



City of Covington

16720 SE 271st Street, Suite 100 • Covington, WA 98042 • (253) 638-1110 • Fax: (253) 638-1122

Request for Proposals Preparation of the Northern Gateway Study With Public Participation Element for the City of Covington

Notice is hereby given that the City of Covington, Washington, Department of Community Development is seeking submittal of proposals from consultants with experience and/or expertise in the preparation of feasibility studies for the expansion of a city's Urban Growth Area (UGA) and city limits, and in the preparation of infrastructure analysis, buildable lands capacity analysis, market analysis, critical areas assessment, and the fiscal analysis of annexation. Future phases will necessitate experience and/or expertise in subarea planning and in the preparation of development and design scenarios, for consideration by the Covington City Council.

Background Setting

The City of Covington wishes to take a comprehensive look at approximately 485 acres of land, both in and outside the northern portion of the city limits and UGA, to gain a better understanding of the existing conditions and the impact of annexation and subsequent rezoning and development of the area. On the northwest side of SR 18 is approximately 275 acres of land located outside of the city's UGA, zoned RA -5, and referenced in the Comprehensive Plan as Potential Annexation Area 4 (PAA 4). On the southeast side of SR 18 is approximately 210 acres of land owned by the Hawk family and is currently in use as a gravel quarry with an asphalt plant. The majority of the Hawk property is located within the city limits but approximately 75 acres is outside of the city limits. All of the Hawk property is within the UGA. The portion of the Hawk property located outside of the city limits is referenced in the Comprehensive Plan as PAA 1. For future reference, the two main areas of the study will be referred to as the Northern Gateway. (See attached map of area)

As these areas currently exist, they have two different future development scenarios. PAA 4 is located outside of the UGA in King County and zoned RA-5. It primarily consists of undeveloped land, single family residential homes on small and large lots, some non-residential uses and portions of Jenkins Creek and its tributaries. The city has been approached by Anderson, Baugh & Associates, LLC, an owner's representative of 60 acres abutting SR 18 in PAA 4 to support them in their request to King County to expand the city's UGA. The long term interest of this property owner is to develop their property in a manner that will preserve Jenkins Creek and associated critical area, but allow large scale retail commercial uses that will serve local residents as well as the surrounding retail trade area due to the site's proximity to SR 18.

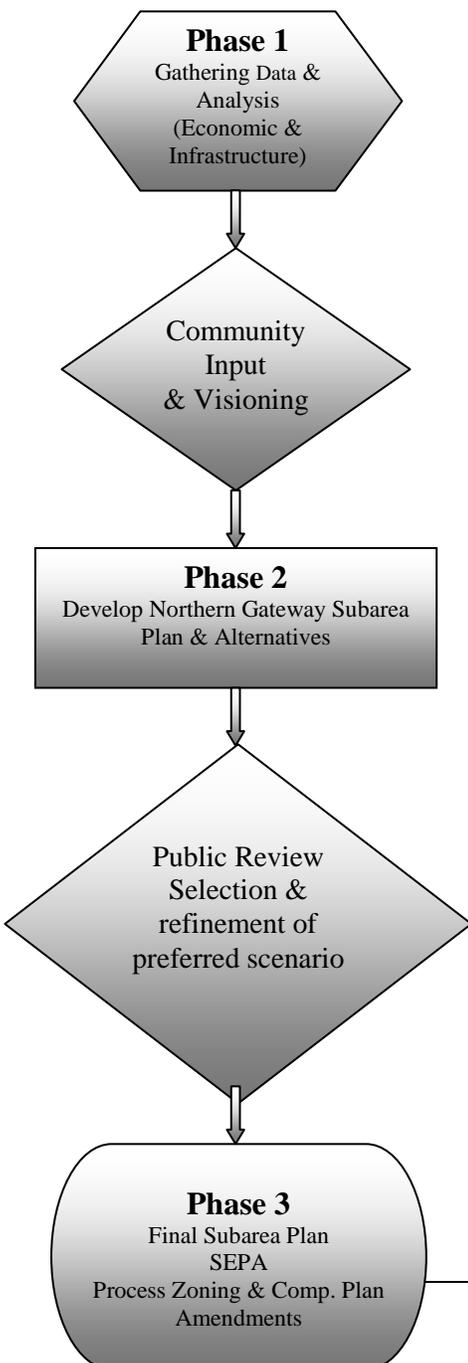
The Hawks have indicated they intend to request annexation of their 75 acres into the city, request a rezone and develop their entire 210 acres as a master planned mixed-use development with residential, office and commercial uses.

The city seeks to understand what the benefits and cost of future development of the Northern Gateway would entail if it was annexed in whole or part to the city and redeveloped. This study will be conducted in phases. During Phase 1, data collection and analysis should clarify the potential for portions of the Northern Gateway area to provide a base primarily for the creation of community/regional business-scaled uses and limited large scale commercial development taking advantage of its accessibility from SR 18. The goal is to examine the impacts and benefits of developing the Northern Gateway to better serve Covington and trade area resident's shopping and service needs while being cognizant of not competing with the city's Comprehensive Plan goals

and objectives for its existing downtown area. The city’s Economic Development Element of the Comprehensive Plan states that most residents of Covington commute to jobs outside of the city, and the city experiences a high rate of retail sales leakage due to limited retail sites located within the city, in conformance with existing zoning regulations, to accommodate large format retailers.

The Phase 1 analysis should include an examination of the personal services, retail, office and other commercial development trends and land capacities together with a delineation of longer term employment space needs within the city and the Northern Gateway.

