

NOTICE OF APPLICATION

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

Application Submitted: April 17, 2014

Date of Complete Application: April 28, 2014

Notice of Application: May 16, 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 Town Center (TC) downtown 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 with 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 Exemption 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.

Comp Plan/Zoning Designation: Town Center (TC) Downtown Zone

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; Title 18-Zoning and Downtown Development Standards and Design Guidelines, Title 12-Street Design and Construction Standards, Title 13-Surface Water regulations, and other applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Building Permit (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right of Way Permits from 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 16, 2014 – June 6, 2014

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. Consideration of a Development Agreement will require a public hearing before the City Council. 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 6, 2014. Please contact Permit Services at 253-480-2400 or via email at permitservices@covingtonwa.gov should you have any questions.