



**CITY OF COVINGTON**  
 Community Development Department  
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A-430

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

**2012 Application Deadline: February 13, 2012**

<b>STAFF USE ONLY</b>	<b>Docket Number:</b> <u>CPA 2012-01</u> <b>Application Date:</b> <u>02-09-2012</u> <input checked="" type="checkbox"/> City-initiated <input type="checkbox"/> Privately-initiated
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<b>APPLICANT</b> <span style="float: right;"><input type="checkbox"/> Primary Contact Person</span> Name: <u>Covington Planning Commission</u> Address: <u>Covington City Hall</u> City/State/Zip: <u>Covington, WA 98042</u> Phone: _____ Fax: _____ E-mail Address: _____ Signature: _____
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<b>AGENT</b> <span style="float: right;"><input checked="" type="checkbox"/> Primary Contact Person</span> Name: <u>Ann Mueller, Senior Planner</u> Address: <u>16720 SE 271st Street • Suite 100</u> City/State/Zip: <u>Covington, WA 98042</u> Phone: <u>253-638-1110</u> Fax: _____ E-mail Address: <u>amueller@covingtonwa.gov</u> Signature: _____
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<b>PROPERTY OWNER</b> Name: <u>N/A—Non Site Specific: Proposed Comprehensive Plan Down Town Element policy amendment will affect property in the Town Center Focus Area.</u> Address: _____ City/State/Zip: _____ Phone: _____ Fax: _____
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<b>PROPERTY OWNER 2</b> Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ Fax: _____ E-mail Address: _____ Signature: _____
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<b>TYPE OF COMPREHENSIVE PLAN AMENDMENT</b> <input type="checkbox"/> This is a <b>site-specific</b> amendment proposal. Complete site-specific information below. <input checked="" type="checkbox"/> This is a <b>non-site-specific</b> amendment proposal. Complete area-wide/textual amendment information. <input type="checkbox"/> This amendment proposal involves changes to development regulation text and/or tables and/or changes to the zoning map. Complete a separate Application for Development Regulation and/or Zoning Map Amendment.
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### SITE-SPECIFIC AMENDMENTS

<p><i>Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.</i></p> ADDRESS(ES): _____ ASSESSOR'S PARCEL NUMBER(S): _____      SITE AREA: _____ LEGAL DESCRIPTION(S): _____ _____ <input type="checkbox"/> PROPOSED CHANGE TO FUTURE LAND USE MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED) <input type="checkbox"/> PROPOSED CHANGE TO OFFICIAL ZONING MAP DESIGNATION: FROM _____ (CURRENT) TO _____ (PROPOSED)
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## AREA-WIDE & TEXT AMENDMENTS

Chapter and section of comprehensive plan to be amended: 4.0 Downtown Element 4.5.2 Town Center Focus Area

Indicate either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, please indicate current language and proposed language.

The proposed amendment to the Downtown Element consists of the following changes: DTP 2.4 Encourage residential uses in the Town Center Focus Area at more urban densities, greater than 24 units per acre, making efficient use of prime land, supporting transit friendly and pedestrian-oriented retail, and encouraging inclusion of residential uses in new mixed-use projects with ground floor retail, restaurant or personal services. as well as  
~~supporting stand-alone multi-family housing developments.~~

## DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

An amendment may be considered for placement on the final docket under any one of the following circumstances. Check the applicable box, and describe in detail how the proposed amendment complies with the criterion. Attach additional sheets as necessary.

If the proposed amendment is site-specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

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State law requires, or a decision of a court or administrative agency has directed such a change.

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There exists an obvious technical error in the pertinent comprehensive plan provision.

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## DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

If none of the three conditions on p.2 apply, then the proposed amendment must meet *all five* of the following criteria. Please answer the following questions, providing specific details and attaching additional sheets as necessary.

1. Explain how the proposed amendment is appropriately addressed through the comprehensive plan and how it would be a public benefit to the City of Covington (i.e. enhances the public health, safety, and welfare).

This proposal to direct multi-family development into mixed use, multi-storey structure in the Town Center Focus Area in the Downtown zone will ensure residential development is part of a diverse and vibrant mixed-use town center with a pedestrian scale and active streetscape in the heart of the downtown which fulfills the vision for the Town Center Focus Area.

2. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three amendment cycles are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three annual amendment cycles?  No  Yes

If yes, how has geographic expansion necessitated the proposed amendment?

N/A

3. Does the proposed amendment raise any policy or land-use issues that are more appropriately addressed by an ongoing work program approved by the City Council?  No  Yes

Please explain:

This is a Planning Commission initiated amendment to ensure that any future multi-family development in the Town Center focus area is part of a mixed- use multi-story structure with ground floor retail, restaurant or personal services.

