

# Hawk Property Planned Action

## Draft Subarea Plan & Draft Environmental Impact Statement

# Planning Commission Meeting

August 29, 2013

# Purpose of this Presentation

## Review Comments Received on Subarea Plan and DEIS

- Public comment period ended at 5pm on August 26<sup>th</sup>.
- 13 written comment letters received, plus oral citizen comments at August 15<sup>th</sup> Planning Commission meeting.

## Present Proposed Comprehensive Plan Designation and Zoning

- One new Comprehensive Plan designation.
- Three new Zoning districts.

## Present Subarea Plan Design Standards

- Review design standards and amendments to City code.

## Select a Preferred Alternative

- Solicit guidance from the Commission on selection of a Preferred Alternative or range of development to analyze in the Final EIS.

# Draft EIS Public Comments

# Review of Alternatives

## Alternative 2 – Minimum Urban Village

- Transition from mineral use to a mix of commercial and residential urban uses.
- Approximately 1,000 new residential dwellings and 680,000 square feet of commercial development.
- 5.5 acres of new parks and 1.4 miles of trails.
- Two new road connections: SE 256<sup>th</sup> Street to 204<sup>th</sup> Avenue arterial and local road connection between arterial and 191<sup>st</sup> Avenue SE.



# Review of Alternatives

## Alternative 3 – Maximum Urban Village

- Transition from mineral use to a mix of commercial and residential urban uses.
- Approximately 1,500 new residential dwellings and 850,000 square feet of commercial development.
- 8.3 acres of new parks and 2.1 miles of trails.
- Two new road connections: SE 256<sup>th</sup> Street to 204<sup>th</sup> Avenue arterial and local road connection between arterial and 191<sup>st</sup> Avenue SE.



# Summary of Public Comments Received

## Natural Environment

- Building on top of mine fill soil may create additional seismic hazards.
- Increased development and impervious surface coverage may negatively affect water quality in Jenkins Creek, which could impact salmonid species. More analysis and mitigation are requested.
- Infiltration of stormwater runoff from the subarea may negatively affect groundwater quality, which could affect groundwater-sourced water systems in other jurisdictions.

## Land Use

- Concern that the EIS does not address changed circumstances to justify a change in zoning from mineral extraction use to residential/commercial development.
- EIS does not evaluate economic impacts of ceasing mine operations. (SEPA is focused on environmental impacts and does not require an economic or financial analysis per Washington Administrative Code [WAC] 197-11-448, -450, and -726).
- Concern over relationship to various King County plans and policies.

# Summary of Public Comments Received, cont'd

## Transportation

- Concern that development of the Hawk Property Subarea will increase existing traffic issues in the area.
- Concern over cost of widening of the overpass at the intersection of SR-18 and SE 256<sup>th</sup> Street that would be required as mitigation.
- Some area streets used by children as routes to school. Concern about safety as traffic volumes increase.

## Utilities and Public Services

- Future utility extensions to the site may traverse critical areas.
- Concern over assumptions behind household size and projected population as it relates to demand for public services.
- Concern over the ability of the Tahoma School District to absorb additional students from the subarea.

# Key Issues for Preferred Alternative Selection

## Level of Impervious Surface Coverage

- Level of impervious surface coverage can be linked to overall level of development and is assumed to be greater under Alternative 3. However, total impervious surface can be reduced through design standards or development regulations.

## Traffic Congestion, Safety, and Costs

- Transportation impacts for the two Alternatives are very similar.
- Due to higher population, Alternative 3 would generate more trips, but would also incorporate a Park-and-Ride to encourage transit use.

## No Clear Alternative Preference Stated by Commenters

- Only one commenter expressed a preference for a particular alternative (Alternative 2). Most comments focused on the overall concept of an urban village development in the Hawk Property Subarea.

# Draft Subarea Plan

# Hawk Property Subarea Plan

## Purpose of the Plan

- Guide development in the Hawk Property Subarea by establishing land use and site design guidelines.
- Facilitate transition of the Lakeside gravel mine from mineral extraction to urban uses as it is reclaimed.

