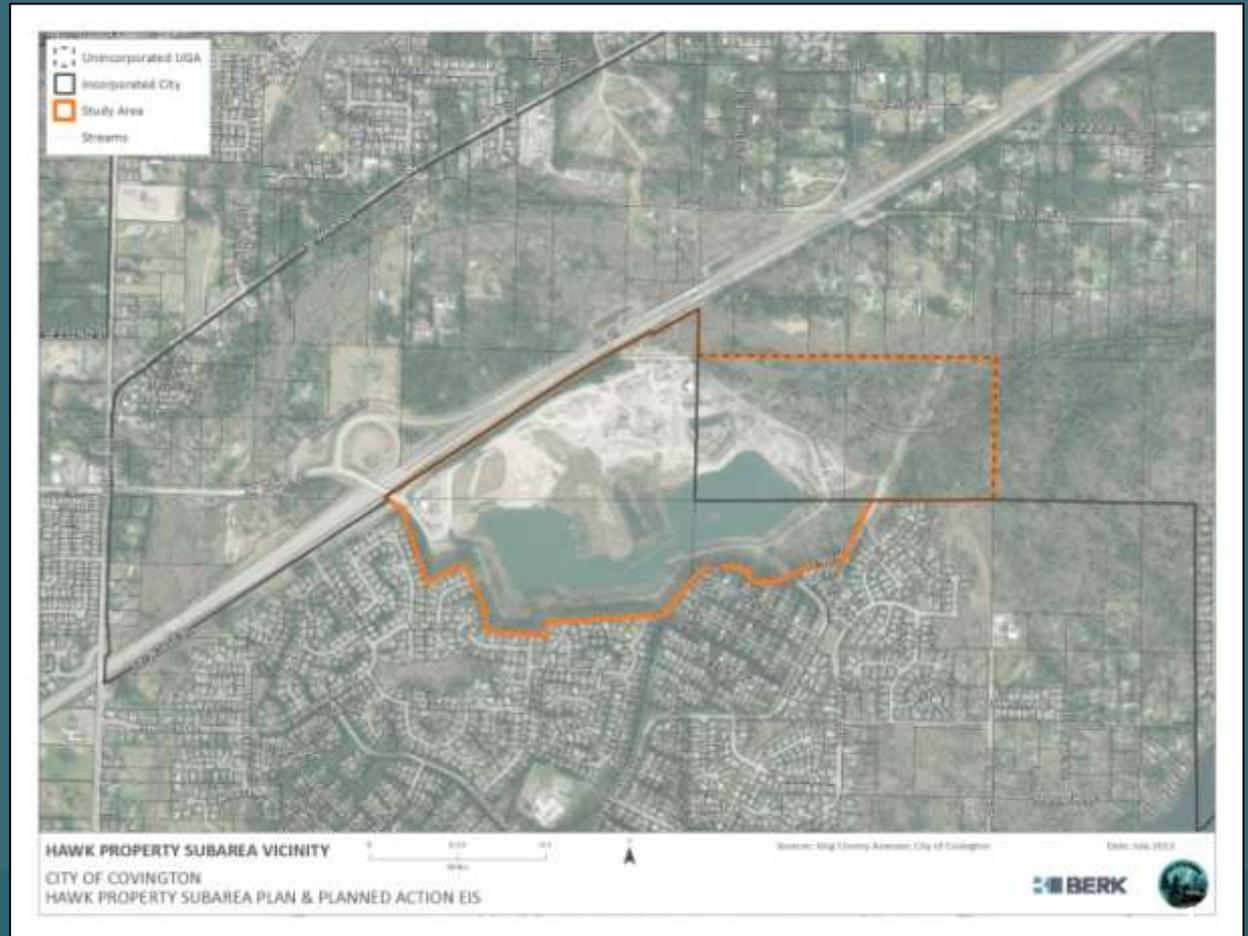


Hawk Property Subarea Plan & EIS

City Council Public Hearing January 28, 2014



Public Outreach

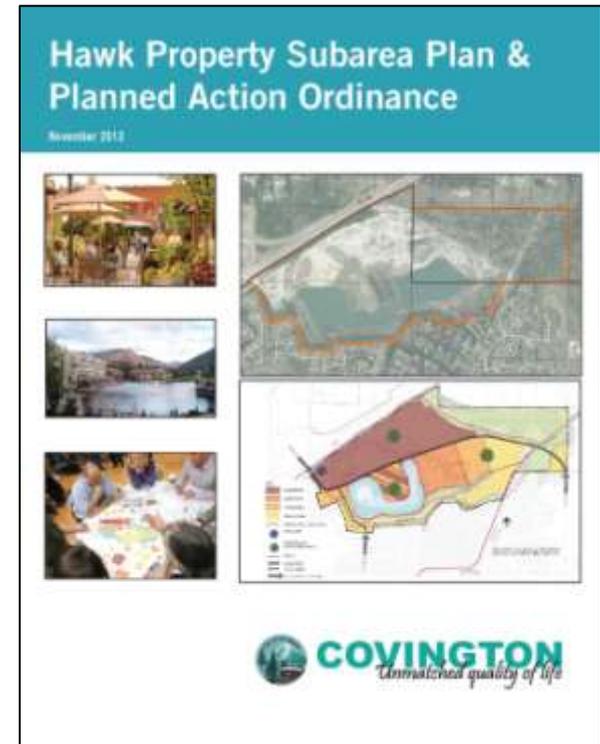
- Meetings and Comment Opportunities: 2013
 - Community Workshop
 - Planning Commission Open House and Meetings
 - Draft Subarea Plan & Draft EIS Comment Period (30 days)
 - Planned Action Community Meeting
 - Planning Commission Public Hearing & Deliberation
- Meetings and Comment Opportunities: 2014
 - City Council Public Hearing & Deliberation

Communication Methods

- Mailings
- Email list
- FB Announcements
- Public Information Boards
