



City of Covington

16720 SE 271st Street, Suite 100 • Covington, WA 98042 • (253) 638-1110 • Fax: (253) 638-1122

Northern Gateway Area Study Phase 1

Covington, Washington

Informational Open House Summary

The Northern Gateway Study Informational Open House began at 6:30pm on Tuesday, May 15, 2012 in the Multipurpose Room at Crestwood Elementary School in Covington. About 34 members of the public attended the open house; in addition, city staff, consultants, city council and planning commission members and councilmember staff from King County were present.

The Informational Open House was announced in two paid Covington Reporter newspaper announcements on May 4 and May 11th. Postcard announcements were direct mailed to 804 property owners located in the study area and within 500 feet of the study area boundaries. Copies of the postcard announcement were available at the front counter of city hall and at Covington's King County library. Notice of the meeting was also posted on the city's website and Facebook page.

All attendees were provided with an informational handout which included an overview of the study, an aerial of the project area and summary of the Phase 1 tasks. Attendees were also provided a comment sheet to give back to city staff with their comments and concerns at the end of the meeting or later by mail. Only three individuals returned comment sheets at the meeting. After the open house an email was sent to all attendees who signed in and provided their email addresses with a link to the city's webpage on the Northern Gateway Study and encouraging them to send in their written comments to staff if they had not done so at the open house.

Format:

The open house started with a presentation on the Northern Gateway Study by Richard Hart, Covington's Community Development Director, and Bill Stalzer, a member of the city's consultant team on Phase 1. They introduced the project, to members of the community, explained the project's purpose and need, provided participants with a brief summary of the different phases of the study and described the meeting format, which included breaking in to smaller groups after the initial presentation to speak directly with staff about their concerns and knowledge of the project area.

After the initial presentation, staff and consultants went to different areas of the multipurpose room each with a display board showing an aerial of the study area to answer questions from the public and listen to information they had related to the study area. All attendees were encouraged to fill out the comment sheet provided at the meeting or to email staff directly with

their written comments. A summary of the comments heard during the open house is provided below.

Summary of comments heard by staff at the meeting:

- I moved to the area because it was rural, to be near wildlife and away from other houses and I don't want that to change.
- Happy with the decision the county made 15 years ago to keep the area outside of the UGA and under county control and don't see any need to change that.
- Like the idea of becoming part of the city with increased services.
- What will happen to the ponds in the gravel pit? Hope they will be incorporated as part of any future development as a water feature in a park/open space.
- Would like to see the undeveloped buffer area currently located between Timberlane and the gravel quarry maintained as a green space with trails and wildlife corridor.
- Concern about potential road connections from future development in the gravel pit into Timberlane and the increase in traffic on undersized roads.
- SE Wax Road, 180th Ave SE and SE 256th Street don't seem to be wide enough to accommodate increase development in the county area.
- Felt King County has done a good job with responding to residents' complaints in the county area.
- The location of Jenkins Creek on the aerial map provided by King County's map was not correct and needs to be updated.
- Much of the county land adjacent to Jenkins Creek and its tributary in the study area is very wet and boggy. Though not as wet as it had been prior to the construction of SR18.
- Concerned about wetland protection and don't want to see the city allow developers to fill the wetlands to make room for new development.
- There are very steep slopes within the study area both in the county area and in the gravel pit area.
- Felt that Jenkins Creek was a very important and valuable watercourse and that increased development should not be allowed to happen in its vicinity. Did not see how urban development could be allowed to take place that would not negatively impact the stream and wildlife habitat in the area.
- Noted that the county area is full of wildlife; many gave examples of having seen heron, hawks, deer, elk, salmon, bull trout & steelhead (in Jenkins creek) etc.
- Voiced concern about how they'd observed some recent development within Covington being allowed to remove large areas of trees and not having to replant trees (e.g. Home Depot, Costco, area behind Fred Meyers) Did not want to see that type of development in the notch area (i.e. development with mostly concrete and asphalt parking and minimal green space/landscaping/trees).
- Why isn't the commercial development occurring in Covington along Kent-Kangley. It seems like there is still room there for more buildings?
- City already has traffic problems on Kent Kangley (SR 516/SE 272nd St). How are they going to make sure that doesn't occur in relation to new development in the study area?
- Lots in Covington are too small. If the county area is annexed into the city in the future make the area zoning for large lots (R 1 to 5). Don't allow undersized narrow roads in new development.
- If new land was brought into the city what would be the impact on existing city services (e.g. road maintenance, police and fire services)? Seemed like after the ice storm this year the city's staff was very busy, and additional land to clean up would have made the response slower.

