – Action Required

2. 2014 Docketed Comprehensive Plan Amendments for the Parks & Recreation Element and Capital Facilities Element of the Covington Comprehensive Plan
   (Attachment B: Application & Staff Memo)

UNFINISHED BUSINESS – No Action Required

3. Discussion of Council Policy Direction on Sign Code Amendments
   (Attachment C: Staff Memo)

NEW BUSINESS – No action Required

4. Presentation on Town Center Project for Suwanee, Georgia
   (Attachment D: Suwanee Town Center Summary Information & Pictures)

ATTENDANCE VOTE

PUBLIC COMMENT: (Same rules apply as stated in the 1st CITIZEN COMMENTS)

COMMENTS AND COMMUNICATIONS OF COMMISSIONERS AND STAFF

ADJOURN

Any person requiring a disability accommodation should contact the City at least 24 hours in advance.
For TDD relay service please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial (253) 480-2400
Web Page: www.covingtonwa.gov

CITY OF COVINGTON
Planning Commission Minutes

May 1, 2014 **City Hall Council Chambers**

CALL TO ORDER

Chair Smith called the regular meeting of the Planning Commission to order at 6:35 p.m.

MEMBERS PRESENT

Jennifer Gilbert-Smith, Jim Langehough, Ed Holmes, Paul Max, Sean Smith and Alex White

MEMBERS ABSENT – Bill Judd

STAFF PRESENT
Richard Hart, Community Development Director
Salina Lyons, Principal Planner
Ann Mueller, Senior Planner
Kelly Thompson, Planning Commission Secretary

APPROVAL OF CONSENT AGENDA

- **1. Vice-Chair Max moved and Commissioner White seconded to approve the April 17, 2014 minutes and consent agenda. Motion carried 6-0.**

CITIZEN COMMENTS – None

PUBLIC HEARING - None

UNFINISHED BUSINESS - None

NEW BUSINESS

2. Discussion of Consultant for GMA Comprehensive Plan Update

Community Development Director Richard Hart reported that the city sent out a request for proposal in March for a consultant to conduct the Comprehensive Plan Update. The City received and interviewed the three candidates and selected Studio Cascade for completing the Comprehensive Plan Update.

Commissioner Holmes participated in the interview process and felt Studio Cascade had spent time getting familiar with and identifying the needs of the city and had excelled at both the written proposal and interview. Studio Cascade identified five priorities along with action items and responsibilities. The Comprehensive Plan Update must be complete by June 1, 2015 and Studio Cascade anticipates meeting that deadline.

The Planning Commission and staff are looking forward to seeing how Studio Cascade will encourage public participation. Opportunities to get the most public participation including using social media, Covington Days, Home Owners Associations, PTA's and outreach to the ESL community were discussed.

Staff anticipates scheduling a kick-off meeting with city staff and key stakeholders by the end of May or beginning of June.

ATTENDANCE VOTE

- **3. Commissioner Gilbert-Smith moved and Vice Chair Max seconded to excuse Commissioner Judd. Motion carried 6 – 0.**

PUBLIC COMMENT – None

COMMENTS AND COMMUNICATIONS FROM STAFF

Principal Planner Salina Lyons reported on the annual Home Owner's Association Meeting on Tuesday April 29th. The meeting was well attended by the public, Councilmember Snoey and City Manager Derek Matheson who gave an update on the Hawke property.

Mr. Hart gave the Planning Commission an update on current development. The city has received an application for a new Wendy's restaurant. The Inland Group has submitted an application for Covington Multi-Family Development which consists of mixed-use commercial/residential and independent living for 55 and over. The development will consist of six story buildings with at-grade and underground parking. The Inland Group intends to utilize a Development Agreement to reduce the commercial space requirement, add a public benefit of a public plaza, and contribute to public infrastructure. MultiCare has submitted a site development application for a new hospital. They intend to break ground by October 1, 2014. Cedar Springs is currently under review for 174 units of multi-family market rate housing. Tree removal in the Maple Hills development has begun and staff has received feedback from residents in Maple Valley.

In the next several months staff will be working on the Development Activity report and corresponding maps as well as policy issues on the sign code and a user guide for shoreline regulations.

Mr. Hart recently attended the APA conference in Atlanta and visited Suwanee, Georgia, a town similar in size and demographics that built a new town center through a bond issue. He encouraged the Planning Commission to check out their website. In the past 10 years, Suwanee purchased 20 acres and constructed a new city hall, public plaza and park on 10 of the acres. They later sold the remaining 10 acres to private sector which paid for the retail and residential development. They have an incredible town center, and the demographics of their community are very similar to Covington. It was interesting to look at that community as a potential model and they were very successful in their efforts.

Commissioner Holmes reported that he has been receiving feedback from his neighbors that their biggest citizen concern is traffic. Ms. Lyons responded that we will be discussing their concerns and our traffic concurrency system in the next couple of months with a presentation to the commission.

ADJOURN

The May 1st, 2014 Planning Commission Meeting adjourned 7:21 at p.m.

Respectfully submitted,

_____

Kelly Thompson, Planning Commission Secretary

Memo

To: **Planning Commissioners**

From: **Richard Hart, Community Development Director**
Ann Mueller, Senior Planner

CC: **Salina Lyons, Principal Planner**

Date: **July 11, 2014**

Re: **Public Hearing on the 2014 Docketed Comprehensive Plan Amendments**

The June 19, 2014, Covington Planning Commission public hearing on the proposed 2014 Comprehensive Plan amendments has been duly noticed, as required by law, in the Covington Reporter (May 30,2014), posted on the city's website and at city hall. A SEPA determination of non-significance was issued on May 30, 2014, and a 60-day notice of the proposed change to the city's Comprehensive Plan was sent to the Washington Department of Commerce on June 2, 2014 as required by the Growth Management Act.

The Planning Commission has previously discussed these proposed amendments at their April 17 and May 1 meetings. On May 13, 2014, the City Council considered and approved the Planning Commission's recommendation to include the Park and Recreation Department's proposed amendments to the Park and Recreation Element and the Capital Facilities Element on the 2014 Comprehensive Plan Amendment Docket for further review and consideration.

In summary, the Park and Recreation Department staff is proposing amendments (CPA14-01) to update information in the Park and Recreation Element and the Capital Facilities Plan Element; this includes the deletion of out of date information and insertion of corrected data. [See Attachment 1] Furthermore, the amendments to the Park and Recreation Element include the replacement of table 6.2 (Park System Inventory by Type (Summary)), figure 6.1 (Existing City-owned Parks and Natural Areas), figure 6.2 (Existing Trails, Bikeways and Paths) and figure 6.3 (Parks and Recreation Capital Improvement Plan Map). In the Capital Facilities Element, they are proposing to replace table 10.3(Cost/Funding Sources for Parks and Recreation (Times $1000)). This updated information is primarily derived from information in the updated Park Capital Facilities Plan approved by the City Council at their April 22, 2014 meeting.

No goal or policy changes are proposed to the Park and Recreation Element; in the Capital Facilities Element they are amending policy CFP 3.0 as it relates to the level of service standards for Neighborhood Parks and Open Space. Changing from two acres of developed neighborhood parks acres

per 1,000 population to three acres/1000 population and adding a new open space level of service standard of six acres per 1,000 population.

After a presentation by Park and Recreation staff on these proposed comprehensive plan amendments, the Planning Commission will listen to any public testimony and after deliberating make a recommendation to the city council on the proposed amendments or direct the Park and Recreation staff to make further modifications and bring those back at a future meeting. The City Council is currently scheduled to hear the Planning Commission's recommendation on September 9, 2014.

Decision Criteria for Review of Comprehensive Plan & Development Regulation Amendments
Following is the criteria (in italics) that the Planning Commission must use to determine if they will recommend the proposed comprehensive plan and code amendments to the City Council for their final review and decision.

Comprehensive Plan Amendment Review Criteria (CMC 14.25.060)
(1) Proposed amendments that meet one of the following criteria may be included in the final docket:

(a) If the proposed amendment is site specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

Staff Findings: N/A. The proposed amendments are not site-specific.

(b) State law requires or a decision of a court or administrative agency has directed such a change.

Staff Findings: N/A. The proposed amendments are not required by law or a decision of the court.

(c) There exists an obvious technical error in the pertinent comprehensive plan provision.

Staff Findings: N/A. The proposed amendments are not the result of a technical error.

(2) Proposed amendments that do not meet one of the criteria in subsection (1) of this section shall meet all of the following criteria:

(a) The amendment represents a matter appropriately addressed through the comprehensive plan, and the proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

Staff Findings:
CPA2014-01-The amendments proposed by the Park and Recreation Department will update information in the Park and Recreation Element and Capital Facilities Element consistent with the most recently approved Park Capital Facility Plan.

(b) The amendment is in compliance with the three-year limitation rules as specified in CMC 14.25.040(3).

Staff Findings:
CPA2014-01 There has been no similar amendments proposed in either of these two elements in the last three years.

(c) The amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council.

Staff Findings:

CPA2014-01-No, these amendments include corrections to the existing Comprehensive Plan text and incorporate the latest data from the recently approved Park Capital Facility Plan.

(d) The proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text, where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

Staff Findings:

CPA2014-01- The Comprehensive Plan's Park and Recreation Element and Capital Facilities Element contain out of date information. In the intervening years since the last major update, conditions have changed which is reflected in the revised text, new tables and figures being included as part of these amendments.

(e) The proposed amendment is consistent with the comprehensive plan and other goals and policies of the City, the Countywide planning policies, the Growth Management Act, other State or Federal law, and the Washington Administrative Code and other applicable law.

Staff Findings:

CPA2014-01- One of the Growth Management Act (GMA) goals is to "retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreational facilities" (RCW 36.70A.020(9)). In addition, all cities and counties planning under GMA must ensure that all urban growth areas include greenbelt and open space areas, and that open space corridors are identified within and between urban growth areas (RCW 36.70A.110(2) and RCW 36.70A.160

The proposed amendments are consistent with the Countywide Planning Policies, the Growth Management Act, SEPA and the Washington Administrative Code and these amendments are intended to ensure the orderly planning and development of park and open space land within the city's UGA so as to guide development in predictable manner for the benefit of the city and its residents.

Recommendation

Recommended motion: Move to recommend to the City Council that the attached 2014 Docket of Comprehensive Plan amendments be adopted.

Alternative motion: Move to continue the Planning Commission's discussion and final recommendation to a future meeting date to allow staff to make recommended modifications for Planning Commission review.

Attachments:

1) CPA 14-01 -Park and Recreation Department Proposed Comprehensive Plan Amendments

CITY OF COVINGTON
Community Development Department
16720 SE 271st Street • Suite 100 • Covington, WA 98042
Phone: 253-480-2400 • Fax: 253-480-2401
www.covingtonwa.gov

A-430

RECEIVED

COMPREHENSIVE PLAN AMENDMENT APPLICATION

MAR 13 2014

2014 Application Deadline: March 13, 2014

CITY OF COVINGTON

STAFF USE ONLY | Docket Number: _____ Application Date: _____

X City-initiated ☐ Privately-initiated

APPLICANT
☐ Primary Contact Person

Name: Parks and Recreation Dept.
Address: 16720 SE 271st St #100
City/State/Zip: Covington, WA 98042
Phone: 253-480-2400 Fax: 250-480-2401
E-mail Address: sthomas@covingtonwa.gov
Signature: _____

AGENT
☐ Primary Contact Person

Name: Scott Thomas
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
E-mail Address: _____
Signature: _____

PROPERTY OWNER

Name: N/A
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
E-mail Address: _____
Signature: _____

PROPERTY OWNER 2

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____ Fax: _____
E-mail Address: _____
Signature: _____

TYPE OF COMPREHENSIVE PLAN AMENDMENT

☐ This is a **site-specific** amendment proposal. **Complete site-specific information below.**

X This is a **non-site-specific** amendment proposal. **Complete area-wide/textual amendment information.**

☐ This amendment proposal involves changes to development regulation text and/or tables and/or changes to the zoning map. **Complete a separate Application for Development Regulation and/or Zoning Map Amendment.**

SITE-SPECIFIC AMENDMENTS

Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.

ADDRESS(ES): _____

ASSESSOR'S PARCEL NUMBER(S): _____ SITE AREA: _____

LEGAL DESCRIPTION(S): _____

_____

☐ PROPOSED CHANGE TO FUTURE LAND USE MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)

☐ PROPOSED CHANGE TO OFFICIAL ZONING MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)

AREA-WIDE & TEXT AMENDMENTS

Chapter and section of comprehensive plan to be amended: Ch. 6 Parks and Recreation and Ch. 10 Capital Facilities Plan

Indicate either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, please indicate current language and proposed language.

In the current Parks and Recreation Element and Capital Facilities Elements of the Comp Plan, the Parks Capital Facilities Plan (CFP) information and related materials are out of date and identifies the 6-year planning and development projects between 2003–2008. The City has since added park facilities and improvements and secured new funding sources. Covington is currently updating the Parks CFP and the resulting revised project list and funding sources information will be incorporated with these amendments. The updated information from the Parks CFP will replace existing and outdated pieces include Fig. 6.1 Existing City-Owned Parks and Natural Areas, Fig. 6.2 Existing Trails, Bikeways and Paths, Fig. 6.3 Parks and Recreation Capital Improvements Plan Map from the Park's Element and Table 10.3—Cost/Funding Sources for Park and Recreation from the Capital Facilities Plan Element and any other narrative revisions related to the updated information.

DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

An amendment may be considered for placement on the final docket under any **one** of the following circumstances. Check the applicable box, and describe in detail how the proposed amendment complies with the criterion. Attach additional sheets as necessary.

☐ If the proposed amendment is site-specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

N/A—not site specific

☐ State law requires, or a decision of a court or administrative agency has directed such a change.

N/A—not site specific

☐ There exists an obvious technical error in the pertinent comprehensive plan provision.

N/A—not site specific

DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

If none of the three conditions on p.2 apply, then the proposed amendment must meet ***all five*** of the following criteria. Please answer the following questions, providing specific details and attaching additional sheets as necessary.

1. Explain how the proposed amendment is appropriately addressed through the comprehensive plan and how it would be a public benefit to the City of Covington (i.e. enhances the public health, safety, and welfare).

The Parks CFP is being updated to reflect changing park and trail planning, acquisitions, improvements, maintenance and operations as well as funding and partnering opportunities. The updated Parks CFP is anticipated to be approved by the City Council in June of 2014; data and outcomes from the Parks CFP will be used to update the Parks and CFP Elements in the Comp Plan. The public benefits from better allocation of city staff and financial resources to designated priority projects. This results in more effective use of city resources for park and recreation facility development and maintenance.

2. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three amendment cycles are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three annual amendment cycles? **x** No ☐ Yes

   If yes, how has geographic expansion necessitated the proposed amendment?

3. Does the proposed amendment raise any policy or land-use issues that are more appropriately addressed by an ongoing work program approved by the City Council? **x** No ☐ Yes

   Please explain:

The information that will be incorporated in these proposed amendments is the result of a Parks Capital Facilities Plan update currently underway and going through a public process. This process includes a public outreach process as well as review and recommendation by the Parks and Recreation Commission and review and approval by the City Council. Some of the resulting information from the updated Parks CFP needs to be incorporated into the Comp Plan.

4. Explain how the proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text; where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

The existing Parks CFP information and related materials in the Comp Plan is out of date and encompasses the 6-year time frame of 2003-2008. Several park development and improvements have occurred and funding opportunities have changed since the CFP Element was updated in the Comp Plan. These proposed amendments will reflect the new information and priorities from the updated Parks Capital Facilities Plan within the Comp Plan.

DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

5. Explain how the proposed amendment is consistent with:

(a) The vision, goals, and policies of the comprehensive plan, and other goals and policies of the City:

The City's vision is for an "Unmatched quality of life" and the mission calls for the City to "preserve and foster a strong sense of community." The City goals include providing "parks and recreation...that emphasize and meet the need of youth and families." A thriving recreation and park system is essential to delivering the vision, mission and goals and in Chapter 1 of the Comp Plan it is stated "Parks and Open Space are an important park of our community's future and quality of life." Amending the Comp Plans Park and Recreation and Capital Facilities Program Elements to reflect the updated Parks CFP will make the Comp Plan relevant given the changing conditions since the last update.

(b) The Countywide Planning Policies, the Growth Management Act, State Environmental Policy Act (SEPA), the Washington Administrative Code, and other applicable state and federal laws.

This is an update of an existing element of the Covington Comprehensive Plan and will be consistent with the above applicable policies, code and laws.

COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.

Aside from staff resources, there is not a substantial cost associated with updating the Park Element and Capital Facilities Element with information from the updated Park CFP. There are significant public benefits from providing updated information to staff that directs resources towards implementing the highest park capital project priorities established through the Parks capital plan update process and incorporated them into the Comp Plan.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

Parks Capital Facilities Plan, expected to be approved by City Council in June, 2014.

CERTIFICATION / SIGNATURE

I have reviewed the Comprehensive Plan Amendment Instruction Guide and Timeline, and certify that the information provided on this application is true and correct.

Applicant's/Agent's Signature — Date: 3-13-14

Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.

City of Covington

Parks Capital Facilities Plan

Proposed Schedule

Date	Task	Group/Staff	Notes
Oct – Dec 2013	Draft CFP development	Angie/Scott	• Review past versions • Goals of Council, Park & Recreation Commission (PRC), PROS, Comp Plans reviewed/summarized • List of all possible park projects with descriptions • Initial categorization • Proposed ranking
Jan. 15, 2014	Parks and Recreation Commission Work Session	Parks & Recreation Commission	Initial 20-year project list reviewed and suggestions made.
Feb - March	Revisions	Angie	Incorporation of PRC suggestions and development of project cost estimates
March 19, 2014	Parks and Recreation Commission Recommendation	Parks & Recreation Commission	Revised project list with cost estimates added for review by PRC and recommendation to City Council
March 25, 2014	City Council Presentation	City Council	Council review and suggestions of 20-year project list
April 22, 2014	City Council Presentation	City Council	Council review and suggestions of 20-year project list with cost estimates included
May 13, 2014	City Council Adoption	City Council	Presentation and approval
June 10, 2014	*City Council Adoption (if additional study is required by the Council)*	*City Council*	*Presentation and approval (if additional study is required by the Council)*

Q:\Parks and Recreation\275 Planning & Development\Park Planning\City Comp Plan Amendment\Proposed Parks CFP Schedule.docx

6.0 PARKS AND RECREATION ELEMENT

6.1 Introduction

The purpose of the Parks and Recreation Element is to provide goals and policies that guide the acquisition, development and management of parks, natural areas, trails and recreation facilities and programs for the City of Covington. This Element is divided into seven sections to address planning context, service standards, community needs, goals and policies, and implementation.

The Parks and Recreation Element is derived from the community planning process and analysis used to develop the 2010 Parks, Recreation and Open Space (PROS) Plan, which is a companion document to this Element and is incorporated herein by reference. It provides an inventory of park and recreation facilities and programs in Covington; outlines services standards for parks and facilities; identifies near-term community recreation demand; and presents a strategy for providing additional facilities and programs to meet the needs of the City's residents and visitors.

6.2 Planning Context

This section discusses legislative directives (including the GMA and the CPP) as well as the Parks and Recreation Element's relationship to other Comprehensive Plan elements and other community plans.

6.2.1 Legislative Directives

Growth Management Act

While the Parks Element is considered an optional element under the GMA, park and recreation facilities are required to be included in the mandatory capital facilities plan element. The Act identifies 13 broad planning goals to guide the development of comprehensive plans and development regulations (codified in RCW 36.70A). Of these, three goals directly influence the development and implementation of the City's parks, recreation and open space programs.

- Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural

resource lands and water, and develop parks and recreation facilities. (RCW 36.70A.020(9))

- Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. (RCW 36.70A.020(10))
- Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance. (RCW 36.70A.020(13))

This Parks and Recreation Element aims to meet the intent of the requirements outlined in the GMA and provide a clear direction toward the protection and expansion of recreation opportunities for the citizens of Covington.

Countywide Planning Policies

The King County Countywide Planning Policies state that an open space system should be provided and that physical and visual access to rivers, lakes, and streams should be protected throughout the county. The Parks, Open Space and Cultural Resources chapter of the King County Comprehensive Plan makes significant references to the King County Park, Recreation, and Open Space Plan adopted in 2004 and outlines 32 policy statements pertaining to the provision of regional parks, natural areas and resource lands. The plan notes the need for cooperation, coordination and partnerships with public agencies, private groups and individuals to develop the regional parks and open space system.

6.2.2 Relationship to Other Comprehensive Plan Elements

The vision, goals, policies and recommendations of the Parks and Recreation Element have all been coordinated with, and are supportive of, the framework that has been established in Covington's Comprehensive Plan. This Element not only provides for the recreational needs of Covington's residents, but also is supportive of a broader network of regional greenspace and trails to surround the community.

The Parks and Recreation Element functions in concert with the Environmental Element by establishing policies for the acquisition, development and management of City-owned natural areas. The Land Use Element is supported through policies aimed at the continued provision of facilities and services to support anticipated growth. In addition, the Parks and Recreation Element establishes policies for the coordination of funding and level of service requirements set forth in the Capital Facilities Element.

6.2.3 Relationship to Other Parks and Recreation Plans

In preparing the Parks and Recreation Element, the park, trail and open space systems of the City of Kent, Maple Valley and King County were considered. The planning direction established by Washington's Statewide Comprehensive Outdoor Recreation Planning (SCORP) program and RCW 36.70 also provided a regional basis for the Parks and Recreation Element. In addition, several planning documents and studies have been prepared since Covington incorporated in 1997 that have influenced parks and recreation service in the City. A summary of each of these is listed below.

2006 Covington Parks and Recreation Department Strategic Plan

This strategic plan is based in the Parks and Recreation Department's mission, vision and values and has three major purposes: present a long-term vision of success to direct planning and management efforts; prioritize projects to focus funding and budgeting; develop a management process that considers existing commitments when new requests and initiatives are presented.

2006 Community Forestry Plan

This draft plan includes the City's tree ordinance, tree establishment and maintenance procedures, a park and open space tree inventory and a 2007-2013 action plan. The Arbor Day program and the annual application to the Tree City USA membership program are highlighted as part of the educational component of the action plan.

