



CITY HALL
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June 26, 2006

The City of Federal Way invites you to comment on the City Center Planned Action Draft Environmental Impact Statement (EIS). The Draft EIS analyzes the environmental impacts of a proposal to designate a portion of the City Center Sub-area as a Planned Action area. If so designated, further environmental review on future development within the designated Planned Action area would not be necessary if the proposed development is consistent with the development levels of the adopted Planned Action Ordinance.

The planned action project area is located in the City Center Sub-area of the City of Federal Way, bounded on the north by South 312th Street; on the south by South 324th Street; on the west by Pacific Highway South and on the east by 23rd Avenue South.

The proposed action specifically consists of the following:

1. Adoption of an ordinance designating a portion of the City Center sub-area as a planned action for the purposes of State Environmental Policy Act (SEPA) compliance, pursuant to RCW 43.21C.031(2)(a) and WAC 197-11-164. The planned action designation would apply to proposed residential, retail, office, hotel, civic and structured parking development falling within the development envelope analyzed in this EIS.

Two action alternatives (Alternatives 1 and 2) assume comparable development levels but distribute growth differently. Alternative 1 assumes that growth is focused around South 320th Street. Alternative 2 distributes future growth more evenly around the project area. The No Action Alternative (Alternative 3) assumes the level and distribution of growth established in the Comprehensive Plan.

2. Adoption of a new height of structure standard for multi-unit housing in the City Center Core (CC-C), including area outside of the planned action project area. The action alternatives consider height standards of 200' (Alternative 1) and 145' (Alternative 2). The No Action Alternative would not change the existing height standard.

Environmental issues evaluated in this Draft EIS include air quality, land use, aesthetics, transportation, public services (police, fire/EMS, parks and recreation) and utilities (water, sewer, electricity, natural gas and telecommunications).

Public and agency comment is invited regarding the proposed action and alternatives. Paper and CD copies may be purchased at FedEx Kinko's Office and Print Center, 31823 Gateway Center Blvd S, Federal Way. The approximate cost of a black and white paper copy of the Draft EIS is \$12.00 and appendices \$33.00. CD copies are also available for approximately \$10.00

The document will also be posted on the City's website: www.cityoffederalway.com.

Comments are due no later than July 25, 2006 and should be addressed to:

Patrick Doherty, Director of Economic Development
PO Box 9718
Federal Way, WA 98063-9718
patrickd@cityoffederalway.com

A public meeting will be held to receive comment regarding the proposal on:

July 13, 2006
5:00 PM
Federal Way City Hall
33325 8th Ave S
Federal Way, WA 98063-9718

Your interest in the City of Federal Way is greatly appreciated. If you would like more information about this proposal, please contact Patrick Doherty at 253-835-2612.

Sincerely,

A handwritten signature in black ink that reads "Patrick Doherty". The signature is written in a cursive, flowing style.

Patrick Doherty
Economic Development Director