- New and existing roadways in and around the study area and within any new development need to be improved to accommodate the increased traffic and include sidewalks. Currently many of the roads around the study area don't have sidewalks and it's dangerous for those that try to walk along them.
- How will any road connections be made to exterior streets given Jenkins Creek, wetlands and steep slopes?
- If annexed into the city, will the city come in and take over private roads?
- How will sewer lines be provided in the county area? How will sewer/water lines impact Jenkins Creek? Where will they cross Jenkins Creek?
- There are a lot of vacant homes in Covington already; why does the city need more residential land?

Staff stayed until all of the attendees had left. The open house concluded around 8:20 pm.

Attached:

1. Postcard Announcement
2. Informational Handout and Comment Sheet provided at the open house
3. Three comment sheets submitted at the open house.

NORTHERN GATEWAY STUDY

Informational Open House | Tuesday, May 15



6:30 - 8 p.m.
Tuesday, May 15

Crestwood Elementary
Multipurpose Room
25225 180th Ave SE
Covington, WA 98042

Public Participation Invited!

The City of Covington invites area property owners and residents to an open house on the Northern Gateway Study. Staff will share information about the study and gather feedback from the public.

What is the Northern Gateway Study?

Covington is beginning a comprehensive multi-phased study of the 485-acre area located in the northern portion of the city. Approximately 210 acres is located within the city's Urban Growth Area (UGA) and the other 275 acres, northwest of SR 18, is located outside of the city's UGA.

Why is the City conducting a study?

The City Council directed staff to undertake this study to consider the impacts of future urban development of the Northern Gateway area. Over the next few months the City will evaluate the existing conditions, market demand and fiscal impacts of future development in the study area to determine if the area is suitable for urban development.

How can you get involved?

Attend this open house at **6:30 p.m. on Tuesday, May 15** at Crestwood Elementary, 25225 180th Ave. SE in Covington, to learn about and comment on Phase 1 of this study and share information on the existing conditions and your concerns within that area. Staff representatives will be on-hand to answer questions and provide more information.

Questions or comments?

Contact Senior Planner Ann Mueller at 253.480.2444 or by email at amueller@covingtonwa.gov. Project information is also available online at www.covingtonwa.gov.



City of Covington
Community Development
16720 SE 271st St #100
Covington, WA 98042

City of Covington

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Covington, WA 98042

ph. 253.480.2400

fax 253.638.1122

www.CovingtonWA.gov

Informational Handout Northern Gateway Study Phase 1

Where is the Northern Gateway Area?

Turn this sheet over to see an aerial depicting the study area boundaries. Approximately 210 acres, southeast of SR 18, are located within the city's Urban Growth Area (UGA) and the other 275 acres, northwest of SR 18, are located outside of the city's UGA.

What is the Northern Gateway Study?

The Northern Gateway Study is a Covington City Council initiated multi-phased study of a 485-acre area on the north side of the city. Over the next several months, as part of Phase 1, the city will be evaluating existing conditions, market demand, and fiscal impacts on the city of potential future development in the study area to determine whether the area is suitable for urban development. Phase 1 will also include a buildable lands capacity and build-out analysis exploring the impact of King County adjusting the city's UGA boundary to include the 275 acres north of SR 18.