Phases 2 & 3 will build upon the outcome of Phase 1. The city is interested in the consultant’s approach and budget for Phases 2 & 3, but the initial contract will be for Phase 1 work only. Depending on the outcome and recommendations of Phase 1, and whether King County agrees to expand the city’s UGA to include the PAA 4 area, there are likely to be some readjustment of assumptions on how to proceed with the timeline and scope of work for the remaining phases. After Phase 1, the consultant and the city will reevaluate the needs and develop a new scope of work for Phase 2 and 3, as needed.



Proposed Time Schedule

Issue RFP:	February 29, 2012
Proposals Due:	March 21, 2012
Proposal Review	Week of Mar. 26
Interview Selected Consultants:	Week of April 2
Begin Project:	By April 25, 2012
Phase 1 Completion	Draft Documents by July 7, 2012
	Final Documents by August 7, 2012
Project Completion (Phases 2 & 3)	Summer of 2013

The successful firm shall be responsible for preparation of the personal services contract for Phase 1 work (to be negotiated). The contract shall be completed and entered into between the consultant and the city for signature by April 24, 2012.

Proposed Scope of Work

It is anticipated that the Northern Gateway study will consist of three phases as described below. Insights and suggestions from the consultant team on the structure or strategy of the Northern Gateway Study are welcome in your proposal.

Public Involvement (Spread over all three phases)

The city is seeking a public outreach effort that is inclusive and provides transparency in the planning process. Public outreach and involvement will be an important element of all phases of this study, with participation from Covington staff, Planning Commissioners, City Council members, stakeholders and interested members of the community.

- Attend four (4) Planning Commission or City Council meetings to gather input and provide project updates and support to city staff.
- At the start of Phase 1 conduct stakeholder interviews to gather background information. Assume interviews with three or four groups including the two major land owners and one or two organized neighborhood or public interest groups located within the Northern Gateway. Each interview to last 1 to 1.5 hours.

- Attend and assist in the facilitation of four (4) public informational meetings/workshops to keep community members informed and solicit input from the public during the study and planning process.
 - ✓ At the start of Phase 1, hold an initial public information meeting to notify all residents and property owners in the Northern Gateway of the proposed study, answer questions, layout future public meetings and how the public can provide input.
 - ✓ At the start of Phase 2, hold a visioning exercise with the public to establish a clearer definition of the image and identity of the Northern Gateway. Visioning may result in character and identity cues that will be carried through the elements of the Northern Gateway Subarea Plan.
 - ✓ During Phase 2, host a workshop or Planning Commission public meeting to share Preliminary Subarea Plan information.
 - ✓ At the start of Phase 3, host a workshop or Planning Commission public meeting to review the Northern Gateway Plan alternative scenarios and receive input on preferences.
- Create graphic and written information as required to support public outreach efforts.

Permitting and Environmental Review

The city requests that the consultant recommend an approach to SEPA review consistent with RCW 43.21C, based on their proposals, methodology and strategy.

- Identify permitting/regulatory/SEPA requirements and deadlines
- Prepare SEPA documents as necessary

Phase 1 Tasks – Completed by August 7, 2012

The focus of this phase is data collection and analysis to examine the existing conditions and the potential for the Northern Gateway area. The information and findings of Phase 1 will be the building blocks for Phases 2 & 3. The outcome of Phase 1 work will be shared with King County to assist them in their determination of expanding Covington’s UGA to include PAA 4.

- Kick-off meeting with city and public service district staff to discuss fundamental project goals, approach, constraints and opportunities. Discuss availability of existing data. Within a week of the kick-off meeting, the consultant should subsequently submit a consolidated data needs list to the city.
- Key stakeholders interviews.
- Initial Public Information meeting.
- Analysis of existing conditions in the Northern Gateway area.
 - ✓ Analysis of available information (e.g., Comprehensive Plan, Covington Municipal Code, Capital Facilities Plans, Buildable Lands Reports, PSRC growth projections, economic and marketing information, King County records, existing critical area and shoreline inventories, existing traffic studies).
 - ✓ Demographic profile – current and forecasted information (e.g. land use, housing, population, school enrollment)
 - ✓ Critical areas assessment of the Northern Gateway area. Based on existing city, county and state information and studies, limited site reconnaissance, no new surveying or delineation. (Note: Many of the parcels in unincorporated King County have a Sensitive Area Notice and Map recorded on their property, which can be accessed from the King County Recorder’s office via links from the County’s IMAP tool(GIS data & images), the city has conducted no critical area surveys or delineations in the Northern Gateway.)
 - ✓ Public services, infrastructure systems and capacity analysis (including conveyance systems for sewer lines, storm water, and potable water) park, trails and open space needs, as well as traffic counts, and the condition of roadway surfaces in the Northern Gateway area. The public service and infrastructure review will be conducted in consultation with city agencies and partners such as Parks and Recreation, Public Works, Covington Water District, Soos Creek Water & Sewer District, Kent Fire Department Regional Fire Authority, Covington Police, Kent School District and King County.

The goal of the infrastructure review is to document any key deficiencies in the Northern Gateway area's essential infrastructure that will require substantial upgrades with annexation and the potential rezoning that would be requested upon annexation to allow additional development. The infrastructure review seeks to identify these future upgrades proactively so they may be taken under consideration during the development of the subarea plan in Phase 2 and during future annexation requests.

