



## City of Covington

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# Northern Gateway Area Study Phase 1

Covington, Washington

## *Kick- Off Meeting Summary*

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The Kick-off meeting began at 8:00am on Thursday, April 26, 2012 in the City Council Chambers at Covington City Hall. The following were in attendance:

Richard Hart, Community Development Director, City of Covington  
Ann Mueller, Senior Planner, City of Covington  
Nelson Ogren, Development Review Engineer, City of Covington  
Glenn Akramoff, Public Works Director, City of Covington  
Don Vondran, City Engineer, City of Covington  
Ben Parrish, Stormwater Engineering Tech, City of Covington  
Scott Thomas, Park and Recreation Director, City of Covington  
Jon Napier, Covington Fire Marshall, Kent Fire Department Regional Fire Authority  
Larry Rabel, Captain, Kent Fire Department Regional Fire Authority  
Ron Speer, District Manager, Soos Creek Water & Sewer District  
Alan Eades, Soos Creek Water & Sewer District  
Greg Hill, President Roth Hill Engineering, Soos Creek Water & Sewer District  
Pam Cobley, Roth Hill Engineering, Soos Creek Water & Sewer District  
Brian Borgstadt, Covington Water District  
Bill Stalzer, Stalzer and Associates  
Lisa Grueter, BERK  
Fred Brown, ESM Consulting Engineers  
Laura Bartenhagen, ESM Consulting Engineers  
Jennifer Barnes, Heffron Transportation

Richard Hart welcomed the group and provided a brief overview of Phase 1 of the study. The scope and timing of phases 2 & 3 will be dependent on the outcome of the findings in Phase 1 and if King County agrees to adjust the City's UGA boundaries. Richard mentioned that an Informational Open House for the residents and property owners in and around the project area was being planned for the evening of Tuesday, May 15, 2012 at Crestwood Elementary School.

The group was asked to introduce themselves and indicate the organization or department that they represented.

Bill Stalzer described the project work each of the 6 firms on the team would be involved in for Phase 1 of the study. Bill highlighted the areas they would be focusing on, work tasks and

technical memos that each firm would be working on in the next four months. He noted that they would be meeting with key stakeholders (major property owners and interest groups) in the study area to gather information from them on the existing conditions and understand their desired future development scenarios. Bill highlighted that they had a target date of July 7, 2012, for the first draft of the SEPA approach recommendation, opportunities and constraints assessment and final summary memo of their findings. The final draft targeted to be completed around August 7, 2012. Bill indicated that their team hoped to hear from attendees today about what existing information they had related to their area of focus that the team could use, what if any future plans they had for the study area and any areas of concern.

Lisa Grueter talked about the technical work and deliverables that would be the primary focus of the team in May and June for gathering data on existing conditions, the preliminary market and fiscal analysis as well as the examination of buildable lands capacity, employment capacity analysis and evaluating transportation network.

Attendees were then asked to share what information they had about their services/infrastructure as it related to the study area.

#### Sewer

Greg Hill, on behalf of Soos Creek Water and Sewer District, talked about their high level conceptual plans for gravity sewers to serve the area. He handed out a rough sketch of their conceptual sewer service to the study area. In conclusion, Greg indicated that the district had plenty of capacity in Lift Station 11B to provide gravity sewer service to the area. Soos Creek indicated they had preliminary line and grade plans in electronic format they would make available to the city and its consultant team.

#### Water

Brian Borgstadt, on behalf of Covington Water District, stated that the study area was fully within the water district's service boundary. They have looked at potentially providing service to the area but haven't pursued it because of lack of funds. It will be expensive to build the system due to the different pressure zones, and the streams and critical areas in that location. Brian concluded that their major concern for providing service to this area wasn't storage capacity but construction of the distribution system. He also noted there was an existing 24 inch casing constructed under SR 18 in that area which could be utilized in future development of the distribution system. Brian indicated that they would be interested in the findings of the study for the demand forecast of potential new development in the study area. Brian gave the city a hardcopy of the district's 2007 Water System Plan Update and a 2009 Water System Plan Amendment No. 1 and indicated it was available on their website as well.

#### Fire

Jon Napier indicated he was the City's Fire Marshal, but that Larry Rebel was responsible for long range planning with the Kent Fire Department Regional Fire Authority. Larry pointed out that there were two existing fire stations in the vicinity of the study area but despite their proximity to the study area they did have concerns with potential response times depending on how the study area developed. He said the layout and connectivity of the transportation system

within the study area and to the surrounding road network would be a key factor in demonstrating they could have high response times to any new development in the study area. Larry concluded that good connectivity within the future development of the area was important and could eliminate the need for new fire stations. He indicated they had GIS layers of the area that they would share.

#### Transportation

Don Vondran noted that road connections to the adjacent neighborhoods was important for both emergency response and traffic circulation. Don shared that the city was almost done with developing a traffic model for the city and had existing traffic counts of intersections in the vicinity of the study area. Don discussed and indicated on an aerial map some high level concepts of where ideal points of connectivity between the study area and surrounding streets should be looked at.

#### Trails

Scott Thomas indicated the trail maps in the Parks and Recreation Element of the city's comprehensive plan had recently been updated (2010) and showed existing trails and bikeways and system gaps within the current city limits. The Parks and Recreation Capital Improvements Plan Map in the comprehensive plan show the conceptual location of proposed shared use trails connecting to and through the study area. The three cities (Covington, Black Diamond and Maple Valley) are actively working with King County to do trail feasibility planning right now for what they are referring to as the Tri-County Connector Trail.

#### Stormwater

Ben Parrish stated that to his knowledge there was not a lot in the way of stormwater systems within the study area. He knew of one residential subdivision in the northwest corner of the study area that had a stormwater system maintained by the county. Ben mentioned that the Washington State Department of Ecology was undertaking a Soos Creek Basin Study funded by EPA with support from the Muckleshoot Tribe.

Meeting adjourned at 9.45 a.m.