What is the schedule for Phase 1?**April**

- ✓ City Council Awarded Phase 1 Contract
- ✓ Staff Kick-off meeting

May

- Public Informational Open House
- Begin buildable lands capacity analysis
- Begin existing conditions analysis
- Begin preliminary fiscal & market analysis

June

- Begin opportunities and constraints assessment
- Begin analysis of SEPA approach

July

- Final SEPA approach
- Draft summary technical memorandum

August

- Final opportunities and constraints assessment
- Final summary technical memorandum
- Planning Commission and City Council consideration of consultant's findings

✓ = related information posted on city's website

How can you get more information?

Check out the Northern Gateway Study webpage on the City's website at www.covingtonwa.gov. Project information is posted on the webpage as the deliverables of Phase 1 are finalized.

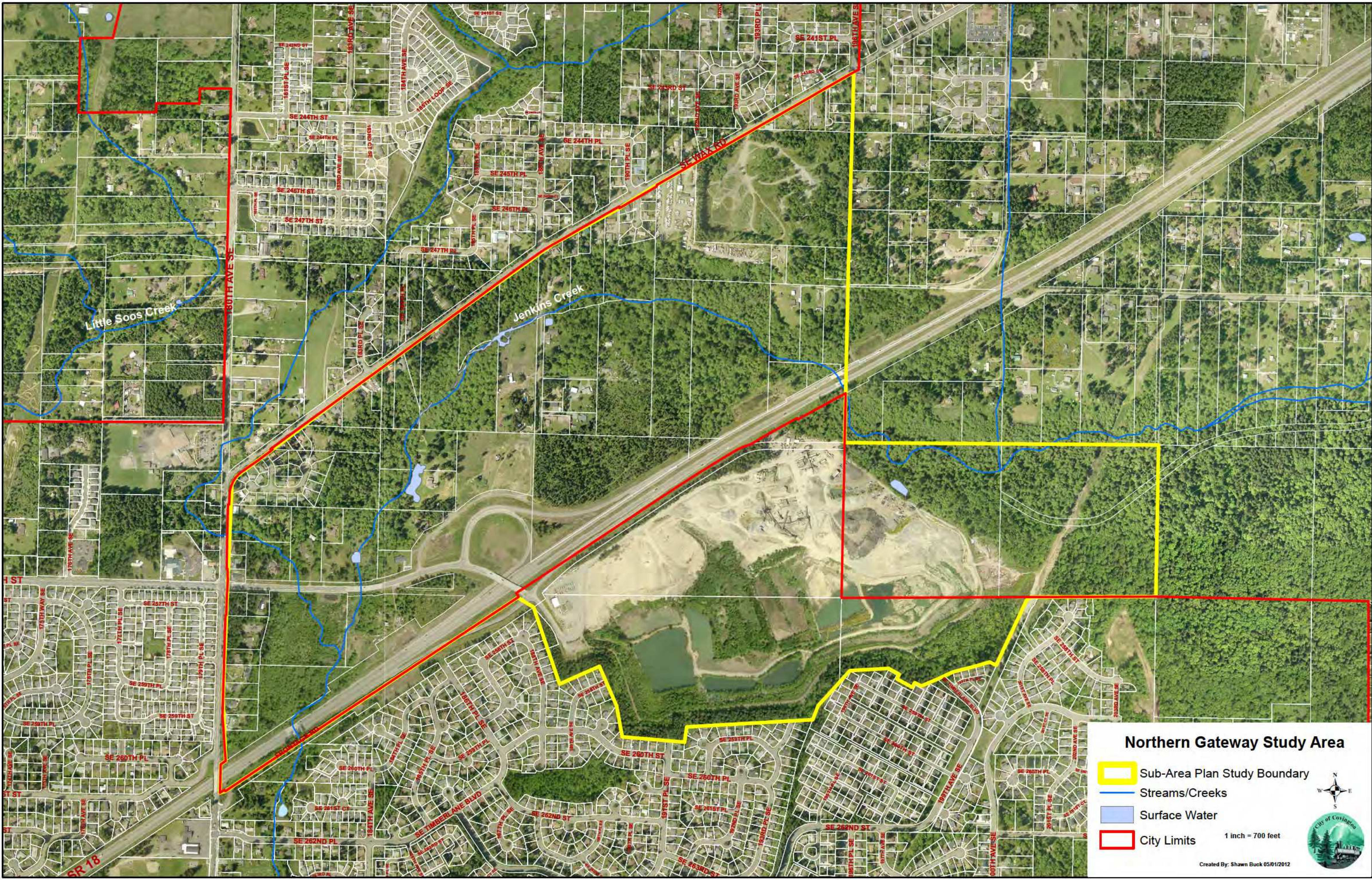
More Questions?

