

NOTICE OF MASTER LAND USE APPLICATION

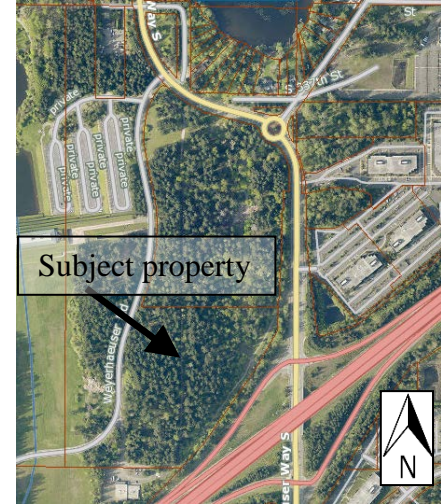
Project Name: Greenline Warehouse “B”

Project Description: Construction of a proposed 44-foot-tall, 217,300 square-foot warehouse/distribution center, 255 parking stalls, and associated site work on a 16.9-acre site, along with improvements to the right-of-way for Weyerhaeuser Way South.

Applicant: Federal Way Campus, LLC, 11100 Santa Monica Blvd, Suite 850, Los Angeles, CA 90025

Agent: ESM Consulting Engineers, LLC, 33400 8th Avenue South, Suite 205, Federal Way, WA 98003

Project Location: 337XX Weyerhaeuser Way South, Federal Way, WA, King County Parcel #614260-0200



Date of Application: September 1, 2017

Date of Notice of Application: October 13, 2017

Date Determined Complete: September 29, 2017

Public Comments Due: October 30, 2017

Requested Decision and Other Permits Included with this Application: The applicant requests a Use Process III decision (File #17-104236-UP) issued by the Director of Community Development pursuant to *Federal Way Revised Code* (FWRC) Chapter 19.65. Additional permits and/or approvals in conjunction with the Use Process III decision include a threshold determination pursuant to *State Environmental Policy Act* (SEPA) Rules WAC 197-11 (File #17-104237-SE), Transportation Concurrence (File #17-104239-CN), Boundary Line Adjustment (File #17-101484-SU), and Forest Practices Class IV General Permit.

Environmental Documents: Environmental Checklist, Wetland Report, Geotechnical Report, Tree Inventory, Transportation Impact Analysis, Pavement Analysis, Stormwater Technical Information Report.

Development Regulations to Be Used for Project Mitigation: Weyerhaeuser Company Pre-Annexation Concomitant and Zoning Agreement and applicable 1994 development codes, including FWCC Title 18, “Environmental Protection”; Title 20, “Subdivisions”; Title 21, “Surface and Stormwater Management”; and Title 22, “Zoning.”

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable codes and regulations including the Weyerhaeuser Company Pre-Annexation Concomitant and Zoning Agreement, which vests the project to regulations in place in 1994, 2016 *King County Surface Water Design Manual* as amended by the City of Federal Way, and the Public Works Department *Development Standards*.

Public Comment & Appeals: The official project file is available for public review at the Community Development Department (City Hall, 2nd Floor, 33325 8th Avenue South, Federal Way, WA 98003). Any person may submit written comments on the Use Process III application to the Director of Community Development by **October 30, 2017**. Only the applicant, persons who submit written comments to the director, or persons who specifically request a copy of the original decision may appeal the director’s decision. Comments sent by email should be directed to: planning@cityoffederalway.com.

Availability of File and Environmental Documents: The official project file and referenced environmental documents are available for public review during normal business hours at the Community Development Department (address above).

Staff Contact: Senior Planner Stacey Welsh, 253-835-2634, stacey.welsh@cityoffederalway.com