



October 16, 2015

Re: 2016 City Center Planned Action Draft Supplemental Environmental Impact Statement (SEIS)

The City of Federal Way invites you to comment on the *2016 City Center Planned Action Draft Supplemental Environmental Impact Statement (SEIS)*. The Draft SEIS includes an update to the transportation analysis for the City Center Planned Action subarea. The EIS being supplemented is the *City of Federal Way City Center Planned Action Final Environmental Impact Statement (EIS)*, issued in 2006. Subsequently four Addenda to the 2006 EIS have been issued. A Planned Action Ordinance was adopted in 2007.

Addendum #4 to the 2006 EIS extended the end timeframe of development for which the Planned Action Ordinance applies from 2014 to September 30, 2015. The Planned Action designation means further environmental review on development within the designated Planned Action area is not 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 subarea 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 primarily by 23rd Avenue South. Additional area is located east of 23rd Avenue South, bordered on the north by South 317th Street and on the south by South 319th Place.

The proposed action specifically consists of the following:

Adoption of an ordinance renewing the designation of a portion of the City Center subarea as a Planned Action for the purposes of *State Environmental Policy Act (SEPA)* compliance, pursuant to RCW 43.21C.440 and WAC 197-11-164. The Planned Action designation would apply to proposed residential, commercial, office, hotel, and other development within the development envelope analyzed in this SEIS. The Planned Action designation would apply to development that occurs through the end of year 2025.

Alternative 1, the 2025 Action Alternative, includes an increase in land use in a portion of the City Center subarea in accordance with the amounts listed in the Planned Action Area development envelope. Alternative 2, the 2025 No Action Alternative, includes an increase in land use in the City Center subarea assuming the level of growth established in the *Federal Way Comprehensive Plan*.

Environmental issues evaluated in this Draft SEIS 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 alternative. The documents are posted on the City's website at <http://www.ci.federal-way.wa.us/index.aspx?NID=503>. CD copies may be purchased for \$10.00 at the Federal Way City Hall Permit Center, 33325 8th Avenue South, Federal Way.

Comments are due no later than **November 16, 2015**, and should be addressed to:

Stacey Welsh, AICP, Senior Planner
City of Federal Way
Community Development Department
33325 8th Avenue South
Federal Way, WA 98003-6325
stacey.welsh@cityoffederalway.com

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

November 9, 2015
4:30-6:30 p.m.
Federal Way City Hall Council Chambers
33325 8th Avenue South
Federal Way, WA 98003-6325

Your interest in the City of Federal Way is greatly appreciated. If you would like more information about this proposal, please contact Stacey Welsh at 253-835-2634, or stacey.welsh@cityoffederalway.com.

Sincerely,



Michael A. Morales
Community Development Director

c: Stacey Welsh, Senior Planner