2003 Arts Comprehensive Plan

This 6-year plan outlines the goals, objectives and performance measures for the Arts Commission and the Parks Department. The plan promotes the use and appreciation of the arts in the City's activities and facilities, while assisting the City in meeting the planning requirements for potential funding sources.

2002 Comprehensive Recreation Program Plan

The plan outlines a specific focus for city recreation services and identifies key recreation policies and practices to facilitate service delivery. The plan lists the vision, guiding principles, goals, implementation strategies and a pricing policy for recreational programming.

6.2.4 Community Vision for Parks & Recreation

The future vision for Covington's park and recreation system is summarized as follows:

- *Covington is responsive to community needs*. The City will establish specialized recreation services and acquire additional parkland to meet the needs of its growing and diverse community. Partnering with other agencies, Covington will pursue opportunities and innovative solutions for new facilities and inclusive access to services.
- *Covington promotes active lifestyles, personal fitness and a greater sense of place and community*. Through joint marketing efforts and partnership development with regional health and fitness providers, Covington will strive to be one of the healthiest cities in Washington.
- *Covington is a walkable community with an expanded trails network connecting parks and natural areas with neighborhoods and downtown*. This includes a comprehensive system of on-road bicycle routes as well as off-road trails, so people have alternative transportation options and access to passive recreation opportunities for wellness and exploration.
- *Safe, attractive, well-kept parks and natural areas will be a key contributor to the city's health and economic prosperity*. Community outreach and education will build awareness of the benefits of parks, trails and recreation, along with encouraging residents to participate in improving their park system.

6.2.5 Planning Area Description

The City of Covington is situated in King County, between the cities of Kent and Maple Valley and maintains a modest system of neighborhood and community parklands, along with providing an aquatic center and aquatics programming. Additionally, a significant number of small, private pocket parks and greenspaces have been added throughout the City as a result of significant new residential development over the past ten years.

Covington's landscape character includes rolling foothills divided by three major creek drainages: Soos Creek, Little Soos Creek and Jenkins Creek. These drainage courses and forested slopes are among some of Covington's most striking features. With the exception of the commercial town center, most of the community retains natural greenbelts, and the vegetation and topography of these greenspaces offer a variety of recreational, aesthetic and educational opportunities which serve as the context for the Parks and Recreation Element.

6.3 Park System Definitions and Standards

This section provides information for adopted service standards and describes the following park classifications within the City:

- Community parks
- Neighborhood parks
- Pocket Parks
- Natural Areas & Greenspaces
- Trails & Bikeways
- Special Facilities

6.3.1 Community Parks

Community parks are larger sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 20 to 50 acres in size, should meet a minimum size of 20 acres when possible and serve residents within a 1-mile radius of the site. In areas without neighborhood parks, community parks can also serve as local neighborhood parks.

In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities. Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities are provided. Community parks may also incorporate community facilities, such as community centers, senior centers or aquatic facilities.

6.3.2 Neighborhood Parks

Neighborhood parks are small park areas designed for unstructured play and limited active and passive recreation. They are generally 3 to 5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2 acre in size when possible.

Neighborhood parks are intended to serve residential areas within short walking distance (up to ½-mile radius) of the park and should be geographically distributed throughout the community. Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street or other significant natural or man-made barrier, such as ravines and railroad tracks, to get to the site. Additionally, these

parks should be located along road frontages to improve visual access and community awareness of the sites.

Generally, developed neighborhood parks include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for youth soccer and baseball, sport courts or multi-purpose paved areas, landscaping and irrigation. Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA accessible parking may be included.

6.3.3 Pocket Parks

Pocket parks are very small and serve a limited radius (up to ¼-mile) from the site; they provide passive and play-oriented recreational opportunities. Examples of pocket parks can include a tot lot with play equipment such as a climber, slide or swings; a viewpoint; or waterfront access areas such as at street ends. A small urban plaza or civic recognition project may also be considered a pocket park. Parking is not provided at pocket parks, although lighting may be used for security and safety.

6.3.4 Natural Areas & Greenspaces

Natural areas

Natural areas are those which are preserved to maintain the natural character of the site and are managed to protect valuable ecological systems, such as riparian corridors and wetlands, and to preserve native habitat and biodiversity. In managing for their ecological value, these natural areas may contain a diversity of native vegetation that provides fish and wildlife habitat and embodies the beauty and character of the local landscape. Low-impact activities, such as walking, nature observation, and fishing are allowed, where appropriate, and horseback riding is also permitted on certain sites.

Greenspaces

Greenspaces are passive-use open spaces and turf areas without developed amenities or structured functions.

6.3.5 Trails & Bikeways

Trails

Trails are non-motorized transportation networks separated from roads. Trails can be developed to accommodate multiple uses or shared uses, such as pedestrians, in-line skaters, bicyclists and equestrians. Trail alignments aim to emphasize a strong

relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint.

Bikeways

Bikeways are different than trails in that they are within road rights-of-way and their principal focus is on safe and efficient transportation routes. Bikeways serve distinctly different user groups than trail users. Typical bikeway user groups would include bicycle commuters, fitness enthusiasts and competitive athletes. Their emphasis is on speed, which can create conflicts with recreation-type trails and their respective user groups.

6.3.6 Special Facilities

Special facilities include single-purpose recreational areas such as skate parks and display gardens, along with community centers, aquatic centers and public plazas in or near the downtown core. Additionally, publicly-accessible sport fields and play areas of public schools are classified as special facilities; while they often serve as proxies to public parks, school sites have restricted daytime access and offer limited recreational use during non-school hours.

6.3.7 Service Standards

Service standards for park facilities are one recognized method of expressing the quantity of recreation service provided for a given level of demand. It is represented as a ratio of quantity versus demand, and it is commonly expressed as a number of acres or miles of facilities per a given population, such as 3 acres of neighborhood park per every 1,000 people or 0.75 miles of trail per 1,000 people.

Table 6.1 shows the adopted service standards for parks and recreational facilities, including trails, in Covington. It is important to bear in mind that the suggested standards are an expression of minimum acceptable facilities for the citizens of Covington. The service standards are a starting point for local level of service assessments. Only the four (4) service standards that will be adopted for the purposes of funding in Chapter 10 (Capital Facilities Element) are presented in the section below.

Table 6.1. Parks & Recreation Service Standards

Classification	Size Guideline	Proximity Guideline	Service Standard
Community Parks	20-50 acres; 20-acre minimum desired	up to 1-mile radius	5 acres / 1,000
Neighborhood Parks	3-5 acres; 2-acre minimum desired	up to 1/2-mile radius	3 acres / 1,000
Pocket Parks	NA	up to 1/4-mile radius	
Natural Areas & Greenspace	NA	NA	6 acres / 1,000
Trails & Bikeways	NA	NA	0.75 miles / 1,000

Neighborhood and pocket parks are combined for a service standard of 3 acres per 1,000 residents.

6.4 Park Inventory and Facilities

This section provides a summary inventory and overview of Covington's existing public and private developed parks, trails, and recreational facilities.

Covington provides nearly 170 acres of public parkland and natural areas distributed among 24 city-owned sites. A number of other public and private open spaces exist throughout Covington and add to the City's recreation resources.

The major non-city, public open space is Soos Creek Park, a 731-acre regional park which partially lies within the western edge of the City's boundaries. This park forms a greenbelt that separates Covington from Kent and includes the Soos Creek Trail, a 1.4-mile multi-purpose trail with parallel equestrian trail within the City limits. Lake Meridian Park, operated by the Kent Parks Department, is located immediately west of Soos Creek Park and is also heavily used by Covington residents.

Covington residents are also served by several small parks operated by homeowner associations as private parks. The largest privately-owned, publicly-accessible open space is Camp McCullough, a 38-acre Christian campground, located on the western shore of Pipe Lake.

Schools of the Kent and Tahoma School Districts provide additional open space and active recreation opportunities for area youth with athletic fields, tennis courts, basketball courts and playgrounds. Since the City does not own or operate ~~any~~ many athletic fields at the present, individual private sports leagues work with each school district via use and maintenance agreements to facilitate practice and game play for local youth sport teams.

Table 6.2 summarizes the existing parks and facilities inventory by park type. The maps on the following pages (Figures 6.1 & 6.2) identify public parks, trails and natural areas managed by the City of Covington. A detailed inventory and assessment of existing parks, natural areas and recreational facilities is contained in the PROS Plan.

Table 6.2. Park System Inventory by Type (Summary)

Type	Number of Sites	Acreage
Community Parks	**2**	**51.98**
Neighborhood Parks	**10**	**68.95**
Public, City-owned	*3*	*4.46*
Private	*7*	*64.49*
Pocket Parks	**11**	**5**
Public, City-owned	*1*	*0.39*
Private	*10*	*4.61*
Natural Areas & Greenspace	**30**	**182.4**
Public, City-owned	*16*	*109.75*
Private	*14*	*72.65*
Special Facilities	**3**	**39.56**
Public, City-owned	*2*	*1.41*
Private	*1*	*38.15*
County	**5**	**276.5**
Schools	**8**	**77.9**
	Total Acreage	**702.29**

A park system inventory updated was completed in 2014 and is reflected in the following table.

Figures 6.1 and 6.2 redlines reflect the 2014 inventory update.

Type	Number of Sites		Acreage	
Community Parks		**2**		**50.20**
Neighborhood Parks		**11**		**73.22**
Public, City-owned	*3*		*4.20*	
Private	*8*		*69.02*	
Pocket Parks		**13**		**5.07**
Public, City-owned	*0*		*0.00*	
Private	*13*		*5.07*	
Natural Areas and Greenspace		**33**		**184.16**

Public, City-owned	*17*		*110.48*	
Private	*16*		*73.68*	
Special Facilities		**3**		**39.90**
Public, City-owned	*2*		1.75	
Private	*1*		38.15	
County		**5**		**276.5**
Schools		**8**		**77.9**
			Total Acreage	**706.95**
Source: Angie Feser, Park and Recreation Department staff 05/20/2014				

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Figure 6.1. Existing City-owned Parks and Natural Areas

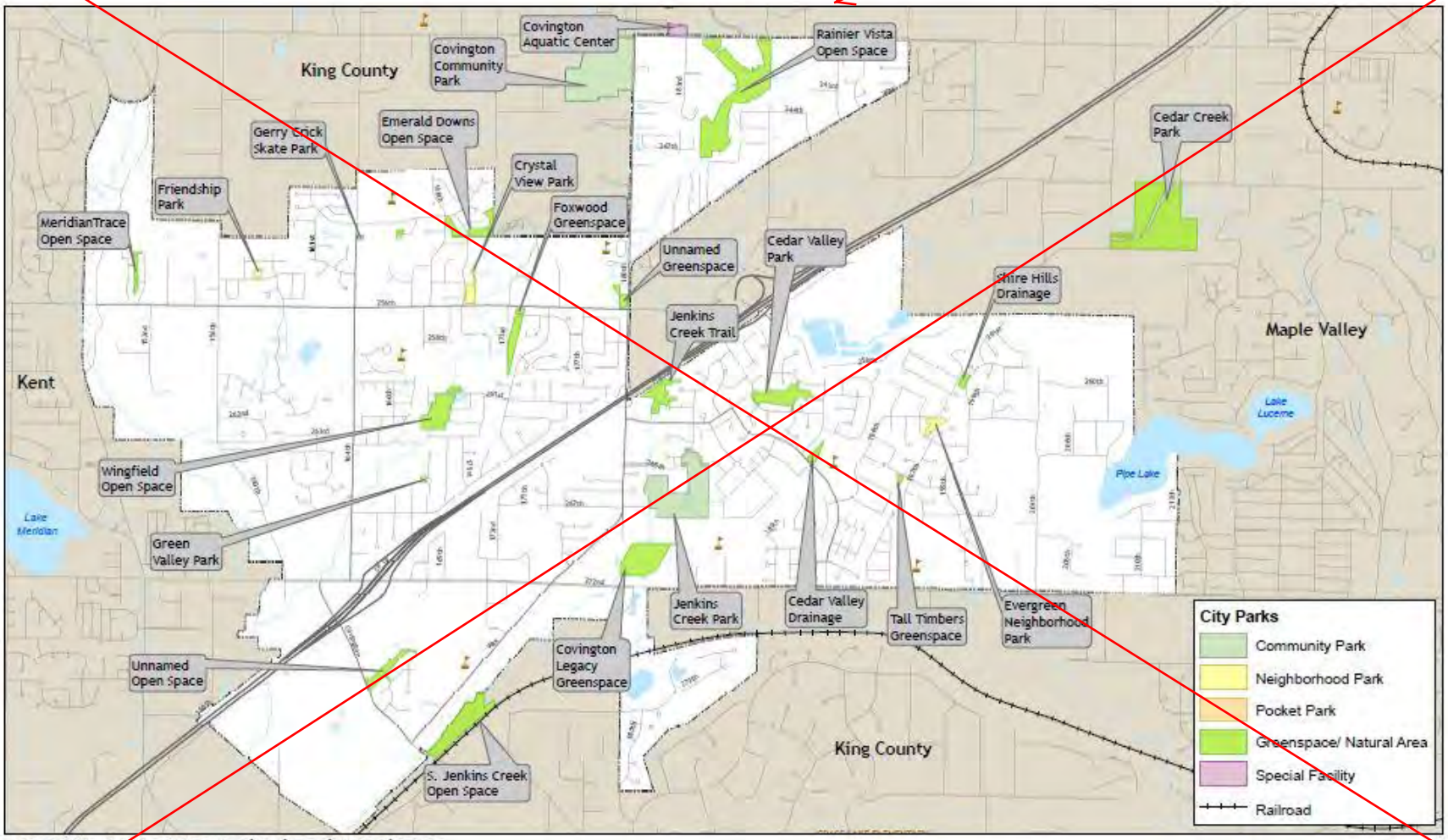
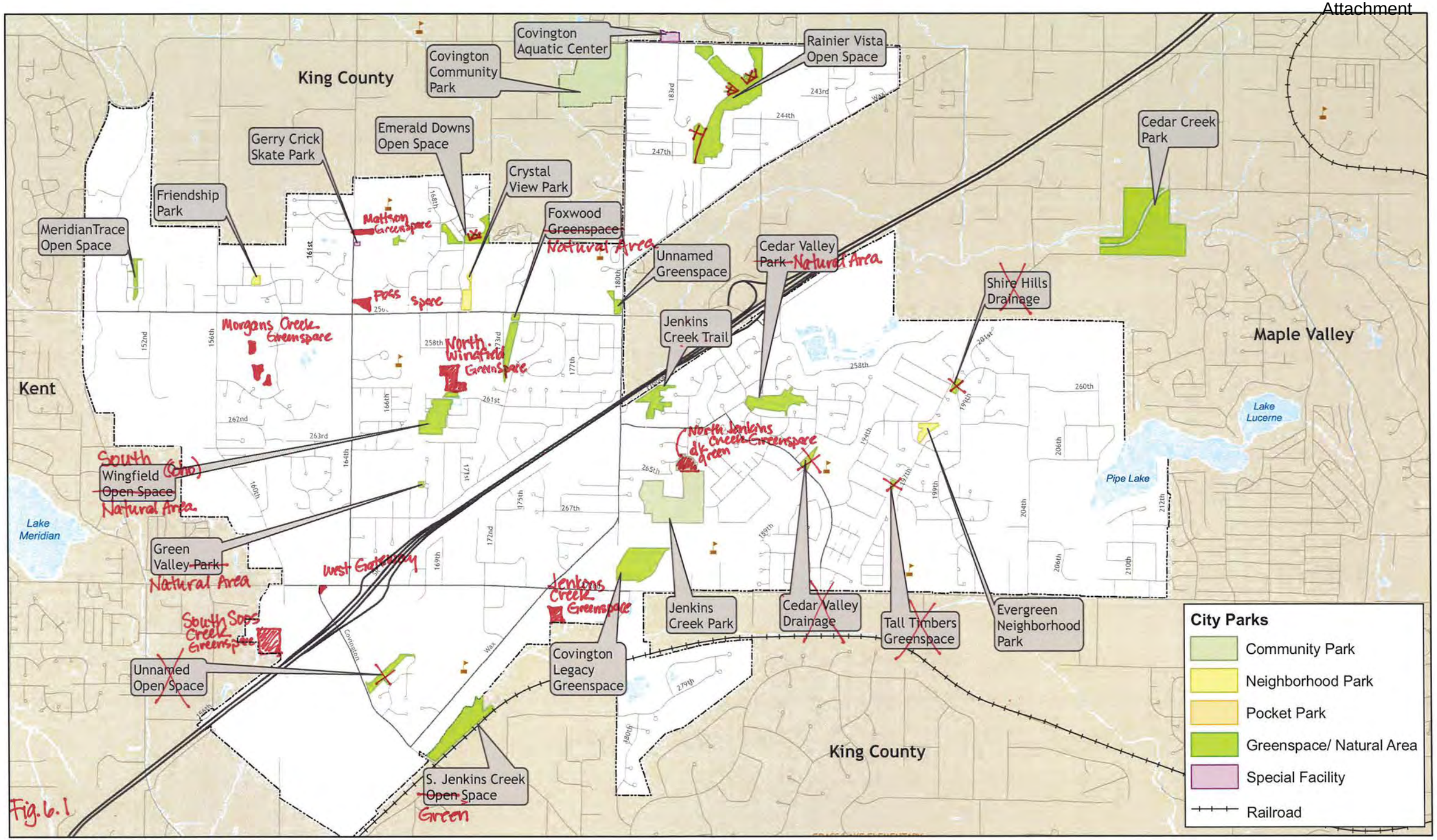


Figure 6.1. Existing City-owned Parks and Natural Areas

Covington Parks & Recreation Element

*NOTE: Property names may be temporary place-holder names for administrative purposes and do not necessarily indicate park classification.



Map 1. Existing City Park & Recreation Facilities Map

Covington
Parks Recreation & Open Space (PROS) Plan
Source: King County
Author: KV and HK
Date: April 2010
Revised May 2014

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Figure 6.2. Existing Trails, Bikeways and Paths

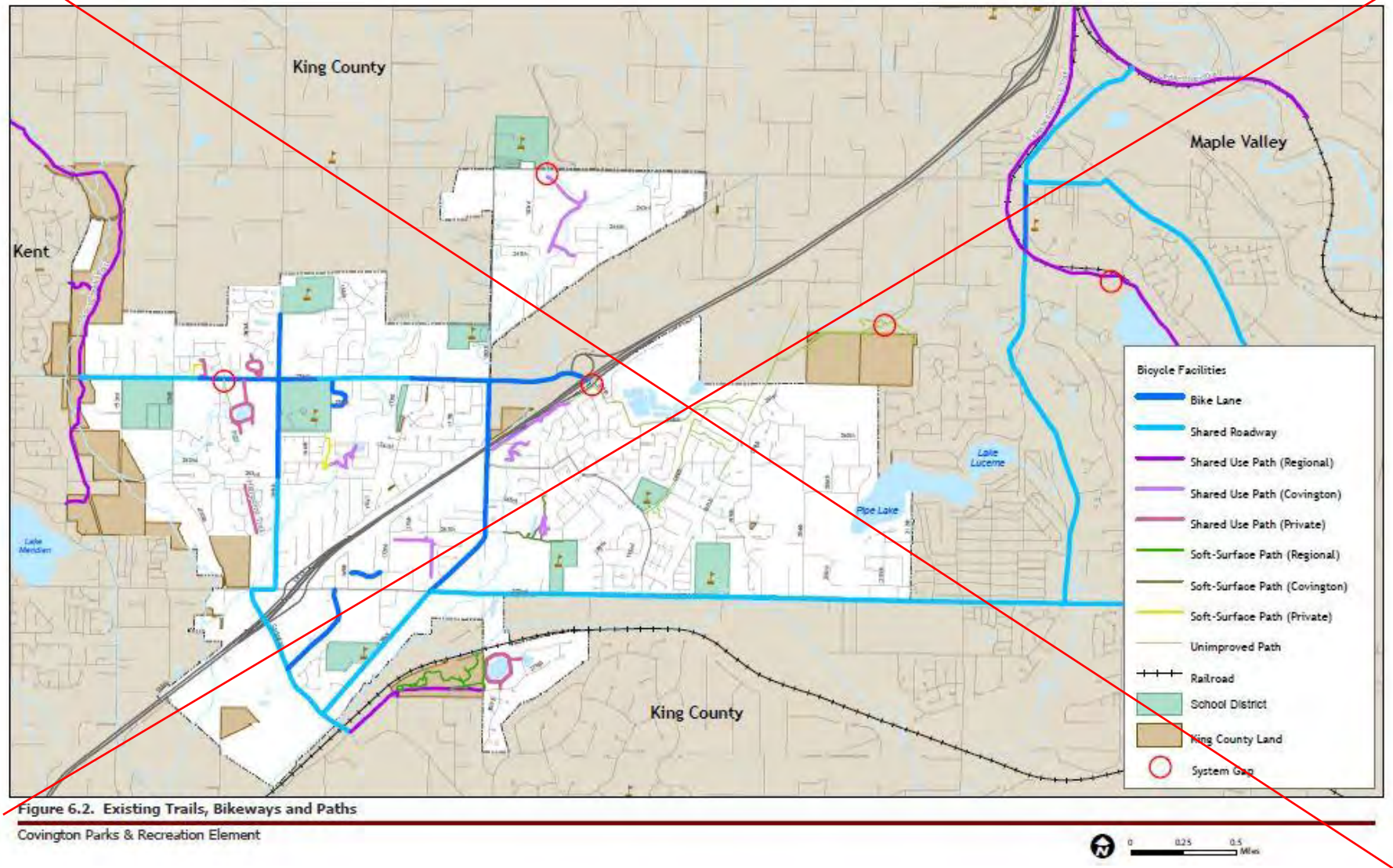
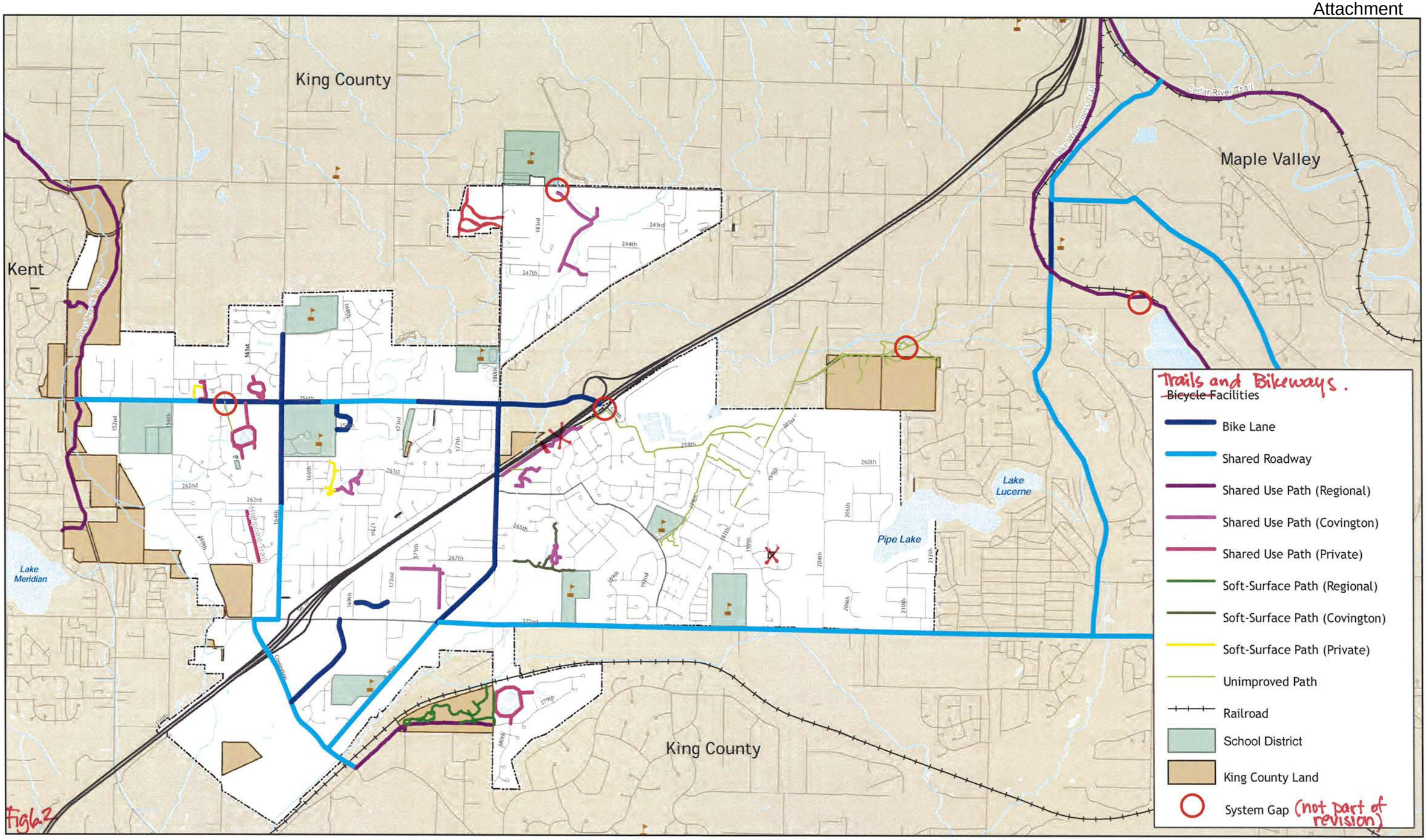