- Webpage Updates

Hawk Property Subarea Plan: Foundation Document

Subarea Plan



Hawk Property Subarea Plan: Objectives

Established Objectives for the Subarea

- Create a commercial and residential urban village
- Protect environmentally sensitive areas
- Provide varied recreation and open space amenities
- Improve transportation mobility in the area



Community Workshop March 2013

Hawk Property Subarea Plan: Land Use

Established a Range of Allowed Development

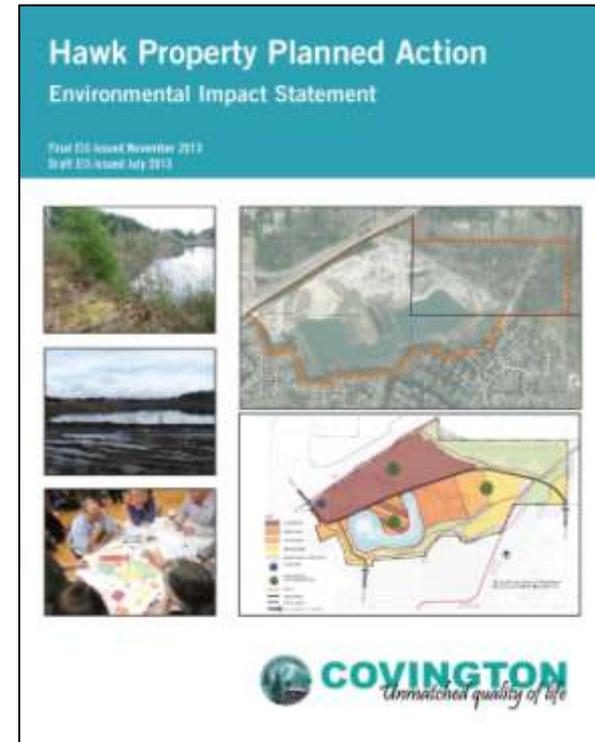
Use	Minimum Urban Village	Maximum Urban Village
Residential (units)	1,000	1,500
Commercial (square feet)	680,000	850,000



