February 28, 2011

Richard Hart
Acting Community Development Director
City of Covington
16720 SE 271st Street, Suite 100
Covington, WA. 98042

Re: **CPA-2011-3**

Dear Mr. Hart,

In regards to the Downtown Plan and Zoning completed in 2009 the City recommended that the City have a new "Town Center" that has a full grid system and circulation system with pedestrian connections. I would like to address my concerns regarding the North / South Road.

We have worked within the City of Covington on many different properties and developments over the past 12 years. I feel we have gone above and beyond to deliver the highest building quality, diversity of Tenants and overall "feel" to our projects in the City of Covington. In 2010 I went before the City Council and requested the deletion of the North / South Road which was granted (segment of the 171st road behind Safeway) by the City Council.

The Planning Commission is now asking to amend the Comp Plan maps and to include the previously omitted portion of 171st Ave. due to the sale of the eastern 10 acres of my 17 acre property. The sale to the Valley Medical group does not in any way reduce the financial hardship that the Council recognized it put me in last year. In fact this proposal of the new road has just again negatively impacted the sale of the property where the buyer has now rescinded the offer to purchase the property to do a new development.

I request that the Planning Commission strongly considers rescinding the Comp Plan Amendment 2011-3 due to the hardship it will impose.

Thank you for your consideration,

Sincerely,

Doug Mergenthaler

ASHTON
DEVELOPMENT COMPANY, LLC

February 28, 2011

Richard Hart
Acting Community Development Director
City of Covington
16720 SE 271st Street, Suite 100
Covington, WA. 98042

RE: CPA-2011-3, DRA-2011-1

Dear Mr. Hart,

The Covington Downtown Plan and Zoning Study completed in 2009 made recommendations that the "New Covington Town Center" have a full grid street circulation system with pedestrian connections.

In 2010, the property owner of the 17 acre "Towne Center" property went before the City Council to request omitting the segment of the proposed 171st Ave. SE. between SE 274th Place and SE 276th Street that would dissect the property in half. This request was made due to the hardship the connection would impose on the owner to develop the property. The request was granted by the City Council.

The Planning Commission is now asking to amend the Comp Plan maps to include the previously omitted portion of 171st Ave. due to the sale of the western 10 acres of the 17 acre "Towne Center" property. The sale of the 10 acres does not reduce the hardship to the property owner.

I request the Planning Commission strongly consider rescinding Comp Plan Amendment 2011-3 due to the hardship it will impose on the property owner.

Thank you for your consideration in this matter.

Sincerely,

Don Ramsey
Ashton Development Company, LLC for
Covington Towne Center, LLC.

(206) 575-8436 FAX (206) 575-8510
1201 MONSTER RD SW, SUITE 350
RENTON, WA 98057