



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

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City of Covington

Hawk Property Final Planned Action Environmental Impact Statement

Notice of Availability

Notice is hereby given under WAC 197-11-164 to 172, WAC 197-11-460, and WAC 197-11-510 that the City of Covington is issuing a Final Planned Action Environmental Impact Statement (Final EIS) for the proposed adoption of the Hawk Property Subarea Plan and associated Planned Action Ordinance.

Description of the Proposal: The City of Covington proposes adoption of the Hawk Property Subarea Plan and associated comprehensive plan, zoning, and development regulation amendments that would allow for future urban development in Covington's Northern Gateway area on land within the boundary of the city limits and land in the City's Urban Growth Boundary assigned by King County. In addition, the City proposes to provide for efficient environmental review of future development proposals through a Planned Action Ordinance.

The Final EIS responds to public and agency comments received on the Draft EIS, issued on July 26, 2013 and provides corrections and clarifications to the environmental analysis contained in the Draft EIS. The Final EIS also evaluates a Preferred Alternative identified by the Planning Commission, which consists of the range of the Minimum and Maximum Urban Village alternatives studied in the Draft EIS (Alternatives 2 and 3, respectively). While market conditions would determine the precise level of growth achieved, the range would include between 1,000 and 1,500 residential units and between 680,000 and 850,000 square feet of commercial space.

Proponent: City of Covington

Location: The Hawk Property is located in the northern portion of the City, abutting SR 18 on its northwest boundary, and contains both land within the Covington city limits and land in unincorporated King County; the entire subarea is located with the city's Urban Growth Area (UGA). The subarea encompasses approximately 212 acres southeast of SR 18.

Public Meetings: Please refer to the project website for public meetings:
http://www.covingtonwa.gov/city_departments/communitydevelopment/northern_gateway_study.html

Document Availability: The Final EIS is posted on the City's website at:
http://www.covingtonwa.gov/city_departments/communitydevelopment/northern_gateway_study.html. Copies for purchase are available at Covington Copy It Mail It, LLC, 27111 167th Place SE, Suite 105, Covington, WA; 253-630-6670.

A reference copy of the document is also available at the following locations:

- Covington City Hall, 16720 SE 271st Street, Covington, WA 98043
- Covington Chamber of Commerce, 27116 167th Pl SE #114 Covington, WA 98042

Waiting Period: Pursuant to SEPA rules (WAC 197-11-460), the City of Covington will not act on the proposal prior to seven days after issuance of the Final EIS.

For more information: If you have questions, you may contact:

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SEPA Responsible Official:

Richard Hart, SEPA Official, Community Development Director
City of Covington, Department of Community Development
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Date: November 14, 2013

Signature: 
