



September 21, 2017

Job No. 1886-001-016-0016

Mr. Brian Davis  
Community Development Director  
City of Federal Way  
33325 8th Avenue S  
Federal Way WA 98003

**Re: Greenline Business Park  
146-Acre Industrial Development within the CP-1 Zone**

Dear Brian:

Please accept this cover letter/narrative and the enclosed application materials as our request to schedule a pre-application meeting with the City to discuss the proposed development of a ±146-acre site within the CP-1 zone. The proposed development is very similar to the KG Investment project previously reviewed under City File No. 16-103782-00-PC, as well as the 95-acre Short Plat (16-105003-00-SU), and Binding Site Plan (16-104996-00-SU).

**Proposed Project**

The development seeks to construct 3 new warehouses. Building "A" will be located where the previously proposed 721,000 SF building was located as described in the pre-app held for KG Investments. Building "A" will be used as a general warehouse and is proposed to be ±638,000 square feet in size. Buildings "B" and "C" will also be used for general warehousing, and will be located south of the Weyerhaeuser Technology Center. Building "B" will be ±282,000 square feet and Building "C" will be ±147,500 square feet.

**Project Boundary**

Currently under review by the City is the Tech Center BLA (17-100455-00-SU) which seeks to adjust the existing parcel lines to respect the Technology Center Building and its parking lots. The Greenline Business Park is proposing to utilize the adjusted lots as described in the Tech Center BLA as well as a parcel within the HQ BLA, and an additional parcel to the east of Weyerhaeuser Way S (K.C. Tax Parcel 1521049178).

A future BLA will also be required after the Tech Center BLA is recorded in order to further clean up parcels that extend across rights-of-way and do not respect other boundary constraints. For example, this new BLA will be necessary to exclude the portion of Lot 3 per the Tech Center BLA that is located on the east side of Weyerhaeuser Way S.

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### Site Description

The proposed project is located between Weyerhaeuser Way S and Interstate-5, and generally located on the Weyerhaeuser Technology Center (WTC) site. The properties are zoned CP-1 and are subject to the 1994 Weyerhaeuser Company Concomitant Pre-Annexation and Zoning Agreement as well as portions of the 1994 FWCC. Specifically, the proposed project will include all or portions of assessor's parcel numbers, 162104-9056, -9030, -9013, 152104-9178, and 228500-0010.

There is approximately 40' of fall across the property from the northwest corner to the southeast corner of the site. The site is partially developed with asphalt roads and parking lots that serve the WTC, and also contains a mix of evergreen and deciduous trees, shrubs, a large meadow, wetlands and a stream. A portion of parking lot serving the WTC is proposed to be relocated and reconfigured to accommodate the new warehouses and associated parking.

There are 57 wetlands, 1 stream, and a lake located on, or immediately adjacent to the site as shown on the Tech Center BLA maps and partially on the enclosed site plan. ESA has been contracted by the City to review all associated critical areas reports submitted as part of the Tech Center and HQ BLA's. More information, details and justification will be provided in a wetland delineation report to be submitted with the Process III application. Talasaea Consultants will be providing site reconnaissance and wetland delineation for the project based upon the most current critical areas regulations adopted by the City of Federal Way.

### Parking

Surrounding the buildings will be a total of 1,446 parking stalls and 111 trailer stalls. Landscape islands and peninsulas will be located every 10 parking stalls per the parking and landscape design standards.

We are aware that the proposal does not meet the codified parking requirements for the size of the proposed uses; however, the number of stalls provided will meet the needs of the future tenants. A parking modification request will be included in the Process IV application at the time of submittal.

### Managed Forest Buffer

Pursuant to the 1994 Weyerhaeuser Company Concomitant Pre-Annexation and Zoning Agreement, Exhibit C, Section III.B there is a continuous managed forest buffer required around the perimeter of the CP-1 zone. The proposed Greenline Business Park will provide 100-feet of managed forest buffer along Interstate 5 and 50-feet of managed forest buffer along the north property line abutting the OP-01 zone.

### Traffic/Circulation

Access to this facility will be provided off of Weyerhaeuser Way S 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 458 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.

Utilities

Water and sewer services will be provided by Lakehaven Utility District. Based upon early discussion, we do not anticipate any limitations do to capacity; however, we will need to know the anticipated fire flow, fees and any other potential limitations that may impact the development of this project.

Storm

Stormwater runoff from the new development will be collected and routed to four 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 S. The outfall of this pond will be used to rehydrate the wetlands in this area. The remaining three ponds will be located southwest and southeast of the proposed buildings.

Each pond will be 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. Due to the poor soil conditions anticipated, we do not expect that infiltration of stormwater will be feasible for this project.

Enclosed with this letter, please find the following materials:

- Master Land Use Application (1 copy);
- Pre-Application Conference Checklist (1 copy);
- Conceptual Site Plan (8 copies); and
- Submittal Fee (\$491.70).

Your prompt attention to this request is greatly appreciated as we are currently prepared to submit a complete application. It is our understanding that the City is working to streamline their process for pre-application meetings and we look forward to speeding up this process if at all possible.

Thank you in advance for your attention to this project and we look forward to working with you through the process.

Very truly yours,

ESM CONSULTING ENGINEERS, LLC.



ERIC G. LaBRIE, A.I.C.P.  
President

Enc: As noted

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