Figure 6.2. Existing Trails, Bikeways and Paths

Covington Parks & Recreation Element



~~Map 4:~~ Existing Trails & Bikeways

Covington
Parks Recreation & Open Space (PROS) Plan
Source: King County
Author: KV and HK
Date: April 2010
Revised May 2014

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6.5 Needs Assessment

This section summarizes the core needs resulting from a review of the park system, community feedback and stakeholder input. A summary of level of service (LOS) measurements for park and trail facilities is also provided.

6.5.1 Parks & Natural Areas

A gap analysis of the park system was conducted to examine and assess the current distribution of parks throughout the City. The analysis reviewed the locations and types of existing facilities, land use classifications, transportation/access barriers and other factors as a means to identify preliminary acquisition target areas. The gap analysis showed that much of the city lacks reasonable access to public parkland, with significant gaps in the west-central and eastern areas of the City. A total of nine potential acquisition areas were identified and discussed in more detail in the PROS Plan.

The greatest documented need is for additional community park sites to provide the land base for a blend of passive and active recreation opportunities, such as sport fields, picnicking and walking. The City should consider an acquisition along Pipe Lake to provide for these recreational needs and to also provide water access. Secondarily, new neighborhood parks are needed to improve overall distribution and equity, while promoting recreation within walking distance of residential areas. Also, the need for an urban plaza in the downtown core was identified, as was the need for the acquisition of natural area to connect current City ownership south of Jenkins Creek Park.

Regarding park development, the planned construction of the Covington Community Park will provide needed recreation opportunities and improve the City's level of service. The redevelopment and renovation of Jenkins Creek Park as a second community park serving the City is also a noted priority. Although many Covington residents benefit from access to private, homeowner parks, the City should remain committed to developing additional neighborhood parks, especially for those residents not affiliated with private park amenities.

6.5.2 Sport Fields & Sport Courts

~~The City currently does not provide youth athletic programs, but it works in support of the various youth leagues and organizations with regard to field access and broad dialogue about long-term needs and facility planning.~~ A significant deficit of sport fields exists for local practice and game play, as well as for quality tournament play. To help address this need, the City should

continue to facilitate discussions with area leagues and staff from Kent, Maple Valley and Black Diamond for the purposes of field planning and coordination, addressing geographic proximity of fields to the player base and for strategizing about long-term financing opportunities. In addition to the needs of the existing leagues, field demands exist for rugby, football and lacrosse which also should be considered.

Aside from field sport needs, a current deficiency and limited distribution of sport courts exist. School sites provide limited access to basketball courts, and no public tennis or volleyball courts exist within the City.

6.5.3 Trails

Currently many of the existing bicycle and pedestrian trails are limited in length, and few connect to the regional trail network, schools, parks or other key destinations. The pathway system is further hindered by physical barriers, such as SR-18, which bisects the City. The PROS Plan identifies the development of several trail segments and corridors in an effort to create a robust trail network that provides logical connections to key destinations and are convenient for the community to use. In support of an expanded trail network, the City should continue to pursue the purchase or dedication of access easements or greenspace corridors to facilitate linkages with existing trail segments.

6.5.4 Recreation Facilities & Programming

Community events, fitness programs and educational classes were ranked as the most desired programming options. While the City participates in Covington Days and other community events, such as the tree lighting and run/walk events, the City should consider incremental growth in recreation services to focus on programs not currently offered by local or regional providers, such as health and fitness education for youth and fall prevention programs for seniors. As the City considers offering more events, it should seek to share costs with private sponsors and develop a series of seasonal activities.

Past discussions regarding the development of a community recreation center were also reviewed in light of current community attitudes and potential operational challenges. One option includes the expansion of the Covington Aquatic Center. While this center can accommodate a second story for a fitness room, it would not be large enough to accommodate extensive recreation programming or a teen center.

DRecent discussions by city officials have expanded the concept of a recreation center to discuss the potential of a multi-jurisdictional facility to support residents of Covington, Maple Valley and Black Diamond. Such a facility would be jointly funded by the cities and/or require voter support from the wider area. Given the interest in recreation facility space for programming, it is recommended that an additional review of alternatives for providing recreation center "services" be performed, while addressing the initial financial considerations, understanding and modeling user demand and analyzing options for facility and program cost recovery.

6.5.5 Repair, Renovation & Safety Projects

A major theme from community planning process for the PROS Plan was that the maintenance and upkeep of public parklands is paramount to residents' use and enjoyment of the facilities. Covington residents are keenly interested in the renovation of their parks and natural areas system. The desire for better and more consistent maintenance of parks and facilities, along with a variety of suggestions for specific site upgrades and enhancements suggests that the City's park system must improve its facilities to establish the respect and patronage of its citizens. Several renovation projects are noted in the Capital Facilities Plan, with special attention toward improvements at Jenkins Creek Park.

6.5.6 Level of Service Assessment

A level of service (LOS) assessment was conducted as a means to understand the distribution of parkland acreage and trails by classification and for a broader measure of how well the City is serving its residents with access to these recreation amenities. Using the service standards discussed above, Table 6.3 illustrates the current and projected levels of service for parkland, natural areas and trails for Covington.

Table 6.3: Current & Projected Levels of Service by Park Classification

Facility Type	Service Standard	Existing Inventory	Current Surplus / (Deficit)	Projected Surplus / (Deficit) (2020) [1]
Parks:		*acres*	*acres*	*acres*
Community	5 acres / 1,000	39.7 ac.	(36.9) ac.	(49.7) ac.
Neighborhood & Pocket	3 acres / 1,000	52.0 ac.	(13.6) ac.	(21.3) ac.
Natural Areas & Greenspace	6 acres / 1,000	109.8 ac.	3.0 ac.	(12.3) ac.
Trails:		*miles*	*miles*	*miles*
Trails	0.75 miles / 1,000	4.7 mi.	(8.6) mi.	(10.6) mi.
Bikeways	0.75 miles / 1,000	7.1 mi.	(6.3) mi.	(8.2) mi.

[1] Assumes growth projection between current population of 17,785 and 2020 population of 20,335.

The current level of service for community parks is 2.9 acres per 1,000 residents, which includes the partially ~~un~~developed properties of the Covington Community Park and Jenkins Creek. The current deficit of 37 acres is expected to grow to approximately 50 acres by 2020. A small current deficit exists for neighborhood parks, which is expected to grow to approximately 20 acres. The current level of service for natural areas is meeting the standard, but it is also expected turn to a deficit in the coming 10 years.

The current level of service indicates a deficiency of over 8 miles of pathways and over 6 miles of bikeways; however, the pathway system expansion projects listed in the Capital Facilities Plan will help ameliorate some of this projected deficit and create a dynamic network of on-street and off-street pathways linking major destinations throughout Covington.

6.6 Goals and Policies

The following section presents the goals and policy statements that have been developed through the community planning process for the PROS Plan. These statements have been derived by analyzing the strengths and weaknesses of the existing park system; input of Covington residents' responses to the Parks Survey; review and feedback from the Parks and Recreation Commission; national and local recreation trends and issues; and from identifying opportunities for strategic progress during the next 5 to 10 years.

6.6.1 Community Engagement

PRG 1.0 Encourage meaningful public involvement in park and recreation planning and engage residents through department communications.

PRP 1.1 Involve residents and stakeholders in system planning, park site facility design and recreation program development to solicit community input, facilitate project understanding and engender public support.

PRP 1.2 Use a variety of methods and media to increase resident awareness about Parks and Recreation Department activities via community events, interpretive tours, presentations to neighborhood, homeowner and civic groups and other venues.

PRP 1.3 Expand and update the city's web site to enhance citizen communication, expand

access to information and improve public outreach and marketing.

PRP 1.4 *Prepare and publish a comprehensive park and trail facilities map for online and print distribution to highlight existing and proposed routes and promoting Covington as an active-lifestyles community.*

PRP 1.5 *Host special events, festivals, concerts and cultural programming to promote wellness and community identity, foster civic pride and promote tourism and the benefits of recreation.*

PRP 1.6 *Expand community-based volunteer and stewardship development and improvements opportunities, such as planting and restoration activities, in conformance to established City standards.*

PRP 1.7 *Conduct periodic joint sessions between the Parks and Recreation Commission, City Council and other commissions to improve coordination and discuss policy matters of mutual interest.*

6.6.2 Health, Wellness & Programming

PRG 2.0 Establish a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities.

PRP 2.1 *Leverage City resources by forming and maintaining partnerships with other public, non-profit and private recreation providers to deliver recreation services and secure access to existing facilities (e.g. schools) for field sports and other community recreation.*

PRP 2.2 *Emphasize service provision to children, teens, seniors, people with disabilities and other population groups with limited access to market-based recreation options.*

PRP 2.3 *Explore partnership opportunities with regional healthcare providers and services, such as MultiCare, Valley Medical Center and the King County Health Department, to promote wellness activities, healthy lifestyles and communications about local*

facilities and the benefits of parks and recreation.

PRP 2.4 *Promote and expand special events and programming, such as summer programs and environmental education. Utilize the region's parks, trails, waterfronts and recreation facilities as settings to provide and/or facilitate a wider array programs and activities.*

PRP 2.5 *Continue to foster the partnership with the Kent and Tahoma School Districts to utilize school sites to provide active recreation facilities. Explore opportunities to co-develop facilities on school property or property adjacent to schools.*

PRP 2.6 *Explore options with Maple Valley, Black Diamond and King County for the development of a joint community facility for recreation, fitness and leisure activities.*

PRP 2.7 *Periodically undertake a comprehensive evaluation of existing recreation program offerings in terms of persons served, customer satisfaction, cost/subsidy and availability of similar programs via other providers.*

PRP 2.8 *Study and create cost recovery guidelines for existing and planned recreation programs and services.*

PRP 2.9 *Coordinate with the Covington Art Commission to encourage participation in, appreciation of and education in the arts and to improve the capacity of local arts agencies in providing art programs that benefit community residents.*

6.6.3 Parks, Natural Areas & Trails

PRG 3.0 Acquire and develop a high-quality, diversified system of parks, recreation facilities and open spaces that is attractive, functional, accessible and safe – providing equitable access to all residents.

PRP 3.1 *All city residents should live within one-half mile of a developed neighborhood park and one mile of a developed community park.*

PRP 3.2 *Provide a combined service standard of 8 acres per 1,000 resident-equivalents of developed neighborhood and community parks.*

PRP 3.3 *Provide an overall parks and natural areas service standard of 14 acres per 1,000 resident-equivalents.*

PRP 3.4 *Preserve and protect parks and open space within Covington's boundaries. Prepare and adopt a "no net loss" of public parks policy, such that the City will consider parkland losses only when converted parkland is replaced in equal to or better size and/or quality.*

PRP 3.5 *Designate parks, recreational areas, trails and natural areas to be of local or regional significance if they contain significant recreation or cultural opportunities or facilities, unusual or special botanical resources, environmentally sensitive areas that serve a significant role or provide a significant function in the natural systems within the City, or public art and are associated in a significant way with an historic event, structure or person with a significant effect upon the City, state or nation.*

PRP 3.6 *Adopt plans, development and building regulations, and review procedures to protect locally or regionally significant parks, urban separators, and recreation and open space areas from adverse physical and environmental impacts caused by incompatible land uses in the vicinity of these resources.*

PRP 3.7 *Develop and implement minimum design and development standards for park and recreation amenities within private developments to maintain minimally-acceptable standards of development and to address community facility needs, equipment types, accessibility and installation procedures.*

PRP 3.8 *Identify and protect areas of local or regional significance and increase and enhance public access to shoreline areas.*

PRP 3.9 *Pursue low-cost and/or non-purchase options to preserve open space and greenbelts, including the use of conservation easements, current use assessment and development covenants.*

PRP 3.10 *Actively plan and coordinate with King County, Kent, Black Diamond and Maple Valley for the acquisition of parks and open space within or in close proximity to the urban growth area.*

PRP 3.11 *Encourage and support the participation of community-based or non-profit conservation organizations, which offer options and alternatives to development in the interest of preserving desirable lands as a public benefit.*

PRP 3.12 *Encourage large residential and mixed-use developments to include publicly accessible gathering spaces to serve as neighborhood focal points and event venues.*

PRG 4.0 Protect and manage the City's environmentally-sensitive lands, remnant open spaces and natural and cultural resources to highlight their uniqueness and local history.

PRP 4.1 *Retain as open space those areas having a unique combination of open space values, including the separation or buffering between incompatible land uses; visual delineation of the City or a distinct area or neighborhood of the City; aquifer recharge areas; floodwater or stormwater storage; stormwater purification; recreational value; aesthetic value; and educational value.*

PRP 4.2 *Retain and protect as open space those areas that provide habitat for rare, threatened or endangered plant or wildlife species, may serve as a corridor for wildlife movement, and may include and encourage public use for wildlife interpretation and observation.*

PRP 4.3 *Develop management plans for the City's larger natural areas and greenspaces and facilitate community-based volunteer restoration. Plan for and manage the use of natural areas in coordination with the City's Critical Areas Ordinance and other resource protection guidelines.*

PRP 4.4 *Manage vegetation in natural areas to support or maintain native plant species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.*

PRP 4.5 *Coordinate with King County, Kent, Black Diamond and Maple Valley to explore opportunities to preserve and enhance the ecological function, habitat quality and recreational value of the Soos Creek, Little Soos Creek and Jenkins Creek corridors.*

PRP 4.6 *Coordinate with other public agencies and private landowners for the protection of valuable natural resources and sensitive lands through the purchase of development rights, easements or title and make these lands available for passive recreation, as appropriate.*

PRP 4.7 *Recognize that designating private property for open space uses does not establish or promote any public access rights to such property.*

PRP 4.8 *Revise and adopt the draft Covington Community Forestry Plan to articulate a long-term strategy for tree protection, urban forestry management and public education and outreach.*

PRP 4.9 *Consider creating community-based volunteer and stewardship opportunities as a ways to inform and engage residents about urban forestry issues, such as tree planting, tree care and management and the benefits of urban trees.*

PRP 4.10 *Analyze the City's existing tree canopy cover, establish canopy cover goals and*

promote urban forestry programs in order to maintain healthy atmospheric conditions.

PRP 4.11 *Establish and promote a recognition program for the City's Heritage Trees.*

PRP 4.12 *Comply with the Evergreen Communities Act (RCW 35.105) and obtain and maintain Evergreen Community status.*

PRP 4.13 *Maintain Tree City USA status.*

PRP 4.14 *Promote the installation and management of street trees as an extension of urban habitat and providing green infrastructure benefits.*

PRP 4.15 *Where feasible, encourage use of wetland buffers, stream buffers, and habitat corridors for passive recreational use, such as wildlife viewing and trails, provided that such uses would not have a negative impact upon the protected natural resources.*

PRP 4.16 *In the Hawk Property Subarea, develop park and greanspace areas as both publicly accessible recreational and habitat amenities.*

PRG 5.0 Develop a high-quality system of shared-use park trails and bicycle & pedestrian corridors that connect significant local landscapes, public facilities, neighborhoods and the downtown core.

PRP 5.1 *Create a network of interconnected, shared-use trails for walking, hiking and cycling to promote connectivity between parks, neighborhoods and public amenities.*

PRP 5.2 *Provide a trails service standard of 0.75 miles per 1,000 resident-equivalents.*

PRP 5.3 *Integrate the siting of proposed trail segments into the development review process. Require development projects along designated trail routes to be designed to incorporate the trail as part of the project.*

PRP 5.4 *Work with local agencies, utilities and private landholders to secure trail easements and access to greenspace for trail connections.*

PRP 5.5 *Require development projects along designated trail routes to be designed to incorporate the trail as part of the project. Sensitive area buffers within proposed subdivisions and short-subdivisions shall be widened to accommodate additional open space and a public easement for future trails.*

PRP 5.6 *Designate publicly-owned trails and City-dedicated easements on private lands as community trails and manage the use, maintenance and operation of each trail accordingly.*

PRP 5.7 *Coordinate with Burlington Northern Santa Fe Railroad for a potential rail-with-trail opportunity.*

PRP 5.8 *Coordinate with King County, Kent, Black Diamond and Maple Valley for the joint planning, development and maintenance of a regional pedestrian-bicycle trail system, to include linkages to the Soos Creek Trail, Lake Wilderness Trail, Cedar River Trail and the proposed SR-18 Trail.*

PRP 5.9 *Address pedestrian safety and access across Kent-Kangley Road, SR-18 and the railroad tracks.*

PRP 5.10 *Provide trailhead accommodations, as appropriate, to include parking, wayfinding signage, restrooms and other amenities.*

PRP 5.11 *In the Hawk Property Subarea create a trail network that connects to the surrounding neighborhoods and regional trail system. At the time of commercial or residential development, trail connections and on-site segments of regional trails should be provided connecting development to surrounding neighborhoods.*

PRP 5.12 *Development of all or part of the regional trail system within or adjacent to the Hawk Property Subarea shall be phased as commercial and/or residential development occurs and shall be connected to other trails to provide continuous pedestrian routes.*

PRP 5.13 In the Hawk Property Subarea create a walkable and safe community with an integrated system of sidewalks and trails. Non-motorized connections should be provided to increase pedestrian safety and reduce overall vehicle trips.

6.6.4 Concurrency

PRG 6.0 Ensure that new park and recreational services are provided concurrent with new development.

PRP 6.1 New development shall provide funds or parkland for concurrent park development and maintenance.

PRP 6.2 Require on-site (or nearby off-site) development of recreation facilities or appropriate and usable parkland in conjunction with the approval of any development project involving more than 20 new dwelling units. The development of recreational amenities shall conform to the City's minimum guidelines and the general needs outlined in this Plan. Fees in lieu of development may be accepted by the City if such mitigation is not practicable.

PRP 6.3 Mixed use development involving more than 20 new dwelling units in the downtown area shall be exempted from the requirement to develop on-site park, recreation or open space facilities. Instead, upon approval by the City, in lieu of fees may be accepted for such mixed-use developments, to be spent on designated park, recreation or open space resources within the City that serve the development.

PRP 6.4 New commercial development shall be responsible for financing and providing downtown amenities such as parks, open spaces and public art.

6.6.5 Management & Operations

PRG 7.0 Provide a parks, trails and open space system that is efficient to administer and operate, while providing a high level of user comfort, safety, aesthetic quality and protection of capital investment.

PRP 7.1 *Provide sufficient financial and staff resources to maintain the overall parks system to high standards.*

PRP 7.2 *Maintain all parks and facilities in a manner that keeps them in safe and attractive condition; repair or remove damaged components immediately upon identification.*

PRP 7.3 *When developing new facilities or redeveloping existing facilities, review and consider the projected maintenance and operations costs prior to initiating design development. Emphasize the maintenance, enhancement and renovation of existing parks prior to the development of new facilities.*

PRP 7.4 *Formulate illustrative master plans for the development or redevelopment of each city park, as appropriate, to take maximum advantage of grant or other funding opportunities.*

PRP 7.5 *Design and maintain parks, trails and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age. All facilities shall conform to the American with Disabilities Act (ADA) guidelines and requirements.*

PRP 7.6 *Incorporate sustainable development and low impact design practices into the design, planning and rehabilitation of new and existing facilities. Prepare sustainability best management practices for grounds maintenance and operations. Consider the use of non-invasive, native vegetation for landscaping in parks and natural areas to minimize maintenance requirements and promote wildlife habitat and foraging.*

PRP 7.7 *Standardize the use of graphics and signage to establish a consistent identity at all parks, trailheads and other facilities.*

PRP 7.8 *Standardize park furniture (trash cans, tables, benches, fencing, water fountains) to reduce inventory costs and improve*

appearance of, and maintenance consistency within, parks.