- Buildable lands capacity and build out analysis (supply and demand analysis of the existing city limits and the Northern Gateway area).
- Preliminary land use concept plan, based on existing and surrounding land use patterns, input from city staff, comments received at the public kick-off meeting and interviews with stakeholders, to provide a starting point on the potential future land uses and locations under consideration in the Northern Gateway area. This preliminary concept plan will be used as the basis for the fiscal analysis and infrastructure needs assessment.
- Market analysis. Review of market conditions and demands to address potential development opportunities in the Northern Gateway area. Provide a market overview identifying existing or emerging opportunities for Covington in the regional economy considering existing city limits and the opportunities presented by expansion of the city limits to include PAA 1 & PAA 4. The market component may also provide grounding for the feasibility of development types and opportunity sites recommended in the future subarea plan.
- Preliminary Fiscal Analysis of Annexation for PAA 1 & PAA 4. The fiscal impact analysis will be used as a planning tool to help estimate the incremental costs and revenues to the city associated with annexation of PAA 1 & PAA 4. Costs will include the public costs of providing, improving, operating and maintaining urban services and facilities, such as police and fire service, road maintenance, parks maintenance, and general governmental services (e.g., planning, finance), required to support different types and levels of development. Revenues will include funds that accrue primarily to the city's general fund from taxes (e.g., property taxes, sales taxes, business taxes, utility taxes), fees and intergovernmental revenues generated by growth and redevelopment. It should also look at the costs and revenues to the districts providing public services to the Northern Gateway area. The balance between costs and revenues will indicate whether a certain type, amount or mix of development will generate a surplus or deficit to the city. The Final Fiscal Analysis in Phase 3 will focus on identifying the relative differences among alternatives, not the exact costs or revenues from any individual alternative. The results will be shown on an annual basis and will identify costs and revenues associated with annexation of PAA 1 and/or PAA 4.

This data can be used, along with information about environmental impacts, to help identify trade-offs and choose a preferred course of action. The final fiscal analysis for the subarea plan developed in Phases 2 & 3 will be based on the different types and amounts of development included in land use alternatives.

The analysis will be based on information drawn from the city's annual budget, historical patterns of costs and revenues, interviews with city staff, and plans or estimates of future conditions. Different methods and assumptions will be used to project costs and revenues into the future (e.g., average costs per person or case studies of different types of development or infrastructure). In general, conservative assumptions will be used in the analysis.

- Opportunities and Constraints – Based on the data collected and analyzed in Phase 1 identify the opportunities and constraints of the study area and outcome of annexing and redeveloping that area.
- Recommend SEPA approach consistent with RCW 43.21C.
- Based on existing information and the findings of Phase 1, prepare a single summary technical memo addressing the standards that King County staff has indicated it will use in its evaluation of expanding Covington's UGA. See the attached letter dated November 14, 2011 from King County to Barry Anderson listing polices King County has identified.

Note: Prior to moving into Phase 2, City Staff and the Consultant will revisit the Phase 2 & 3 scope of work and the status (likelihood & timeline) of King County adjusting the City's UGA to include all of PAA 4. Depending on that assessment and in consultation with key stakeholders, city staff may decide to move forward as originally scoped for both areas or modify the scope of work. No costs chargeable under Phase 2 or 3 may be incurred until a new contract is executed with the City and City staff authorizes work to proceed.

The consultant should assume for the purpose of their proposal and budget on this scope of work that Phase 2 & 3 will include the entire Northern Gateway.

Phase 2 Tasks – Completed by March 31, 2013. (Dependent upon consultant's approach and contract)

Based on the findings and outcome of information gathered in Phase 1, the consultant will draft a subarea plan for the Northern Gateway area, including land use designations, proposed zoning districts, a zoning and design standards framework and associated capital programs.

- **Community Visioning Workshop**
- **Develop Preliminary Goals, Objectives and Policy Framework for Subarea Plan**
- **Develop Preliminary Alternatives**
- **Fiscal Analysis of Alternatives**
- **Public Meeting on Preliminary Information**
- **Draft Subarea Plan including potential zoning district classifications and zoning framework**
- **Environmental Analysis -Conduct and document SEPA review pursuant to RCW 43.21C**

The findings of Phase 1 will aid in the planning efforts and decision-making of the Subarea Plan. The Subarea Plan will establish or augment comprehensive plan policies and maps and zoning designations, as well as provide development standards for some or all of the Northern Gateway. Topics of particular concern include protection of critical areas; incorporation of parks, open space, natural areas, and trails; compatibility of proposed new uses and development near established residential neighborhoods; and impacts on traffic and transportation or other infrastructure. The alternatives will include a description of the planning envelope of anticipated development in the study area, building typologies, roadway network and infrastructure improvements. Depending on the findings from Phase 1, the alternatives may establish a phased development schedule or be focused on specific opportunity sites.

Environmental Analysis. The consultant team will evaluate the environmental impacts of the alternative development scenarios, along with reasonable mitigation measures. Mitigation measures will provide important direction for Comprehensive Plan policies related to the Northern Gateway Area. The focus of the analysis will be on the following issues: land use; policy consistency; population, housing and employment; storm water facilities; critical areas; transportation, and public services (sewer, water, police, fire, schools and parks).

Fiscal Analysis of Alternatives. This fiscal analysis will evaluate the cost and revenues associated with different amounts and mixes of development (e.g. office, commercial/retail, housing) proposed in each alternative. The focus will be on incremental differences among the alternative land use scenarios. The analysis will provide an opportunity to test different assumptions regarding growth, development, levels of service, and tax/revenue packages. The emphasis will be on using order of magnitude cost/revenue information as a planning tool, not to precisely predict actual amounts.

Phase 3 – Completed by July 31, 2013. (Dependent upon consultant’s approach and contract)

Drawing upon the information gathered in Phase 1, and the Draft Subarea Plan and the environmental and fiscal analysis of alternatives developed in Phase 2, the consultant will gather further input from the public and city officials on the final direction and goals in order to finalize documents as appropriate for adoption and implement the Northern Gateway Area Study.

