

## NOTICE OF LAND USE APPLICATION

**Project Name:** Federal Way Operation & Maintenance Facility

**Project Description:** The proposed Operation & Maintenance facility includes the addition of 66,370 square feet of buildings and 200 parking stalls on an approximately 13.6-acre site. There are three existing access points that will be used. The proposal includes the demolition of nine homes and all existing maintenance facility buildings. While the new operations building is being constructed, the existing building in the southwest corner of the site will remain in use. Once the new maintenance facility is built, the existing one will be demolished.

**Applicant:** AHBL, 2215 N. 30th Street, Tacoma, WA 98003, on behalf of Federal Way Public Works, 33325 8th Ave S., Federal Way, WA 98003

**Project Location:** 2645 S. 312th Street

**Parcels:** 092104-9009, -9026, -9075, -9084, -9085, -9095, -9115, -9170, -9198, -9239, -9240, -9250, -9313, -9314, -9329.

**Date of Application:** January 8, 2024

**Date Determined Complete:** January 25, 2024

**Date of Notice of Application:** February 2, 2024

**Public Comments Due:** February 20, 2024

**Requested Decision and Other Permits Included with this Application:**

The applicant requests a Use Process III decision (file #23-106053-UP) issued by the Director of Community Development according 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 according to *State Environmental Policy Act* (SEPA) Rules WAC 197-11 (file #23-106054-SE) and a Transportation Concurrence (file #23-106055-CN).

**Environmental Documents:** Environmental Checklist, Geotechnical Report, Stormwater Technical Information Report, Traffic Impact Analysis, and Preliminary Tree Conservation Plan

**Development Regulations to Be Used for Project Mitigation:** FWRC Title 14, "Environmental Policy"; FWRC 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 policies and regulations, including but not limited to: *Federal Way Comprehensive Plan*; *FWRC*; *King County Surface Water Design Manual as amended by the City of Federal Way*; *Public Works Development Standards*; *Lakehaven Water & Sewer System Design and Construction Standards*; and *South King Fire & Rescue Administrative Policies*.

**Public Comment & Appeals:** Any person may submit written comments on the Use Process III application to the Director of Community Development by **February 20, 2024**. 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 can be mailed to the Department of Community Development (33325 8th Avenue South, Federal Way, WA 98003) or [planning@cityoffederalway.com](mailto:planning@cityoffederalway.com).

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



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