



Addendum No. 4 to the 2006 City of Federal Way City Center Planned Action Final Environmental Impact Statement (EIS)

Name of Proposal:	City Center Planned Action EIS: Timeline Addendum
City File:	14-103973-00-SE
Final EIS:	Effective September 8, 2006
Addendum 1:	Issued February 8, 2008
Addendum 2:	Issued April 2, 2010
Addendum 3:	Issued November 3, 2010
Description of Proposal:	Amendment to the above-referenced EIS to extend the end timeframe of the designation from 2014 to September 30, 2015.
Applicant:	City of Federal Way
Location:	City Center Planned Action Area
Lead Agency:	City of Federal Way
Staff Contact:	Senior Planner Stacey Welsh, 253-835-2634

Description of Addendum No. 4

This addendum extends the end timeframe of development for which the Planned Action Ordinance applies, from 2014 to September 30, 2015. On page 2-1 of the EIS it states, “. . .the planned action designation is anticipated to apply to development that occurs through 2014. The City will periodically assess the rate of actual development that results from the planned action designation and associated environmental conditions. Based on this assessment, the City may determine to extend, maintain, or subtract from the effective lifespan of the planned action designation.”

A short-term extension of the designated development end timeframe for a period of nine (9) months is proposed. During that time, in 2015, the City plans on conducting a detailed transportation analysis as part of a plan to extend the EIS for a longer period of time.

In the time period following the effective date of the City Center Planned Action EIS (2006), there has been minimal development activity within the designated planned action area. Therefore, the land use development thresholds identified in the Planned Action EIS and related vehicle trip thresholds are still valid, and there is sufficient capacity remaining to accommodate development anticipated for the area for the nine-month time extension.

No new or substantially different significant adverse impacts are anticipated to any of the elements of the environment discussed in the EIS. While not deemed new or substantially different significant adverse impacts, the following is a description of some changes in impacts disclosed in the EIS:

Air Quality – No change.

Land Use – No change.

Aesthetics, Light, and Glare – No change.

Transportation – The Planned Action will be able to accommodate future growth through September 2015. The Planned Action, as adopted, has approximately 5,087 PM peak hour trips in reserve capacity through at least 2014. A significant portion of the capacity is still available to accommodate future development as the overall development within the Planned Action area has not occurred as anticipated. City Traffic Engineer Rick Perez has confirmed the nine-month extension is acceptable in terms of transportation impacts and mitigation.

Public Services – No change.

Utilities – No change.

NOTE: There is no comment period for this addendum per WAC 197-11-625.

Responsible Official: Isaac Conlen, Planning Manager, for
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Signature:



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