- **Public Meeting or Workshop on Draft Subarea Plan**
- **Preferred Subarea Plan**
- **Draft Development Standards, Regulations and Guidelines and Capital Facility Program**
- **SEPA Review – Finalize** (Dependent on consultant’s recommended approach)
- **Final Fiscal Analysis of Annexation**
- **Revise and Finalize Subarea Plan, Zoning District Classifications, Development Regulations and Guidelines and Capital Facility Program**
- **Public Meeting or Workshop**
- **Legislative Adoption**

The Final Northern Gateway Plan documents and associated Comprehensive Plan Amendments and Zoning and Development Code Amendments will be adopted legislatively by City Council after review and recommendations from the Planning Commission.

Submittal of Proposals and Budgets

Consultants should submit 7 hard copies of their proposal by 5 PM on March 21, 2012, to Covington City Hall. The consultant is solely responsible for ensuring that proposals are delivered on time via mail, courier, or in person. Proposals received after the due date and time will not be accepted and discarded. Faxed or emailed proposals will not be accepted. Each proposal must be limited to thirty (30) one-sided pages and shall include:

1. Names of project team members, their related experience specific to UGA expansion feasibility studies, land capacity studies, market analysis, annexation studies, subarea planning, and their expected roles in this project. List the anticipated percentage of time the project manager will have available for this project. Please identify the portions of the project anticipated to be performed by sub-consultants.
2. Three references from jurisdictions with similar projects performed by the firm/team under a similar scope of work and budget.
3. Proposed approach and methodology to the scope of work, a work program outline, time schedule, deliverables and budget for all three phases. Insights or suggestions from the consultant team on the structure or strategy of the Northern Gateway study are welcome. All actions & deliverables called for or proposed for each Phase of the Northern Gateway study should be identified in a streamlined list or table. The proposal should include a work program with deliverables, corresponding at a minimum, to the scope of work outlined above, with a breakdown of estimated hours and assigned personnel in each work task and phase, and costs associated with each task. A description of how the consultant team provides quality control to assure adequate level of service, cohesive work documents and successful project completion and management.

Budget

The estimated total contract price for all three phases is approximately \$110,000.

The final dollar amount will be negotiated with the selected firm/team as part of the final contract for each Phase. If the city is unable to negotiate a satisfactory contract with the firm selected, negotiation with that firm will terminate and the city may select another firm.

The proposed budget total should include all expenses and materials to deliver the work products. The city of Covington will not be liable for any costs incurred by the consultant in preparation of a proposal submitted in response to this RFP, in conduct of a presentation or other activities related to responding to this RFP. No costs chargeable for work under the proposed contract may be incurred before receipt of either a fully executed contract with the city or specific written authorization from the City of Covington.

Consultant Selection

Proposals will be considered only from firms that can demonstrate having a broad background and extensive experience with planning and environmental review in Washington State, and which specifically address the following criteria:

- Ability to demonstrate an understanding of the project's needs and special challenges.
- Degree of interest and responsiveness shown in undertaking the project.
- Overall quality of the response including creativity of the written proposal describing the approach and methodologies the consultant will use. Demonstration of past ability of completing similar projects and meeting deadlines, including references.
- Current workload of firm and key personnel.
- Qualifications and experience of key staff and sub-consultants who will participate in the project on state and local planning issues and policies including but not limited to the Growth Management Act, Vision 2040, the King County Comprehensive Plan and Countywide Planning Policies.

INTERVIEWS & SELECTION

Each complete proposal received prior to 5 PM on March 21, 2012 will be reviewed by city staff and ranked against the other proposals based on the criteria listed above. The city wishes to have a written proposal that addresses all three phases; however, the consultant selected will be contracted for Phase 1 work only at this time. Consultants from the top three proposals will be extended an invitation to be interviewed by a city panel. The tentative date of interviews is expected to be on either April 2 or 9, 2012.

The city interview panel's overall evaluation of each of the consultants interviewed will focus on the strength of their written proposal and presentation on the components of Phase 1. Each interview will be limited to 45 minutes and include a 30 minute presentation from the consultant giving an overview of their approach and methodology for all phases but focused on the tasks and deliverables of Phase 1. The panel will be looking at the strength of the consultant's knowledge of buildable lands, market and fiscal analysis, local and state planning laws and policies that directly affect the issues being address with this study, and their ability to present their findings in a format understood by the public and elected officials. The remaining 15 minutes will give the city panel an opportunity to ask questions of the consultants. The final selection will be made by the interview panel after ranking each firm against the other based on the criteria listed above. The top ranked firm will be asked to enter into a contract with the city for Phase 1 work.

General Assumptions

The scope of work contained in this document is predicated upon the following provisions, assumptions and conditions that should be part of any proposal and budget submitted by a consultant. The purpose of this list is to enumerate and describe mutual expectations and understandings required of all parties to this scope of work in order to complete each phase of this project on time and within budget.

1. The city may eliminate any task and associated contract hours/fees at any point throughout the contract period and will provide written notification of the task elimination to the consultant. Consultants will be paid for any task and associated contract hours/fees incurred prior to notification of cancellation.