PRP 7.9 Coordinate park planning, acquisition and development with other City projects and programs that implement the comprehensive plan. Seek partnerships with other public agencies and the private sector to meet the demand for cultural and recreational facilities in the City.

PRP 7.10 Encourage volunteer park improvement and maintenance projects from a variety of individuals, service clubs, scouting organizations, churches and businesses.

PRP 7.11 Periodically evaluate user satisfaction and numerical use of parks, facilities and programs; share this information with staff, Parks and Recreation Commission and City Council as part of the decision making process to revise offerings or renovate facilities.

PRP 7.12 Pursue alternative funding options for the acquisition and development of parks and facilities, such as through private donation, sponsorships, partnerships, county, state and federal grant sources, among others. Place priority on maximizing grants and other external sources of funding, or inter-agency cooperative arrangements, to develop the City's park resources.

PRP 7.13 Promote professional development opportunities that strengthen the core skills and engender greater commitment from staff, Commission members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA) and the Washington Recreation & Park Association (WRPA).

6.7 Implementation

The PROS Plan summarizes information found elsewhere in the Comprehensive Plan that is required as basic elements of a capital facilities plan under the GMA, including the inventory of existing

facilities and a forecast of future needs. In addition, a table listing proposed new facilities with estimated acquisition and development costs can be found in the PROS Plan CIP. Additionally, park and recreation facilities are included in the Capital Facilities Element of the Comprehensive Plan (Chapter 10).

The total amount of funding to support the documented community demand for parks and recreation services exceeds the City's current financial capacity. Since park projects and recreation services must compete for funds with many other vital City functions and services, the proposed park and trail capital improvement projects identified in the PROS Plan were prioritized according to high, medium and low priorities, in consideration of an analysis of the community's needs, population and geographic distribution, project opportunities and potential funding. The PROS Plan also addresses various sources of park and recreation funding that are available to the City of Covington. Some of these sources are limited to particular types of projects or programs, while others are more general and may be applied to most any park project.

A number of strategies exist to improve service delivery for the Covington Parks and Recreation Department; however, clear decisions must be made in an environment of competing interests and limited resources. A strong community will is necessary to bring many of the projects listed in the PROS Plan to fruition. Given the current operating and capital budgets for the Department, general fund and grants alone will be unable to support both land acquisition and development for the highest priority projects, and a future bond, levy and/or special assessment backed by the support of local voters may be necessary.

6.7.1 Capital Facilities Planning

The Capital Facilities Element summarizes information, provided in more detail in the PROS Plan, regarding the proposed park and trail facilities for Covington's 6-year capital improvement projects. Figure 6.3 illustrates the locations of the capital improvement plan projects identified in the PROS Plan.

Figure 6.3 includes redlines and revisions reflecting the updated Parks Capital Improvement Program.

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Figure 6.3. Parks and Recreation Capital Improvements Plan Map

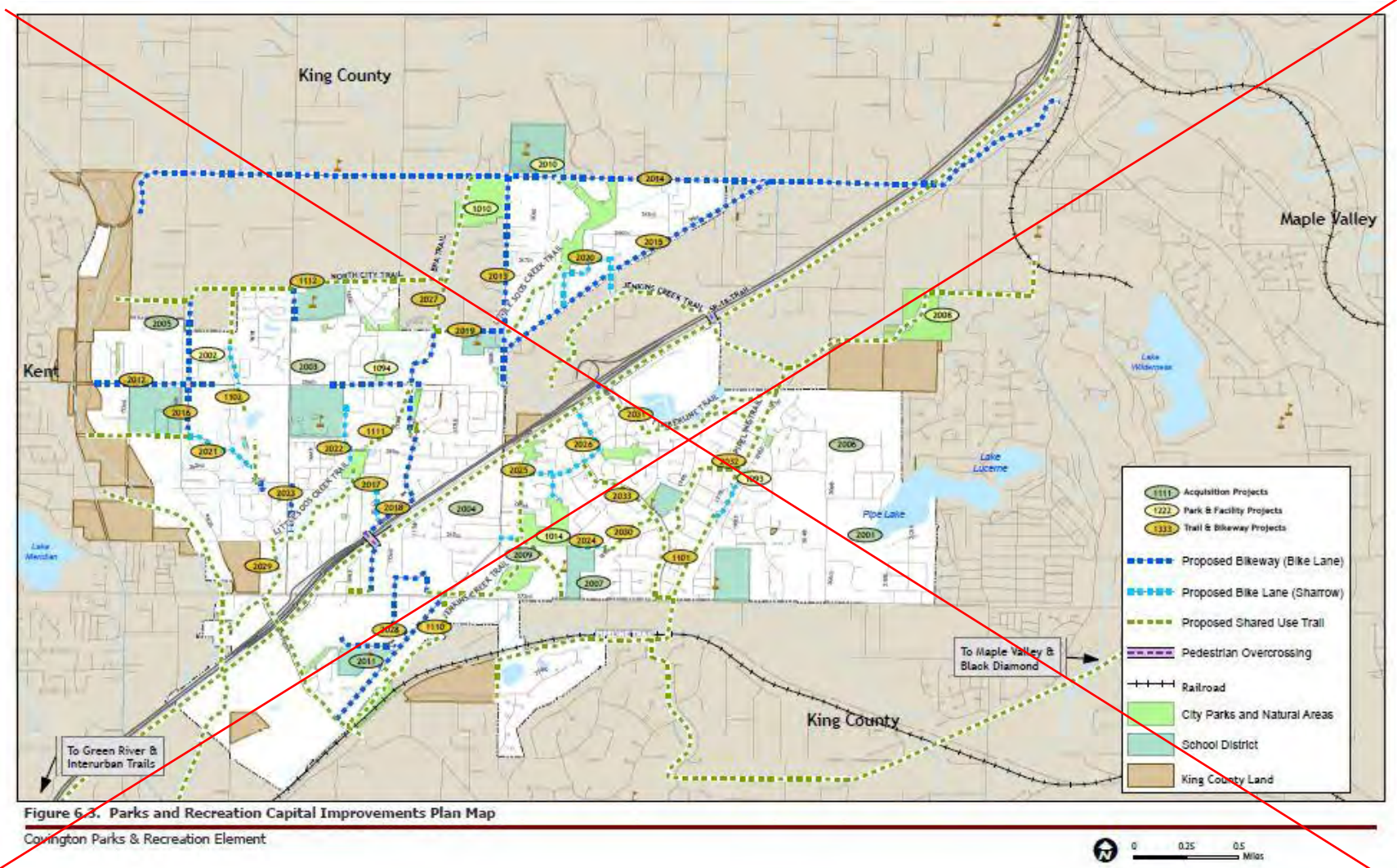

Figure 6.3. Parks and Recreation Capital Improvements Plan Map

Covington Parks & Recreation Element

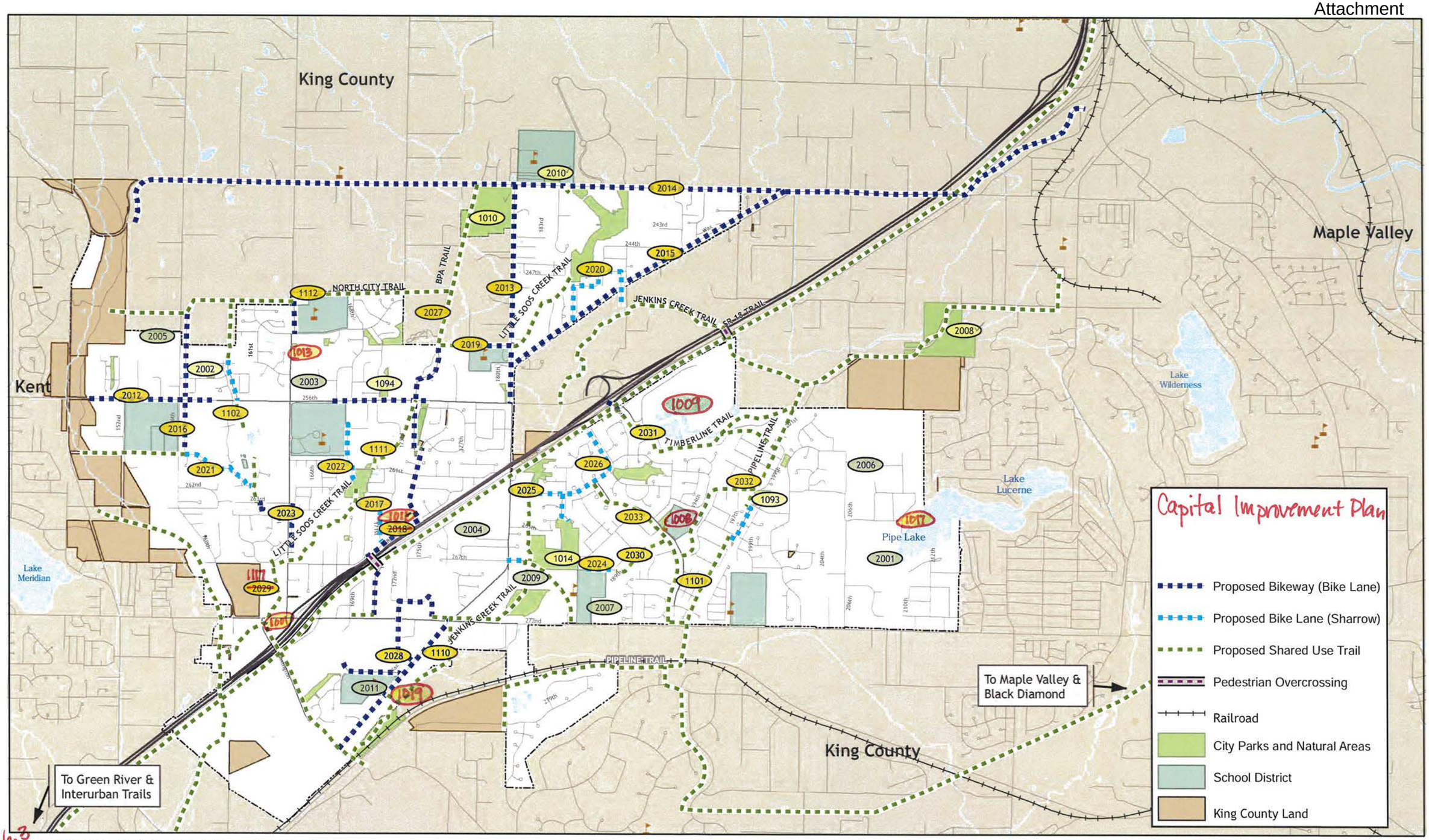

Fig 6.3 ~~Map 10.~~ Capital Improvements Plan Map

Covington
Parks Recreation & Open Space (PROS) Plan
Source: King County
Author: KV and HK
Date: April 2010
Revised May 2014

1111 Acquisition Projects
1222 Park & Facility Projects
1333 Trail & Bikeway Projects

1178 (Location unknown)
1021 (Location unknown)

0 0.25 0.5 Miles

alta PLANNING + DESIGN

Back of Figure 6.3.

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10.0 CAPITAL FACILITIES ELEMENT

The Capital Facilities Plan Element identifies the various capital improvements to support the City's current and future population, the proposed future land use, the transportation system and the general local economic climate. The capital improvements plans are funded plans, rather than a "wish list". The needed capital improvements are based on several standards for levels of service. The Capital Facilities Plan also contains broad goals and specific policies that guide and implement the provision for adequate public facilities. The requirement to fully finance the Capital Facilities Plan provides a reality check on the vision set forth in the comprehensive plan. The capacity of capital facilities provided in the Capital Facilities Plan affects the size and configuration of the urban growth area.

The purpose of the Capital Facilities Plan is to use sound fiscal policies to provide adequate public facilities consistent with the land use element and concurrent with, or prior to, the impacts of development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards when possible.

The Growth Management Act requires the Capital Facilities Plan to identify public facilities that will be required during the six years following adoption of the comprehensive plan. The Capital Facilities Plan includes the location and cost of the facilities, and the sources of revenue used to fund the facilities. The Capital Facilities Plan must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs.

The requirements of the Growth Management Act mandate forecasts of future needs for capital facilities, and the use of minimum standards for levels of service of facility capacity as the basis for public facilities contained in the Capital Facilities Plan (see Revised Code of Washington 36.70A.020 (12)). Therefore, public facilities contained in the Capital Facilities Plan must be based on quantifiable, objective measures of capacity. While the Growth Management Act does not specify the particular measures to be used, examples may include traffic volume capacity per mile of road, or acres of park per capita.

The Growth Management Act also requires the City to develop and adopt regulations frequently called a Concurrency Management System (CMS). The CMS provides the basis to prohibit development approval if the proposed

development causes the level of service of public facilities to decline below the adopted level of service, unless improvements or strategies to accommodate the impacts of development are made concurrent with the development "Concurrent with development" means that the improvements or strategies are in place at the time of development , or that a financial commitment is in place to complete the improvements or strategies within a specified time. In the case of transportation, the specified time is normally considered to be within six years from the time of development. While concurrency can be applied to other elements, in 2003, the City of Covington has only applied concurrency on the transportation system.

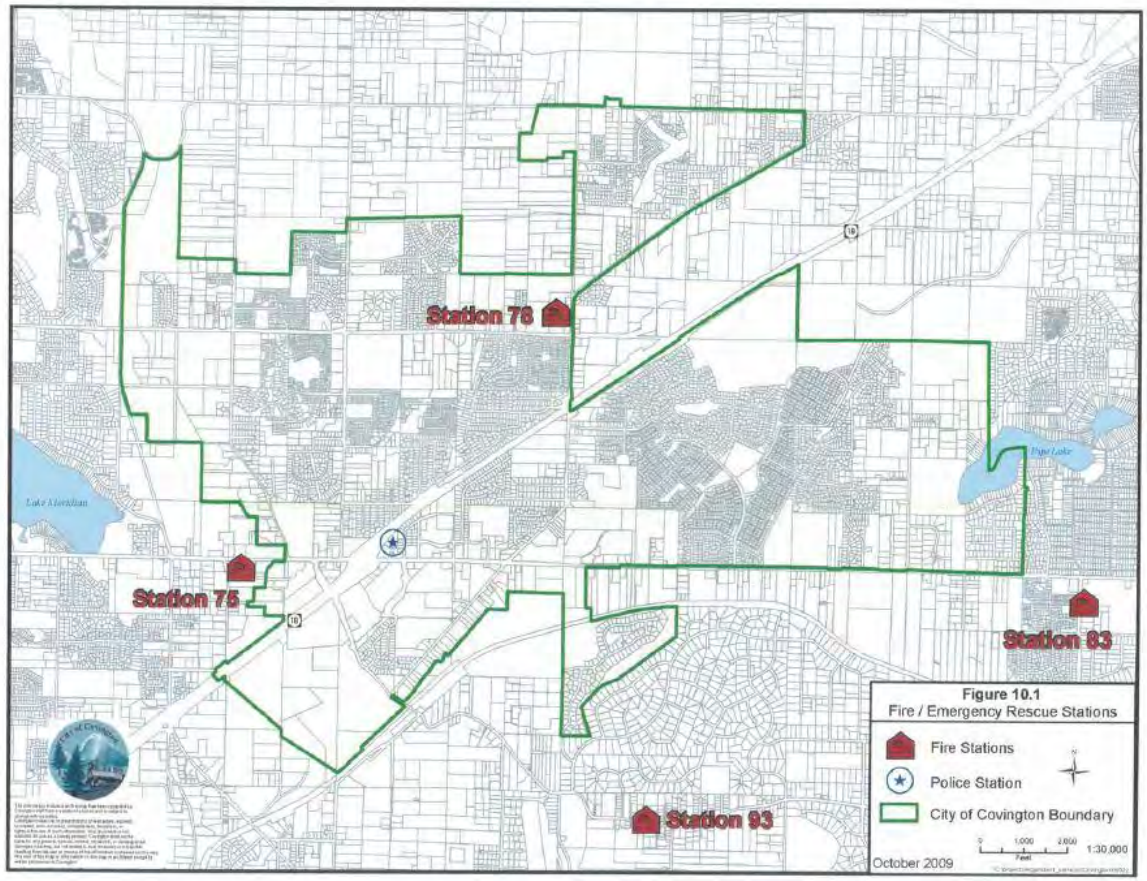
10.1 Fire and Rescue

The City of Covington was annexed into Fire District 37 at the time of the City's incorporation. Fire District 37 delivers services in connection with the Kent Fire Department, through agreements that have been in since 1974. Prior to annexation, a portion of incorporated Covington was served by Fire District #43. Portions of that area are still served through a contractual agreement with Fire District 37 (Figure 10.1).

The combined agency of Kent Fire and Fire District 37 operates eight (8) fire stations, a fire prevention and investigation office, public education unit, a regional training center and special operations teams trained in hazardous materials and various forms of rescue. There are 166 uniformed and 23 non-uniformed personnel for a total of 189. Total 24 hour staffing of command, suppression, and special operations personnel is maintained at a minimum of 30.

Four fire stations provide primary service to Covington, Kent Station 72, located at 25620 140th Ave SE, Kent Station 75, located at 15635 SE 272nd Street, Fire District 37 Station 78, located at 17820 SE 256th and Fire District 43 Station 83, located at 27250 216th Ave SE.

The Kent Fire Department and Fire District 37 developed and adopted a Concurrency Management Plan in 2007. This Plan identifies the need for future fire service facilities and capacity within the City of Covington.


Station 76
Station 75
Station 83
Station 93
Figure 10.1
Fire / Emergency Rescue Stations
Fire Stations
Police Station
City of Covington Boundary
October 2009
1:30,000

10.2 Schools

The Kent School District serves approximately 5,700 students residing in the City of Covington although the district serves a larger area including the City of Kent and unincorporated King County. The school district operates four high schools, seven junior high schools, twenty-six elementary schools, and one learning center (Figure 10.2). The following schools are within the City of Covington.

Table 10.1 – Kent School District Schools

Elementary Schools	Junior High Schools	High School
Cedar Valley Covington Crestwood Jenkins Creek	Cedar Heights Mattson	Kentwood

The total public school district program capacity of permanent facilities for student enrollment is 24,552 (April, 2003 6 Year CIP, Kent School Dist. #415), with portable buildings meets actual headcount of 26,717 students (October, 2002). The district's current standard of service (based on average class size) is as follows:

- Grades 1to 3 = 22
- Grades 4 to 9 = 29
- Grades 10 to 12 = 31

The Kent School District conducted a "Strategic Planning Process" to develop a mission, statement of principles, vision, and strategies to guide the School District into the 21st Century.

The results of the planning process caused a revised standard of service for future capital facilities plans for the District, affecting future capacity projections of the District. Recent state law changes to class sizes made additional changes on facilities requirements.

10.3 Municipal Building

The City of Covington is currently leasing approximately 16,000 SF of professional office space at the first floor of an office/retail building located on the north side of SE 271st Street and just east of SR-18. The new two story office building may be adequate for the City's current staff size and for the 6 year staffing projections, although the site is quite limited for all anticipated municipal parking and operational storage yard and maintenance related facilities (vehicles, streets, storm water, parks, etc.). The Council Chambers are configured well for effective public presentations and regional meeting uses. The current office/retail complex limits the ability of the City to expand yet the 15 year lease allows for 2 five year extensions and an option to buy out the lease at the end of 10 year period. The building contains significant additional

space currently occupied by other tenants that could be occupied by the City in the future.

10.4 Trends and Projections

10.4.1 Fire and Rescue

In 2007, Fire District 37 developed the "King County Fire District 37 Concurrency Management Plan" which outlines the service delivery challenges Fire District 37 faces as a result of current and future development. Growth projected by the Plan through 2016 will outpace Fire District 37's ability to meet fire and life safety service demand with current resources. Fire Station 78, located at 17820 SE 256th opened for service in February of2009 with one engine company but will need approximately $2 million in additional equipment to help meet current and future service demand. A second Covington fire station is also needed to meet future growth and will cost approximately $6 million. A target site for this additional station will be identified in 2009. A financing plan has not yet been created for these additional resources. Fire Districts are not currently eligible to collect facility impact fees under RCW 82.02

10.4.2 Schools

In 1993, the Kent School District's Strategic Planning Task Force developed a document *"Report and Strategic Plan: 1993-2000"* to guide the School District into the 21st Century. The largest capital facility in Kent School District's adopted plan is the reconfiguration of Kentwood High School ($9.6 million budgeted) including parking facility and a large regional stormwater facility.

10.4.3 Municipal Buildings

In the future, as the City matures and municipal service needs increase, the City of Covington will want to further develop its identity by considering ownership of its own Municipal Building. Nationally accepted level of service guideline is a range of 1,100 to 1,800 square feet of office space per 1,000 population for the purposes of calculating cost for the capital facilities finance plan. The range of floor space per employee is dependent on the types of services that are provided at City Hall (For Example, contracted police services, with some functions located at other facilities while a limited number of City's contracted police force are located within City Hall). The space allocation guidelines do not include the support areas that may be required for meeting rooms and other activity areas. The City conducted a Space Needs Analysis to determine the approximate size of City Hall facility required for the 20 year planning period. The results of the study indicate that a 22,000 SF to 28,000 SF facility may be appropriate, for long term city needs, while the current lease provides 16,000 SF thru 2007. However, based on the widely accepted ratio of 1,800 square feet of office per 1,000 population, city

will need 32,400 square feet, based on the projected population by 2017 of 18,000 residents, compared to 16,000 square feet currently under lease until 2017.

10.4.4 New Electrical Substation

City of Covington will need a new electrical substation to provide electrical power demand for Downtown area as an identified need. This facility has not yet been sited and a future amendment to the comprehensive plan will address the facility location and size issue. The site and facility will be the same size as the existing substation located at SE 240th Street and SR-18.

