

**City of Covington**

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Covington, WA 98042

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Hawk Property Subarea Plan

(Northern Gateway Area Study Phase 2)
Covington, Washington

March 25, 2013 Community Workshop Summary

The Hawk Property Subarea Plan Community Workshop began at 6:45pm on Monday, March 25, 2013 in the Community Room at Covington City Hall. Around 34 members of the public attended the workshop. In addition, city staff, consultants, city council and planning commission members as well as King County councilmember staff were present. Staff stayed until all of the attendees had left. The workshop concluded around 8:30.

Notification:

The workshop was announced in the Covington Reporter in two newspaper display advertisements on March 15 and 22, 2013, as well as, in a legal notice for the SEPA Determination of Significance and Scoping Notice for the Hawk Property Subarea Plan, published on March 8, 2013. Postcards announcing the community workshop were direct mailed to 356 property owners within 500 feet of the subarea boundaries (attachment #1). Any attendees of the May 15, 2012, Northern Gateway Area Study Phase 1 Informational Open House who provided mailing address were also mailed a postcard announcement. Copies of the postcard were available at the front counter of city hall, Covington's King County library, Covington Chamber of Commerce, and the public bulletin boards/posting areas at Fred Meyers, Starbucks and Cutter's Coffee.

Notice of the community workshop was also posted on the city's website and Facebook page. Email announcements about the community workshop and project webpage were sent to any attendee of the Phase 1 Open House who provided a working email address and any other member of the public that had emailed comments or provided their email and asked to be sent information about the Northern Gateway Area Study. City council members and members of the Planning Commission, Art Commission, Park Commission, Human Services Commission and the Covington Economic Development Commission were also emailed information about the community workshop.

Format:

The community workshop started with an overview of the Northern Gateway Area Study by Richard Hart, Covington's Community Development Director, and Bill Stalzer, a member of the city's consultant team. They provided background on the project, including a review of the work and outcome of Phase 1 in 2012. They then introduced the scope of this second phase of the Northern Gateway Area Study, now referred to as the Hawk Property Subarea Plan, which is limited to

approximately 209 acres of land on the southeast side of SR 18; 134 acres of which are within the city's limit and all of which is within the city's urban growth area and currently zoned for Mineral Extraction.

Meeting participants were asked to work in groups at five tables in the room and develop two conceptual plans at each table of how they would like to see the Hawk Property developed in the future. Specific limitations to development of the subarea were shown on a base map (e.g. wetland areas, steep slope, pond) and general guidelines were provided to the meeting participants to help them develop their conceptual plans, while understanding the types and amount of uses necessary to create an economically feasible plan.



Each of the five tables were provided a base map of the subarea and trace paper along with pieces of colored paper which represented different types of uses and density (i.e. commercial, housing, parks), and string to represent roads and trails and asked to determine where these uses should be located within the subarea. Not every table developed two conceptual subarea plans but most groups did.



Attendees at the community workshop were provided a project fact sheet (attachment #2) and a comment form to fill out. Only four comment forms were returned by the end of the meeting. Meeting participants were also provided with a visual preference survey to fill out and return at the end of the meeting. All attendees were asked to review several pages of images of different types of housing, commercial/retail and recreational uses and vote on which visual images they liked best. Seventeen image preference voting sheets, some with comments on the back where returned by participants at the end of the meeting.



