



November 14, 2018
**Lakepointe Urban Village
Subarea Community Update**

Tonight's Agenda

- Welcome
- City presentation on the Comprehensive Plan amendment application and review process
- Master Developer's break-out stations - updates on their subarea development planning



Planning History

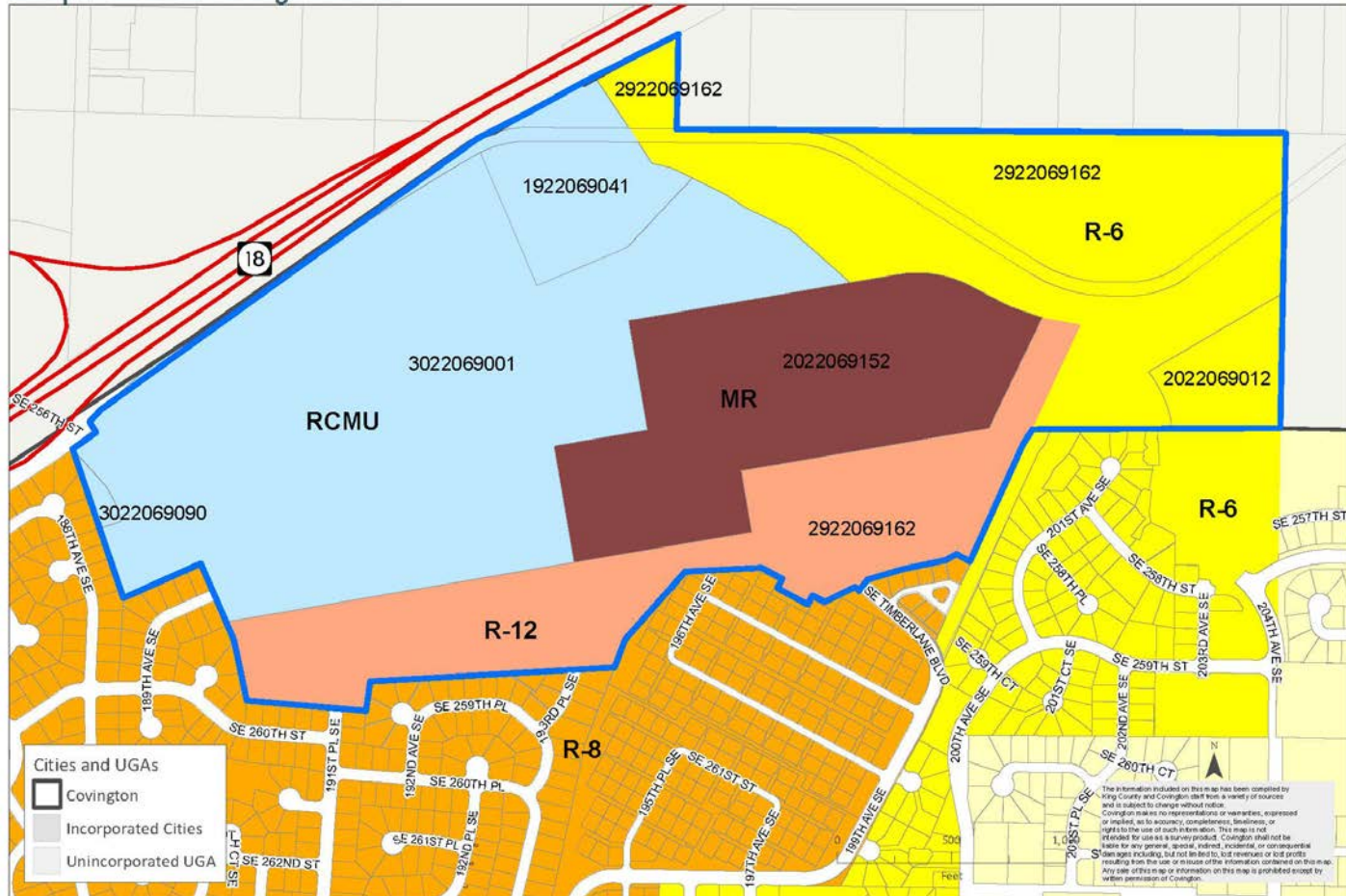
2012-2013 Northern Gateway Study
Hawk Property Subarea Plan & Zoning
Environmental Impact Statement (EIS)
Planned Action Ordinance

2014-2015 Annexation
Lakepointe Urban Village Subarea:
▪ Development Agreement
▪ Zoning Map Amendment
▪ Boundary Line Adjustment
▪ SEPA Addenda

2018-2019 Lakepointe Docket
▪ Text Amendments to Comprehensive Plan
▪ Supplemental EIS
▪ Associated amendments to the Planned Action Ordinance & Development Agreement

Subarea Zoning

Lakepointe Urban Village Subarea



Zoning

Medium Density Residential 6du/ac (R-6)
 High Density Residential 8du/ac (R-8)

High Density Residential 12du/ac (R-12)
 Mixed Residential (MR)

Regional Commercial Mixed Use (RCMU)
 Lakepointe Urban Village Subarea

2018 Docket Request by Master Developer

- Proposed Text Amendments to the Covington Comprehensive Plan associated with the Lakepointe Urban Village (LU18-0002):
 - Land Use Element: exhibit LU -6, Exhibit LU-7, text on Page LU-14
 - Economic Development Element: Page ED-5

If approved this would also result in similar amendments to the Planned Action Ordinance and Development Agreement.

