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# What We're Doing

## 2015 Comprehensive plan update

- Transportation
- Housing
- Land use
- Capital facilities plan
- Economic development strategy



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# Consulting Team

Studio Cascade  
ECONorthwest  
Fehr & Peers  
AHBL



ECON



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# About a Plan

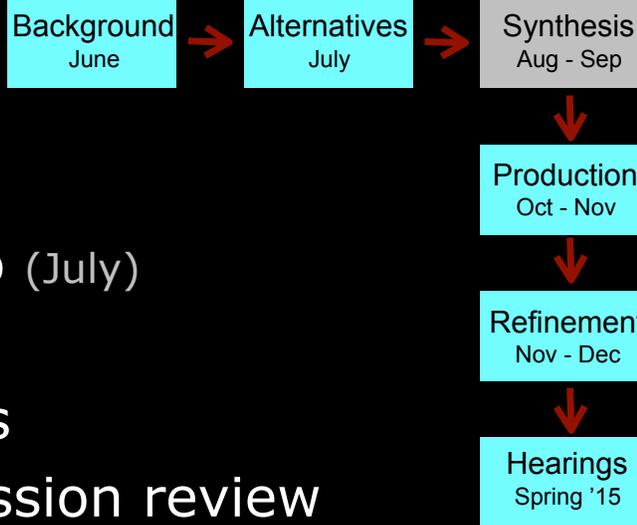
Comprehensive  
Policy orientation  
Fit/practical  
GMA compliance  
Public involvement



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# Process



- Vision (tonight)
- Storefront studio (July)
- Plan preparation
- Public workshops
- Planning Commission review
- City Council action



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# Why Vision?

- Clarity
- Priority
- Direction
- Policy basis
- Re-vision



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# Adopted Vision

**Covington:** *Unmatched quality of life.*

## Mission:

Covington is a destination community where citizens, businesses and civic leaders collaborate to preserve and foster a strong sense of unity.



**CITY OF COVINGTON**  
*Vision, Mission and Goals*

**VISION**  
Covington: Unmatched quality of life

**MISSION**  
Covington is a destination community where citizens, businesses and civic leaders collaborate to preserve and foster a strong sense of unity.

**GOALS**

**Economic Development:** Encourage and support a business community that is committed to Covington for the long-term and offers diverse products and services, family wage jobs, and a healthy tax base to support public services.

**Town Center:** Establish Covington Town Center as a vibrant residential, commercial, educational, social and cultural gathering place that is safe, pedestrian-friendly, well-designed, and well-maintained.

**Youth and Families:** Provide city services, programs and facilities such as parks and recreation and human services that emphasize and meet the needs of Covington's youth and families.

**Neighborhoods:** Establish and maintain neighborhoods that offer a variety of housing options that are diverse, safe, accessible, and well-designed.

**Municipal Services:** Plan, develop, implement, and maintain high-quality capital infrastructure and services that reflect the needs of a growing community.

**Customer Service:** Recruit, support, and retain a professional team of employees, volunteers, and stakeholders who offer outstanding customer service, ensure stewardship of the public's money, and promote the City.

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# Adopted Vision

## Economic Development

"Encourage and support a business community that is committed to Covington for the long-term and offers diverse products and services, family wage jobs, and a healthy tax base to support public services."

## Town Center

"Establish Covington Town Center as a vibrant residential, commercial, educational, social, and cultural gathering place that is safe, pedestrian-friendly, well-designed, and well-maintained."



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# Adopted Vision

## Youth & Families

"Provide city services, programs and facilities such as parks and recreation and human services that emphasize and meet the needs of Covington's youth and families."

## Neighborhoods

"Foster community cohesiveness, communications, and cooperation and maintain neighborhoods that offer a variety of housing options that are diverse, safe, accessible, and well-designed."



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# Adopted Vision

## Municipal Service

"Plan, develop, implement, and maintain high quality capital infrastructure and services that reflect the needs of a growing community."

## Customer Service

"Recruit, support, and retain a professional team of employees, volunteers, and stakeholders who offer outstanding customer service, ensure stewardship of the public's money, and promote the City."