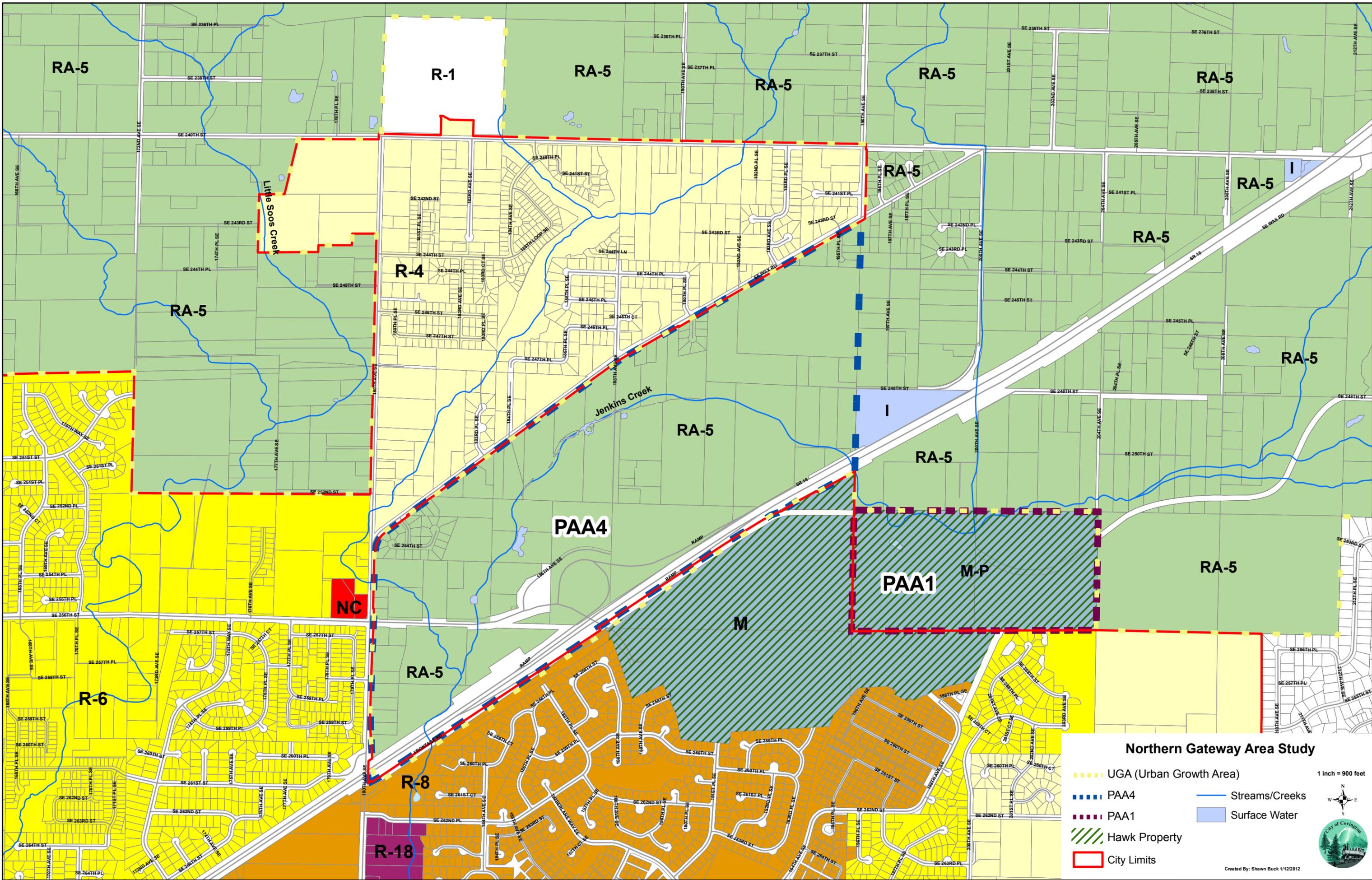
2. All work products, including records, files, documents, plans, computer disks, magnetic media or material which may be produced or modified by the consultant or sub-consultant while performing Work shall belong to the City of Covington. Digital copies of any data collected by the consultant or sub-consultants shall be provided to the City of Covington. The consultant shall perform all mapping and related GIS services; city staff will review and comment on all maps prior to finalization. The city expects final GIS data deliveries in ESRI ArcGIS(v10.0) geodatabase format, matching all content and spatial parameters of the existing city tax parcel data layer.
3. All consultant deliverables will be prepared in MS Word format. All spreadsheets and graphs will be prepared in MS Excel format. All maps and graphs shall be produced in color where appropriate. Digital copies of draft and final deliverables will be provided in both MS Word and PDF file formats as requested by city staff. Digital versions shall include all graphics, tables and appendices in suitable form for publishing on the city website.
4. Unless otherwise agreed upon, the city is responsible for document reproduction and distribution of all review and final drafts.
5. The consultant will have primary responsibility for coordinating, reviewing and editing information obtained from their team members to ensure that the individual sections of the work submitted are prepared as part of one cohesive framework and/or document consistent in style and content.
6. The city will provide all available government documents, studies, site plans, GIS data layers and mapping and other technical information pertaining to the study area based on the consultant's data request. Any documents provided in hardcopy shall be returned to the city as appropriate upon completion of the contract.
7. The city will consolidate all internal city staff review comments on draft review documents and provide a single, complete set of comments to the consultant's project manager for revisions.
8. The consultant will provide project updates and other information suitable for posting on the city's website; the city is responsible for website updates of available project materials.
9. City staff will be responsible for meeting notices, public meeting room arrangements, and other logistics for public meetings.
10. Consultants who are awarded a City of Covington contract must obtain a City of Covington business license if required pursuant to CMC 5.10 Business License Acquisition. This shall be the responsibility of the firm to pursue and complete if required.

