



NOTICE OF MASTER LAND USE APPLICATION

Project Name: Landmark Apartments at Celebration Park

Project Description: Construction of three new approximately 65-foot tall mixed-use buildings with 231 units of affordable housing, 3,733 square feet of ground floor commercial space, and 479 parking stalls on a 7.5-acre site. The proposal also includes constructing a new roadway extension, roadway and utility improvements, and other associated improvements. A future phase will involve construction of a 10,222 square foot daycare on the northernmost parcel.

Applicant: Landmark LLC – David Ratliff, 10900 NE 8th Street, Suite 1200, Bellevue, WA 98004

Agent: Blueline – Garrett Wine, 25 Central Way, Suite 400, Kirkland WA

Project Location: On vacant property generally located south and west of the intersection of South 330th Street and 15th Avenue South, and east of Celebration Park Road, Federal Way, WA. King County Parcels 172104-9034, -9051, -9074, -9019, -9046, -9057, -9028, -9090, -9030, -9035, -9059, & -9064.

Date of Application: February 28, 2020

Date Determined Complete: March 27, 2020

Date of Notice of Application: November 6, 2020 **Public Comments Due:** November 23, 2020

Requested Decision and Other Permits Included with this Application: The applicant requests a Use Process III decision (file #20-100896-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 #20-100898-SE), and Transportation Concurrency (file #20-10899-CN).

Environmental Documents: Environmental Checklist, Storm Drainage Report, Traffic Impact Analysis with Trip Generation, Parking Analysis, Wetland Report, Environmental Site Assessment, Geotechnical Report, and School Access Analysis.

Development Regulations to Be Used for Project Mitigation: FWRC Title 14, “Environmental Policy”; Title 16, “Surface Water Management”; and Title 19, “Zoning and Development Code.”

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable codes and regulations including the Federal Way Revised Code, Federal Way Comprehensive Plan, King County Surface Water Design Manual as amended by the City of Federal Way; and the Public Works Department Development Standards.

Public Comment & Appeals Any person may submit written comments on the Use Process III application to the Director of Community Development by **November 23, 2020**. 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. Written comments may be submitted by mail to City of Federal Way Community Development, Attn: Jim Harris, 33530 8th Avenue South, Federal Way, WA 98003.

Availability of File and Environmental Documents: The official project file and referenced environmental documents are available for public review at the following link.
<https://www.cityoffederalway.com/node/1962>.

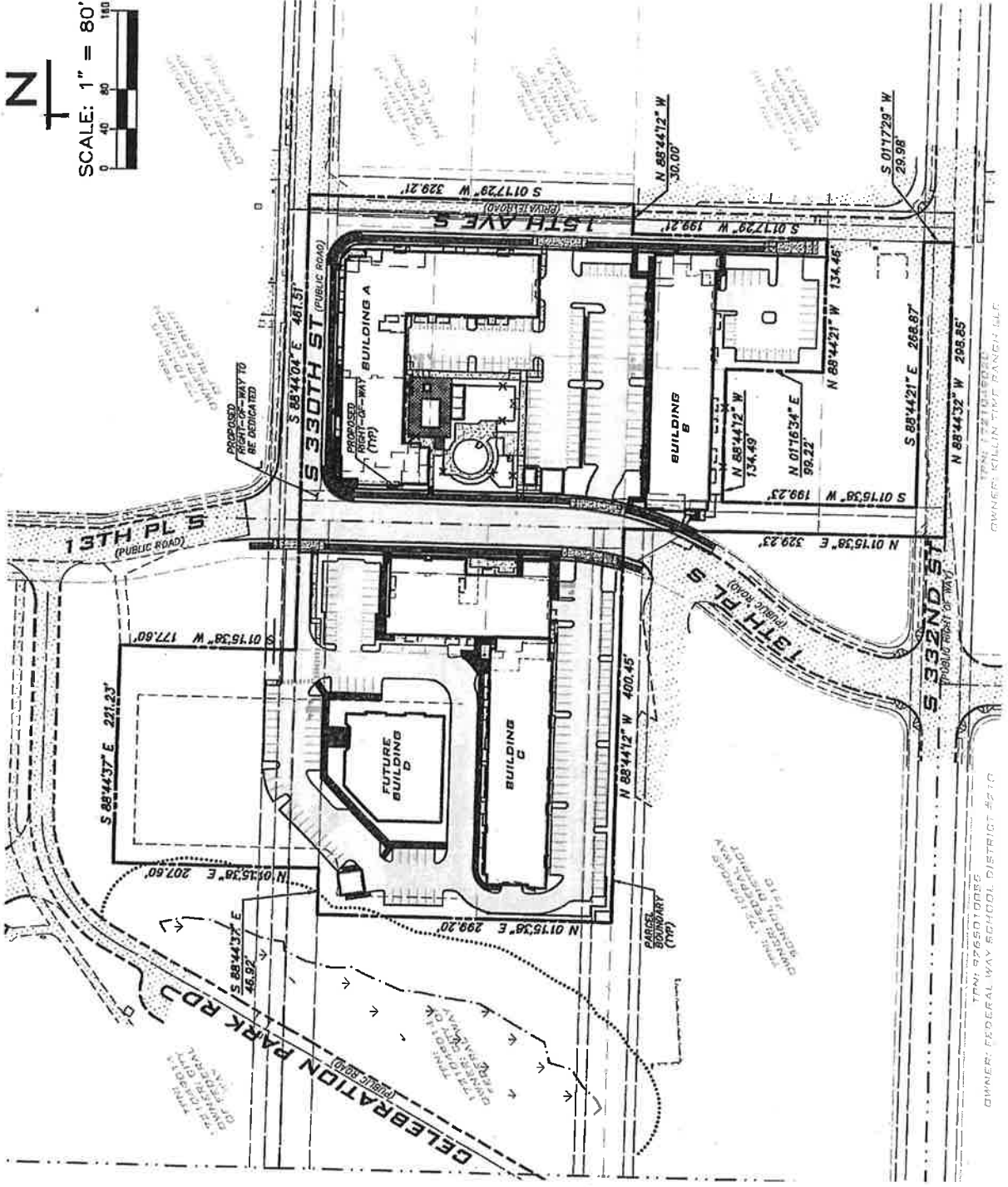
City Staff Contact: Senior Planner Jim Harris, jim.harris@cityoffederalway.com, or 253 350-9283

Mayor Jim Ferrell issued a [Proclamation of Emergency](#) for the City of Federal Way, Washington, on March 9, 2020, due to the growing public health impacts of COVID-19 (Coronavirus). In an effort to take proactive measures to protect the health and safety of the Federal Way community, the Department of Community Development is implementing safety protocols and modifying our services. As a result, City Hall doors will remain closed for in-person business. Staff will be able to serve customers electronically by email, and by phone.

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Landmark Apartments at Celebration Park 33005 15th Ave S Federal Way WA 98003

Project Description:
 Landmark Apartments at
 Celebration Park
 proposes new
 construction of 231
 apartments within three
 buildings.



Prepared for Landmark, LLC
 By Blueline
 02/27/2020