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# Population

	WA	County	Covington
1990	4,800,000	1,507,305	
2000	5,900,000	1,737,034	13,783
2010	6,598,000	1,931,249	17,575
10-year growth/rate	698,000/1.2	200,215/1.2	3,792/2.8
2014	6,882,400	2,044,449	18,480
2035			24,615
20-year growth forecast			6,135



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# Households

	WA	County	Covington
Housing units	2,620,000	789,232	5,817
Owner occupied	64%	59.1%	82%
Median home value	\$272,900	\$388,700	\$297,500
Household size	2.52	2.40	3.13
Household income	\$57,000	\$71,175	\$92,000
Median resident age		36.3	34.7

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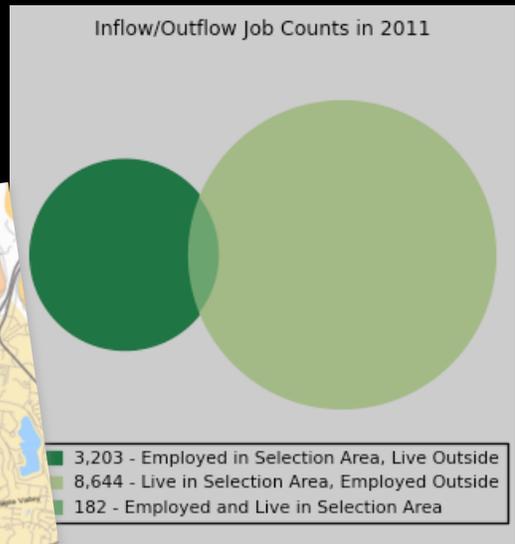
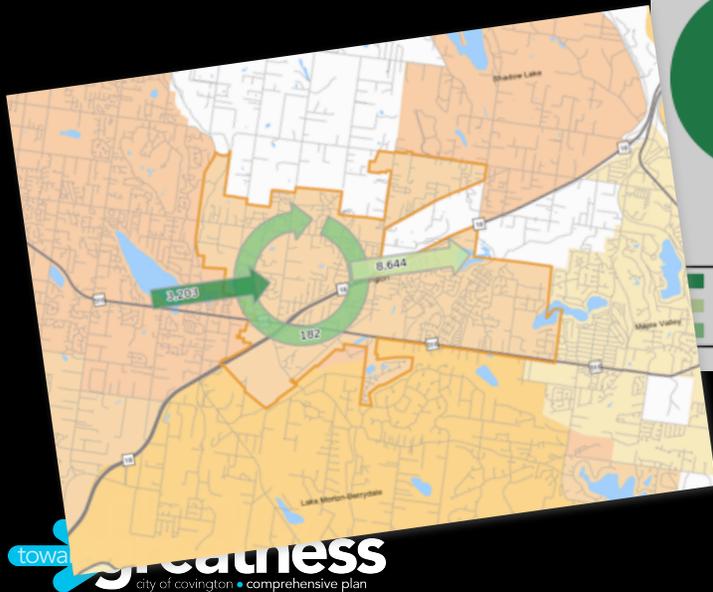
# Employed

	WA	County	Covington
Work commute	25 mins	26.8 mins	33 mins
Alone in vehicle	72%	65.4%	80%
Unemployed	8.9%	5.2%	5.0%

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# Commute



# Educational Attainment

	WA	County	Covington
High school graduate	23.6%	17.0%	29.0%
Some college/AA	34.8%	28.9%	37.6%
Bachelor's degree	20.2%	28.8%	15.4%
Graduate/prof. degree	11.4%	17.2%	8.9%