Questions and Submittals

Questions concerning this RFP and the submittal of proposals should be directed to:

ANN MUELLER, AICP
Senior Planner, City Of Covington
16720 SE 271ST ST. SUITE 100
Covington, WA 98042 (253) 638-1110 EXT. 2224
AMUELLER@COVINGTONWA.GOV

RICHARD HART, AICP
Director Of Community Development, City Of Covington
16720 SE 271ST ST. SUITE 100
Covington, WA 98042 (253) 638-1110 EXT. 2226
RHART@COVINGTONWA.GOV



RA-5

R-1

RA-5

RA-5

RA-5

RA-5

Little Soos Creek

R-4

RA-5

RA-5

RA-5

RA-5

RA-5

Jenkins Creek

RA-5

RA-5

PAA4

PAA1

M-P

RA-5

NC

R-6

RA-5

M

R-8

R-18

- UGA (Urban Growth Area)
- PAA4
- PAA1
- Hawk Property
- City Limits
- Streams/Creeks
- Surface Water



Background Information Attached

Correspondence between King County and Anderson, Baugh and Associates related to PAA 4.

1. November 14, 2011 - Letter from King County (John Starbard) to Barry Anderson
2. June 29, 2011 - Transmittal with 2012 Docket Application from Barry Anderson to King County (Paul Reitenbach)
3. October 13, 2005 – Letter from King County (Stephanie Warden) to Barry Anderson
4. August 25, 2005—Letter from King County (Larry Phillips) to Brent Carson (Buck and Gordon)



King County

Department of Development and Environmental Services

900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

206-296-6600 TTY 206-296-7217

November 14, 2011

Barry Anderson
Anderson, Baugh, and Associates
P.O. Box 58792
Tukwila, WA 98138-1792

Dear Mr. Anderson:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you proposed a change in the King County Comprehensive Plan land use designation from Rural to Urban for several parcels near the State Route 18 – SE 256th Street interchange in an area known as the Jenkins Creek Notch. This proposal would require amending the Urban Growth Area (UGA) boundary to include these properties, and adding them to the Potential Annexation Area of the City of Covington.

The following King County Comprehensive Plan Policy R-203 and Countywide Planning Policies (CPP) apply to your request:

R-203 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)) and Countywide Planning Policy FW-1

FW-1 STEP 8. The citizens and jurisdictions of King County are committed to maintaining a permanent Rural Area. The Growth Management Planning Council or its successor shall review all Urban Growth Areas ten years after the adoption and ratification of Phase II Amendments to the Countywide Planning Policies. The review shall be conducted utilizing monitoring reports and benchmark evaluation and be coordinated with evaluation and reporting requirements of state law. As a result of this review the Growth Management Planning Council or its successor may recommend to the Metropolitan King County Council amendments to the Urban Growth Area. Alternatively, King County may initiate consideration of Urban Growth Area amendments.

Amendments shall be based on an evaluation of the following factors:

- the criteria in policies LU-26 and LU-27;
- the sufficiency of vacant, developable land and redevelopable land to meet projected needs;
- the actual and projected rate of development and land consumption by category of land use including both development on vacant land and redevelopment projects;
- the capacity of appropriate jurisdictions to provide infrastructure and service to the Urban Growth Areas;
- the actual and projected progress of jurisdictions in meeting their adopted 20-year goals and targets of number of households and employees per acre;
- the actual and projected rate of population and employment growth compared to adopted 20-year goals and target ranges, and compared to revised projections from the Washington State Office of Financial Management;
- the actual and projected trend of economic development and affordable housing indicators, as reported annually through the adopted monitoring and benchmarks program;
- indicators of environmental conditions, such as air quality, water quality, wildlife habitat, and others.

DP-16 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non - residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
 - 1) is at least four times the acreage of the land added to the Urban Growth Area;
 - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

Barry Anderson
November 14, 2011
Page 3

Note – Countywide Planning Policy DP-16 was approved by the Growth Management Planning Council on September 21, 2011. This policy has not been acted on by the King County Council or ratified by the cities of King County.

The City of Covington has no documented shortfall of development capacity within existing city limits to accommodate their growth targets. For this reason, it has not been necessary to initiate reasonable measures to avoid the need to expand the UGA. This request is not consistent with the King County Comprehensive Plan Policy, the current Countywide Planning Policy cited above, and the GMPC-approved revised CPPs, which we expect will be ratified in 2012. Therefore, your docketed request is not supported by this Department.

I understand the City of Covington will be initiating a planning process to address your proposed land use change. My staff will review the results of this effort for consistency with the Growth Management Act, Vision 2040, the Countywide Planning Policies, and applicable King County Comprehensive Plan policies.

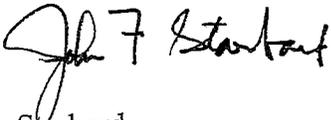
If you wish to pursue an urban land use designation despite the recommendation of this Department, you may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at:
<http://www.kingcounty.gov/property/permits/codes/growth/CompPlan/amend.aspx#sitespecific>

Please be aware that Site Specific Land Use Amendments must be reviewed by the King County Hearing Examiner, who must hold a hearing and produce a written report to the King County Council. The Council could then consider the Examiner's recommendation in a subsequent update of the King County Comprehensive Plan.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by June 30, 2011 will be included in a report sent to the King County Council on December 1, 2011. If you have further questions or concerns, please contact Paul Reitenbach, Comprehensive Plan Manager, at 206-296-6705 or via email at Paul.Reitenbach@kingcounty.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,



John Starbard
Director

cc: Lauren Smith, Land Use and Unincorporated Area Relations Manager,
Office of the King County Executive
Paul Reitenbach, Comprehensive Plan Manager, Director's Office, Department of
Development and Environmental Services (DDES)

ANDERSON, BAUGH & ASSOCIATES, LLC.

