



# Hawk Property Preferred Subarea Plan Draft Planned Action Ordinance

Planning Commission Public Hearing

November 7, 2013



# Hawk Property Subarea Plan Area



# Hawk Property Subarea Plan

## Summary of Objectives

- To create a **commercial and residential urban village**
- To protect **environmentally sensitive areas**
- To provide varied **recreation and open space amenities**
- To improve **transportation mobility** in the area



# Hawk Property Subarea Plan Changes from Draft Subarea Plan issued in July 2013

## Key Changes:

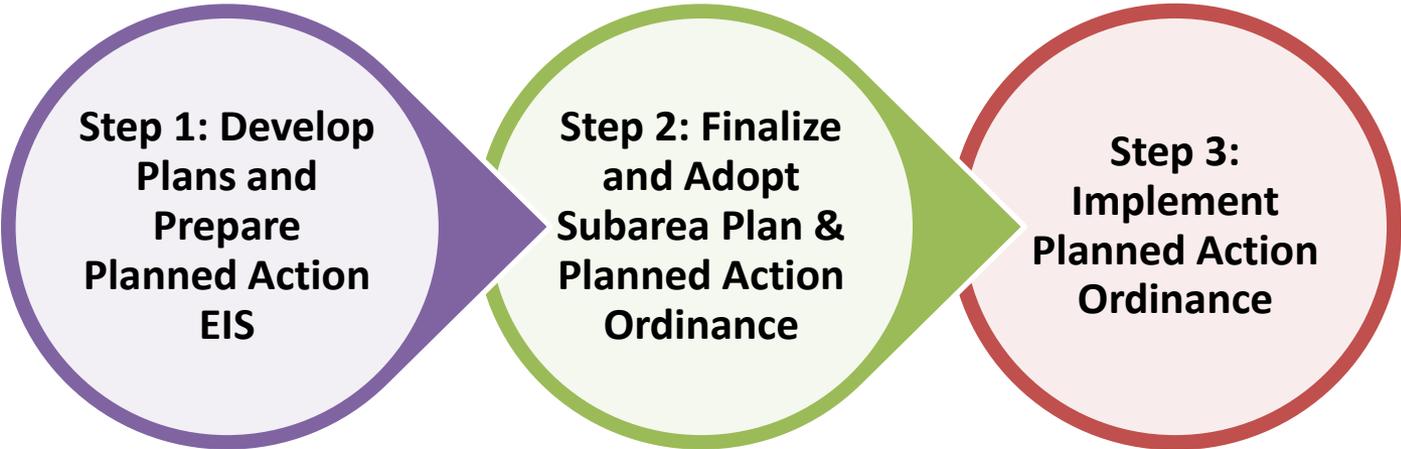
- Pond Area Uses
- Gateways Policy Implementation
- Trail Implementation Policies
- Impervious Surface Reduction

# Hawk Property Subarea Plan Planned Action EIS

## Purpose of Planned Action EIS

- Advances environmental impact review of proposed development
  - Occurs at the planning stage
- Identifies mitigation measures
- No additional SEPA review for implementing development if consistent with EIS and mitigation measures
- Provides certainty for public and developers for long-term projects

# Hawk Property Subarea Plan Planned Action Process



**Public & Agency Input**



- **Community Workshop**
- **Planning Commission Open House and Meetings**
- **Planned Action Community Meeting**
- **Planning Commission Hearing & Deliberation**
- **City Council Hearing & Deliberation**

# Hawk Property Subarea Plan

## Draft Planned Action Ordinance

### The Planned Action Ordinance:

- Is based on Planned Action EIS analysis as well as public and agency comment
- Identifies a planned action area – the Hawk Property Subarea
- Establishes thresholds of growth for land use, traffic trips
- Requires mitigation measures
- Establishes a planned action consistency review process
- Includes periodic monitoring



# Covington Hawk Property Subarea Plan & EIS Schedule