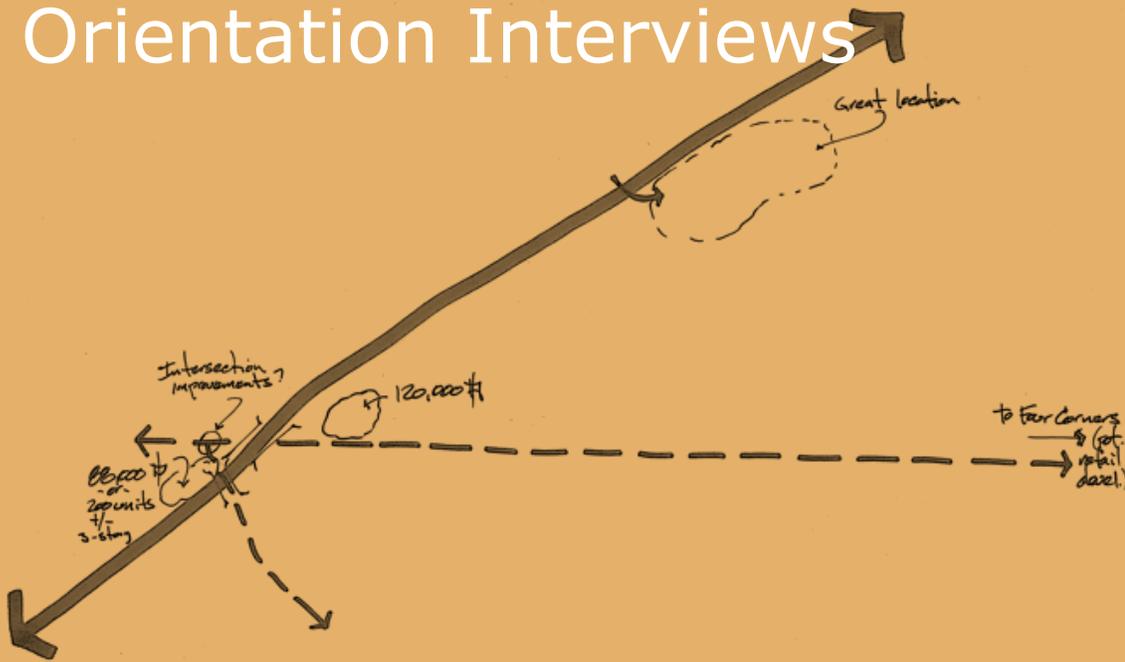
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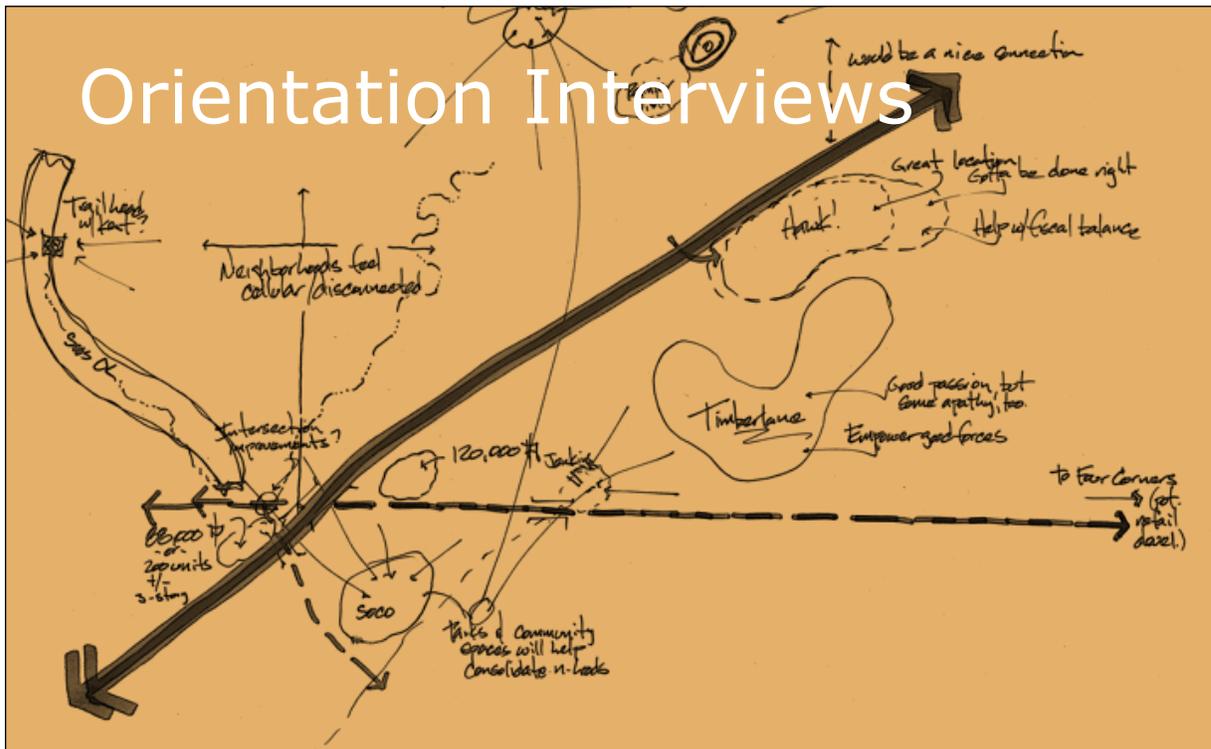
# Housing Units/Jobs 2035

	Factor	Increase
Forecast population growth	24,615	6,135
Units to add	3.13 p/hhd	1,960
Jobs to add	1 job/du	1,960

