DISCOVER DOWNTOWN SERIES

Conditions and Considerations

Infrastructure and Services

CITY OF FEDERAL WAY
June 2019

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Position #3

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PREFACE

In 2019, the City of Federal Way, Economic Development began a market analysis as it pertains to the potential for business growth in the land use zones; City Center Core and City Center Frame otherwise known as downtown to address current and future issues of redevelopment.

The analysis comprises three reports:

- Overview: Downtown Federal Way
- Downtown Federal Way: Conditions and Considerations
- Investment Potential: Downtown Federal Way

This report, Downtown Federal Way: Conditions and Considerations, provides information on the infrastructure, and services found in downtown. It also includes information on land use, zoning, transportation, transportation access and public safety. It illustrates through charts, maps and tables, valuable information for business and development. In addition, it provides information on infrastructure capacities, age, and organizations responsible for their operations and maintenance.

The report, Market Overview: Downtown Federal Way provides a summary of the economic characteristics of downtown including an examination of the market sectors from Accommodations to Services. This examination includes information on the number of establishments, current economic activity and trends. This report also highlights important business and economic information specifically illustrating its current tenant mix and potential for its future. Additionally, this report incorporates the use of maps and geo coding of the location of establishments by sector providing valued insight for real estate brokers and investors.

The report, Potential Opportunities: Downtown Federal Way highlights the diligent work that has been achieved in downtown since cityhood. Such work includes adoption of city codes for a pedestrian oriented environment and business signage to place-making projects such as the recently completed Town Square Park, the new Performing Arts and Event Center and the yet to be completed City Center Steps. Each of these projects builds upon the next and focuses on presenting a more vibrant and exciting downtown. It also provides a perspective on the investment opportunities from the individual sectors to potential site locations for development.

Combined, this analysis provides a wide array of information for business owners, property owners, developers and investors. It also provides insight for a broad audience from local residents, to those simply curious about downtown Federal Way, its growth and future potential.

Lastly, the information presented in these three reports provides awareness to the downtown marketplace with the hope of a better understanding of downtown's present and future economic value to the city and region.

INTRODUCTION

Federal Way, Washington, is a community of nearly 100,000 in population. It is situated along Interstate 5 and is 25 minutes from the downtowns of Seattle and Tacoma. It is also located along the Puget Sound inlet and 20 minutes from the region's international airport, SeaTac International. Additionally, it is equidistant from the Ports of Seattle and Tacoma. Together, these ports comprise the 4th largest international maritime and aviation gateway on the Pacific Coast.

STATISTICS:

Households:	34,755
Persons per Household:	2.71
Household Income:	$62,086
Per Capita income	$30,288

Source: US Census Bureau, American Community Survey 2013-2017

Since 1970, Federal Way had been known as the host city to the headquarters of the Fortune 500 firm Weyerhaeuser Corporation. The company had been the city's largest employer and taxpayer. However, restructuring of the corporation in 2014 resulted in its downsizing and subsequent relocation. The sale of the property is now leading to the reuse and redevelopment of the corporate campus and surrounding properties.

Yet, Federal Way's economy is diverse. Several major companies are located here. They include DaVita, Pacific Financial, Texas Instruments, Dow Jones, St. Francis Medical Center, Peter Kiewit, Tote Marine, Humana, and Northwest Kidney Centers. Federal Way is also internationally oriented with a variety of globally focused companies such as World Vision, Tommy Bahama, Valmet, Cogent and DiagnosTechs.

It is also home to the largest theme park in the state, Wild Waves. Attendance at the park brings nearly 500,000 visitors annually to the area. In addition, Federal Way is home to one of the top five aquatic centers in the nation. The King County Aquatic Center hosts the US Olympic Diving Trials, NCAA Swimming and Diving Championships along with a variety of international and national aquatic oriented events including the home of the PAC-12 Men's and Women's Swimming and Diving Championships. Business and leisure tourism account for over 1 million annual guests.

Defining Downtown

Downtown Federal Way is 414 acres. It is located just west of Interstate 5 and continues west beyond Pacific Highway South. Additionally, the area encompasses S 324th Street to the south and S 312th Street to the north.

There are over 350 businesses and over 6,000 people employed downtown.

Downtown has an estimated 3 million square feet of building space of which 2.5 million square feet is retail-oriented. Retail buildings are typically one to two stories in height, residential buildings are two to five stories in height and office buildings range from one story to seven stories.

Downtown has the highest concentration of retailers in Federal Way. There are 93 retailers, 69 are national chains. Additionally, there are over 100 restaurants with over 60 percent being local or regional owned and operated establishments.

Downtown streets are typically broad in size. S 320th St–the main east/west thoroughfare–is six lanes wide. The main north/south thoroughfare–Pacific Highway South–is also six lanes wide. Many blocks are very large. There was no construction standards prior to the city's incorporation in 1990, hence the reason why some blocks are 200 feet while others are as long as 1,300 feet.

There is no on-street parking in Downtown Federal Way. However, there are over 11,000 free parking spaces.