Professional Service Consultants
18215 72nd Ave S - Suite#127, Kent, WA 98032
P.O. Box 58792 Tukwila, WA 98138
Anderson.Baugh@Gmail.Com
425-656-7491

June 29, 2011

TRANSMITTAL

Paul Reitenbach
Comprehensive Planning Manager
King County DDES
900 Oaksdale Avenue SW
Renton, Washington 98055-1219

RE: Interchange Center Property
Covington Notch
Docket Request

Paul Reitenbach,

Please find attached 2012 King County Docket Form [Comprehensive Plan] and two (2) page Docket Request Expanded Statement. We will, as studies, research and additional information become available through the year, continue to send KC DDES addendums, and updates.

Thank you in advance for the Staff's assistance with the Docket Process.

Anderson, Baugh & Associates, LLC.

Barry Anderson, Partner

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2011 JUN 30 PM 2:32
K.C.D.D.E.S.



King County

Docket Form
King County Comprehensive Plan

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K.C.D.D.E.S.

DATE OF SUBMITTAL: June 30, 2011

NAME: Anderson, Baugh and Associates, LLC

ADDRESS: 18215 72nd Ave South, Suite #127, Kent, WA 98032

PHONE (please include area code): (206) 371-1378

KING COUNTY COUNCIL DISTRICT NO.: 9

TYPE (please check one): COMPREHENSIVE PLAN X

DEVELOPMENT REGULATION _____

DESCRIPTION OF DOCKETED ITEM:

Our proposal is to rezone approximately 60 acres, currently Rural "RA-5," to Urban "UR"
to be completed in the 2012 King County Comprehensive plan 4-year cycle update. This
proposal would require a move of the Urban Growth Boundary line.

Parcels to be included: 192206-9039, 192206-9014, 192206-9199, 192206-9200, 192206-9201
192206-9202, 192206-9203

HAND CARRY DELIVERED & USPS CERTIFIED MAIL # 70062760000316702829

*See Attached document for "Docket Request Expanded Statement."

ALL COMPLETED FORMS RECEIVED BY THE COUNTY WILL BE SENT TO THE DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES. SEE THE FOLLOWING PAGE FOR ADDITIONAL INFORMATION & MAILING ADDRESS. THIS DOCKET FORM CAN ALSO BE SUBMITTED ELECTRONICALLY BY VISITING THE KING COUNTY WEB SITE AT:
<http://www.metrokc.gov/ddes/compplan/>.

For Department Use only:
Docket No. _____
Response: Comprehensive Plan Amendment Required? Y/N
Preliminary Recommendation:

Interchange Property Docket Request

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K.C.D.D.E.S.

Change the current Comprehensive Plan designation of the subject property from Rural to Urban. Support for this request is based on the following new and changed circumstances since initial adoption of the Rural/Urban boundary:

1. Completion of SR-18/SE 256th Street freeway interchange – 2002
2. Adoption of comprehensive Critical Areas code KCC 21A.24 serving as resource protection and development limiting tool in specific cases (modern era) as opposed to the 80s approach of massive overkill at resource protection with Rural zoning rather than the specific methods used today.
3. General population and employment growth for Covington ten years ahead of forecast.
4. Covington's recognition that the Covington Notch (including the subject site) should be part of the City with a Planned Annexation Area #4 designation on the revised Covington Comprehensive Plan (2010).
5. Covington's commitment to conduct land use/zoning study of Covington Notch area (including subject site) beginning fall 2011 by utilizing planning commission review. The City on May 10, 2011 voted 7-0 to move beyond the City's current designation for the Covington Notch of Proposed Annexation Area 4, for a collaborative effort between the City, King County and the public to develop specific tasks, milestones, timelines. Anderson, Baugh & Associates, LLC will be requesting of the City a 2012 Comp Plan Amendment which will be submitted in the fourth quarter of 2011.
6. Because the required depth of detail necessary to show sufficiently the subject request as either consistent or inconsistent with existing King County Comprehensive Plan policies to allow for a plan change to urban is nearly impossible without public agency assistance, we hope King County will share in Covington's Comprehensive Plan study effort (item 5) before judging the final merits of this request. At the conclusion of Covington's study in 2012, all affected jurisdictions,

Interchange Property

Covington Notch – page 2

Covington, King County and Washington State should be in a better position to decide if the urban boundary should be modified as requested and by how much.. This is really the only practical approach for doing justice to the subject request. An added benefit to this approach would be the inclusive public involvement provided by Covington's lead agency role.

7. The Property Owners are committed to working with the City of Covington and KCDDDES to complete this 2012 Comp Plan Amendment.
8. Benefit to the public. As a result of the above noted conditions, the Covington Notch for all practical purposes currently portrays more urban features than rural; for example, high density neighborhoods, state hwy interchange, close proximity to urban services, bordered on three sides by City of Covington. Members of the City Council have commented that as the Northern Gateway to the City of Covington, the existing landscaping maintenance is a detraction to the City. The public would benefit by the City's maintenance and enhancement. The Public and City would benefit by the City's oversight to control development and zoning. And, the opportunity to expand jobs, retail services and parks and trails in the Jenkins Creek drainage.
9. Anderson, Baugh & Associates, LLC. will be adding supplemental addendums and updates throughout 2011 to more fully assist in expanding the understanding of this current docket request.



