November 14, 2018
Lakepointe Urban Village Subarea Community Update

Presented by BERK Consulting
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
...an Urban Village at Covington’s northern gateway that provides a mix of commercial development focused on regional uses and a variety of housing types. This village would provide regional shopping and employment opportunities for residents of both Covington and neighboring communities, as well as new housing opportunities for the Covington community.

In addition to commercial and residential development, the village would offer public recreational amenities, such as parks, natural open space, a pond, and bicycle and pedestrian trails that link to the regional trail system. ...
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

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

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

Draft SEIS
First Quarter, Winter 2019

Final SEIS
Second Quarter, Spring 2019

SEIS Comment Period:
30 Days
Planning Commission Public Hearing – Comprehensive Plan amendments & associated amendments to the Planned Action Ordinance and Development Agreement

City Council Deliberation & Action
on amendments to the Planned Action Ordinance, Comprehensive Plan Amendments and Development Agreement

Public Comment Opportunities
City Contacts:

*Related to Subarea Development*
Ann Mueller, Senior Planner
City of Covington
253-480-2444
amueller@covingtonwa.gov

*Related to 204th/Covington Connector Construction*
Bob Lindskov, City Engineer
City of Covington
253-480-22467
blindskov@covingtonwa.gov

Master Developer Contact:

Colin Lund,
Lakepointe Covington Inc.
425-898-2100
clund@oakpointe.com

Subarea Webpage:

www.covingtonwa.gov/Lakepointe

Master Developer’s Website:

shoplakepointe.com