## What Does the Plan Do?

- Establishes the Hawk Property Subarea Comprehensive Plan land use designation.
- Establishes new Comprehensive Plan Goals and Policies.
- Supplements the City's code with new zoning districts and updated permitted use tables, density and dimensions, and parking and circulation standards.
- Establishes new site design standards specifically for the Hawk Property Subarea.

# Subarea Plan Policies

## Land Use

- New policies encourage an urban village with housing, shopping, and recreation.
  - Encourage housing at a variety of densities.
  - Promote quality design and emphasis of the subarea's location as Covington's northern gateway, distinct from downtown.
  - Provide parks, trails, open space, and recreational amenities for the Covington community and visitors alike.



## Economic Development

- New policies supplement an existing goal (EDG 5.0) that encourages mixed use development that attracts visitors and enhances the City's tax base.
- New goal and policies establish a secondary economic center that does not compete with the Town Center by serving regional needs.



# Subarea Plan Policies, cont'd

## Parks & Recreation

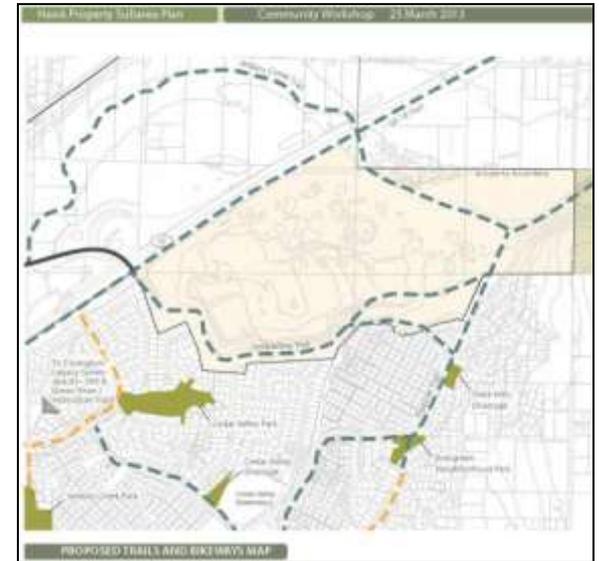
- New policies supplement existing goals by promoting integrated recreational and habitat amenities, multi-purpose trail networks, and accessible gathering spaces for neighborhoods.

## Surface Water

- New policies supplement existing goal (EVG 2.0) to protect water quality through active promotion of LID techniques and use of the on-site ponds for temporary stormwater detention.