10.5 Planning Implications

10.5.1 Planning Consistency

The Capital Facilities Plan needs to be consistent with the land use, transportation, utilities, parks, recreation, and open space elements of the Comprehensive Plan, and with the plans of other governments and agencies.

Consistency means that the elements do not contradict each other, contain compatible policies, and use a common basis of objective data. The proposed elements all use the same urban growth boundaries, forecasts of population and other demand factors, standards for level of service, costs of capital facilities, and forecasts of sources and amounts of revenue. The transportation and utilities element lists of proposed capital improvement projects use the same projects lists.

10.5.2 Planning Coordination

Coordination is guided by the adopted King County Planning Policies (CPP) recently updated following the most recent amendments to the Growth Management Act.

Subjects to be coordinated that affect the City's Capital Facilities Plan include level of service standards on facilities that interface or are adjacent, operation and financing of facilities of regional significance, and identification of service areas for facilities that might otherwise overlap or compete.

The Capital Facilities Plan will need to be carefully coordinated with a variety of other agencies such as fire districts, school districts, water and sewer districts, Crest Air Park, King County Metro Transit and Sewer, etc. This coordination will assure consistency in growth and demand projections, service areas, level of service, and adequate funding for planned capital facilities. Sometimes comprehensive plans will provide data based on an old census while another plan may not provide growth projections at all. These differences in data must be considered when preparing the Capital Facilities Plan. Some plans may identify types of revenue that could be used to finance capital projects but did not forecast

revenues or identify a financing plan.

10.6 Level of Service Standards

The development of standards for level of service will require the resolution of several issues:

10.6.1 Sources of Standards

Standards can be obtained from many sources including State regulatory agencies, professional associations, and other local governments. Care must be used when applying these to ensure that the City can afford the most appropriate facilities. Local sources of standards include existing plans, policies, or studies being used by the City and/or other local providers of public facilities. These standards are important because they are locally accepted, particularly if the process of public review and debate has already occurred. However, such standards should be reevaluated occasionally in light of the requirement for financial feasibility of the Capital Facilities Plan.

Another standard is the current actual level of service within the City. Even if the current service level is adequate today, it may not be appropriate as a standard in the future. One option is to prepare the analysis using the current level of service as the standard to verify affordability of continuing current levels of service.

10.6.2 Quality versus Quantity of Services

Levels of service (LOS) standards are typically quantitative. The LOS measure the size, amount, or capacity of a capital facility. However, LOS standards typically do not address the quality of the facility. Care must be taken to assure that quality of capital facilities be considered along with quantity.

10.6.3 Standards for Facilities Owned by Other Providers

The Growth Management Act applies to general-purpose local governments. State law requires that local government must plan for capital facilities provided by other organizations (school district and/or utility district) or coordinate and review such plans (for school impact fee adoption). If the City selects a high standard that another agency cannot achieve, the failure to achieve the higher standard will violate the concurrency requirement and might cause a moratorium on development. If the City selects a standard lower than the other agency has adopted, the City may fail to require development to meet the other agency's standards (i.e. State Environmental Policy Act and/or impact fees).

10.6.4 Service Areas

Service areas for each public facility should be mapped in order to determine whether or not 1) any areas are not receiving service, 2) services are being

provided equally throughout the jurisdiction (except for differences due to policies regarding urban versus rural), 3) an area is receiving duplicate services.

10.7 Analysis of Public Facilities and Services and Concurrency

Taken as a whole, the statutory provisions of the Growth Management Act may be interpreted to require concurrency for all public facilities and services.

Concurrency is one of the few tools provided to implement the requirements of the Growth Management Act. Even if concurrency is not required for all public facilities, it is not prohibited for all public facilities either. This allows the City to impose a concurrency requirement on public facilities to implement its comprehensive plan. Achieving concurrency should be a goal for all capital facilities to include transportation facilities. A list of additional facilities should be locally defined. The Office of Community Development recommends that at least domestic water systems and sanitary sewer systems be added to concurrency lists applicable within urban growth areas.

The experience of other cities and counties shows potential for problems if some public facilities are subject to concurrency while others are not. Specifically, when revenues are limited, facilities that are subject to concurrency receive priority for funding while the "non-concurrency" facilities experience greater difficulty obtaining funding.

10.7.1 Shared Facilities

In the future when it becomes advantageous, the City of Covington should combine building space for the city departments with other public agencies or consider a public/private partnership for a building that fulfills the City's needs.

10.8 Summary of Countywide Planning Policies for Capital and Public Facilities

10.8.1 King County Policies

The Countywide planning policy regarding siting of capital facilities, of the King County Growth Management Planning Council's Countywide Planning Policies, ensures that capital facilities of a countywide or statewide nature be located to support the countywide land use pattern, economic activities, and minimize public costs. These facility types include, but are not limited to, utility and transportation corridors, airports, wastewater treatment plants, solid waste landfills, higher education facilities, correctional facilities, in-patient treatment facilities, and energy generating facilities. The Growth Management Planning Council will establish an inter-jurisdictional process by which facilities of a countywide or statewide nature will be prioritized, coordinated, planned, and sited.

King County Growth Management Planning Council's Countywide Planning Policies, *"Contiguous and Orderly Development and Provision of Urban Services to Such Development*" provides guidelines which require that planning and financing of services be coordinated and phased among jurisdictions. This will 1) ensure that development within urban areas is provided with a full range of urban services, using as guidelines the definitions of public service, public facilities, and urban government service in Revised Code of Washington 36.70A, 2) ensure that infrastructure improvements are provided in such a way to not undermine the countywide development process, and 3) protect natural resources.

Countywide policies also encourage the sharing of facilities and the participation of jurisdictions in countywide/regional projects such as the development of a regional surface water management system.

10.9 Six-Year Capital Facilities Plan

10.9.1 Adopted 2004 to 2009 Capital Improvement Projects for Roads, Surface Water Management, and Parks: Costs and Funding Sources

The City Council has prioritized proposed capital improvement projects and balanced project costs with funding sources pursuant to Revised Code of Washington 36.70A.070(3)(d) for the years 2004 through 2009. Some of the projects listed in the 2004-2009 list will carry over into the 2010+ timeframe. Additional information about anticipated project costs for 2010+ are shown for informational purposes only.

The proposed capital improvements will make available adequate facilities for future growth and repair or replace obsolete or worn out facilities through December 31, 2009. Each capital improvement project contains the name of the project, its cost, and the anticipated source(s) of funding that will be used to pay for the project. At the end of the list are the total cost and a summary financing plan that shows the subtotal of each funding source, and the total of all funds allocated to the project.

The process used to identify specific funding sources for the financing plan was:

1. Match existing beginning balance restricted funding sources to the projects to which they are restricted.
2. Apply anticipated new restricted funding sources to the projects for which they may be used.
3. Calculate the "non-funded" balance: subtract all restricted funding from total costs.
4. Allocate unrestricted funding sources to projects that have "non-funded" balances.

The costs and revenues are shown in FY2003 dollars. No inflation factor has been applied because the costs will be revised as part of the annual

review and update of the Capital Facilities Plan.

At the end of the tables listing proposed capital improvements projects is a summary of the funded balances and a description of revenue options that are available to the City. The City can also balance the capital facilities plan by reducing, eliminating, or substituting some proposed capital improvements projects identified within the other chapters of the Plan report document. This Six Year Capital Facilities Plan will be reviewed and revised annually to reconcile the work completed and to extend the plan out to the next year. A complete update to the following Tables will occur during the next 7 year mandate by GMA.

Capital improvements supporting the Hawk Property Subarea Plan are addressed in the Hawk Property Planned Action Ordinance, February 11, 2014, hereby incorporated by reference.

Table 10.2 – Cost/Funding Sources for Municipal Buildings (Times $1000)

Cost/Funding Sources	2003	2004	2005	2006	2007	2008	6 Year Total	2009+	20 Year Total
Cost									
City Hall/Community Center	$380	$380	$4,300	$1,360	–	–	$6,420	–	$6,420
2009-2023 Project Costs	-	-	-	-	-	-	-	-	-
Debt Payments					$337	$337	$674	$4,381	$5,055
Funding Sources									
General Fund			$50	$50			$100	-	$100
Capital Fund (REET)	$380	$380	$380	$380	$337	$337	$2,194	$4,381	$6,575
SWM Funds			$50				$50		$50
Debt Proceeds			$3,820	$930			$4,750		$4,750
Summary									
Costs	$380	$380	$4,300	$1360	$337	$337	$7,094	$4,381	$11,475
Funding Sources	$380	$380	$4,300	$1360	$337	$337	$7,094	$4,381	$11,475
Balance	$–	$–	$–	$–	$–	$–	$–	$–	$–

Following Table, provided by King County Fire District , to be included in update to Tables 10-2

Cost/Funding Sources	2010	2011	2012	2013	2014	2015	6 year total	2016+	20 year total
Fire/Rescue Cap.	$100	$200	$875	$900	$925	$1,000	$4,000	$3,000	$7,000

Following Table, provided by King County Fire District , to be included in update to Tables 10-2

Cost/Funding Sources	2010	2011	2012	2013	2014	2015	6 year total	2016+	20 year total
Fire/Rescue Cap.	$100	$200	$875	$900	$925	$1,000	$4,000	$3,000	$7,000

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City of Covington Comprehensive Plan Capital Facilities Program Element

Debt Payments				$600	$600	$800	$2,000	$5,000	$7,000
Summary									
Fire SDC / Mit Fee	$100	$200	$875	$900	$925	$1,000	$4,000	$3000	$7,000

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Table 10.3 – Cost/Funding Sources for Parks and Recreation (Times $1000)

Cost/Funding Sources	CIP #	2003	2004	2005	2006	2007	2008	6 Year Total	2009+	20 Year Total
Cost										
Friendship Park	1115		$149					$149		$149
Evergreen Park	1114		$95					$95		$95
180th-240th Park	1010			$600	$850			$1,450		$1,450
SR 516 West Gateway	1001		$26					$26		$26
Tax Title Park	1098			$350				$350	$50	$400
City Park	1009					$760	$250	$1,010	$200	$1,210
Covington School Park	1007			$400	$50	$400		$850		$850
SR 516 East Gateway	1002			$30				$30		$30
Jenkins Creek Trail	1087						$802	$802	$400	$1,202
SE 256th West Gateway	1003				$35			$35		$35
Community Recreation Center	1113				$9,000			$9,000		$9,000
Downtown Plaza	1008					$500		$500		$500
Covington Way S Gateway	1005						$40	$40		$40
Jenkins Creek Park	1014						$200	$200	$450	$650
2009-2024 Project Costs		-	-	-	-	-	-	-	$17,351	$17,351
Funding Sources										
General Fund										
Capital Fund (REET)			$270	$710	$85	$660	$565	$2,290	$4,841	$7,131
Park Levy					$500	$500	$300	$1,300	$7,806	$9,106
Park Mitigation				$20			$2	$22	$101	$123
Bond Proceeds					$9,000			$9,000		$9,000
Grant				$650	$350	$500	$425	$1,925	$5,603	$7,528
Street Funds									$100	$100
Summary										
Costs			$270	$1,380	$9,935	$1,660	$1,292	$14,537	$18451	$32,988
Funding Sources			$270	$1,380	$9,935	$1,660	$1,292	$14,537	$18,451	$32,988
Balance		$--	$--	$--	$--	$--	$--	$--	$--	$--

~~(Updated)~~ Table 10.3 – Cost/Funding Sources for Parks and Recreation

PARKS 2015 - 2020 Capital Improvement Plan (times $1,000)								
Project	**CIP #**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**6 - Year Total**
Covington Aquatic Center Renovation	2010		$ 400,000	$ -	$ -	$ -	$ -	**$ 400,000**
Covington Community Park Ph 2	1010	700,752	2,992,758	-	-	-	-	**3,693,510**
South Covington (SoCo) Park	1019	1,010,500	-	823,125	-	3,689,974	-	**5,523,599**
Town Center Park Plaza	2011	20,000	-	-	-	-	-	**20,000**
Jenkins Creek Park	1014	30,000	45,000	186,794	1,722,330	-	-	**1,984,124**
Pipe Lake Access	1017	-	-	280,500	313,057	2,174,005	-	**2,767,562**
Gerry Crick Skate Park Renovation	1013	131,845	-	-	-	-	-	**131,845**
Friendship Park Renovation	2002	-	171,412	-	-	-	-	**171,412**
Crystal View Park Renovation	1094	-	-	224,663	-	-	-	**224,663**
Pipeline Trail North	1101	-	-	-	-	477,507	-	**477,507**
Jenkins Creek Trail	1110	20,000	-	-	30,000	30,000	-	**80,000**
Covington Community Park Ph 3	1010	-	-	-	-	1,500,000	13,500,000	**15,000,000**
Community Park #3	1178	-	-	-	-	2,010,000	2,500,000	**4,510,000**
Cedar Creek Park Clean up	2008	-	-	40,814	-	-	-	**40,814**
Off Leash Dog Park	1021	-	-	-	-	225,000	200,000	**425,000**

	TOTAL	1,913,097	3,209,170	1,555,896	2,065,387	10,106,486	16,200,000	35,450,036
	Revision 2 submitted by Angie Fesser, Park and Recreation Department staff on May 30, 2014							

Table 10.4 – Cost/Funding Sources for Surface Water Management (Times $1,000)

Cost/Funding Sources	CIP	2003	2004	2005	2006	2007	2008	6 Year Total	2009+	20 Year Total
Cost										
Timberlane Drainage Improvements Phase I	1023	$73	$26	$251.4				$350.4		$350.4
SE Wax Rd & 180th Ave SE	1033S	$30						$30		$30
164th Ave. SE Phase 2	1038	$305						$305		$$305
SR516 Safety/Widening	1039	$100		$80.5				$180.5		$180.5
Regional Stormwater Detention Pond Study	1080	$100						$100		$100
Ortho Photo Mapping	1024		$200					$200		$200
159th Ave. Flood Mitigation	1025		$32.8	$303.2				$336		$336
SR516/160th Ave. SE Intersection Imp.	1035			$28.4				$28.4		$28.4
SE 262nd Place Storm Drainage Improvement Study	1064					$7		$7		$7
Timberlane Drainage Imp. Phase II	1026						$128	$128	$1,085	$1,213
Annual Drainage Improvements	1027						$78	$78	$822	$900
2009-2023 Project Costs									$52,565	$52,565
Funding Sources										
General Fund										
Capital Fund (REET)									2,100	
Street Fund										
SWM Fund		$608	$258.8	$663.5		$7	$206	$1743.3	$9,100.2	$10,843.5
Developer Share									$38,780	$38,780
PWTF Loan									$1,144.8	$1,144.8
Other									$1,440	$1,440
Summary										
Costs		$608	$258.8	$663.5		$7	$206	$1,743.3	$52,565	$54,308.3
Funding Sources		$608	$258.8	$663.5		$7	$206	$1,743.3	$52,565	$54,308.3
Balance		$--	$--	$--	$--	$--	$--	$--	$--	$--

Table 10.5– Cost/Funding Sources for Transportation (Times $1,000)

Cost/Funding Sources	CIP	2003	2004	2005	2006	2007	2008	6 Year Total	2009+	20 Year Total
Cost										
Annual Road Overlay Projects	1028	$195	$100	$169	$160	$277	$152	$1,073		$1,073
Annual Traffic Safety Projects	1029	$100	$100	$100	$100	$150	$100	$650	$100	$750
SE 256th Street/164th Ave SE	1034	$1,195	$5,327	$255	$255	$255	$255	$7,542		$7,542
SE Wax Rd & 180th Ave. SE	1033	$1117	$194.6	$3,697	$875			$5,883.6		$5,883.6
SR 516 Safety/Widening	1039	$165.5	$1,205	$1,249				$2,619.5		$2,619.5
SE Wax Road	1118	$30	$328					$358		$358
Wax Road/176th Place SE	1073		$25	$233.5				$258.5	$75	$333.5
168 Wy SE	1062	$50	$251	$2.687	$16.5	$16.5	$16.5	$3,037.5	$16.5	$3,054
SE 276th Street	1083B						$162	$162	$2,334	$2,496
SE 270th Street	1125			$90	$251	$516	$516	$1,373		$1,373
SE 270 PL	1061			$60.8	$477	$581.9		$1,119.7		$1,119.7
SR 516	1127				$351	$260	$1,419.5	$2,030.5	$1,419.5	$3,450
SR 516	1128			$509	$260	$1,656	$1,658	$4,085		$4,085
SR 516	1030	$177.7	$310					$487.7		$487.7
SR 516/160th Ave SE Intersection Imp	1035			$83.8	$626.2			$710		$710
164th Ave SE Phase 2	1038		$391.1	$582.1				$973.2		$973.2
180th Ave. SE Ext.	1124E				$252	$292	$292	$836	$2,942	$3,768
164th Ave. SE Storm/Sidewalk	1040					$116.7	$606.3	$723		$723
Se 256th Street/156th Ave. SE	1044						$67	$67	$739	$806
SE Wax Road)	1045						$156	$156	$1,745	$1,901
Circulation Needs Ssudy	1042	$100					$100	$200		$200
SR 516 Access Control Project	1063		$94		$836	$332.5	$332.5	$1,595		$1,595
2009-2024 Projects									$105,336	$105,336
Funding Sources										
General Fund		$199	$200	$289	$260	$429	$252	$1,625	$100	$1,725
Capital Fund (REET)			$811.3	$612.6	$806.8	$395.5	$493	$2,919.2	$3,259.8	$6,179
Street Fund									$86	$86
SWM Fund		$435		$138.7				$573.7	$2,370	$2,943.7
Developer Road Impact Fees/LID		$1,058.3	$1,367.8	$2,804.6	$1,220	$1,290.8	$1,587.4	$9,328.7	$48,115.8	$57,444.3
Grants (TIB & other)		$683.3	$1,813.5	$2,564.7	$848	$997	$188.4	$6,894.9	$20,599	$27,493.9
Grants (ISTEA &HES)		$150.8	$1,231.6	$52.5				$1,434.9	$709.1	$2,144
PWTF Loan			$4,036.7				$748.8	$4,785.5		$4,785.5
Other		$152.7		$509	$611	$1,918	$3,077.5	$6,268.2	$29,011.3	$35,279.5
Debt Proceeds										
Summary										
Costs		$3,130.2	$8,326.7	$9,736.2	$4,459.7	$4,455.8	$5,852.8	$35,930.2	$114,707	$150,637.2
Funding Sources		$2,675.1	$9,060.9	$6,971.1	$3,745.8	$5,030.1	$6,347.1	$33,830.1	$104,250.8	$138,080.9
Balance		**($455.1)**	**$735.2**	**($1,765.)**	**($713.9)**	**$574.5**	**($494.3)**	**($7,900)**	**($10,457)**	**($12,557)**

10.10 Capital Facilities Plan Projects and Financing Plan Summary

Table 10-6 is a summary of Tables 10-1 through 10-4. Table 10-6 shows subtraction of the known funding sources from total estimated costs to show the non-funded balances by facility type. The following tables represent updates in 2003 and 2004. King County Fire District provided updates for 2010. A complete update to the following Tables will occur during the next 7 year mandate by GMA. Refer to Section 10.16 below for a summary of action options and strategies to meet the unfunded gap.

Table 10-6 Capital Facilities Plan Summary of Costs and Funding Sources (Times $1,000)

Cost/Funding Sources	2004	2005	2006	2007	2008	2009	6 Year Total	2010+	20 Year Total
Fire / Rescue Facility*	$50	$2,000	$1,000	$1,000	$1,000	$1,000	[illegible]	$500	$7,000
City Hall/Community Center	$380	$380	$4,300	$1,360	$337	$337	$7,074	$4,718	$11,812
Parks and Recreation	$270	$1,380	$9,935	$1,660	$1,292	$600	$15,238	$17,752	$32,938
Surface Water Management	$259.8	$968.6		$7	$209		$1,659	$51,044	$53,700
Transportation	$8,125.7	$6,730.2	$4,459.7	$4,406.6	$5,052.6	$5947.3	$40,112.9	$113,231.3	$153,344.2
Funding Sources									
General Fund	$200	$339	$310	$429	$252	$150	$1,530		$1,530
Capital Fund (REET)	$1,281.3	$1,792.9	$1,271.6	$1,362.5	$1305	$1,190.6	$8,214.8	$11,294	$19,508.3
Street Fund (Gas Tax and Vehicle License Fee)							$0	$168	$168
SWM Funds	$258	$852.2		$7	$209	$721	$2,046	$10,671	$12,719
Grants (State & Federal)	$3846.1	$3,387.2	$1,109	$1,487	$913.4	$548.4	$9,998.1	$26,618.1	$36,784.2
Developer Road Impact Fees/JD	$1,287.9	$2,804.8	$1,128	$1,260.6	$1,567.4	$2,089.2	$10,959.6	$44,731	$55,690.8
Developer Share (SWM)									
Other		$500	$891	$1,910	$3,077.5	$1,541	$7,858.5	$38,780	$38,780
King County GOT							$0	$35,282.2	$35,282.2
City of Kent							$0	$904.5	$904.5
Fire Dist #37 / City*	$50	$2,000	$1,000	$1,000	$1,000	$1,000	$6,050	$1,622.5	$1,622.5
Park Levy			$500	$500	$300	$600	$1,800	$500	$2,300
Park Mitigation		$20			$3		$23	$7,297	$8,108
PWTF Loan	$4,038.7				$748.9		$4,787.5	$101	$123
Bond Proceeds			$8,000				$8,000	$1,144.6	$9,650.3
Beginning Fund						$569.5	$569.5	$8	$8,008
Debt Proceeds			$3,000	$930			$3938.8	$200	$3,938.8
Summary Costs*	$9,234.5	$16,970.7	$15,754.7	$8,409.8	$7,697.8	$7,604.3	$64,393.8	$150,518	$214,759
Funding Sources*	$9,969.7	$13,316.9	$10,040.8	$7,034.1	$6,192.1	$7,068.2	$53,420.8	$176,736	$231,117.2
Balance*	$735.2	$3,794.8	$5,713.9	$1,374.3	$494.3	$463.8	($7,646.1)	$10,780	$16,426.8

* - Totals include KC Fire Dist #37 / City New Fire / Rescue Station cost and expense line items. The current financing plan is for system development charges combined with SEPA mitigation and MCW 82.02 impact fees.

