



NOTICE OF PUBLIC HEARING

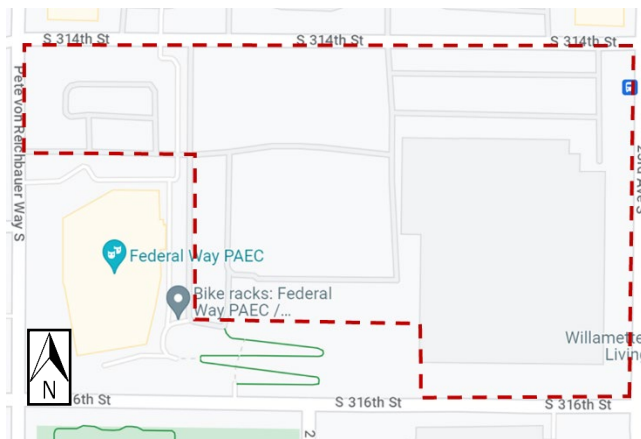
TC-3 Development Agreement

Federal Way File Numbers: 23-102417-AG, 23-102418-SE

Notice is hereby given that the City of Federal Way City Council will hold a public hearing at **6:30pm on April 2, 2024**, in the Federal Way City Council Chambers (33325 8th Avenue South, Federal Way, WA 98003) for the following project:

Name: TC-3 Development Agreement

Description: The City and Trent Development, Inc. have proposed entering into a development agreement for the TC-3 property (see Figure below). The purpose for the hearing is to allow the community to comment on the proposed agreement before the City Council renders a decision on this proposal. The proposed agreement would cover a period of 30 years and envisions the following uses constructed on the Property:



- Residential. Up to 1,600 units.
Residential uses may include a combination of apartments, townhomes, and condominium units.
- Retail. up to 50,000 sq. ft.
- Office. up to 175,000 sq. ft.
- Entertainment: up to 170,000 sq. ft.
- Lodging. up to 150 rooms & 50,000 sq. ft. accessory spaces.
- All required utilities; streets, drives, parking and other transportation facilities; park and open space improvements, and all other improvements needed to support and complete the development.

Location: 2001 – 2141 S 314th Street
Parcels #s: 0921049017, 8575000020, & a portion of 8575000010

Comprehensive Plan/Zoning: the proposal does not require a Comprehensive Plan or Zoning change.

Existing Environmental Documents: Determination of Nonsignificance (DNS) pursuant to the State Environmental Policy Act (SEPA) for the proposal was issued on October 6, 2023.

Any person may participate in the public hearing by submitting written comments to the City Council either by delivering written comments to the Department of Community Development or City Clerk before the hearing; or, by appearing at the hearing and presenting public comments in person. Pursuant to FWRC 19.85.130, only persons who previously submitted comments to the City during the application review process or at this time, or participates in the public hearing on the development agreement by submitting written comments to the City Council, or by participating in the public hearing, or specifically requests a copy of the City Council's decision on the development agreement may appeal the City Council's decision.

The official file is available for review during working hours in the Department of Community Development (33325 8th Avenue South, Federal Way, WA 98003). Questions regarding this proposal should be directed to Keith Niven at (253)835-2612, or keith.niven@cityoffederalway.com.

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