



NOTICE OF MASTER LAND USE APPLICATION

Project Name: 1st Avenue South Townhomes

Project Description: Proposal to construct 19 townhome buildings with a total of 133 units and community amenities building. Site improvements include landscaping and tree retention, open space, guest parking, stormwater and street improvements. Existing vacant structure to be demolished. Property is subject to Development Agreement Ord. 22-938 and requires the recording of a condominium association. Site is approximately 6 acres and zoned RM 1800.

Applicant: David Avenell, 1st Avenue Development LLC, 411 1st Ave S Suite 650, Seattle, WA 98104

Applicant Agent: Tatyana Sirotinsky, 10900 NE 8th ST Suite 1650, Bellevue, WA 98004

Project Location: 32818 1st Avenue S / Parcel 1721049038

Application Received: March 27, 2023

Determined Complete: April 14, 2023

Notice of Application: April 21, 2023

Comment Date: May 5, 2023

Environmental Review SEPA: Environmental review is required under *State Environmental Policy Act* (SEPA) per *Federal Way Revised Code* (FWRC) 14.15.020 (1) (a).

Requested Decision and Other Permits Included with this Application: The applicant requests a Use Process III decision (file #23-101440-UP) issued by the Director of Community Development pursuant to FWRC, Chapter 19.65. Additional permits and/or approvals in conjunction with the Use Process III decision include transportation concurrency (file #23-101443-CN) and SEPA Environmental Review (file #23-101442).

Environmental Documents & Required Studies: Preliminary Technical Information Report, prepared by KPFF Consulting Engineers, dated March 2023; Traffic Impact Analysis Prepared by Transportation Engineering NW, dated March 6, 2023.

Development Regulations Used for Project Mitigation: FWRC, Title 16 "Surface Water Management," Title 14 "Environmental Policy" and Title 19, "Zoning and Development Code."

Public Comment & Appeals: Any person may submit written comments on the land use application to the Director of Community Development by 5:00 p.m. on **May 5, 2023**. Only persons who submit written comments to the Director (address below) or specifically request a copy of the decision, may appeal the decision.

Availability of File: The official project file, existing environmental documents, and required studies are available for public review at the following website: <https://www.cityoffederalway.com/page/land-use-notice> and the Department of Community Development's Permit Center, 33325 8th Avenue South, Federal Way, WA 98003.

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