

**DETERMINATION OF SIGNIFICANCE AND SCOPING NOTICE  
REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT  
STATEMENT (EIS)  
HAWK PROPERTY SUBAREA PLAN**

Application Name: Hawk Property Subarea Plan

Applicant/Contact: Ann Mueller, AICP  
Senior Planner  
Community Development Department  
City of Covington  
16720 SE 271st Street  
Covington, WA 98042  
253-480-2444

Date of Issuance: March 8, 2013

Description of Proposal, and Location: The City of Covington proposes to adopt a subarea plan for a portion of the Covington Northern Gateway, referred to as the Hawk Property Subarea. The Hawk Property Subarea is located at the extreme northeast of the City of Covington and encompasses approximately 209 acres on the south side of SR18. The Hawk Property Subarea primarily consists of the Lakeside gravel mine, vacant land, and a highway interchange. Approximately 134 acres of this area lies within the City's corporate limits; the remainder lies within the City's assigned Potential Annexation Area in the King County Urban Grown Area. The subarea plan would establish goals, and a policy framework for the area, including land use and zoning regulations, active and passive open space requirements, and vehicular and pedestrian circulation concepts, and a capital facilities plan.

Lead Agency and EIS Required: The City of Covington, as lead agency, has determined this proposal is likely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist and the Northern Gateway Area Study (August 2012) indicating likely environmental impacts can be reviewed at: City of Covington, Community Development Department, 16720 SE 271st Street, Covington, WA 98042. The City intends to designate the Hawk Property Subarea Plan as a planned action as defined under WAC 197-11-164 and will prepare a Planned Action EIS. Future projects developing under the Planned Action will not require individual environmental review at the time of permit application if they are consistent with the range of alternatives and mitigation studied in the EIS.

EIS Alternatives: The City intends to study three land use alternatives to be comparatively evaluated in the Planned Action EIS: one No Action Alternative (SEPA required) and two action alternatives. The No Action alternative would assume that the Hawk Property Subarea Plan would not be adopted and that existing comprehensive plan and zoning regulations would remain in place. Preliminarily, the two action alternatives would include variations of the proposal to designate the Hawk Property Subarea for a mix of retail, office, industrial, and residential uses. The two action alternatives will be developed based upon input from the public, city officials and

consultants, the developer, and participants at a community workshop to be held on March 25, 2013 at Covington City Hall.

**Elements of the Environment to be Addressed:** The lead agency has identified the following topic areas for analysis in the Planned Action EIS: Earth, Plants and Animals, Surface Water, Air Quality, Transportation, Land Use, Public Services, Utilities, and Noise.

**Scoping Comments:** Agencies, affected tribes, and members of the public are invited to comment on the scope of the Planned Action EIS. You may comment on EIS Alternatives, issues that should be evaluated in the EIS, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for providing scoping comments is:

**Written Comments:** Provide written comments on the scope of the Planned Action EIS no later than 5:00 p.m. on March 29, 2013. Comments may be sent to the Lead Agency Contact Person, Ann Mueller, Senior Planner at the City of Covington Community Development Department, 16720 SE 271st Street, Covington, WA 98042 or via e-mail at [amueller@covingtonwa.gov](mailto:amueller@covingtonwa.gov).

**Community Workshop:** Written comments on the scope of the Planned Action EIS may also be submitted at the Hawk Property Subarea Plan Community Workshop on Monday, March 25, 2013, at Covington City Hall from 6:30 - 8:30 p.m. Covington City Hall is located at 16720 SE 271st Street, Covington, WA 98042.

**Responsible Official:** Richard Hart, SEPA Official  
Community Development Director  
City of Covington  
Department of Community Development  
16720 SE 271st Street  
Covington, WA 98042  
253-480-2441

**Appeal:** You may appeal this determination of significance by following the procedures in CMC 16.10.210. Any appeal must be filed in writing at Covington City Hall within 14 days after the end of the comment period (by 5 p.m. on April 5, 2013). You must make specific factual objections, identify errors, identify 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 procedures for SEPA appeals.