

## Notice of Application

**Application Name:** 168<sup>th</sup> Place Retail Building  
Commercial Site Development, LU18-0027/0063

**Primary Contact:** Joseph Donahou  
DDG Architects  
8383 158<sup>th</sup> Ave NE, Suite 250  
Redmond, WA 98052  
425-285-9992 ext. 108  
[joed@ddgarchitects.com](mailto:joed@ddgarchitects.com)

**Application Submitted:** January 24, 2019

**Date of Complete Application:** February 13, 2019

**Notice of Application:** February 22, 2019

**Project Location:** The subject property is located at 27026 168<sup>th</sup> Place SE, 27016 168<sup>th</sup> PL SE, and 27025 169<sup>th</sup> PL SE, Parcel Nos. 0766000110, -0100, and -0020, and is situated in the SW Quarter of Section 25, Township 22N and Range 5E in the City of Covington, King County, WA.

**Project Description:** The developer is proposing to construct a 3,920 square foot, single-story commercial building which will consist of a total of two tenant spaces for restaurant and retail uses along with associated site improvements on 0.63 acres in the Mixed Commercial (MC) zone. The site will be accessed via 168<sup>th</sup> Place SE and 169<sup>th</sup> Place SE. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water & Sewer District. Emergency services will be provided by City of Covington and Puget Sound Regional Fire Authority. The site does not contain environmentally critical areas.

**Comp Plan/Zoning Designation:** The zoning designation is Mixed Commercial (MC).

**Consistency with Applicable City Plans and Regulations:** This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 13-Surface Water regulations, and applicable design requirements.

**Other known permits not included in this Application:** Engineering Phase Review, Clearing and Grading Permit, Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. CenturyLink, Puget Sound Energy, etc.); and any other permits as deemed necessary.

**Comment Period:** February 22, 2019 – March 15, 2019

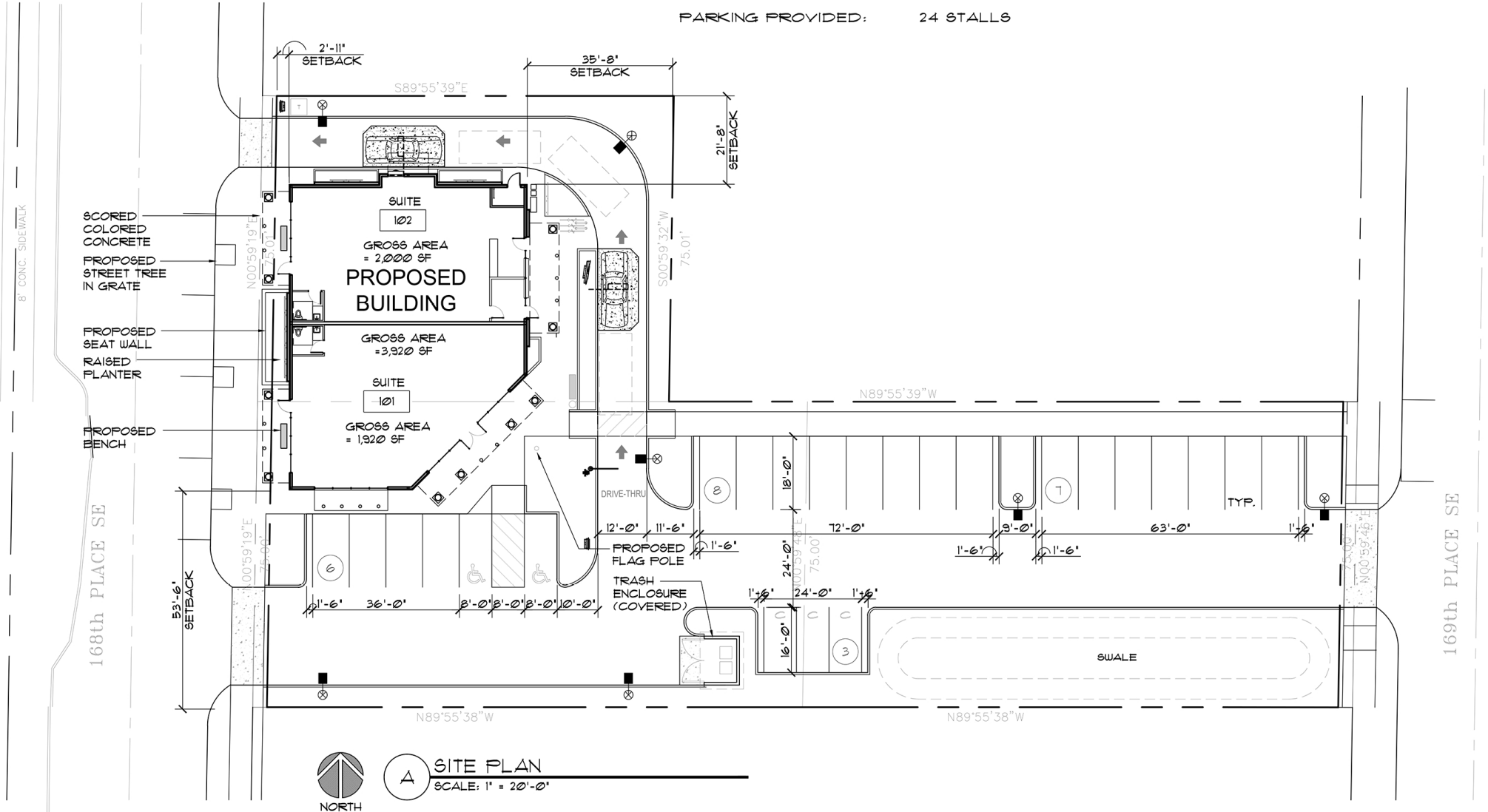
*This is a Type 2 Application in accordance with CMC 14.30.040, whereas the City of Covington Community Development Director issues the final decision for the Commercial Site Development application and is the SEPA official for the project. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Suite 100, Covington, WA 98042, no later than **March 15, 2019**. Please contact Permit Services at 253-480-2400 or via email at [permitservices@covingtonwa.gov](mailto:permitservices@covingtonwa.gov) with any questions or comments pertaining to this proposal. Project documents are available for reference online at [permits.covingtonwa.gov/citizen](http://permits.covingtonwa.gov/citizen). Search by permit number (LU18-0027).*

**PROJECT DATA**

SITE AREA: 27,834 SF  
 ZONING: MC  
 PARCEL NUMBER: 076600-0100, 076600-0110, 076600-0020  
 PROPERTY ADDRESS: 27026 168TH PL. SE

LABEL	BUILDING AREA	POTENTIAL BUILDING USE	PARKING REQUIRED	NOTES
SUITE 101	1,920 SF	RESTAURANT	1/ 100 SF 14	1,400 SF DINING SF
SUITE 102	2,000 SF	RETAIL	2/ 1,000 SF 4	
	3,920 SF		18	

PARKING PROVIDED: 24 STALLS



**A SITE PLAN**  
 SCALE: 1" = 20'-0"