## Transportation

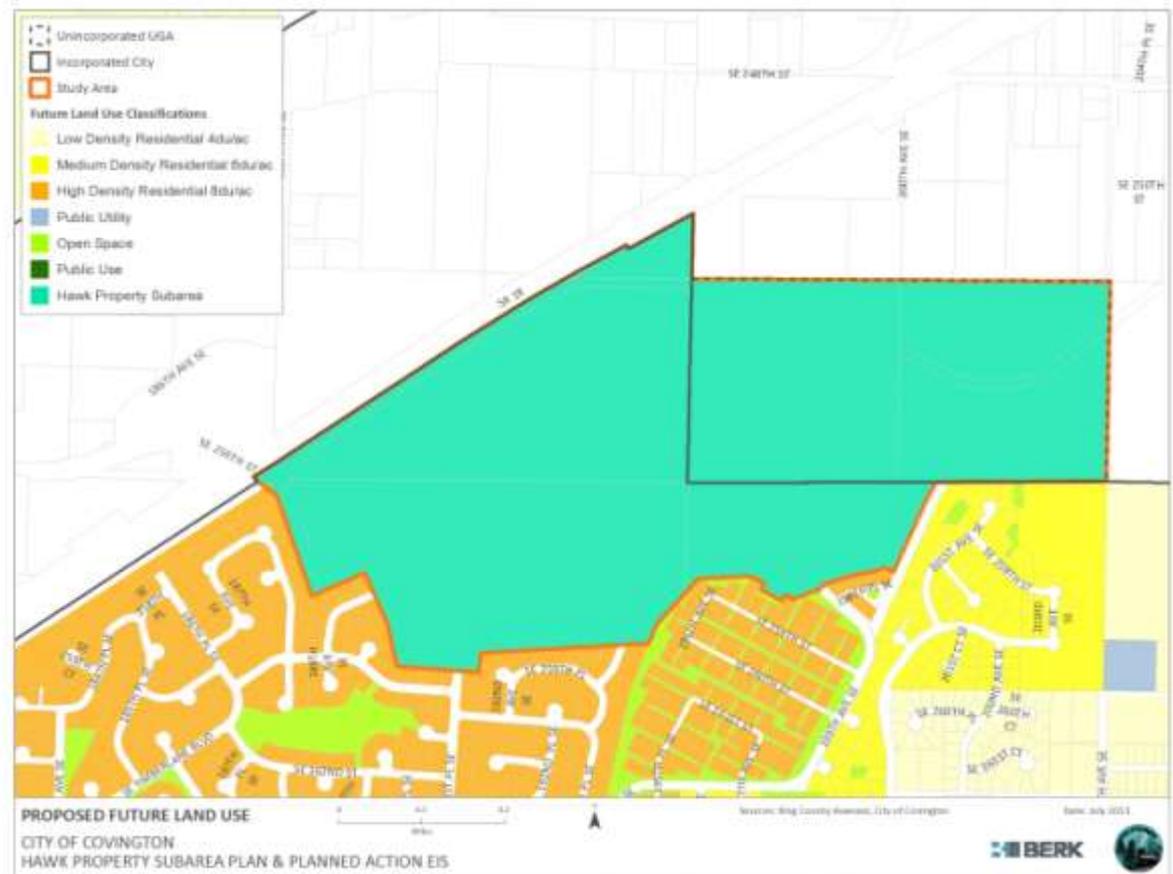
- New policies encourage development of higher-density centers that can be easily served by transit.
- New policies supplement an existing goal (TRG 6.3) by promoting creation of a network of streets and non-motorized facilities.



# Subarea Comprehensive Plan Designation

## Hawk Property Subarea

- New land use designation.
- Applied only to the Hawk Property area to recognize unique status.
- Provides commercial and residential opportunities in an urban village setting, serving both regional and local commercial needs and offering housing options not found elsewhere in Covington in close proximity to one another.



# Subarea Zoning

## Three New Zones

- **Regional Commercial Mixed Use (RCMU):**  
Provides regional-scale retail and multifamily residential uses.
- **Mixed Residential (MR):**  
Combines a mix of housing choices and local commercial uses.
- **High Density Residential 12 du/ac (R-12):** Provides single-family and townhouse residential uses.



# Design Standards

## Pedestrian Access, Comfort, and Safety

- Pedestrian routes connecting buildings.
- Street-focused building design.
- Retail and main building entrances on ground floor.
- Building entrances available from pedestrian walkways.
- Weather protection along building façades.
- Parking located away from street frontages.



# Design Standards

## Public Access to Water Feature Amenities

- Pond area shall contain a continuous public access route.
- Ground-floor commercial uses fronting the pond.
- Public access corridors leading to pond provided every 500 feet.



# Design Standards

## Public Gathering Spaces

- Public gathering space suitable for special events of at least  $\frac{1}{2}$  acre shall be provided in the RCMU zone.
- Requirement for large park in residential area to host active recreational uses for a variety of ages and interests.
- Public gathering spaces must be physically linked to public sidewalks or trails.



# Next Steps

## Select Preferred Alternative

- The Final Planned Action EIS will respond to public comments and analyze the City's preferred plan alternative. The Planning Commission may choose one of the following options for the Planned Action:
  - Retain the existing range of alternatives from the Draft EIS;
  - Define a new range within the range studied by the Draft EIS; or
  - Select a specific Preferred Alternative within the range studied by the Draft EIS.

## Prepare Preferred Subarea Plan and Final EIS

- City and Consultant staff will update the subarea plan to reflect the selected Preferred Alternative.
- Consultant will prepare the Final EIS, including any additional analyses necessary for the Preferred Alternative.