Hawk Property Planned Action EIS: Foundation Documents

Subarea
Plan

Planned
Action EIS



Planned Action

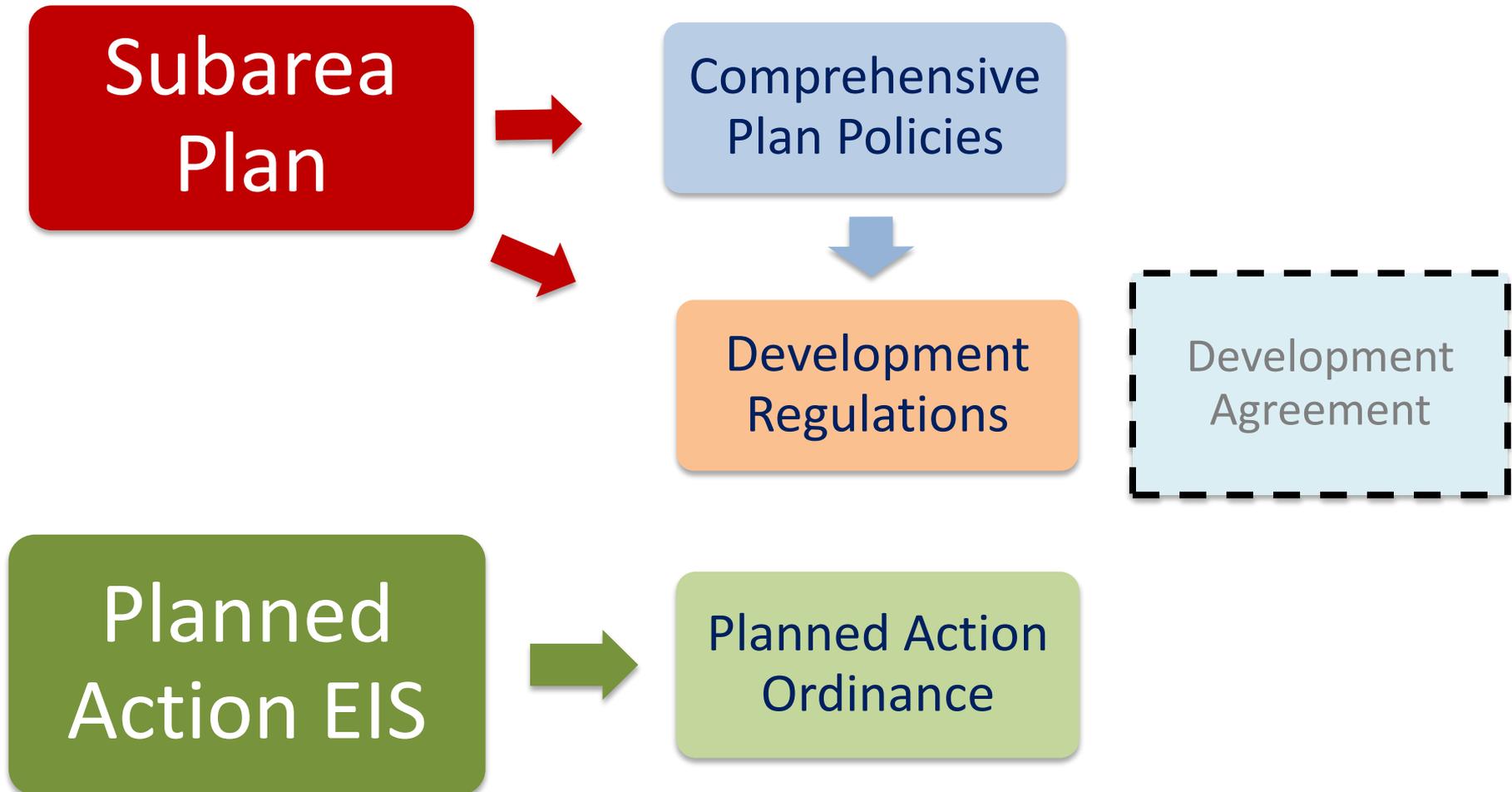
Environmental Impact Statement

Topics Areas Analyzed

- Earth
- Surface Water
- Groundwater
- Air Quality
- Plants and Animals
- Noise
- Land Use Patterns
- Plans & Policies
- Transportation
- Public Services
- Utilities

- **Provides environmental information** to be considered in the decision-making process
- **Describes:**
 - proposed actions and alternatives
 - existing conditions of the study area
 - impacts that may occur
 - mitigation measures to reduce or eliminate impacts
 - potential significant, unavoidable and adverse impacts
- **Received comments** from public, tribes, and agencies
 - 12 letters, additional testimony
 - Worked to address concerns & mitigate appropriately

Current & Future Implementing Actions



Implementing Actions resulting from adoption of Subarea Plan

Subarea Plan



Comprehensive Plan Policies



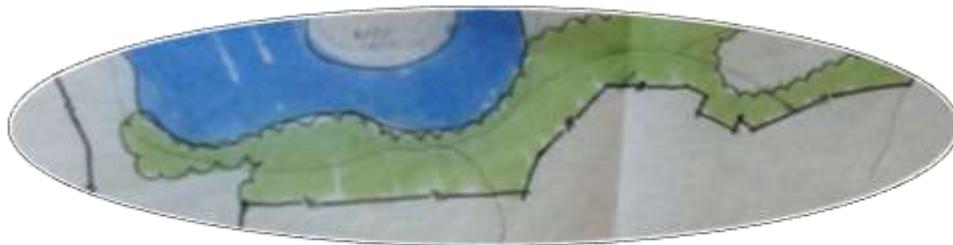
LNP 19.5 Ensure that the pond serves as a major public amenity with extensive public access and a surrounding area with a mix of residential and commercial uses that offer a place for the community to gather, stroll, dine, shop, and live.

Implementing Actions resulting from adoption of Subarea Plan



TRP 6.15 Ensure that the arterial link between SR 18 and 204th Avenue SE is constructed and accessible prior to the opening of any local street connection from the Hawk Property Subarea to 191st Place SE.

