

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Application Name & File No.: Covington Mixed-Use Commercial Site Development Application
LU14-0006/0010

Associated Permits: Commercial Binding Site Plan, LU14-0009/0010, Major Tree Removal Permit, LU14-0010/0010, Multifamily Tax Exemption (Affinity- Sr. Housing), LU14-0008/0010, Multifamily Tax Exemption (Polaris – Multifamily), LU14-0007/0010

Primary Contact: Alan Springer
Project Development Manager
Gemstar Properties LLC
1620 North Mamer Road, Bldg B
Spokane Valley, WA 99216
509-321-3205

Date of Issuance: June 20, 2014

Project Location: The subject property lies within NW ¼, Section 36, Township 22N, Range 5E, WM, and consists of Parcel No. 3622059187 in the City of Covington, King County, WA.

Project Description: The developer is proposing to develop 7.03 acres located in the Downtown Town Center (TC) zone. The proposed development is a mixed use development that consists of four structures identified as Buildings A, B, C and D. Buildings A and B are six-story, mixed-use buildings with 200 units of affordable family apartments, ground level commercial space and parking. Building C is a six-story, senior living building with 154 dwelling units and amenity space. Building D is a pool and recreation area for Building C. The developer will be utilizing a development agreement process for a reduction in required commercial space associated with Buildings A and B, and the Multifamily Property Tax Emption for the entire site. 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 (RFA). The site contains no environmentally critical areas.

Environmental Documents: Site & Architectural Plans (04/17/2014), Traffic Concurrency Analysis Report (April 2014), Drainage Report (04/15/2014), Tree Protection Plan (04/16/2014) SEPA Environmental Checklist (04/17/2014), and other information on file with the lead agency.

Responsible Official/ Richard Hart, AICP

Lead Agency: City of Covington Community Development Director & SEPA Official
16720 SE 271st Street, Suite 100
Covington, Washington 98042
253-480-2400

This MDNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends July 4, 2014, but is extended to the end of business on July 7, 2014 due to the holiday and

office closures. Comments and appeals on this MDNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address

Appeals Notice: Any notice of appeals must be filed in writing, with the required filing fee paid in cash or check and received within 14 calendar days of the end of the comment period at Covington City Hall Offices by July 18, 2014 at 5 PM. You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to ask about the procedures for SEPA appeals.