

Hawk Property Subarea

PLANNED ACTION FACT SHEET



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16720 SE 271st Street Covington, WA | 98042

A PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT:

- ▶ Is allowed by the State Environmental Policy Act (SEPA).
- ▶ Studies the environmental impact of proposed development in a designated subarea within the City's Urban Growth Area.
- ▶ Identifies the type and amount of development (e.g., housing units, vehicle trips).
- ▶ Shifts environmental review from the permit review stage to the planning stage.
- ▶ Means future proposals would not need additional SEPA review when consistent with the Planned Action EIS assumptions and mitigation measures. However, proposals still go through permit review.
- ▶ Can help facilitate private and public investment in the study area.

QUESTIONS

If a project is a Planned Action with no further SEPA environmental review, can the City add additional conditions to the project?

Yes, but not for aspects that are addressed by the Planned Action Ordinance, and only if authorized by city regulations.

How will citizens know about a development project in the Hawk Property Subarea?

Projects go through the normal land use review process for that particular type of project. If public notice is required, the notice will state that it is a Planned Action project.

For More Information

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Community Development Department | Phone: 253-480-2444



Develop Plans & Prepare Planned Action EIS

- STEP 1**
- Identify Scope & Alternatives
 - Prepare Draft Subarea Plan
 - Prepare Early Draft Planned Action Ordinance
 - Prepare Draft EIS

30-day Comment Period

- Develop Preferred Subarea Plan
- Develop Preliminary Planned Action Ordinance
- Prepare Final EIS

Finalize & Adopt Planned Action Ordinance

- STEP 2**
- Consider Adoption of Hawk Property Subarea Plan
 - Consider Adoption of Planned Action Ordinance defining allowed development & required mitigation

Implement Planned Action Ordinance

City verifies the following for each development project submitted:

- STEP 3**
- Is it within the Planned Action area?
 - Is the development project within the scope of the Planned Action Ordinance?
 - Are environmental impacts within the scope of the Planned Action EIS?
 - Does it include mitigation measures or conditions outlined in Planned Action Ordinance?

Yes? Proceed with local Permit process

No? Additional Environmental Review Required

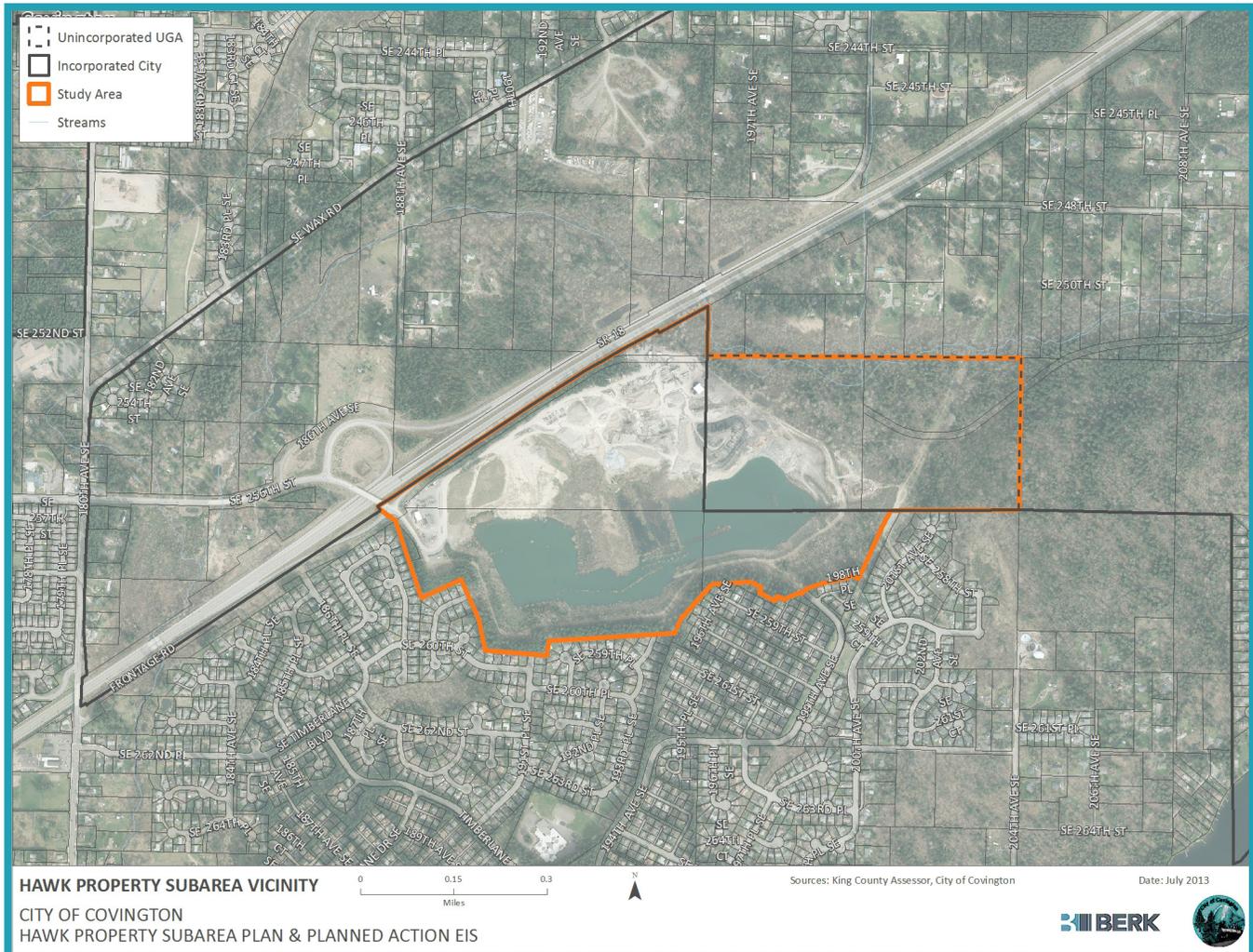
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What is the Hawk Property Subarea Plan and Environmental Analysis process?

The Hawk Property Subarea is 212 acres located southeast of SR 18 on the northern border of the city. The subarea consists of the Lakeside gravel mine, an asphalt batch plant and a highway interchange.

In 2013, the city initiated a study to develop the Hawk property subarea plan and an environmental impact statement which will guide future development in the subarea (from mineral related uses to an urban village with mixed-use commercial and residential uses) and provide for a streamlined environmental review of future development proposals through a SEPA Planned Action.

Objectives of the planning effort include:

- ▶ To plan for future development of the Hawk property in Covington's Northern Gateway area by defining future land use options,
- ▶ To protect environmentally sensitive areas while fostering economic development, and
- ▶ To create a village for housing, regional commercial and related employment, and public parks, open space and trail facilities that are unique but secondary to Covington's downtown.