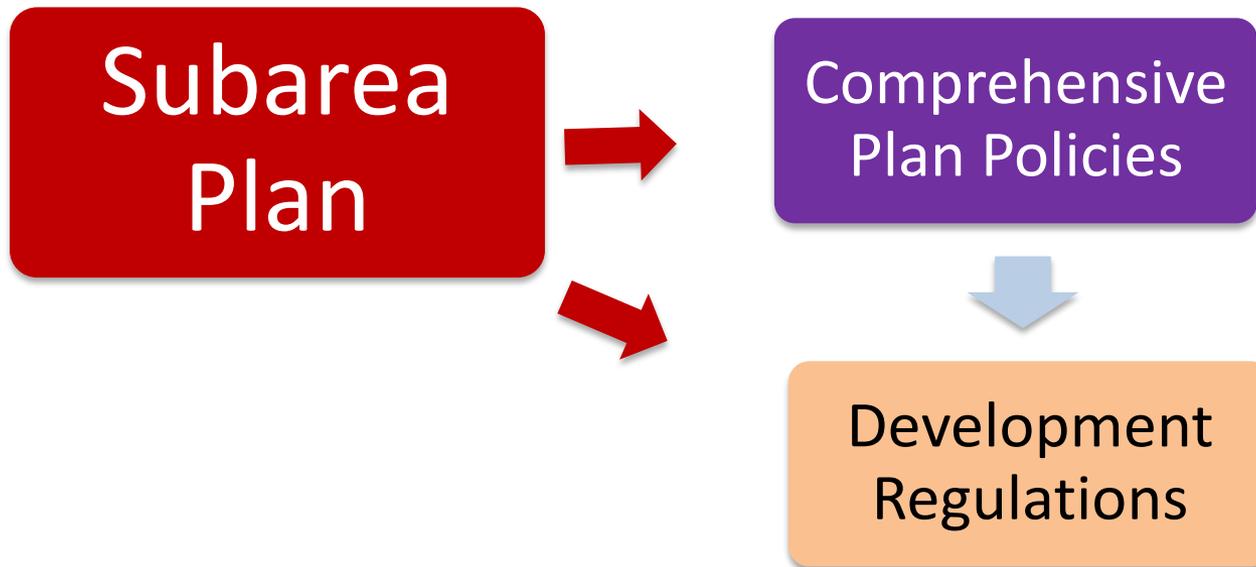
EVP 9.8 Encourage the preservation of a green space buffer which may include public trails along the southern border of the Hawk Property Subarea adjacent to the existing residential development.



Implementing Actions resulting from adoption of Subarea Plan

- Housekeeping Comprehensive Plan Amendments to Integrate Subarea Plan
 - Identified in Final EIS, Appendix G
 - Land Use Element:
 - Update text and tables to characterize current conditions of site as reclaimed mine/quarry and batch plant
 - Transportation and Capital Facilities Elements:
 - Incorporate by reference the Planned Action Mitigation Document identifying improvements, responsibilities, and costs as appropriate

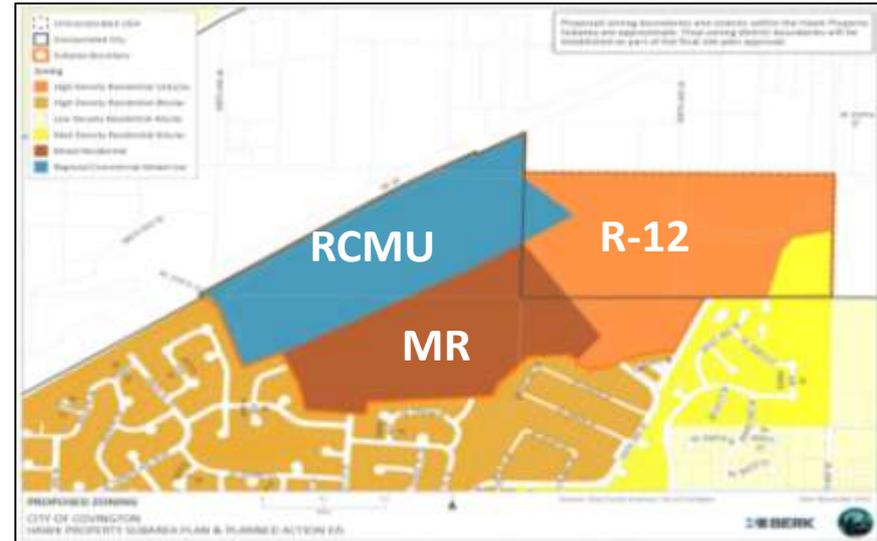
Hawk Property Subarea Implementing Actions