Following Table, provided by King County Fire District , to be included in update to Tables 10-6

Cost/Funding Sources	2010	2011	2012	2013	2014	2015	6 year total	2016+	20 year total
Fire/Rescue Cap.	$100	$200	$875	$900	$925	$1,000	$4,000	$3,000	$7,000
Debt Payments				$600	$600	$800	$2,000	$5,000	$7,000
Summary									
Fire SDC / Mit Fee	$100	$200	$875	$900	$925	$1,000	$4,000	$3000	$7,000

Table 10-6 Capital Facilities Plan Summary of Costs and Funding Sources (Times $1,000)

Cost/Funding Sources	2003	2004	2005	2006	2007	2008	6 Year Total	2009+	20 Year Total
Cost									
City Hall/Community Center	$380	$380	$4,300	$1,360	$337	$337	$7,074	$4,718	$11,812
Parks and Recreation		$270	$1,380	$9,935	$1,660	$1,292	$14,537	$18,401	$32,938

Surface Water Management	$608	$258.8	$663.5		$7	$206	$1,743.3	$52,565	$54,308.3
Transportation	$3,130.2	$8,325.7	$9,736.2	$4,459.7	$4,455.6	$5,852.8	$35,960.2	$114,832	$150,792.2
Funding Sources									
General Fund	$195	$200	$339	$310	$429	$252	$1,725	$100	$1,825
Capital Fund (REET)	$380	$1,261.3	$1,702.9	$1,271.8	$1,392.5	$1395	$7,403.5	$14,868.8	$20,172
Street Fund (Gas Tax and Vehicle License Fee)							$0	$187	$186
SWM Funds	$1,043	$258.8	$852.2		$7	$206	$2,367	$11,470.2	$13,837
Grants (State & Federal)	$834.1	$2845.1	$3,267.2	$1,198	$1,497	$613.4	$10,254.8	$26,911.1	$37,166
Developer Road Impact Fees/LID	$1,058.3	$1,367.8	$2,804.6	$1,220	$1,290.6	$1,587.4	$9,328.7	$48,115.6	$57,444
Developer Share (SWM)								$38,780	$38,780
Other	$152.7		$509	$611	$1,918	$3,077.5	$6,282.2	$27,145.8	$33,428
King County DOT							$0	$1,483	$1,483
City of Kent							$0	$1,822.5	$1,823
Kent School District									
Park Levy				$500	$500	$300	$1,300	$7,806	$9,106
Park Mitigation			$20			$2	$22	$101	$123
PWTF Loan		$4,036.7				$748.8	$4,785.5	$1,144.8	$5,930
Bond Proceeds				$9,000			$9,000	$0	$9,000
Debt Proceeds			$3,820	$930			$4,750	$0	$4,750
Summary									
Costs	$4,118.2	$9,234.5	$16,079.7	$15,754.7	$6,459.6	$7,687.8	$59,334.5	$190,516	$249,751
Funding Sources	$3,663.1	$9969.7	$13,314.9	$15,040.8	$7,034.1	$8,182.1	$57,204.7	$179,736	$235,053
Balance	**($455.1)**	**$735.2**	**($2764.8)**	**$(713.9)**	**$574.5**	**$494.3**	**($2,129.8)**	**($10,780)**	**($14,698)**

10.11 Revenue Options and Forecasts

The following is a description of each revenue source identified in the preceding Capital Facilities Plan Projects and Financing Plan Summary, along with assumptions used in the forecasts.

10.11.1 Park Impact Fees

Revised Code of Washington 82.02.050-090 authorizes a charge to be paid by new development for its "fair share" of the system (off- site) improvement costs of parks and recreational facilities that are required to serve the development.

Park impact fees are flat rates charged on the basis of the type of dwelling unit in each type of residential development, and the square footage of commercial development.~~.~~ The fees are usually collected at the issuance of building permits~~ or at recording for subdivisions~~. Adjustments must be made to fee calculations to account for parks and recreational facilities costs that are paid by other sources of revenue, and additional "credits" can be given to developers who contribute land, improvements, or other assets.

GMA authorized impact fees under RCW 82.02 do not include any other form of developer contributions or extractions, such as mitigation or voluntary payments authorized by State Environmental Policy Act (RCW 43.21C), local improvement districts or other special assessment districts, linkage fees, or land donations or fees in lieu of land. ~~City expects a modest $123,000 over a 20 year period from mitigation.~~

Impact fees must be used for capital facilities needed by growth, and not for current deficiencies in levels of service, and cannot be used for operating expenses. Impact fees must show a "rationale nexus of benefit" between the payer of the fee and the expenditure of the fee.

10.11.2 Impact Fee Revenue

The City of Covington presently has 5,048 dwelling units and anticipates an increase of approximately 900 units within the six- year planning period. A parks, trails and recreation facility impact fee rate has not been calculated at this time. ~~A separate analysis has been undertaken to study the merits of formation a metropolitan park district, including City of Covington and nearby unincorporated areas or adjacent communities.~~

~~No parks impact fee revenue has been included in the 6 year or 20 year plans~~.

10.12 Parks, Trails, and Open Space General Obligation Debt Capacity

10.12.1 Levies

Cities may issue voter-approved general obligation bonds for parks and open space. General obligation bonds are backed by the value of the property within the jurisdiction (full faith and credit). Voter- approved bonds will increase the property tax rate, with the increased revenues dedicated to paying principal and interest on the bonds.

Local governments are authorized to take "excess levies" as increases in the regular property tax levy (Revised Code of Washington 84.52) above the $3.60 per $1,000 statutory limit to repay Parks, Trails, and Open Space voter-approved bonds. There is no dollar limit for this levy. However, the total amount of debt for open space and park facilities is restricted by law to 2.5% of taxable value of property (Revised Code of Washington 39.36.020[2][a][ii]). The excess levy is in addition to the 2.5% for general purpose debt. A 60% majority vote is required for voter- approved bonds/excess levy.

10.12.2 Forecast of Park and Recreation Debt Capacity

The estimated park and recreation general obligation debt capacity and the basis for the forecast is provided in the 20 year Parks CIP periodically updated. Currently, the plan relies on use of debt in year 2006 and later in the 20 year period.

10.12.3 Recreation and Conservation Office (RCO) ~~Interagency Committee for Outdoor Recreation (Interagency Committee)~~

~~10.12.3~~

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The well known ~~IAC~~ RCO grant program is really a central clearinghouse agency for several federal and state grant programs primarily for acquisition, development and renovation of outdoor recreation and habitat conservation areas. There are currently eight (8) accounts or programs funded by grants provided by the Interagency Committee:

1. Boating Facility Grants: acquisition, development and renovation of public access boating facilities;
2. Firearms Range Account: acquisition, development and renovation of public and private non-profit firearm ranges and archery facilities
3. Non-Highway Off-Road Vehicles: planning, education and/or enforcement, acquisition and/or development, and maintenance/operation of off-road vehicle trails and facilities.
4. Traditional Park Grants
5. Wildlife and Recreation Program: acquisition and development of wildlife habitat
6. Habitat Conservation Account: acquisition and development of urban wildlife habitat
7. Outdoor Recreation Account: acquisition and development of local parks, including existing parks, regional trails, trail head facilities and water access sites
8. Aquatic Lands Enhancement Account (ALEA): The ALEA program was recently moved to IAC administration, from WDNR oversight. The ALEA program funds aquatic projects from shellfish lease revenues.

A comprehensive parks and recreation plan or a parks and recreation component in a local comprehensive plan is required for Boating Facility and Outdoor Recreation Account grants. A 50% local match is required for all grants and only occasionally will ~~IAC~~ RCO grants exceed the $1,000,000 grant funding level. ~~The City of Covington recently was awarded a $500,000 grant from IAC~~.

10.13 Forecast for Interagency Committee Revenue

Revenue estimates are dependent on project eligibility for the following funds.

10.13.1 Surface Water Management Capital Funds

Upon incorporation the City formed its own surface water utility. Currently the fee rates are slightly more than parcels nearby in the King County system and the City of Covington fees are collected for the City by King County. There is a flat rate for single family dwellings. Multiple family, commercial

and industrial fees are based on the amount of impervious surface on each site. The City's annual budget anticipates revenue net of operational expenses, allowing for funding capital facilities improvements as well as operations and regulatory compliance funding. (See Chapter 8 Surface Water Resource Element for further explanation)

10.13.2 Forecast of Surface Water Management Project Revenue

The updates to the annual budget shows the revenue forecast for the stormwater utility. However, rate adjustments are subject to annual council review.

10.13.3 Transportation Equity Act for the 21st Century-Next Program

The Transportation Equity Act for the 21st Century (TEA-21) successor program for years 2004 thru 2010 is expected to provide federal funding for standard street improvement projects as well as enhancement projects that include alternative transportation modes such as bicycle paths. The federally funded grant program, administered locally by WSDOT and PSRC typically funds 80% of the project and requires the local government to fund the remaining 20%. The majority of projects that received TEA-21 funds were required to have a minimum local match of fifty percent (50%). Although final rules are not set for the 2004 renewal program and beyond, the grant program will likely have competitive rules similar to the former TEA-21 and ISTEA programs.

10.13.4 Forecast of Transportation Equity Act for the 21st Century Enhancement Project Revenue

Revenue estimates are dependent on project eligibility and regional competitive factors for federal funds, although the long term revenues expected are shown in annual budget updates. Most likely candidate projects for federal funding are multi-use trails in an open space greenway (Jenkins Creek or Little Soos Creek) or along a rural to urban transportation corridor of regional significance (SR-516 and SR-18).

10.14 State Grant and Loan Funding Sources

10.14.1 Funds Administered by the Transportation Improvement Board

Grant programs administered by the Transportation Improvement Board are designated for cities and counties for the design and construction of roadways that have arterial designations and for pedestrian facilities. Funds for the competitive grant programs are generated from the state gas tax that is collected at the gas pump. Applications for grants are normally requested on an annual basis when adequate funding is available. Both the Transportation Partnership Programs and the Arterial Improvement Program are programs that

are geared primarily towards street improvement projects and have eligible landscaping and illumination cost limited to three percent of the total project cost. Refer to Chapter 5, for an overview of transportation funding strategies. Here are some of the programs:

Pedestrian Safety and Mobility Program

The intent of this program is to enhance and promote pedestrian mobility and safety as a viable transportation choice by providing funding for pedestrian projects that provide access and address system continuity and connectivity of pedestrian facilities. Project applications will be rated and awarded point in several categories.

The program provides a maximum of $150,000 in grant funds with local agencies match of not less than twenty percent. The local match may be from other grant sources or private funds. Highly ranked projects are listed by their score and are selected for funding in numerical order down to the funding level that is available each year.

Public Works Trust Fund

The Public Works Trust Fund provides interest-free or very low interest rate loans for the construction of new or expanded infrastructure. Loan funds can only be provided to correct existing deficiencies, improve unsafe conditions, and to meet current design and capacity standards. Funding cannot be provided for projects that provide substantial additional capacity.

Corridor Congestion Relief Program

A new state funded program began in 2000 that is funded by state gas taxes. The purpose of the new "Corridor Congestion Relief Program" is to provide funding for congested urban corridors, as defined and selected by the Washington State Department of Transportation in consultation with cities, counties and regional transportation planning organizations. Eligible projects include roadway widening, channelization, signalization, HOV lanes, and Intelligent Transportation Systems.

The grant program restricts the funding to urban corridors that connect urban or significant activity centers; begin or end at the intersection of another arterial, state highway, or limited access freeway system; and provides an alternative route to the limited access freeway system. Project applications will be rated and awarded points in several categories.

A minimum local match to this program is 10%. The program may be funded depending on the approved state budget.

Traffic Safety Near Schools Program

Similar to the Corridor Congestion Relief Program, the Traffic Safety Near Schools program is relatively new and successful. The purpose of this program is to fund capital projects for traffic and pedestrian safety improvements near schools. Eligible projects include sidewalks and walkways, school signing and

signals (except for fluorescent yellow green warning signs), improved pedestrian crossings (medians, curb bulbs, crosswalks flashing pavement warning lights, flashing beacons), turning lanes, school bus pullouts, roadway channelization and signalization. WSDOT Highways and Local Programs administers this program. The maximum amount of grant funds is $150,000 per application and a twenty-five percent local match is required. Project applications will be rated and awarded points in the following categories:

10.14.5 Forecast of State Grant and Loan Funding Project Revenue

Revenue estimates are dependent on project eligibility and revenue for these funds. Any grant and loan funding updates are shown in annual City of Covington budget updates.

10.14.6 Gas Tax + Local Vehicle License Fees for Capital Expenditures

Revised Code of Washington 82.36 authorizes this tax, which is administered by the Department of Licensing, and paid by gasoline distributors. Cities and counties receive 11.53% and 22.78%, respectively, of the motor vehicle fuel tax receipts.

Revenues must be spent for "highway purposes including the construction, maintenance, and operation of city streets, county roads, and state highways.

10.14.7 Forecast of Gas and Vehicle License Tax Revenue

The City allocates this gas tax revenue to the Street Fund for maintenance, operation, reconstruction, and renovation of City streets. The gas tax revenue forecast is shown in the annual budget. The City also allocates Local Vehicle License fees to the Street Fund for maintenance, operation, reconstruction, and renovation of City streets. The local vehicle license tax revenue forecast is shown in the annual budget. Through various voter approved initiatives, gas tax revenue has declined approximately 10% in the six years for municipal use.

10.14.8 Transportation Mitigation Fees

The City has collected mitigation fees that are assessed to developers for their share of street improvements. The amount of the fee has been established by the Mitigation Payment System (MPS) for projects that includes two sources of projects. The arterial street projects budgeted by King County located within the City at the time of incorporation as well as City of Covington arterial street projects are included. For the single-family developments that are subject to impact fees, the current (Sept. l, 2003) average rate per single family home is $2,054, with multi- family residential units at 60% of the single family rate. Rates for commercial development are calculated for the City by King County and are based on the location and impacts on identified street projects. Transportation mitigation fees collected must be expended toward the identified mitigation within six years of

collection or returned to the payee.

Additional fees may be collected during the environmental review process for a development project. If during the review it is determined that concurrency cannot be reached within the required six year period additional fees may be collected to assure that the existing level of service is sustained. Transportation mitigation fees collected by the environmental review process must be expended toward the identified mitigation within five years of collection or returned to the payee.

The City of Covington also collects impact fees in a range from $146 to $2,010 per single family residence on behalf of King County, for the portion of nearby road projects located in unincorporated King County, through an Interlocal Agreement.

10.14.9 Forecast of Transportation Mitigation Fee Revenue

The updated revenue forecasts for mitigation fees are shown in the annual budget report. The 6 year model forecast for the period 2004 to 2009 reflects $2,278,829 in impact fees for City and an additional $1,877, 200 collected by City and forwarded to King County, for projects on the adopted impact fee lists. In addition, there is a small undetermined amount of annual revenue regularly collected by King County and provided to City of Covington, under the reciprocal impact fee Interlocal Agreement currently in place, from development in King County that is served by City of Covington street projects. Covington is one of only a few cities with such a reciprocal impact fee collection program with King County.

10.14.10 Real Estate Excise Tax: 1st and 2nd 1/4%:

Revised Code of Washington 82.46 initially authorized real estate excise tax levy of 1/4%, and the state legislature later authorized another 1/4% for capital facilities, subject to the requirement that the existing 1/4% real estate excise tax to be used primarily for financing capital facilities specified in the local government's capital facilities plan.

Both the first and second 1/4% real estate excise tax revenue may be used for the following capital facilities:

1. The planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation or improvement of: Streets, Roads, Sidewalks, Street and Road Lighting Systems, and Storm and Sanitary Sewer Systems.
2. The planning, construction, reconstruction, repair, rehabilitation, or improvement of parks and recreation facilities.

In addition, the first 1/4% real estate excise tax may be used for the following capital facilities:

1. The acquisition of parks and recreation facilities;
2. The planning, acquisition, construction, reconstruction, repair,

replacement, rehabilitation or improvement of: Law Enforcement Facilities, Fire Protection Facilities, Trails, Libraries, Administrative and Judicial Facilities, River and/or Waterway Flood Control Projects (within certain dates), and Housing Projects (within certain dates).

10.14.11 Forecast of Real Estate Excise Tax Revenue

The City of Covington bas enacted both the first and second 1/4% real estate excise tax. The REET revenue is allocated to the Capital Fund, as required.

The REET revenue forecast is based on assumptions and projections of past revenues in the City's annual budget. The forecast assumes continuation of the allocation of revenue for capital improvements.

10.14.12 General Obligation Debt Capacity

General Obligation (GO) Bonds are backed by the value of the property within the jurisdiction (full faith and credit). There are two types of General Obligation Bonds: councilmanic and voter-approved.

Councilmanic bonds are authorized by the jurisdiction's legislative body without the need for voter approval. Principal and interest payments for councilmanic bonds come from general government revenues, without a corresponding increase in taxes, which means that this method of bond approval does not utilize a dedicated funding source for repaying the bondholders.

Voter-approved bonds will increase the property tax rate, with the increased revenues dedicated to paying principal and interest on the bonds. Local governments are authorized "excess levies" (increases in the regular property tax levy [Revised Code of Washington 84.52] above the $3.60 per $1,000 assessed valuation statutory limit to repay voter-approved bonds). There is no dollar limit for this levy. However the total amount of debt (councilmanic and voter-approved combined) is restricted by law to 2.5% of taxable value of property. Of the 2.5% for general-purpose debt, the City may issue up to 1.5% in the form of councilmanic bonds.

10.14.13 Forecast of General Obligation Debt Capacity

The City does not currently have any voted general obligation or councilmanic general obligation debt. The forecast for remaining unused general obligation debt capacity for the planning period is adequate for capital needs (if used) and strategies to fund proposed plans. The proposed plan elements do not cause the City of Covington debt to be in excess of the state allowable maximum limits. The debt capacity forecast is based on the statutory debt limitations as of December, 2002.

Councilmanic Debt Capacity

The estimated councilmanic debt capacity (based on 1.5% of taxable valuation

of property) is currently $16,045,179. The basis for the estimate is the 2003 assessed valuation of$1,069,678,571.

Total Debt Capacity

The estimated voted and non-voted debt capacity, including parks and open space and utility purposes is $80,225,893. The basis for the estimate is the 2003 assessed valuation is $1,069,678,571.

The estimates for debt capacity do not include the projected assessed valuation of$37,607,544 for any proposed annexation areas in 2003, after development, if annexed.

10.15 Six Year Capital Facilities Lists

This section contains the list of projects that have been identified in the other elements of the Plan that are needed to obtain and sustain the adopted levels of services. The Six Year list of capital facilities will be reviewed, prioritized and revised annually, by the City Council. Projects may be exchanged between the current Six Year Capital Facilities Plan and this list as priorities are established. The Twenty Year Capital Facilities list is used as the primary source to identify projects for future Six Year Capital Facilities Plans as budgets are developed and updated on an annual basis.

The six-year citywide Capital Facilities Plans is not required to be financially balanced, under GMA requirements, the long term plan must have either a financing plan or strategy to finance the plan.

10.16 Capital Facilities Plan and Financing Plan Summary

The forecast of cost of projects and anticipated revenues beyond a six-year period is uncertain. The identified revenue shortfalls (Tables 10.1 thru 10.4) could be reduced by several options. Possible sources to reduce shortfall are, but not limited to, the following:

- Increases to surface water management rates and using the increase in fees to fund a greater portion of the storm drainage portion of transportation projects. The proposed rate increase as currently presented in the Stormwater Element have already been assumed to be implemented for the both the Six Year Capital Facilities Plan and the long term Capital Facilities Plan.
- Use the City's general obligation debt capacity to finance some of the proposed improvements. The advantage of this option is that it provides the City with the benefits of the facility earlier than if the City saves for the needed funds. The disadvantage of this option is that funds used to make the payments on the interest and financing of the debt competes with funding resources for other projects and needs.

- Reduction in the adopted levels of service standards or changes in the designated land use plan that reduces the need for infrastructure capital improvements
- Addition of utilities taxes. City of Covington is nearly unique among adjacent cities in this regard. There are no utility taxes currently for telephone, cable TV, electricity, natural gas, water, solid waste, etc. while comparable size nearby cities currently obtain $350,000 annually or more from a combination of utility taxes.
- Regular levies for capital improvements or maintenance and operations. City of Covington is similar compared to adjacent cities, because cities use levies infrequently. There are no municipal levies in Covington in 2003. Cities obtain funds from voter approved levies on a regular basis, typically for parks and recreation facility maintenance or specific needs, such as technology upgrades. In fall 2002, the Planning Commission and staff identified that a small levy amount (approximately $2 million) used on regular basis (assuming a vote to approve each time) could create a rolling source of capital improvement funds, to fund all of the estimated unfunded $56 million gap for the streets and stormwater capital improvements long term 20 year CIP.

10.17 Goals and Policies

CFG 1.0 Enhance the quality of life for Covington residents through the planned provision of public and private capital facilities, either directly by the City or via coordination with other public and private entities.