Ann Mueller, Senior Planner, amueller@covingtonwa.gov, 253-480-2444

Richard Hart, Community Development Director, rhart@covingtonwa.gov, 253-480-2444

Covington: unmatched quality of life





Northern Gateway Study Area

- Sub-Area Plan Study Boundary
- Streams/Creeks
- Surface Water
- City Limits

1 inch = 700 feet



Created By: Shawn Buck 05/01/2012

Northern Gateway Study - Phase 1

Tuesday, May 15, 2012 Informational Open House

Comment Form

Thank you for attending tonight's open house on the Northern Gateway. The City of Covington wants to hear from you. Please write your comments on this form. You may either put your completed form in the comment box during tonight's Open House or return it to the address listed on the back.

Tell us about yourself:

- I live within the boundaries of the study area
- I own property within the study area
- I live or own property in the vicinity of the study area
- Other (please specify) _____

Comments:

I AM AGAINST ANY DEVELOPMENT IN THIS AREA.

THE CITY OF COVINGTON: (1) DOES NOT OWN THE JENKINS NORTH AREA

(2) HAS PROVEN ITSELF A POOR CONSERVATOR (I KNOW OF AT

LEAST 3 INCIDENTS WHERE 5 OR MORE TREES WERE REMOVED)

(CITY SAYS 3 MAX) AND NOTHING WAS DONE!

(3) PEOPLE LIVE IN THIS AREA BECAUSE THEY VALUE

PRIVACY AND WETLANDS. THIS PLAN WOULD DESTROY

THAT

LEAVE KENT-KANGLEY AS THE BUSINESS DISTRICT.

(4) COVINGTON'S LOT SIZES ARE TOO SMALL

(turn over for additional information & space)

The following information is optional.

Name: _____ Organization: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Note: Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, emails, comments, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

IF YOU ARE GOING TO DEVELOP MAKE THE LOSS
1 TO 5 ACRES.

Questions or concerns?

Visit the project website on:
<http://www.covingtonwa.gov>

Or contact:

Ann Mueller, Senior Planner
amueller@covingtonwa.gov
253-480-2444

OR

Richard Hart, Community Development Director
rhart@covingtonwa.gov
253-480-2441

You may mail this comment form to:

Ann Mueller, Senior Planner
City of Covington
16720 SE 271st St. Ste100
Covington, WA 98042

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- I own property within the study area
- I live or own property in the vicinity of the study area
- Other (please specify) Timberlane HOA

Comments:

I am excited about the project provided that Service Support teams are increased in capacity to support the area (Police, public Works, etc)

Also - if Timberlane abut's a main access to the planned development of the gravel pit, that road needs to be improved and monitored.

We already have speeders coming down from Tall Timbers heading into Covington. Kids walk that road from/to the Clubhouse and Cedar Valley Elementary

(turn over for additional information & space)

The following information is optional.

Name: Chele Dimmett Organization: Timberlane HOA
 Address: PO Box 7214
 City: Covington State: Wa Zip: 98042
 Phone: 206-229-6420 E-mail: chele-dimmett@timberlanehoa.org

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