Development Regulations

Implement the Vision

- Three new zones: R-12, MR, and RCMU
 - Identified zoning areas (in city and annexation area)
 - Added uses for the new zones to the permitted uses tables
 - Added density and dimension standards for the new zones



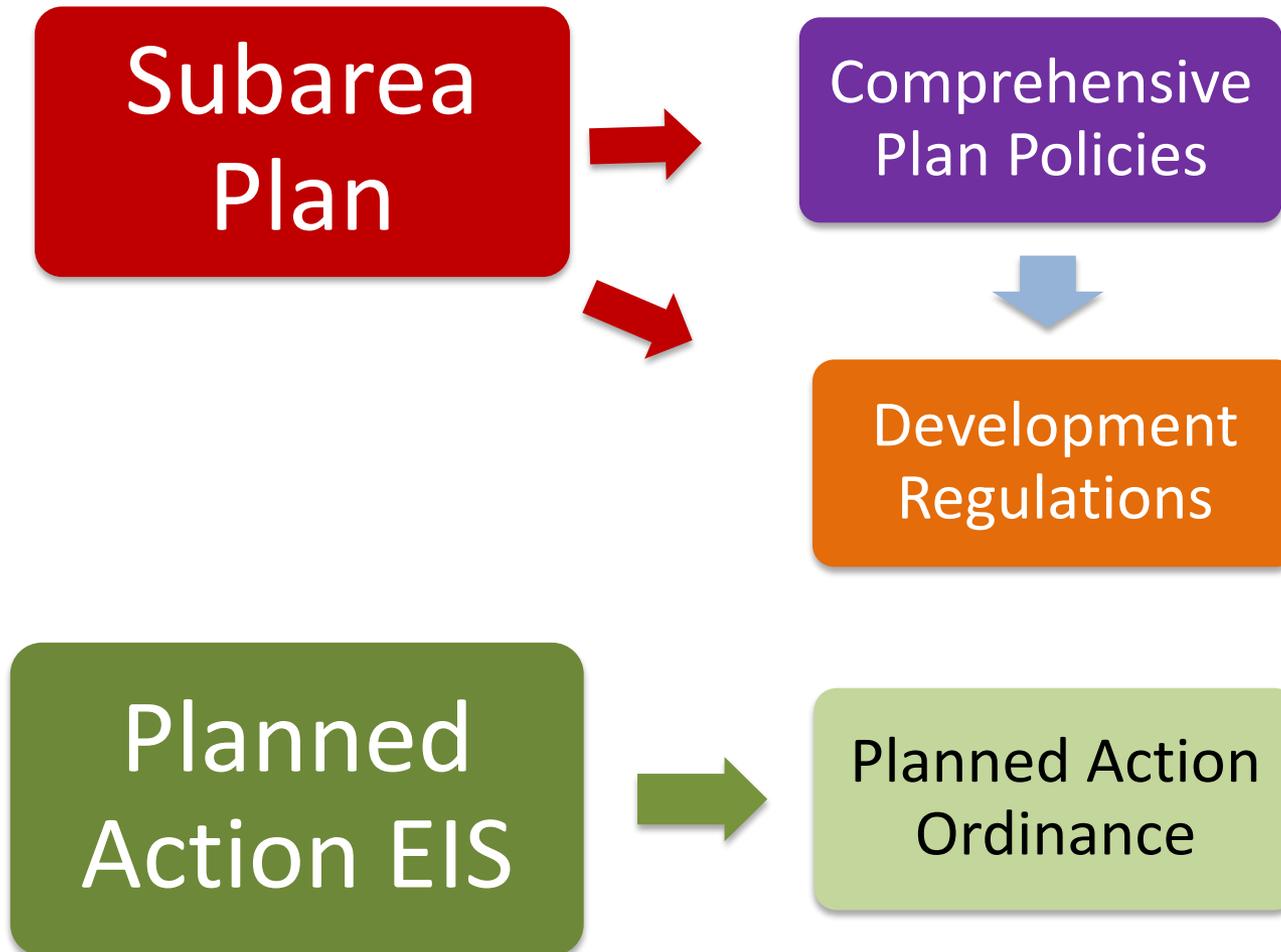
Development Regulations

Implement the Vision

- Design requirements that emphasize site design standards
- Off-street parking standards tailored to the vision
- Bulb-outs to the City's street standards