CFP 1.1 When planning, developing, and administering the City's capital investment program, give primary consideration to the following:

- *Protect public health and safety;*
- *Provide infrastructure to support the vision of Covington 's future as articulated in the Comprehensive Plan;*
- *Support the provision of City services consistent with the expectations of the community, as expressed in the City's adopted level of service standards;*
- *Maintain, rehabilitate, or replace the City's facilities and infrastructure as necessary to extend the useful life of existing facilities and ensure continued efficiency and conservation of energy and resources; and*

- *Provide facilities that meet special needs of the community, such as those supported by voter-approved bonds.*

CFP 1.2 *Require water and sewer utilities, as well as those utility providers for which the City collects fees, to prepare a Capital Facilities Plan that includes:*

- *A long-range plan for capital improvements and construction needed to support the level and distribution of the adopted 20-year population and employment growth target;*
- *A demonstration of how facility and service needs are determined;*
- *At least a six-year finance plan, which is to be updated on an annual basis, demonstrating how needs are to be funded;*
- *Population and employment projections consistent with those used in developing the Covington Comprehensive Plan; and*
- *A strategy for achieving consistency between the land use and the capital facility plan beyond the six-year capital improvement program, including identified potential funding sources.*

CFP 1.3 *Maintain an inventory of existing capital facilities owned by public entities. This inventory should include the locations and capacities of such facilities, and will be updated annually.*

CFP 1.4 *Project needed capita/facilities based on adopted level of service standards and forecasted growth in accordance with the Land Use Element of the Comprehensive Plan. This projection, along with project costs and financing should be updated annually. To ensure concurrency, the Kent School District and Fire Districts 37 and 43 shall submit their Six-Year Capital Facilities Plans to the City annually and the Plans shall be adopted by reference annually as a sub-element of the Capital Facilities Element of the Comprehensive Plan.*

CFP 1.5 *Identify deficiencies in public facilities serving existing development, based on adopted level of service standards, and the means and timing by which those deficiencies will be corrected.*

CFP 1.6 *The City will prepare and adopt a six year Capital Facilities Plan annually that identifies projects, outlines a schedule, and designates realistic funding sources for all City capital projects.*

CFP 1.7 *Include acquisition and development costs for trails projects specified in the City Comprehensive Park and Recreational Facilities Plan within its six-year Capital Facilities Plan.*

CFP 1.8 *Require new development to include storm water facilities in compliance with city ordinances and regulations and incorporate low-cost. long term maintenance methods and, whenever possible, recreational facilities and good aesthetics.*

CFP 1.9 *Encourage public and private community service providers to share or reuse facilities when appropriate, to reduce costs, conserve land, and provide convenience and amenity for the public. Encourage joint siting and shared use of facilities for schools, community centers, health facilities, cultural and entertainment facilities, public safety/public works, libraries, swimming pools, and other social and recreational facilities.*

CFG 2.0 Ensure that public facilities (other than transportation) necessary to support new development are adequate or available without compromising public health and safety to serve the development at the time the development is available for occupancy and use, based on locally adopted level of service standards and guidelines and in accordance with State law.

CFP 2.1 *Maintain a long-term Capital Facilities Plan that demonstrates "plan-level" concurrency. "Plan-level" concurrency shall mean the demonstrated financial capacity to provide adequate capital facilities in support of the adopted Land Use Plan, 20-year growth targets, and adopted facility service standards.*

CFP 2.2 Eliminate concurrency determinations at the project level where feasible in instances where the City's Capital Facilities Plan demonstrates "plan level" concurrency. (This policy does not apply to transportation concurrency assessments, whose requirements are defined in the Transportation Element.)

CFP 2.3 Request the applicable service providers to adopt a capital improvement program to remedy the deficiency when an area-wide service deficiency is identified.

CFP 2.4 Evaluate the adequacy of school and fire facilities when reviewing new residential development in accordance with RCW using the annual inventories noted in CFP 1.3, CFP 3.1 and other sources.

CFG 3.0 Achieve consistency in capital facilities level of service standards within the Covington Planning Area for each public service provided by multiple purveyors.

CFP 3.1 Require capital facility service standards to be established by the providing agency for the following types of facilities to determine long-term (CFP) facility and funding requirements. Such standards will take into consideration the requirements of the American Public Works Association (APWA), the American Water Works Association (AWWA) and Washington State Department of Ecology (WDOE) and the Washington Department of Health (WDOH).

Water System:

Require that adequate water capacity, distribution, and transmission facilities are in place to accommodate new development at the current level of service to meet American Water Works (AWWA) and Washington State Department of Health (WDOH) requirements.

Sewer System:

Require that adequate sewer capacity, distribution and transmission facilities are in place to accommodate new development at the current level of service to meet American Public Works Association (APWA) and

Washington State Department of Ecology (WDOE) requirements.

Storm Water System:

Require that adequate storm water systems are in place to accommodate new development at the current level of service to meet American Public Works Association (APWA) and Washington Department of Ecology (WDOE) requirements.

Transportation:

Level of Service E or better Citywide for non-arterial intersections

- TSA designation of area wide average volume to capacity ratio (v/c) of 0.89 or LOS D or better.
- SR 516 critical link v/c ratio, impacted by 50% of development peak hour traffic.

Parks and Recreation:

Neighborhood Parks

~~Two~~ Three acres developed park acres per 1,000 population

Community Parks

Five acres developed park acres per 1,000 population

Open Space – Natural Areas and Greenspace

Six acres per 1,000 population.

Regional Parks

Six acres developed park acres per 1,000 population

Fire and Rescue

Require the addition of fire/emergency service facilities and associated equipment necessary to deliver a uniform level of service in response time for City residents and property located within City limits.

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Utilize Fire District 37's Standards of Coverage and Mitigation and Level of Service Contribution Policies for fire and emergency medical response times and consider implementing the benchmarks of the National Fire Protection Association (NFPA) standards for response times.

Schools:

Kent School District

Grades 1 to 3: 22 Students per Teaching Station

Grades 4 to 9: 29 Students per Teaching Station

Grades 10 to 12: 31 Students per Teaching Station

Municipal buildings:

City Offices: Utilize a level of service guideline of 1,100 to 1,800 square feet of office space per 1,000 population for the purposes of calculating costs for the capital facilities finance plan. The amount of office space will be determined by the services, which will be provided with the City Offices.

Prior to construction the City should reassess the level of service guideline.

City Maintenance Shops: Utilize a level of service guideline of a minimum of 800 to 1,200 square feet of maintenance shop space per 1,000 population for the purposes of calculating costs for the Capital Facilities Plan. The amount of shop space will be determined by the services, which will be provided by the City. Prior to construction the City should reassess the level of service guideline at that time.

Adequate administrative fee shall be assessed to offset associated program costs.

CFP 3.2 *Reassess the Capital Facilities Plan annually to confirm that long-term financial capacity exists to provide adequate capital facilities and to ensure consistency between the Capital Facilities Plan and the Land Use Element.*

CFP 3.3 *The City will continue to attend regular meetings with local purveyors to better assure continued coordination between agencies.*

CFG 4.0 Achieve consistency in capital facilities level of service standards between the Covington Planning Area and surrounding jurisdictions' planning areas.

CFP 4.1 *Coordinate with other public entities which provide public services outside the Covington Planning Area, but within the designated urban growth area. Due to varying levels of progress on comprehensive plan updates among affected jurisdictions, this process may not be completed by the initial adoption of this plan. As other jurisdictions' comprehensive plan updates are completed, the City shall incorporate any necessary revisions in a subsequent updating of this plan.*

CFG 5.0 Ensure that development pays a proportionate share of the cost of new facilities needed to serve such growth and development.

CFP 5.1 *Develop funding strategies for government infrastructure in cooperation with other jurisdictions that take into account economic development goals and consider the costs to, and benefits for, the jurisdictions and the region.*

CFP 5.2 *Utilize the following guidelines for any imposition of impact fees on new development by the City of Covington:*

- *Fees shall be imposed only for system improvements that are reasonably related to the new development;*
- *Fees shall not exceed a roughly proportionate share of the costs of system improvements that are reasonably related to the new development;*
- *Impact fee revenues must be balanced with other public revenue sources to finance system improvements which serve new development;*
- *Proceeds shall be used for system improvements that will reasonably benefit*

the new development; and

- *Proceeds shall not be used to correct any existing capital facility deficiencies.*
- *Adequate administrative fees shall be assessed to offset associated program costs.*

CFP 5.3 *Consider the exemption of certain land uses which have broad public purpose from payment of impact fees when adopting any impact fee ordinance.*

CFP 5.4 *Aggressively pursue funding from all levels of government and private agencies to accomplish its capital investment program while optimizing use of City resources.*

CFP 5.5 *Fund regional and area-wide storm water and flow control facilities through an adequate and equitable set of user charges.*

Memo

To: **Planning Commissioners**

From: **Richard Hart, Community Development Director**
Salina Lyons, Principal Planner

CC: **Ann Mueller, Senior Planner**

Date: **July 17, 2014**

Re: **Policy Direction from City Council on Temporary Sign Code Amendments**

The City Council held a study session on June 9, 2014 to discuss a variety of policy issues relating to the Planning Commission's task of amending the city's temporary sign code regulations. The study session resulted in outlining definitive direction to the Planning Commission for addressing temporary sign code policies.

The City Council decided to **establish three different arenas ("buckets")** for regulating temporary signs. They are the **commercial signs "bucket", the non-commercial signs "bucket", and a civic/community event signs "bucket."** Then within each bucket, it was decided that - **on-premise and off-premise signs would be regulated differently.** Within the commercial sign "bucket" they decided to not allow off-premise signs and only allow the temporary signs on the premise of the commercial business. That would include the site and not just the building or structure footprint. Within the non-commercial sign "bucket" they decided to allow both on-premise and off-premise temporary signs. Within the civic/community event sign "bucket" they also decided to allow both on-premise and off-premise temporary signs.

The next policy area discussed related to the **types of temporary signs** they were willing to allow within each "bucket" and whether those signs should be regulated differently for on-premise and off-premise signs. The council had a difference of opinion regarding the type of signs that should be allowed. The council agreed to allow banners, street pole banners, and portable signs such as A-frames and staked signs. There were concerns about permitting inflatable and feather flag signs and the visual impact it could have on the business environment. These signs might be more acceptable on a restricted (number, size, location) basis for grand openings only. The council gave direction to write the code with the limited use of inflatable and feather flag signs, and they will make the final determination on the extent of such regulations.

The next policy area discussed related to the **quantity and size of temporary signs** within each bucket and how quantity and size would be regulated for on-premise or off-premise signs. The council decided they wanted definitive restrictions for the overall square feet of individual signs and the total area of all signs on a specific property, the number of signs, as well as the dimensions of such signs.

The next policy area of concern related to **locating signs in the ROW.** The council had some difference of opinion depending on the type of sign. One idea was to allow limited use of the ROW by zoning district or overlay zone within the planting strip between the curb and sidewalk for the non-commercial and civic/community event "buckets." All members of the council agreed that signs should be restricted in the ROW medians and round-abouts.

Another policy area discussed related to **signs on fences**. The council decided to not allow signs on fences for the commercial "bucket" but allow signs on fences for the non-commercial "bucket" and the civic/community event "bucket" both on-premise and off-premise.

The next policy area discussed related to **over-the-street banners.** The council decided to permit them for the civic/community event 'bucket" and not for the other two buckets.

The next policy area discussed related to **street pole banners.** The council decided to allow such street pole banners for the civic/community event "bucket" and some geographic areas related to neighborhoods in the non-commercial "bucket."

The next policy area discussed related to **duration of time for display**. The council said they wanted to restrict the time for placement of such temporary signs both before an event and removal after the event within all three "buckets."

The next policy area discussed related to **portable signs**. The council decided they wanted to allow all portable signs within all three "buckets" but with some restrictions on size, number and location, as well as design control over the quality and appearance of such signs.

The next policy area discussed related to **permits for temporary signs**. The council decided they wanted to require permits for all temporary signs because of the advantage for providing information, ability to condition the signs per the code requirements and to help with effective code enforcement.

The next policy area discussed related to **sign permit fees**. The council decided they would like to charge fees for certain types of temporary signs in order to off-set the costs of reviewing and processing such permits. They wanted to see some kind of sliding scale for fees related to time spent with review. Sign permits that required less than 30-45 minutes of review could be charged no fee; sign permits that took an hour or longer to review and process could have a minimal fee; and

signs that took longer than an hour would have a larger permit fee. They wanted this system for all three "buckets."

The next policy area discussed related to **sponsorships on signs for civic/community events.** The council decided they wanted to allow such sponsorships on signs in the civic/community event "bucket."

The last policy area discussed was **signs at ball fields** and other sporting fields. The council decided they wanted to allow such signs to be placed at ball fields with certain restrictions as to the size, number and visibility outside the ball fields, as they often raise needed revenue for the recreation programs and ball field activities.

Community Development Department staff will discuss the council policy direction and the next steps for the city staff, including the city attorney, in drafting specific code language for temporary signs for Planning Commission review over the next month.

Agenda Item 1
Covington City Council Special Study Session
Date: June 10, 2014

SUBJECT: JOINT MEETING WITH PARKS COMMISSION TO DISCUSS SUWANEE, GEORGIA TOWN CENTER DEVELOPMENT

RECOMMENDED BY: Richard Hart, Community Development Director

ATTACHMENTS:
1. Suwanee, Georgia "Play Hard, Live Well, Smile More!" Brochure
2. Suwanee Town Center Fact Sheet, History, Context & Data Handouts
3. Placemaking in Suwanee Town Center-Planning Efforts

PREPARED BY: Richard Hart, Community Development Director

EXPLANATION:
At the American Planning Association national conference in Atlanta, Georgia in April, I was able to attend a half-day workshop with the City of Suwanee, Georgia, as they presented their 12 year planning effort to develop their new Town Center, around a central park and plaza, a new city hall and associated multi-story mixed-use buildings and nearby residential subdivision. Suwanee, Georgia is a small town of around 16,000 residents, 30 miles northeast of Atlanta, with similar demographics to Covington. The whole planning effort has many similarities to our recent efforts to establish our Town Center. They financed most of their project development with a citizen approved bond issue, and the center piece of their new Town Center is a magnificent city park and new city hall.

I have included as attachments to this Blue Sheet several pages of excerpts from several brochures produced by Suwanee as well as a planning document provided at the workshop. I will provide a brief report of their effort at your study session that I hope will generate some discussion and questions. I have also arranged for a video-conference with the City Manager and Community Development Director of Suwanee, Georgia, on Monday, July 21, 2014 from 4:00 to 6:00 pm in the Council Chambers. They will provide a great presentation on the history of their Town Center development, their lessons learned, and successes with their unique funding mechanisms.

ALTERNATIVES:
None

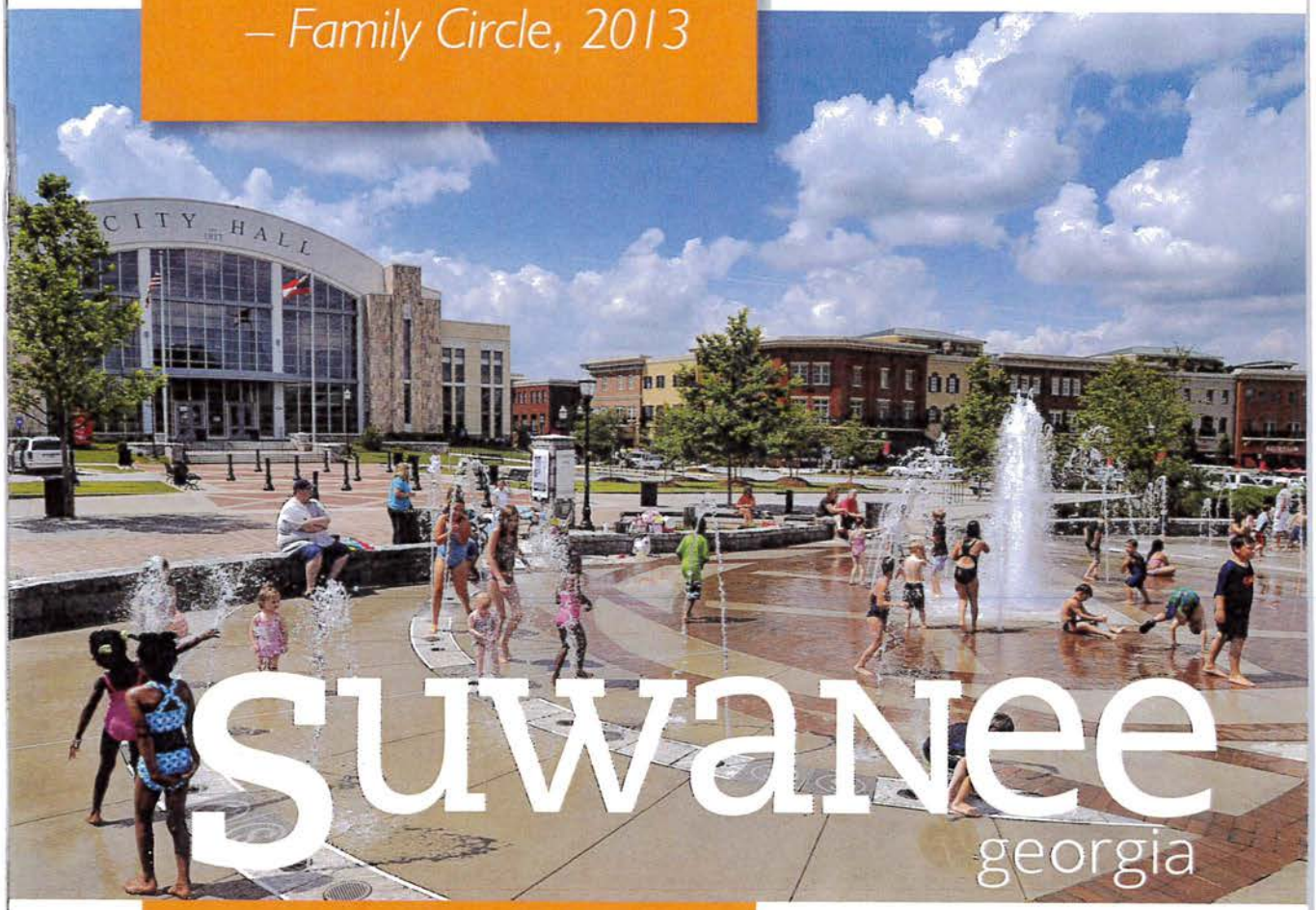
FISCAL IMPACT:
No fiscal impact is expected.

CITY COUNCIL ACTION: _____Ordinance _____Resolution _____Motion __X__Other

REVIEWED BY: City Manager, Finance Director, Parks & Recreation Director

NO ACTION REQUIRED

One of '10 best towns for families'
– *Family Circle, 2013*



Play hard. Live well. Smile more!

99% of surveyed residents say Suwanee is a cool place to live. Find out why • • •

city of Suwanee georgia

SUWANEE, GEORGIA

Distinctive parks. Great neighborhoods. Easy access to Atlanta, Lake Lanier, and the North Georgia mountains. Crowd-pleasing events. A unique flair for arts and culture. Suwanee has become well-known for doing things right and being a great place to live.

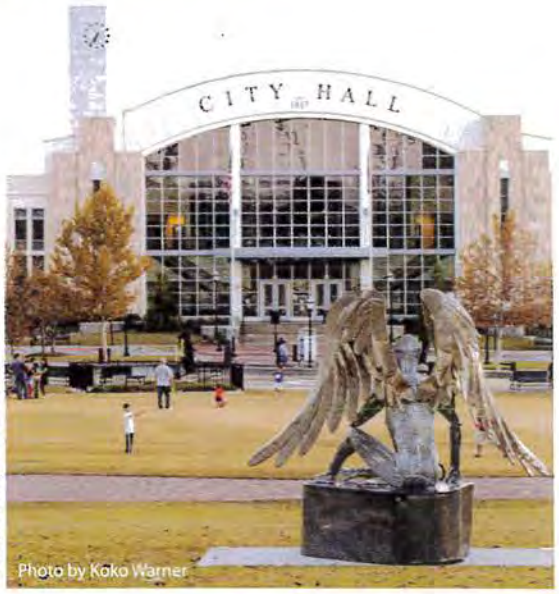


Photo by Koko Warner

Cover photo by David Douglas

Suwanee has won numerous awards and built a regional reputation for efforts that underscore its commitment to maintaining an outstanding quality of life for residents.

Suwanee's youngest residents are served by the Gwinnett County Public Schools system, the largest in the state and regarded as one of the finest in the nation. We have more than 500 acres of parkland, including a community-built playground, walking and biking trails, and community garden. Our iconic Town Center is our community's "front yard" where residents and others from throughout the metro area gather for concerts and festivals, to shop and eat, or simply to relax and play. And, the City is working to embrace public art as yet another means to make Suwanee distinctive and enhance quality of life.

Whether you're passing through, spending a few days, or thinking about moving in, welcome to Suwanee, Georgia – a community where you can play hard…live well…and smile more.

Location, location, location

Long considered one of the hottest places to live in the vibrant Atlanta region, Suwanee has been ranked in recent years by top national publications – such as *Money* and *Family Circle* magazines as well as Kiplinger.com – as one the best places in the U.S. to call home. Our residents enjoy the charm of small-town living while having access to a wide array of big-city cultural amenities and professional sporting events. And outdoor adventures are available in the north Georgia mountains and nearby lakes. Atlanta is a straight 30-mile shot down Interstate 85, and Hartsfield-Jackson International Airport, one of the world's busiest, is about 45 minutes away. This convenient access is a boon to our businesses and residents as well.

Award-winning Suwanee

In many ways, our community has created its own good fortune through progressive visioning, innovative planning, and hard work. Over the past decade, Suwanee has won more than 100 state, regional, and national awards and recognitions for excellence in community policing, parks, events, community involvement, economic development, financial reporting, marketing, and planning.

A well-trodden welcome mat

A vibrant, just-the-right-size community of about 16,000, Suwanee was not so long ago considered a sleepy little place that marked the northern terminus of Interstate 85. The City's population grew from 2,412 in 1990 to 8,725 in 2000. And 2010 Census data indicates that, despite the nation's sluggish economy in the late 2000s, Suwanee continues to grow – and to grow more diverse with nearly one-third of the community's 2010 population of 15,355 representing minority cultures.

SUWANEE, GEORGIA

Home sweet home

Homebuyers from other parts of the country generally are surprised at how far their housing dollar can stretch in Suwanee. The community offers a variety of housing choices, in single- and multi-family options, that fit an array of lifestyles, including walkable, accessible traditional neighborhood designs and conventional subdivisions complete with cul-de-sacs. Based on county tax assessments, Suwanee's 2012 median home value was $216,200.

It's not only national publications that are finding Suwanee an excellent place to live – our residents say that they love living here, too. In a recent National Citizen Survey (2012), 99 percent of surveyed residents rated Suwanee as an excellent or good place to live while 97 percent gave thumbs up to the City's overall quality of life.

"Town Center [provides] a much-needed common space of interest and character. . . . [It's] a great brand that other communities recognize and respect. With this, Suwanee has become less about where my family has a house and more about where we make our home."

– Jeff Spence

Photo by Koko Warner

Photo by Koko Warner

Discover Downtown Suwanee

When you visit downtown Suwanee, you might want to bring along a towel…picnic basket…iPod…reading glasses…appetite…dancing shoes…and a sense of fun. Downtown Suwanee is a delightful juxtaposition of old and new that includes four fabulous parks, the public library, and a number of shops and restaurants. The annual Suwanee SculpTour, a walkable public art encounter, also takes place in downtown Suwanee.