# Orientation Interviews



# Orientation Interviews







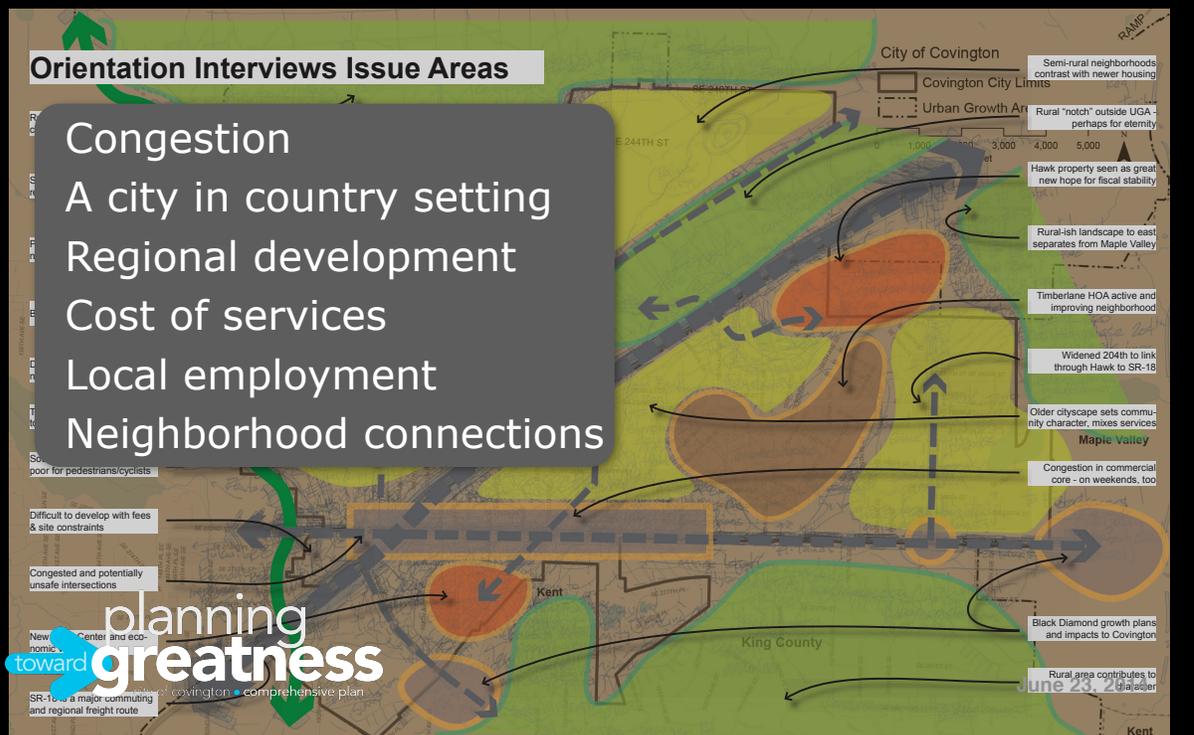
# Orientation Interviews



# Emerging Issues

## Orientation Interviews Issue Areas

- Congestion
- A city in country setting
- Regional development
- Cost of services
- Local employment
- Neighborhood connections



# Exercise 1: Snippets

Quick questions

In pairs

Vision exploration

Land use

Town center

Neighborhoods

Economic development

Comment



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## Mini-Poll: "Over the next 20 years"



Covington is updating its **Comprehensive Plan**, establishing a framework to guide investment, development and decision-making for many years to come. Issues related to growth, jobs, and even the City's overall character are being considered. This informal "yes/no/don't know" questionnaire addresses just a few of the issues at stake. Tell us what you think, and help Covington plan toward greatness! I am a resident of: (check one)  - Covington  - UGA (Covington Urban Growth Area)  - Other/Other city

Over the next 20 years:	Yes	No	D/K	Why?
1. Covington should continue to fill available land areas at current housing and commercial densities.				
2. Covington should diversify housing and commercial patterns, adding density to conserve available land areas.				
3. Downtown should develop as the "heart" of Covington, including civic and commercial buildings, shops, offices and restaurants.				
4. Secondary, neighborhood-scale retail and commercial centers should be developed.				
5. "Walkable," inter-connected neighborhoods should be encouraged, even in areas other than downtown.				
6. New and existing neighborhoods should remain more separate and distinct, even if it increases the need for car travel.				
7. Covington should remain a "bedroom" community, where many residents leave the city for employment.				
8. Covington should work to attract businesses, boosting local professional, commercial and service employment.				