Current & Future Implementing Actions



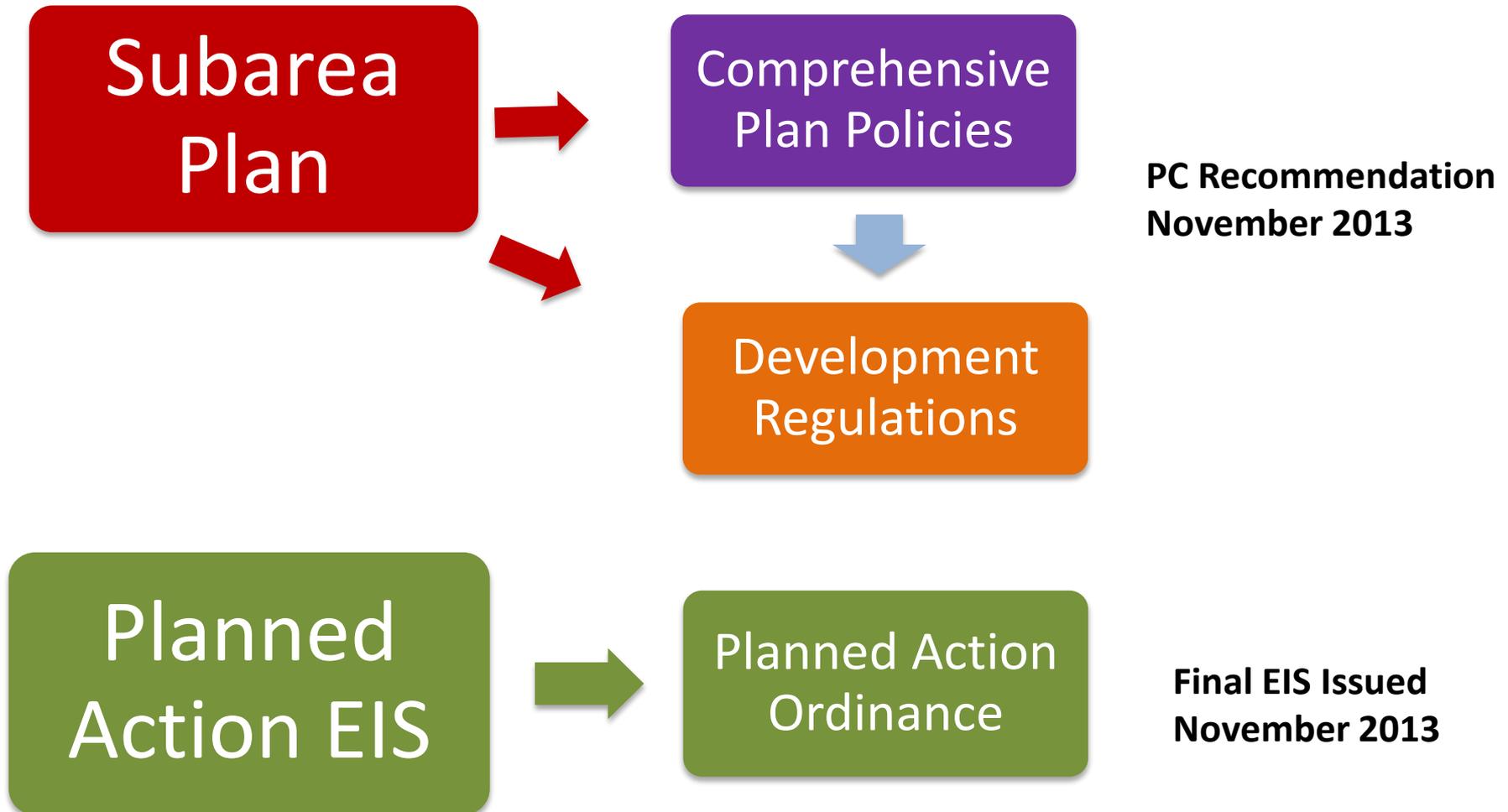
Planned Action Ordinance

- Establishes the subarea as a planned action for SEPA purposes
- Provides long-term certainty for environmental protections
- Documents the required mitigations
- Streamlines SEPA process for project permits
 - e.g. commercial site plans, binding site plans, preliminary plats