A bit of a split personality, downtown Suwanee includes the vibrant, mixed-use Town Center and the charming, historic Old Town area. Town Center functions as the heart of the Suwanee community and our activity center. City Hall and an array of shops, restaurants, services, and residences surround Town Center Park. In the Old Town area, historic homes, churches, and storefronts date back as far as the 1870s. A pedestrian tunnel and specialized crosswalk connect these two areas.

Eventful Suwanee

Town Center is home to most of Suwanee's community events, including concerts, festivals, outdoor movies, food truck evenings, and the farmers market. Over the past several years, many top bands have performed free concerts in Suwanee, including Atlanta Rhythm Section, Better Than Ezra, Little River Band, Sister Hazel, Tonic, Vertical Horizon, and the Wailers. From spring through the fall, the City hosts nearly 40 events as a means to build and maintain a sense of close-knit community.

Suwanee boasts about 100 restaurants and is located in the midst of Gwinnett County's best shopping. The Mall of Georgia and Sugarloaf Mills are just up or down, respectively, one interstate exit from Suwanee. The 13,000-seat Gwinnett Arena, which plays host to some of the country's hottest performers and premier sporting events, is only 10 minutes away as is Coolray

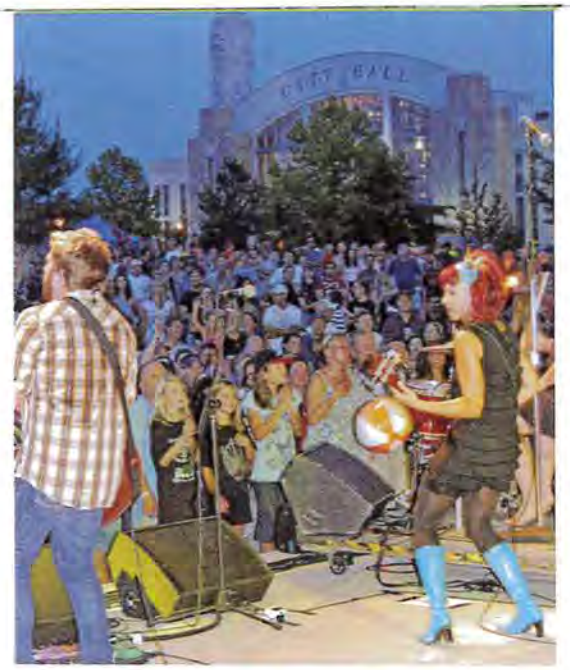


Photo by Dave Gillette

Field, home to the AAA Gwinnett Braves. Suwanee is fortunate to have in its backyard the Suwanee Sports Academy, a 100,000-square foot training and competition facility that includes seven NBA-regulation basketball courts and 11 volleyball courts.

The Atlanta area is home to numerous outstanding golf courses, and a few of the very best are located in or near Suwanee, including Bear's Best Atlanta, ranked by *Golf Magazine* as one of the "top 10 courses you can play in America." And no other place around the country serves up tennis like the Atlanta area, where most neighborhoods have several teams for a variety of age and ability levels. For children, neighborhood swim teams provide a splash of summer fun and competition.

Play Hard • Live Well • Smile More!
SUWANEE.COM

town center factsheet

Suwanee Town Center is a 63 acre planned mixed use development (PMUD) which includes the 10-acre Town Center Park. Town Center Park is bordered by a 13-acre mixed-use development including the City's 23,600 square foot City Hall. The adjoining 40-acre Shadowbrook residential neighborhood was also included as part of the overall master plan.

Land Use:
- 87,100 SF Office
- 100,970 SF Retail
- 16,000 SF office-retail/acre
- 232 Housing Units
  - 116 Townhouse Units
  - 31 Condominium Units
  - 85 Single Family Units
- 5 units per acre (Shadowbrook)
- Open Space: 24.5 acres
- Retail/Office Vacancy: 9%
- Parking: 650 spaces (including 200 on-street)

Events:
- Over 30 events per year
- Estimate 95,000 attendees
- 1,500 SF Stage

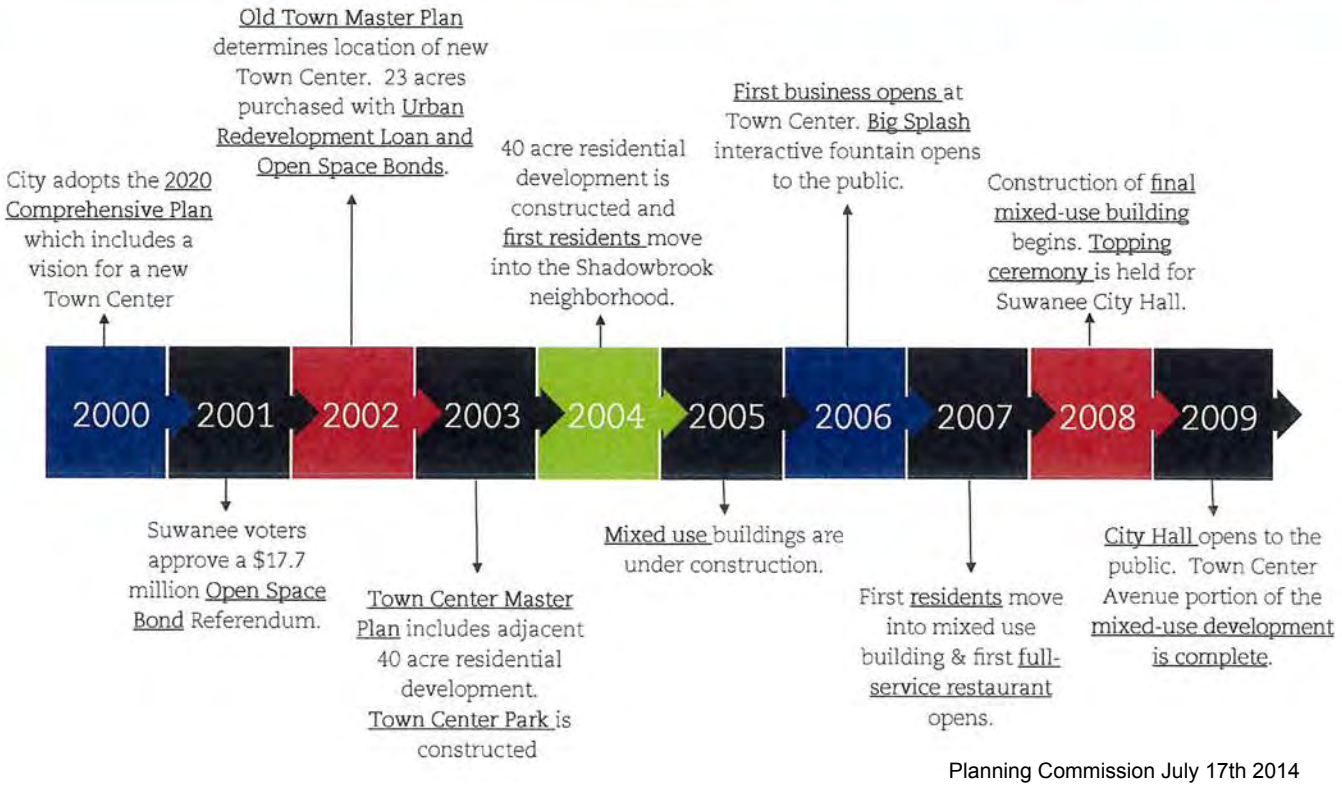
Town Center Avenue:
- clear zone
- supplemental zone with landscape strip
- on-street parking

Residential Units:
- Townhomes: 3 & 4 bedrooms
  - 1,800 SF to 2,200 SF
- Single-Family: 3 & 4 bedrooms
  - 2,200 SF to 2,600 SF
- Condominiums (occupied): 2 & 3 bedrooms
  - 2,000 SF to 2,700 SF

Land Value:
- Appraised Value: $58.7 million
- Assessed Value: $ 23.5 million
- Annual Tax Revenue: $845,000

Demographics
138,506 people within 5 miles
44,767 households within 5 miles

Awards
- 2009 Development of Excellence by the Atlanta Regional Commission
- Trendsetter Award in Economic & Community Development
- Georgia Downtown Award



history

As is the case with many communities throughout the South, Suwanee's growth is tied to the evolution of transportation. In 1871, the Southern Railroad line and a depot were built in what today is known as Old Town Suwanee.

In 1880, the Town of Suwanee consisted of 39 dwelling units and 216 people. By 1923, 12 stores were in operation in Old Town. Suwanee was incorporated in 1949, but remained a small agricultural-based community into the 1970s. Then with the extension of the interstate highway system, including Interstate 85 in the 1970s, more development occurred within the City.

While growth and new development occurred throughout the City, the historic Old Town area has remained much the same. In 1949, Suwanee was about 3.1 square miles. Today Suwanee incorporates about 10.8 square miles and is home to more than 16,000 residents.

context

Located about 30 miles north of Atlanta, Suwanee is well-known around the region for its distinctive parks, crowd-pleasing events, and high-quality mixed-use developments.

Suwanee offers a variety of housing options that fit an array of lifestyles. School-aged children are served by the Gwinnett County School System, the largest public school system in Georgia and largely regarded as the finest.

Today, Suwanee is home to an estimated 16,956 residents living in approximaely 6,500 housing units. There is approximately 7.4 million square feet of industrial space, 2.6 million square feet of retail space and 876,000 square feet of office space within the City.

The majority (61%) of the City's residents work within Gwinnett County. The remaining commute to areas outside of the county, mostly to Atlanta. Of these workers, more than 90 percent utilize a personal vehicle.

data

Population:
1980: 1,026
1990: 2,412 (135% increase)
2000: 8,725 (262% increase)
2010: 15,355 (76% increase)
2014: 16,956 *

Age
Median Age: 37 years
25%: 14 and under; 7%: 65 and older

Race
67.4% White
18% Asian
10.8% Black or African-American
6.7% Hispanic

Education
94.8% High school diploma or higher
48.5% Bachelor's degree or higher

Economic
Household Income: $65,749/year
Unemployment Rate: 4.3%
Average Home Sales Price: $298,800

Employment
31.5% Professional
29.8% Sales & Office
14.6 % Service

*estimated population
Source: U.S. Census Bureau, City of Suwanee

Walking Tour Map: Suwanee Town Center

city of suwanee georgia

Placemaking in Suwanee Town Center

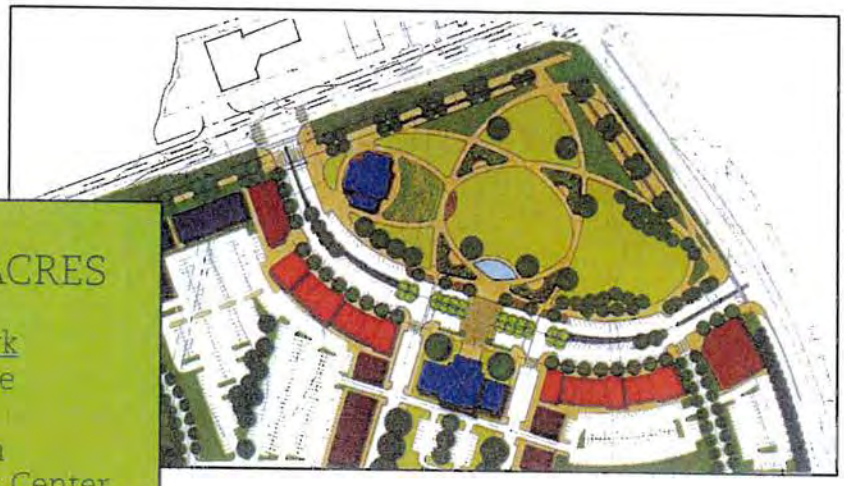
Monday, April 28th
8:45 AM to 12:45 PM

Planning Efforts

Old Town Master Plan, Adopted 2002

Artist rendering of the proposed Amphitheatre

Town Center Master Plan, Adopted 2003



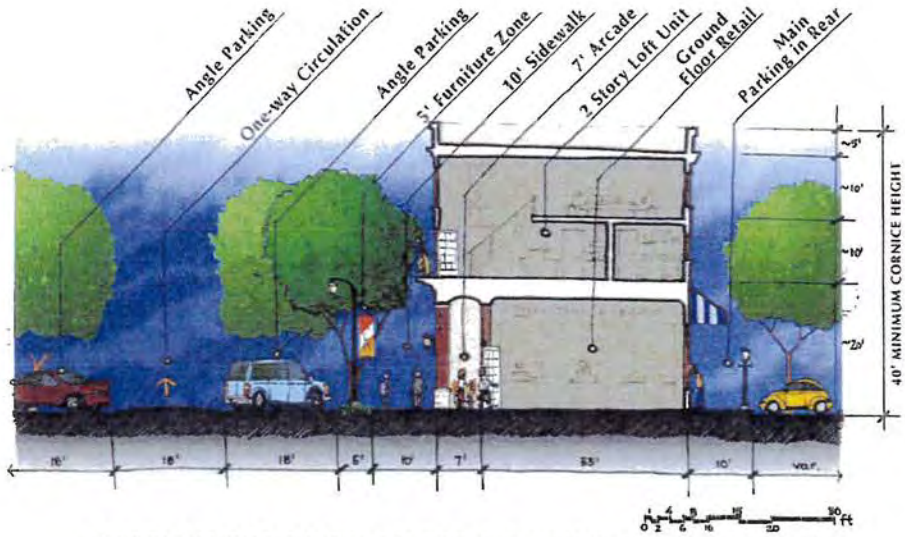
City purchased 23 ACRES

10-acre Town Center Park
- Town Center Avenue
- Amphitheatre
- Interactive fountain

13-acre Mixed-Use Town Center
- 31 Multi-family units
- 130,000 Square feet office, commercial, and civic uses

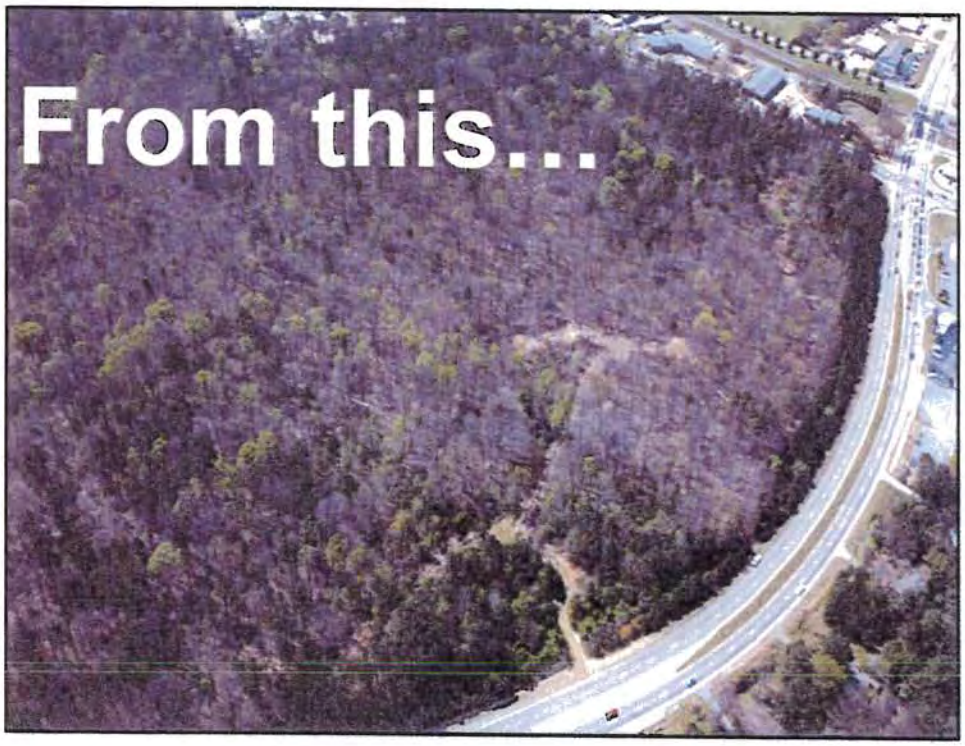
Shadowbrook
40 ACRES

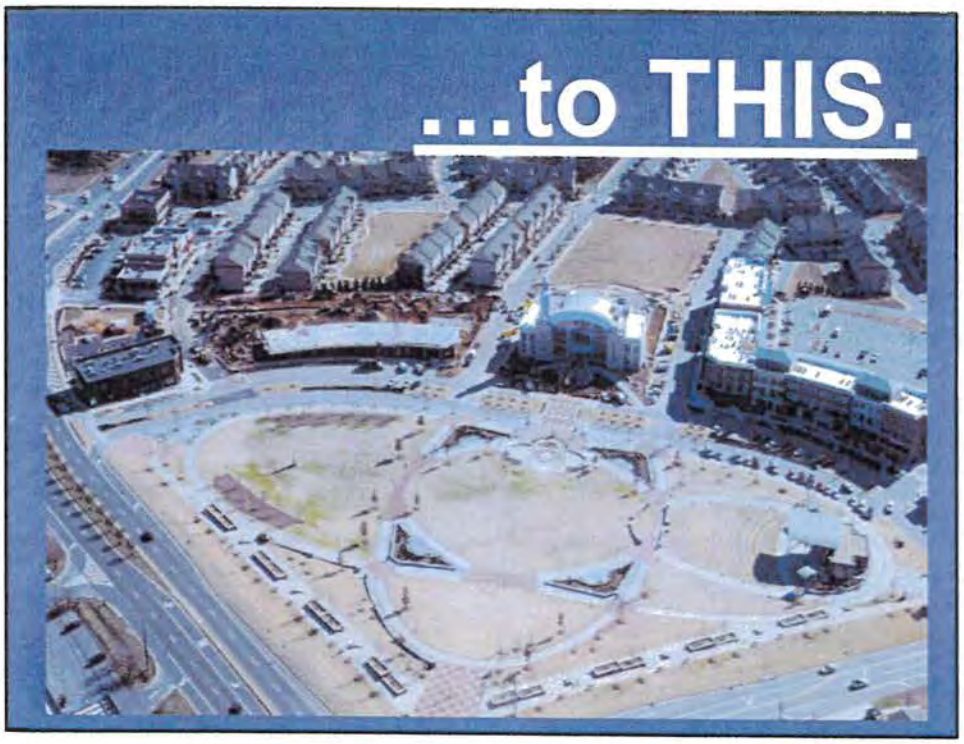
- 116 Townhomes
- 85 Single Family Homes
- 18,000 SF office/retail
- 14.5 acres open space



SECTION THROUGH PHASE 2 PARK SIDE - MIXED USE

City of Suwanee
330 Town Center Avenue
Suwanee, GA 30024
770-945-8996
www.suwanee.com
Suwanee


From this...

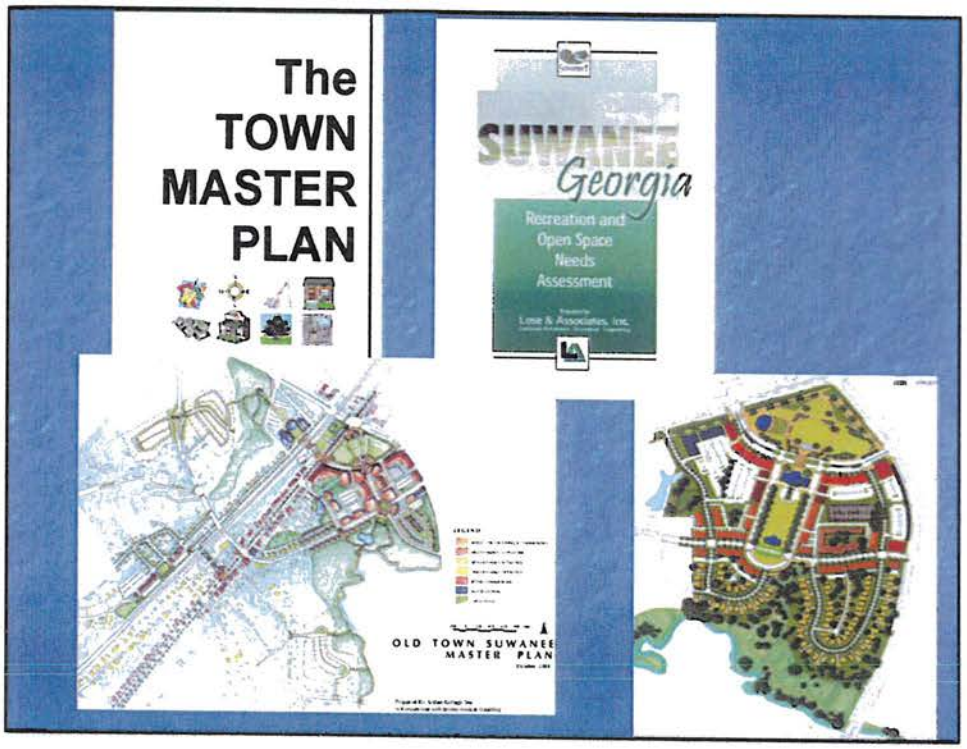

...to THIS.

....and
THIS

So….what went into making Suwanee Town Center?

Ultimately, Town Center is the result of Plans, Plans, Plans...

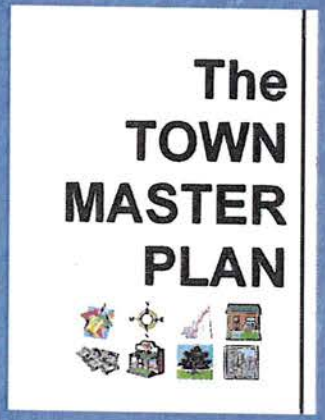
- 2020 Comprehensive Plan (2000)
- Recreation & Open Space Needs Assessment (2001)
- Old Town Master Plan – LCI (2002)
- Suwanee New Town Center Master Plan (2003)



Suwanee 2020 Comprehensive Plan

Goals Included:

- Strengthening Community Identity
- Revitalizing Old Town
- Creating More Parks and Open Space
- Encouraging Highest Quality Development Possible
- Exploring Innovative Development Techniques



Open Space & Recreation Needs Assessment

- ***Stemmed from community desires expressed in the 2020 Comprehensive Plan about parks and recreation.***
- ***Comprehensive study of City's open space and recreation situation.***
- ***Recommended more open space and public gathering spaces including an enhanced town center.***
- ***Led to a $17.7 million Open Space Bond Referendum***