Written comments submitted at the workshop:

- Will the city annex additional properties to the East? (from Urban Maple Valley)
- Road access not on Hwy 18 will there be improvement to 180th St 256th to Kent Kangley Road? It is bad now.
- Plan for Police Protection. What is it?
- Some retail with housing above and parking below.
- A good grocery store. I live on the eastside of Covington and hate coming into Covington to grocery shop. Over half the time I go to Maple Valley.
- A park by the water with trails (walking, running), picnic area – some covered areas.
- Better access besides Hwy 18.
- Old Frontage Road? Is it useable? Consider making parks as large as possible with large play areas. Small, tiny, HOA-style parks are not well-liked and not well-used.
- Please consider paving your trails so that moms jogging with strollers or roller bladders or bike riders can also use the trail. Loose gravel restricts that use.
- As much as possible, encourage walk-ability between stores and general spaces. Big, lighted sidewalks are highly desirable. As this is also an area with many families and small children, please consider putting sidewalks and safe walking areas in parking lots so moms can safely move their children from car to store.
- I would like to see [the whole] thing single family.
- Public access to lake with trail around it.
- Cineplex in one of the 10 acres commercial.
- Restaurants around lake.
- Retail: Cabellas.
- Large Lot-acreage single family.
- No multifamily.
- Large Parks- walking trails.
- Road is not to connect to our road [north to unincorporated King County] that has natural buffer zone greenbelt.
- Absolutely zero Target.
- Zero multifamily homes.
- Multifamily homes have increase incidence of crimes.
- Would prefer a trail that can be used as fire truck access.
- Multifamily homes are too tall.
- Look at senior housing with no income restrictions.
- Need to find a way to get lodging- hotel/motels.
- Trail around the lake create a Covington “Green Lake”. A very desirable feature.
- If [there is] retail on the ground floor [is] with parking underground, then I like it.
- Minimum asphalt parking anywhere.
- Parks space – beyond pocket park size ?
- No HOA – Too bossy , Too nosy, Too picky.
- Farmer’s Market focal point.
- Focal point end at trail.
- Townhomes [on] top [of] commercial at lake side.
- Stack multi [family] homes over commercial with parking below for both.

Attached Documents:

1. Postcard Announcement
2. Project Fact Sheet(dated March 2013)

HAWK PROPERTY SUBAREA PLAN

Northern Gateway Area
Phase 2

Community Workshop

Monday, March 25



6:30 p.m.
Monday, March 25

Covington City Hall
Community Room
16720 SE 271st St
Covington, WA 98042

Public Participation Invited!

Join us for a Community Workshop on the Hawk Property Subarea Plan. The City of Covington invites the public to a workshop to help shape the uses, location and layout of future development in the Hawk Property Subarea that builds upon the outcome of the Northern Gateway Study completed in 2012.

What is the Hawk Property Subarea?

This is 209 acres located in the northern part of the city, southeast of SR 18, currently consisting of the Lakeside gravel mine, an asphalt batch plant, vacant land and a highway interchange. Approximately 134 acres lies within the City's corporate limits; the remainder lies within the City's Urban Growth Boundary, but soon to be annexed to the city

Why is the City preparing a subarea plan?

Based on the outcome of the Northern Gateway Study completed in 2012, City Council directed staff to develop a plan for the Hawk Property subarea that will establish goals and a policy framework, including land use and zoning regulations, active and passive open space requirements, vehicular and pedestrian circulation layouts and a capital facilities plan. This subarea plan will be evaluated in a Planned Action Environmental Impact Statement (EIS).

How can you learn more and help shape this plan?

Attend this community workshop at 6:30 p.m. on Monday, March 25 at Covington City Hall, 16720 SE 271st St. in Covington, to learn more about this process. The evening will include an interactive planning exercise whereby meeting participants can provide input on the type and location of uses that they would like to see developed in this area in the future. Project information is also available on the city's website at www.covingtonwa.gov.

Questions or comments?

Contact Senior Planner Ann Mueller at 253.480.2444 or by email at amueller@covingtonwa.gov.



