



HAWK PROPERTY SUBAREA PLAN & PLANNED ACTION EIS

Project Fact Sheet

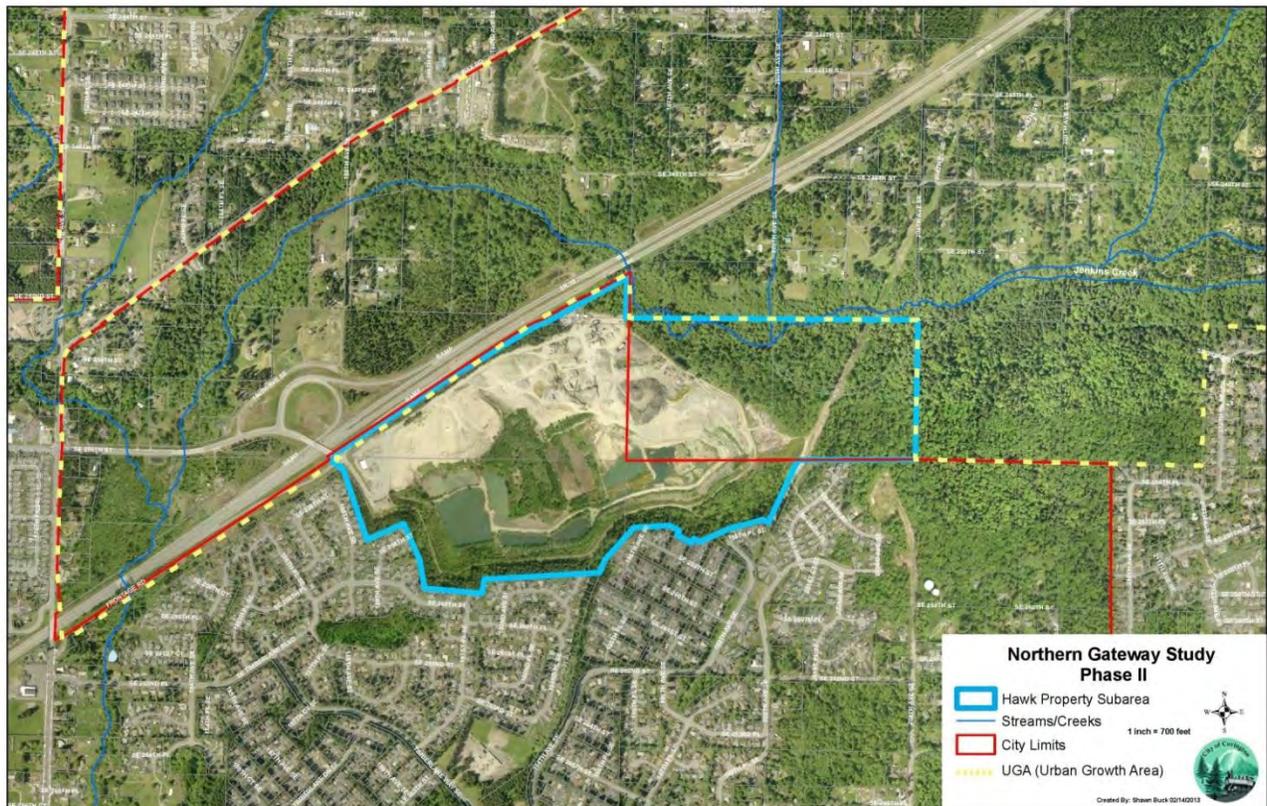
What is the Hawk Property Subarea Plan and EIS?

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:

Ann Mueller, AICP

Senior Planner

Community Development Department

City of Covington | 16720 SE 271st Street | Covington, WA | 98042

Phone: 253-480-2444

amueller@covingtonwa.gov