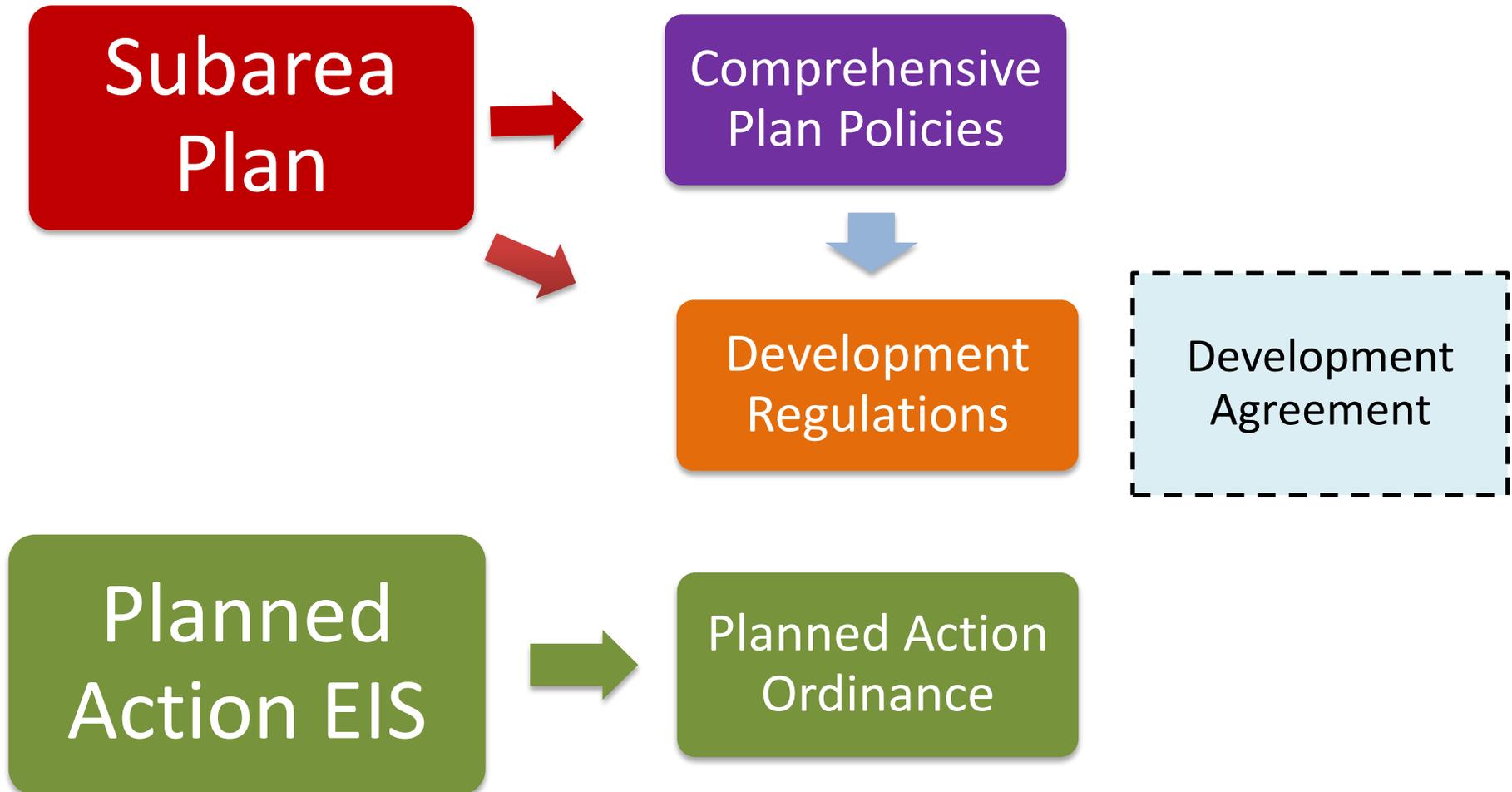


Planned Action Community Meeting Oct. 2013

Implementing Actions & Status



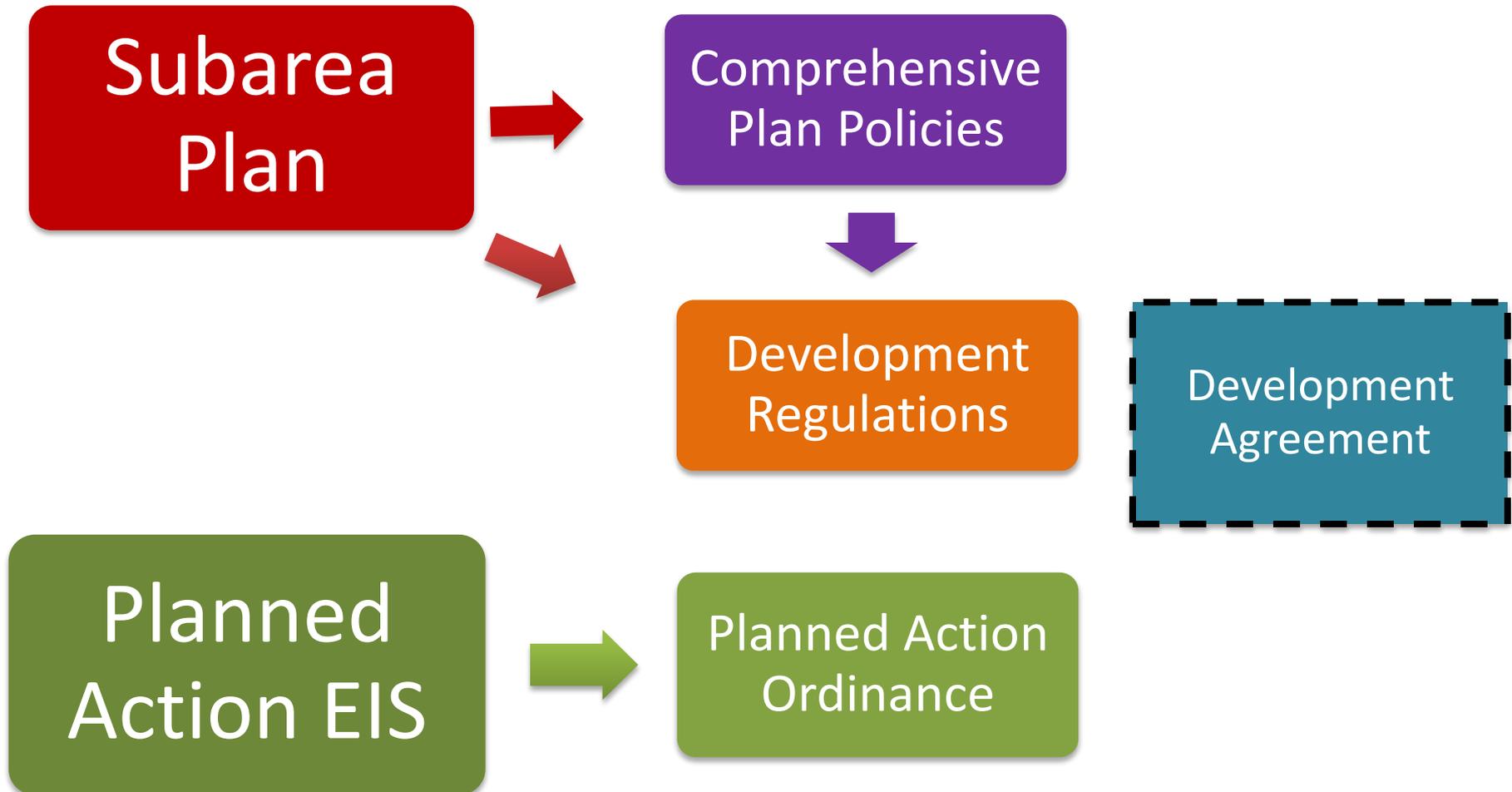
Current & Future Implementing Actions



Development Agreement

- Provides long-term certainty for the city, public and developer
- Must be approved by the City Council and recorded with King County
- Applies to all successors
- Potential subjects for additional direction or detail:
 - Master Site Plan
 - Design of Buildings and Public Spaces (Architectural Design Standards)
 - Timing and Funding of Mitigation (e.g. Master Transportation Agreement)
 - Timing and Funding of Recreation Facilities (Park and Trail Plan/Agreement)
 - Additional Development Standards (e.g. signage, lighting, landscaping)
 - Timing and Funding of Sewer and Water Facilities
 - Vesting Period

Current & Future Implementing Actions



Example Permit Review

Submit

- Hawk Property Checklist & Mitigation Document
- Planned Action Conceptual Site Plan
- Plans for the type of permit, e.g. plat, site plan



Evaluate

- **Planned Action Specific Criteria**
 - LOCATED WITHIN THE PLANNED ACTION AREA