City of Covington
Community Development
16720 SE 271st St #100
Covington, WA 98042



HAWK PROPERTY SUBAREA PLAN & PLANNED ACTION EIS

Project Fact Sheet

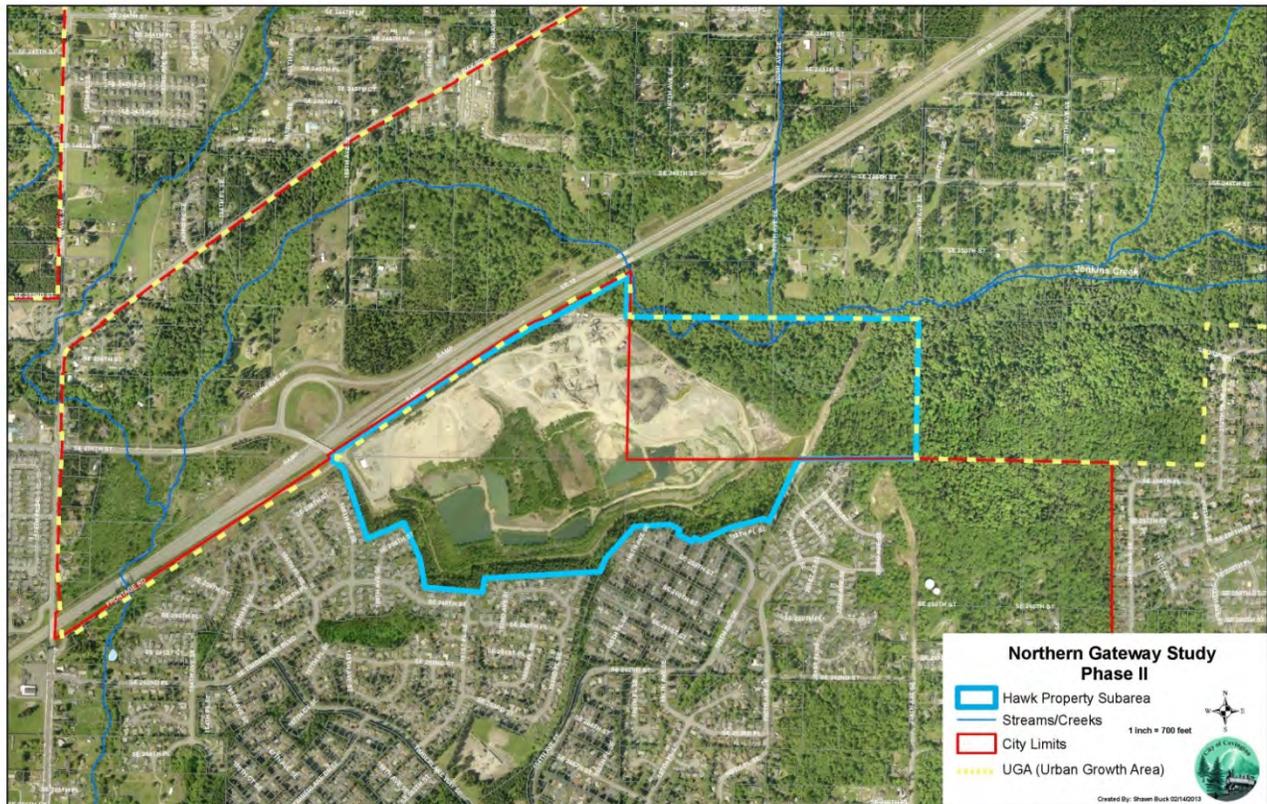
What is the Hawk Property Subarea Plan and EIS?

The subarea plan and EIS for the Hawk Property are intended to guide future development in the southern portion of Covington's Northern Gateway area and provide for streamlined environmental review of future development proposals through a SEPA Planned Action. Objectives of the planning effort include:

- To plan for future development of the Hawk Property in Covington's Northern Gateway area by defining land use options,
- To protect environmentally sensitive areas while fostering economic development, and
- To create a village for housing, regional commercial and related employment, and recreation that is unique but secondary to Covington's downtown.

What is the study area?

