



March 1, 2012

Richard Hart
Community Development Director
City of Covington
16720 SE 271st Street, Suite 100
Covington, WA. 98042

SENT VIA E-MAIL

RE: CPA 2012-01, DRA 2012-01

Dear Mr. Hart,

The Planning Commission has initiated an amendment to policy DTP 2.4 of the Downtown Element to delete language that currently allows stand alone residential structures in the Town Center. The reason cited for the change was to ensure that any proposed multi-family development in the Town Center would be a part of a mixed use, multi-story structure requiring ground floor retail, restaurant or personal services. I believe this proposed amendment would not be in the best interest of the City or stake holders in providing residential or retail use in the Town Center zone at this time.

The idea of mixed use works well in densely populated areas where more retail and housing options are needed and redevelopment being the only option. This is not the case today in Covington or with the 81 acres of the Town Center zone.

Requiring 60% or more of the ground floor abutting a street, public space or public plaza to be occupied by retail, restaurant or personal services, if built, would cause those storefronts to remain empty due to the lack of need. This vacancy would hinder the City's vision and goal of having a vibrant Town Center.

The City Council is also considering the annexation of the "northern notch" into the city limits. Once this occurs, the "notch" stakeholders will pursue commercial and retail development at the Hwy 18 and SE 256th street interchange. Although this development would bring in larger format retail to the area, it will also draw the smaller retail from the existing Downtown and Town Center zones adding additional retail vacancy in Covington.

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I purpose that the Downtown Element of the Comprehensive Plan remain in its present form encouraging multi-family structures to be built with an element of retail, restaurant or personal services on the first floor but not requiring it.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Ramsey', with several loops and a crossbar.

Don Ramsey
Ashton Development Company, LLC