[MP1] Please complete and leave at our sign-in table, or return to: Covington City Hall, c/o Community Development, 16720 SE 271st Street

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# Family Friendly

Safe

Kids welcome

Multi-generational

Churches/community orgs.

Great schools



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# Walkable

Transportation choice

Calm streets

Safe crossings

Connectedness



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# Housing Diversity

- Single-family
- Cottage housing
- Townhomes
- Apartments/condos
- Assisted living



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# Affordability

- Housing cost
- Transport cost
- Incomes
- Cost of goods
- Commercial rents



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# Town Center

Public space  
Housing  
Retail  
Professional office  
Community identity



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# Land Use Efficiency

Fiscal sustainability  
Urban growth limits  
Services provision  
Compact form



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# Bedroom Community

Home town  
Small town  
Employment  
Neighborhood unit  
Commercial profile



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# Employment

Local  
Regional  
Incomes  
Daytime population  
Civic involvement



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# Parks & Recreation

Local  
Regional  
Trails  
Accessibility  
Cost



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# Environment

Wetlands  
Streams  
Storm water  
Natural systems



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# Exercise 2: Vision Gap

Slider bar: today  
 Slider bar: 2035  
 Gap & trend  
 Weight  
 Bonus slider bar

Scoring		Lowest	-5	-4	-3	-2	-1	Neutral	0	+1	+2	+3	+4	Highest	+5	Gap	Weight
Existing										●							
Envisioned																▲ ▼	
Existing					●												
Envisioned																▲ ▼	
Existing						●											
Envisioned																▲ ▼	
Existing																	
Envisioned																▲ ▼	
Existing																	
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Existing																	
Envisioned																▲ ▼	
Existing																	
Envisioned																▲ ▼	
<b>Total:</b> (Must equal 10)																	
Existing																	
Envisioned																▲ ▼	



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Existing										●							
Envisioned											●					▲ ▼	
Existing						●											
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<b>Total:</b> (Must equal 10)																	
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Existing									●						1	
Envisioned										●					1	
Existing				●											5	
Envisioned										●					5	
Existing				●											5	
Envisioned										●					5	
Existing				●											3	
Envisioned										●					3	
Existing		●													8	
Envisioned															8	
Existing				●											4	
Envisioned										●					4	
Existing															1	
Envisioned										●					1	
Existing				●											5	
Envisioned										●					5	
Existing															1	
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Existing									●						1	1
Envisioned										●					1	1
Existing				●											5	2
Envisioned															5	2
Existing				●											5	1
Envisioned										●					5	1
Existing				●											3	0
Envisioned										●					3	0
Existing		●													8	2
Envisioned															8	2
Existing				●											4	1
Envisioned										●					4	1
Existing															1	0
Envisioned										●					1	0
Existing				●											5	1
Envisioned										●					5	1
Existing															1	1
Envisioned															1	1
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Envisioned										●					1	1
Existing																
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Existing				●										5	1	
Envisioned										●				1	1	
Existing					●									3	0	
Envisioned										●				0	0	
Existing		●												8	2	
Envisioned														2	2	
Existing				●										4	1	
Envisioned										●				1	1	
Existing											●			1	0	
Envisioned											●			0	0	
Existing			●											5	0	
Envisioned														0	0	
Existing														1	1	
Envisioned														1	1	
Existing														1	1	
Envisioned														1	1	
Existing														6	1	
Envisioned														1	1	
<b>Total:</b>															<b>10</b>	
<small>(Must equal 10)</small>																



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# Reports

Big gaps  
 Weighting  
 Bonus bar?  
 Other thoughts

City of Covington - Vision Refinement Workshop							
Monday June 23, 2014							
	Group 1		Group 2		Group 3		
Topic	Gap	Weight	Gap	Weight	Gap	Weight	
Family friendly							
Walkable							
Diverse housing							
Affordable							
Cool, mixed use downtown							
Efficient land use							
Bedroom community							
Living wage jobs							
Great parks & rec							
Natural environment							
Total							
<b>By Gap</b>							
Family friendly	0						
Walkable	0						
Diverse housing	0						
Affordable	0						
Cool, mixed use downtown	0						
Efficient land use	0						
Bedroom community	0						
Living wage jobs	0						
Great parks & rec	0						



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# Next Steps

- Storefront Studio (July 21)
- Draft plan preparation
- Community workshops
- PC review/recommendation
- CC review/adoption



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# Thank you!

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