 - USES/ACTIVITIES CONSISTENT WITH EIS AND PLANNED ACTION ORDINANCE
 - WITHIN EIS THRESHOLDS – LAND USE, TRIPS, NOISE, ETC.
 - IMPACTS MITIGATED BY EIS MITIGATION MEASURES
- **All Permits**
 - CONSISTENT WITH CITY’S COMPREHENSIVE PLAN POLICIES & DEVELOPMENT REGULATIONS INCLUDING DEVELOPMENT AGREEMENT (IF ADOPTED)
 - COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS AND REGULATIONS
 - CONSISTENT WITH DEVELOPMENT AGREEMENT
 - CONSISTENT WITH PERMIT CRITERIA, E.G. PLAT, SITE PLAN



Issue
Determination
& Permit

- If qualified as a planned action project, issue a “Determination of Consistency” (Type 1)
- If proposal meets permit criteria, issue appropriate permit by Permit Type (Type 1, 2, 3, 4)
- Notice & review is based on city’s requirements for the project permit type (Type 1, 2, 3, 4)

Next Steps

- City Council Deliberation and Action
 - Review of testimony
 - Prepare Ordinances
 - Subarea Plan and associated Comprehensive Plan and Code Amendments
 - Planned Action Ordinance
- Future Implementing Actions
 - Development Agreement
 - Zoning
 - May be phased & boundaries refined
 - Annexation