

NOTICE OF APPLICATION

Application Name: Covington Way Center Commercial Site Development & Major Tree Clearing

Application File Number: LU15-0009/0015 & LU15-0011/0015

Primary Contact: Ed Babbitt
Covington Commercial III, LLC
1461 130th Ave NE
Bellevue, WA 98005
425-462-8684

Application Submitted: April 20, 2015

Date of Complete Application: April 28, 2015

Notice of Application: May 15, 2015

Project Location: The subject property is located at 27339 Covington Way SE (previously 27280 162nd Pl SE), Parcel No 3522059109, and is situated in the NE Quarter of Section 35, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to construct two buildings with a total of 69,991 sq. ft. of commercial retail space and associated site improvements on 8.72 acres in the General Commercial (GC) zone. The site will be accessed from Covington Way SE. A portion of Bonneville Power Administration (BPA) power lines cross through the western portion of the site. The site contains a portion of Soos Creek and associated wetland. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Kent Fire Department, Regional Fire Authority. A major tree clearing permit will be reviewed concurrently with the development application.

Comp Plan/Zoning Designation: The zoning designation is Downtown General Commercial (GC)
Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

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

Comment Period: May 15, 2015 – June 5, 2015

This is a Type 2 Application in accordance with CMC 14.30.040 whereas the City of Covington Community Development Director issues the final decision for the Commercial Site Development application and is the SEPA official for the project. To make written comments, please mail or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than June 5, 2015. Please contact Permit Services at 253-480-2400 or via email at permitservices@covingtonwa.gov should you have any questions.