



November 14, 2017

Job No. 1886-001-016

Mr. Jim Harris  
Senior Planner  
City of Federal Way  
Community Development Department  
33325 8th Avenue South  
Federal Way, WA 98003

**RE: Greenline Business Park, Process IV Land Use Application  
with SEPA**

Dear Mr. Harris:

On behalf of Federal Way Campus, LLC, ESM Consulting Engineers, LLC is pleased to submit a Process IV land use application with SEPA to the City of Federal Way for review and processing. Federal Way Campus, LLC is seeking to develop property surrounding the former Weyerhaeuser Technology Center, now referred to as the Greenline Technology Center located at 32901 Weyerhaeuser Way South, Federal Way. The proposed development includes construction of 3 buildings of varying sizes totaling ±1,068,000 sq. ft.; reconfiguration of, and addition to, the existing parking lot which surrounds the Greenline Technology Center; dedication and frontage improvements along Weyerhaeuser Way South and S 336th Street; as well as construction of five stormwater ponds. No development as part of this proposal will occur within 200 feet of the OHWM of North Lake.

The proposed development will primarily occur on parcels 162104-9056, -9013, and -9030 while one of the proposed stormwater ponds for the project will be located on the east side of Weyerhaeuser Way South on Parcel 152104-9178. Please note that under a separate application we will be submitting one more Boundary Line Adjustment in order to adjust the boundary of parcel -9013 so that it is no longer bisected by the Weyerhaeuser Way South right-of-way.

**Design Narrative**

Federal Way Campus, LLC recognizes that the former Weyerhaeuser Campus consisted of properties “characterized by large contiguous sites with landscape, open space amenities, and buildings of superior quality.” The Greenline Business Park seeks to continue that design intent by protecting large segments of open space such as the meadow on the north side of S 336th Street, forested areas behind the proposed buildings as shown on the included site plan, and through the enhancement of natural areas located between Weyerhaeuser Way South and North Lake. Additional open space is provided through the management of 50-foot and 100-foot wide managed forest buffers that run parallel to the

ESM Federal Way  
33400 8th Ave S, Ste 205  
Federal Way, WA 98003  
253.838.6113 tel  
800.345.5694 toll free  
253.838.7104 fax

ESM Everett  
1010 SE Everett Mall Way, Ste 210  
Everett, WA 98208  
425.297.9900 tel  
800.345.5694 toll free  
425.297.9901 fax

Civil Engineering  
Land Surveying  
3D Laser Scanning  
Land Planning  
Landscape Architecture  
GIS  
[www.esmcivil.com](http://www.esmcivil.com)

northern site boundary and I-5, respectively. Landscaping is provided around the proposed parking areas and in landscape islands throughout. The proposed buildings represent superior quality by the voluntary integration of many community design details as prescribed in FWRC 19.115. The proposed buildings incorporate façade modulation, recessed windows, and large expanses of transparent glass similar to the Greenline Technology Center. None of the proposed buildings will exceed six stories; in fact the building height is proposed to be 42'-0". No blank walls exist on the proposed buildings as a combination of vertical banding, mountain reveal patterns, varying window shapes, trellis features and overhangs are incorporated into the design.

#### **Parking Modification Request**

Surrounding the buildings will be a total of 1,466 parking stalls and 111 trailer stalls. Pursuant to FWCC Sec 22-1397 Federal Way Campus, LLC is seeking a modification to the prescribed parking stall requirements outlined in the 1994 Zoning Code as modified by the provisions of Section XIII of the CP-01 Zoning Regulations. Included with this submittal is a Parking Analysis Memo which demonstrates that the parking need is less than the provided parking stall count.

#### **Request for Waiver of Submittal Requirements**

Some reports being required by the City submittal standards are unable to be provided until additional information is provided by the City of Federal Way. Currently, Federal Way Campus, LLC is waiting on the City of Federal Way Public Works Department for a scoping form which is required to conduct and complete the Traffic Impact Analysis and Traffic Concurrency Review. Air and Noise studies require the data from the Traffic Impact Analysis in order to conduct the necessary studies and complete the reports. Furthermore, the pre-application summary letter requested that Federal Way Campus, LLC provide a visual impact analysis and analysis per Department of Archeology and Historic Preservation. More details which describe the scope of each analysis are required in order to provide reports which are responsive to the City of Federal Way requirements as well as the requirements of the Department of Archeology and Historic Preservation. We respectfully request that the review of the Process IV and SEPA application materials that are currently available are reviewed by the City until the necessary information is provided by the City.

As a result, the following items are not included in this submittal; however, they will be included in a later submittal upon receipt of further information from the City:

1. Traffic Impact Analysis;
2. Environmental Noise Report;
3. Air Quality Technical Information Report;
4. Visual impact Analysis; and
5. Analysis per D.A.H.P. Requirements.

#### **Traffic/Circulation**

Access to this facility will be provided off of Weyerhaeuser Way South in four locations, 2 of which being approximately 40 feet in width to accommodate truck turning movements and the remaining two will be 30 feet wide to accommodate standard vehicles. The northernmost access has been located approximately 450 feet south of the northern property line as measured along the ROW. The second 40-foot wide access is proposed to be located near the current entrance to the northern parking lot of the WTC. This driveway will function as a shared access servicing both the proposed warehouse

buildings and the WTC property. Street frontage improvements will occur along the entire length of the project site on both Weyerhaeuser Way South and S 336<sup>th</sup> Street. Dedications and improvements are required on both sides of these rights-of-way to accommodate provisions of "Arterial/Collector Section K" as noted in the City of Federal Way Comprehensive Plan, revised 2015.

### Storm

Stormwater runoff from the new development will be collected and routed to five separate stormwater treatment and detention facilities located around the project to reflect the existing stormwater basins. One stormwater pond will be located on Parcel No. 152104-9178, which is east of Weyerhaeuser Way South. The outfall of this pond will be used to rehydrate the wetlands in this area. The remaining four ponds will be located southwest and southeast of the proposed buildings. Each pond is sized per the recently adopted, 2016 King County Stormwater Design Manual. After detention and treatment, stormwater will be released at pre-developed rates to the natural downstream drainage paths.

Included with this Process IV and SEPA submittal are the following application materials:

1. Completed Master Land Use Application;
2. Application Fee (check for \$5,989.28);
3. Pre-Application Summary Letter;
4. Title Report (2 copies);
5. Letters of Water and Sewer Availability (2 copies);
6. Site Photographs (8 copies);
7. Signed and Completed SEPA Checklist (8 copies);
8. Process IV Plan Set (8 copies);
9. Preliminary Technical Information Report (4 copies);
10. Trip Generation Memo (4 copies);
11. Parking Study (4 copies);
12. Critical Areas Report and Conceptual Mitigation Plan (4 copies); and
13. Geotechnical Report (4 copies);
14. Pavement analysis (4 copies)
15. Evaluation of trees (4 copies)

If you have any questions or require further information, please contact me immediately via email or phone at 253-838-6113.

Sincerely,

ESM CONSULTING ENGINEERS, LLC

  
MATT REIDER  
Assistant Planner

Enc: As Noted

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