The Hawk Property Subarea Plan and EIS study area is located at the extreme northeast corner of the City of Covington's Urban Growth Area (UGA) and encompasses approximately 209 acres on the south side of SR 18. The Hawk Property Subarea primarily consists of the Lakeside gravel mine, an asphalt batch plant, 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 UGA. The study area comprises the southern portion of the area analyzed in phase one of the Covington Northern Gateway Area Study, published by the City in 2012.



Who is planning for the area? What plans will be prepared?

The City of Covington is in the process of preparing a subarea plan containing a land use plan, policies, active and passive open space requirements, circulation concepts, and a capital facilities plan. The City will also identify zoning districts and prepare design guidelines and development regulations. The plan and regulations will undergo public review beginning in mid-2013, with adoption of the plan scheduled for December 2013.

How is the plan funded?

The City is the lead agency and has retained consultants on its behalf. The planning effort is funded through the participation of the City of Covington and Oakpointe LLC, the property purchaser and developer.

Is annexation under consideration?

As described above, most of the study area lies within the City's current corporate limits, but the remainder lies within the City's UGA and is designated as a Potential Annexation Area for the City. The subarea plan and implementing zoning are anticipated to serve as pre-annexation planning and zoning in accordance with state laws. The City proposes to annex the unincorporated portion of the study area following adoption of the subarea plan and EIS.

What is an Environmental Impact Statement (EIS)?

Generally an EIS is an informational document that provides the City, public agencies, tribes, and citizens with environmental information to be considered in the decision-making process for new development. It also allows public agencies, tribes, and citizens to comment on proposals and alternatives. An EIS describes proposed actions and alternatives; existing conditions of the study area; impacts that may occur if an alternative were implemented; mitigation measures to reduce or eliminate impacts; and potential significant, unavoidable and adverse impacts.

What is scoping?

Scoping is a process intended to narrow the scope of every EIS to the probable significant adverse impacts and reasonable alternatives, including mitigation measures for this subarea plan. Interested citizens, public agencies and tribes may comment on EIS alternatives, issues the EIS should evaluate, probable significant adverse impacts, and licenses or other approvals that may be required.

The City has identified the following areas for discussion in the EIS: Earth, Plants and Animals, Surface Water, Air Quality, Transportation, Land Use, Public Services, Utilities, and Noise.

The EIS will analyze the *No Action Alternative*, e.g. continuation of the City's and County's current Comprehensive Plan and development regulations applicable to the study area without amendment. It is also anticipated that the EIS will address two *Action Alternatives* that would review a range of retail, office, industrial, and residential uses. The anticipated alternatives to be analyzed under the Action Alternatives will contain a mix of uses including approximately 1,050 – 1,575 residential units and 600,000 – 850,000 square feet of retail space within the subarea boundaries. Residential uses would occur at a mix of densities, including potentially single-family dwellings, townhomes, and multifamily units. The action alternatives will be developed based on comments 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.

What is a Planned Action?

The City is considering designating a planned action for the Hawk Property Subarea. A planned action provides more detailed environmental analysis during formulation of planning proposals rather than at the project permit review stage. The basic steps in designating a planned action are to prepare an EIS, designate the planned action area and uses by ordinance, and review permit applications for consistency with the ordinance (see WAC 197-11-164 to 172).

Future development proposals in the subarea consistent with the planned action ordinance and the identified performance standards/mitigation measures will not have to undergo a new environmental threshold determination and are not subject to SEPA appeals. However, local permit review standards will apply to all development.

How do I comment?

Public comment is being solicited in a scoping process from March 9 – 29, 2013. Mail written comments at the address below or email comments to amueller@covingtonwa.gov. **The City must receive the comments by 5:00 pm March 29, 2013.** Additional comment opportunities will be available following the preparation of the draft subarea plan and draft EIS.

A community workshop is also scheduled for Monday, March 25, 2013 at Covington City Hall from 6:30 – 8:30 pm (see address below). Written public comments will be accepted at the community workshop.

For More Information:

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Senior Planner

Community Development Department

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