



October 13, 2016

Job No. 1886-001-016-0010

**RECEIVED****OCT 13 2016****CITY OF FEDERAL WAY  
CDS**

Mr. Scott Sproul  
City of Federal Way  
33325 8<sup>th</sup> Ave S  
Federal Way, WA 98003

RE: Federal Way Campus, **Pre-Application Conference Waiver Request**

Dear Mr. Sproul:

ESM on behalf of Federal Way Campus, LLC has submitted short plat and binding site plan applications for portions of the former Weyerhaeuser campus property. We understand the City may take the position that a Pre-Application Conference is required in connection with these applications. We do not believe such conferences are required, but as an accommodation we request a waiver from Pre-Application Conference for these applications. ESM recognizes this written request satisfies the requirements pursuant to FWRC 19.40.030(2), but it is filed under protest.

The binding site plan follows the same submittal requirements as the short subdivision application. We do not plan on requesting deviations from the code requirements for the short subdivision submittal. In our submittal package you will find that a critical areas report has been done for the entire 120-acre site. We recognize that wetlands have been delineated and are considered "lands covered by water", in anticipation of SEPA being triggered; we submit complete SEPA environmental checklists, mailing envelopes, stamps, and addresses.

In the past, ESM has conducted pre-application conferences for projects on the now-IRG property. Most recently were the Preferred Freezer project and KGIP project. Although we conducted a pre-application conference for the Preferred Freezer site (held on 05/26/2016), the City still presents lengthy technical review comments on the filed applications. Because of the detailed and lengthy comments issued by the technical review committee, we do not see benefit of the pre-application meeting here. Our proposed submittal for the binding site plan is similar to the site plan that the pre-application conference held for the proposed warehouse by KGIP. We have received the same invariable recommendations, code requirements and pertinent information as the pre-application conference held for the Preferred Freezer property. Road access requirements, parking, stormwater, frontage improvements and concurrency have been taken into account. We recognize that SEPA will be triggered and have included the required SEPA checklist and are prepared to mail out the required public notices. Having done multiple projects in Federal Way city limits, ESM is poised to present thorough and complete application submittals every time.

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Our time is valuable, and the proposed projects have contractual and financial guarantees based on timely responses recognized by the state RCW and WAC. Although we have conducted pre-application conferences in the past, we do not recognize a benefit to having a conference for the proposed binding site plan. The project would be severely impacted by the several weeks of delay that would result from an unnecessary additional pre-application process.

Please strongly consider recognizing a waiver of the pre-application conference for our proposed binding site plan.

Sincerely,

ESM CONSULTING ENGINEERS, LLC.



ERIC G. LaBRIE, AICP  
President

Enclosed: As Noted

cc: Tom Messmer, Federal Way Campus, LLC  
Jack McCullough, McCullough Hill Leary, PS

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