4. Explain how the proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text; where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

The Downtown Element was last amended in 2009, since then the Town Center Focus Area has seen approval of a large single use structure for medical services. Upon further consideration and to help fulfill the vision of having a vibrant Town Center with mixed uses, active streetscapes, and ground floor commercial uses this amendment is proposed to ensure that any proposed multifamily development in the Town Center would be part of a mixed use, multi-story structure that requires ground floor retail, restaurant or personal services.

## DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

5. Explain how the proposed amendment is consistent with:

(a) The vision, goals, and policies of the comprehensive plan, and other goals and policies of the City:

This proposal is consistent with the vision of the TC being the heart of the downtown area. Goal DTG 2.0 is to implement a walkable, pedestrian scale mixed use-development pattern that emphasizes the public realm at the heart of the downtown. A mixed use, multi-story structure with multifamily and/or office above a ground floor with commercial uses will provide for a more pedestrian oriented streetscape and a variety of uses for residents and workers in Covington. This amendment will also require a development code change.

(b) The Countywide Planning Policies, the Growth Management Act, State Environmental Policy Act (SEPA), the Washington Administrative Code, and other applicable state and federal laws.

The proposed changes outlined above are consistent with Countywide Planning Policies, the Growth Management Act, SEPA and WAC for concentrated and sustainable growth and development. This Comprehensive Plan text amendment will also require a supplemental development regulation amendment.

## COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.

The proposed change to the mix of development is to encourage commercial and retail uses on the ground floor that will result in a more pedestrian -friendly and active streetscape, it will strengthen the vision of the community and align with true sustainable development patterns, which will be more cost effective and efficient in the long term.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

N/A

## CERTIFICATION / SIGNATURE

I have reviewed the Comprehensive Plan Amendment Instruction Guide and Timeline, and certify that the information provided on this application is true and correct.

\_\_\_\_\_  
Applicant's/Agent's Signature

\_\_\_\_\_  
Date

***Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.***

## Proposed 2012 amendment

# City of Covington Comprehensive Plan

## DOWNTOWN ELEMENT

### 4.5 Goals and Policies

#### 4.5.2 Town Center Focus Area

**VISION:** The Town Center Focus Area should be the central community-oriented heart of the downtown with public plazas and civic buildings, public spaces and landmarks, a mix of multi-story residential, office, service and retail uses; contain short block sizes on a rectangular grid system that are conducive to walking; focus around a traditional “Main Street” with sidewalk cafes and ground floor retail uses where Covington residents and visitors outside the community can come to shop, socialize, relax, and attend special community events; and be located south of SE 272<sup>nd</sup> St.

DTG 2.0 Use a new Town Center land use and zoning designation to proactively implement a walkable, pedestrian scale mixed-use development pattern that emphasizes the public realm at the heart of the downtown.

*DTP 2.1 Apply the Town Center designation to a single area comprised of large parcels suitable for development or redevelopment that are central to downtown and accessible from highways and major arterials.*

*DTP 2.2 Allow one new large-format retail store to be built within the Town Center Focus Area. The City should adopt development regulations requiring this store to be located west of the proposed 171st Avenue SE, as projected. Any new large-format retail facility should be set back from the proposed 171st Avenue SE a sufficient distance to allow the future construction space for street-frontage, pedestrian-oriented retail, reasonable pedestrian connections, and complimentary uses along the proposed 171st Avenue SE. Access for service and delivery vehicles to the large-format retail facility should be prohibited from using the proposed 171st Avenue SE. There should be no curb cuts along the proposed 171st Avenue SE providing vehicular access of any kind to the large-format retail*

facility (except for emergency vehicle access, if required by the Fire Marshall).

*DTP 2.3 The City should move forward with efforts to acquire property for a civic building and plaza space within the new Town Center Focus Area, that is consistent with the vision of the new Town Center Concept Plan, supports an interactive pedestrian-oriented Streetscape, and provides that unique, identifiable public gathering space with public business and community functions. The civic building and plaza space should support other potential future public investments such as a public parking facility, a transit center/park-and-ride facility, and a community center, and be adjacent to the pedestrian-oriented “Main Street”.*

*DTP 2.4 Encourage residential uses in the Town Center Focus Area at more urban densities, greater than 24 units per acre, making efficient use of prime land, supporting transit friendly and pedestrian-oriented retail, and encouraging inclusion of residential uses in new mixed-use projects with ground floor retail, restaurant and/or personal services, ~~as well as supporting stand-alone multi-family housing developments.~~*

*DTP 2.5 Zoning and development regulations in the Town Center Focus Area should promote specific types and a mix of uses, building forms and public realm improvements described in the Town Center Vision statement, including retail, service, office, health care, and residential uses.*

*DTP 2.6 Provide incentives for innovative, affordable housing development and encourage workforce housing targeted for workers expected to fill retail and service jobs within the downtown.*

*DTP 2.7 Recognize Downtown as uniquely suited to supporting special-needs housing due to the convenience of nearby health services.*

*DTP 2.8 Encourage transit oriented development (TOD) where feasible, to locate within the Town Center Focus Area.*