**King County
Department of Development
and Environmental Services**

900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

October 13, 2005

Barry Anderson Jr.
BranBar LLC.
PO Box 7157
Covington, WA 98042

Dear Mr. Anderson:

Thank you for participating in this year's docketing process. We appreciate hearing from you on your proposed change to the King County Comprehensive Plan (KCCP).

In your docket you requested that property owned by BranBar LLC (parcel 1922069200) be designated Urban. In a telephone conversation with my staff, you indicated you are authorized to represent the BranBar parcel, but you would contact H and C Enterprises for authorization to represent several additional parcels under that ownership. An email reminder was also sent to you regarding the H and C parcels.

The following KCCP policy is applicable to your request:

R- 103 King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3)) and Countywide Planning Policy FW-1.

In 2003, King County and the cities within the county completed a detailed assessment of the development capacity within our Urban Growth Area, as envisioned by the Growth Management Act and the Countywide Planning Policies. This assessment, known as the "Buildable Lands Report," indicates there is sufficient development capacity within our Urban Growth Area to accommodate forecast growth for at least the next 10 years. Additionally, King County Code Chapter 20.18.030 specifies that annual updates of the KCCP should address issues that are technical in nature. Proposals to amend the Urban Growth Area are to be considered in the comprehensive updates of the KCCP, which occur every four years. The next comprehensive update of the KCCP will take place in 2008. For these reasons, there is no justification to redesignate your Rural property to Urban at this time.

Mr. Barry Anderson Jr.

October 13, 2005

Page 2

Your request to redesignate Rural land to Urban is therefore not consistent with the KCCP and not supported by this Department. If you wish to further pursue a land use redesignation for property you own, you may file a Site Specific Land Use Amendment. The fee for this review is \$1,500.00. For information on this process, please visit our website at: <http://www.metrokc.gov/ddes/compplan/amend.htm>.

Please be aware that Site Specific Land Use Amendments must be reviewed by the King County Hearing Examiner, who must hold a hearing and produce a written report by January 15, 2006. For this reason, I suggest filing this application by November 1, 2005, to allow sufficient time for review and processing.

King County Code Chapter 20.18.050 requires a docket request from the property owner to initiate a site-specific land use request. H and C Enterprises has not indicated you are authorized to represent them on a docket request for a land use redesignation for parcels 1922069014, -9199, -9201, -9202, and -9203. Therefore, those parcels will not be included in our 2005 report to the King County Council. H and C Enterprises may submit a docket request for their property by September 30, 2006 for consideration in the 2006 docket report.

In accordance with King County Code Title 20, a report of all docket items submitted to this Department by September 30, 2005, will be included in a report to be sent to the King County Council on December 1, 2005.

If you have further questions or concerns, please contact Paul Reitenbach, Senior Policy Analyst at 206-296-6705 or by email at paul.reitenbach@metrokc.gov.

Again, thank you for participating in this year's docketing process.

Sincerely,



Stephanie Warden
Director

cc: Paul Reitenbach, Senior Policy Analyst, Department of Development
and Environmental Services (DDES)



LARRY PHILLIPS

Chair

Metropolitan King County Council

RECEIVED

AUG 29 2005

BUCK & GORDON

August 25, 2005

Brent Carson
Buck and Gordon LLP
2025 - 1st Avenue, Suite 500
Seattle, WA 98121

RE: TRP Pacific LLC Request for Covington UGA Expansion

Dear Mr. Carson:

Thank you for inquiring about the possibility of an urban growth line amendment in 2006, affecting RA zoned lands in an unincorporated "notch" of land bounded on several sides by the City of Covington. I understand you met with staff members from the King County Council and King County Prosecuting Attorney's Office to provide information about your client's interest and proposal.

Unfortunately, I cannot support your request at this time. There is code authority under KCC 20.18.030.C to consider a revision to the urban growth line before the next major King County Comprehensive Plan (KCCP) update in 2008, if an actual need for additional commercial land is clearly demonstrated. However, I do not believe you have clearly demonstrated such an actual need. I offer the following points to explain my decision:

Development Activity Map

- ✧ A 900-job shortage was cited in the 2003 Covington Comprehensive Plan. The significant level of development activity in the Covington commercial area during 2004 may have taken care of that shortage.

Brent Carson
August 25, 2005
Page 2

Possible City of Covington Steps to Address this Issue

- ✧ Possibility that the City of Covington can address this issue within existing commercial land located within its current boundaries.
- ✧ Potential for Covington to expand the supply of commercial lands within current city boundaries.
- ✧ Potential to redevelop currently under-utilized commercial lands within current city boundaries.

Timeline for Action by Other Local Agencies

- ✧ It could take the entirety of 2006 for the City of Covington to approach the Growth Management Planning Council and complete a revision in the Countywide Planning Policies (CPPs).
- ✧ Some of the proposed commercial areas are located outside the boundary of the Soos Creek Sewer and Water District. A request to the District for a boundary change could take a significant amount of time to complete.

While I cannot support your request at this time, I believe that you have raised compelling questions for the future of the unincorporated "notch" bounded by the City of Covington. I look forward to the consideration of this matter as part of the 2008 Update of the KCCP.

Thank you again for contacting me on this important issue.

Sincerely,



Larry Phillips, Chair
Metropolitan King County Council

LP:rb

cc: Jay P. Derr, Buck & Gordon LLP
Scott White, Chief of Staff, King County Council
Shelley Sutton, Policy Staff Director, King County Council
Megan Smith, GMUAC Lead Staff, King County Council
Rick Bautista, Senior Legislative Analyst, King County Council
Darren Carnell, Senior Deputy Prosecutor, PAO
Steve Hobbs, Deputy Prosecutor, PAO