Subarea Development Thresholds

Feature	Minimum Urban Village 2013 EIS	Maximum Urban Village 2013 EIS	LA18-0002 - Master Developer's request to increase the allowed development thresholds	% Increase from the Maximum thresholds studied in the 2013 EIS
Residential Dwellings (units)	1,000	1,500	1,750	16.7%
Commercial Square Feet	680,000	850,000	1.32 million	55.2%

Sources: Ord. #04-14, Oakpointe Comprehensive Plan Amendment Application (LU18-0002)

Master Development Plan stays the same

Supplemental EIS

Purpose

- Use 2013 EIS as a base
- Evaluate amended proposal to increase development thresholds
- Confirm mitigation is adequate
- Provide information to community & decision makers

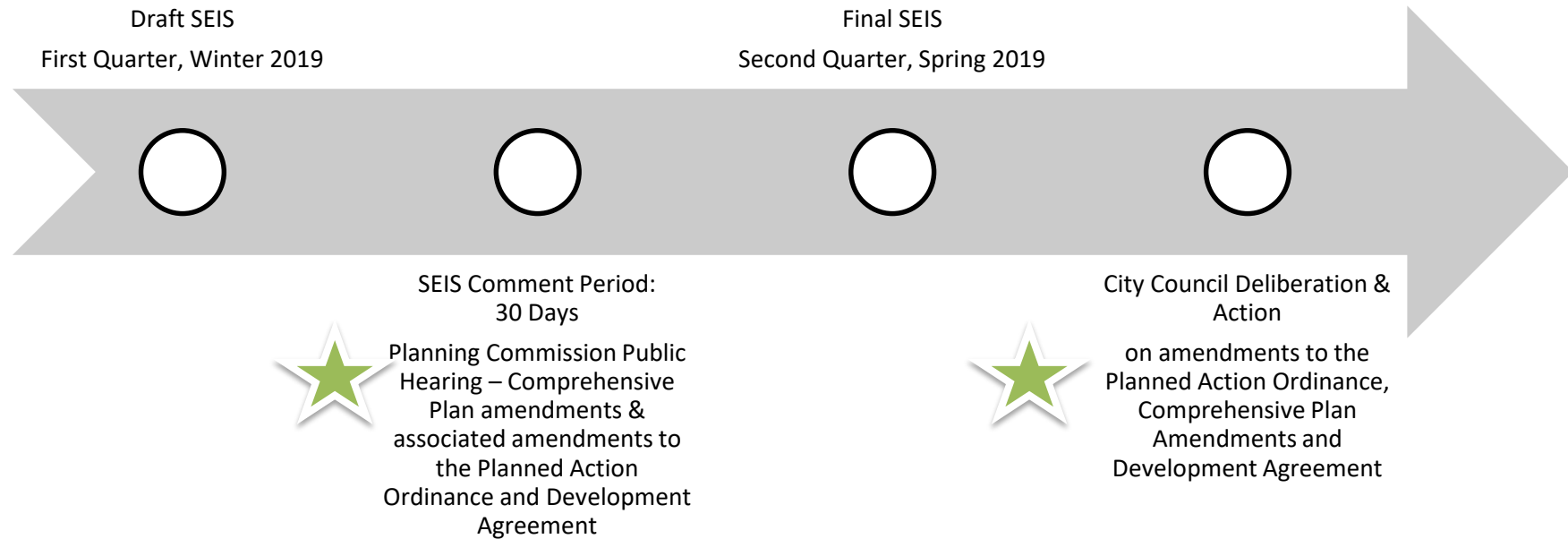
Topics

- Earth
- Air Quality
- Land Use
- Transportation
- Noise
- Public Services
- Utilities

Planned Action Ordinance

- ❖ Based on 2013 EIS
- ❖ Allows streamlined process when consistent with Ordinance & Mitigation
- ❖ SEIS will review potential updates to Ordinance

SEIS & Docket Timeline



Public Comment Opportunities



For more information

City Contacts:

?s Related to Subarea Development

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?s Related to 204th /Covington Connector Construction

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Subarea Webpage:

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