Unlike most cities, Federal Way does not have a pedestrian oriented main street. It has The Commons Mall that is seen by residents as the heart of the downtown. It is surrounded by smaller retail centers with large surface parking lots.

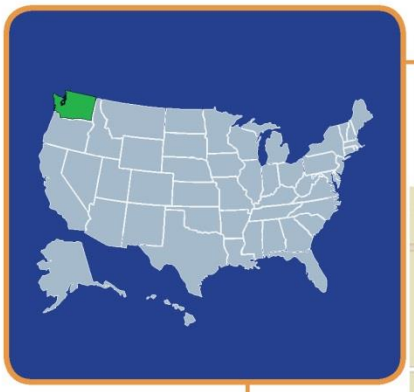
Most of these retailers and restaurants are located in just over a handful of retail centers that comprise downtown.

- Celebration Center: 200,000 ft^2
- Pavilions I: 200,000 ft^2
- SeaTac Village: 165,000 ft^2
- Pavilions II: 130,000 ft^2
- Hillside Shopping Center: 114,000 ft^2
- Gateway Plaza: 112,000 ft^2
- City Center Plaza: 83,000 ft2

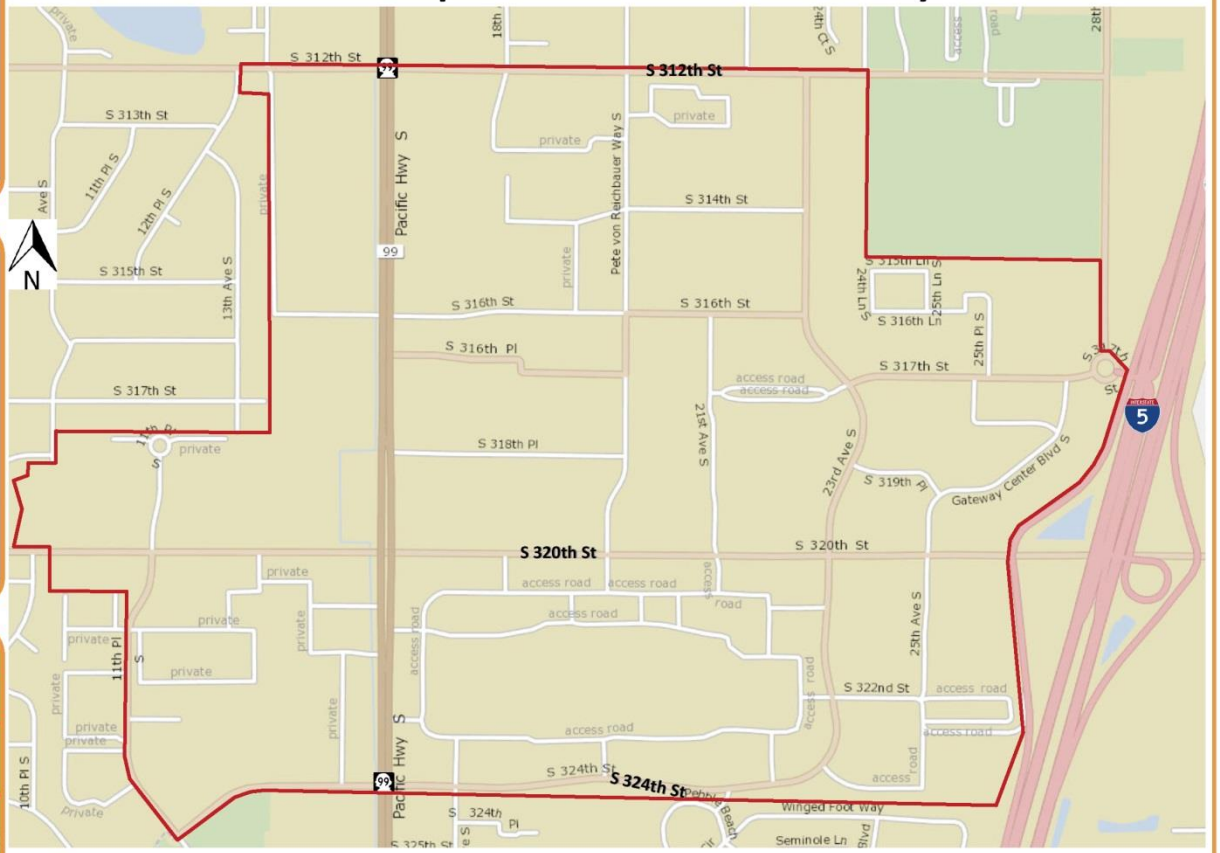
The Federal Way Transit Station is downtown. The city is served by three mass transit agencies: Sound Transit, King Metro and Pierce County Transit. In addition, the construction of light rail from Seattle and SeaTac International into Federal Way along with the development of a light rail station in downtown adjacent to the existing Transit Station is expected to be in service by 2024.

A second project, the Tacoma Dome Link Extension is being planned for completion by 2030. This will include a station in south Federal Way with light rail continuing on to Tacoma.

See maps: Base map following pages: Federal Way and City Center Location in Puget Sound.



Base Map - Downtown Federal Way



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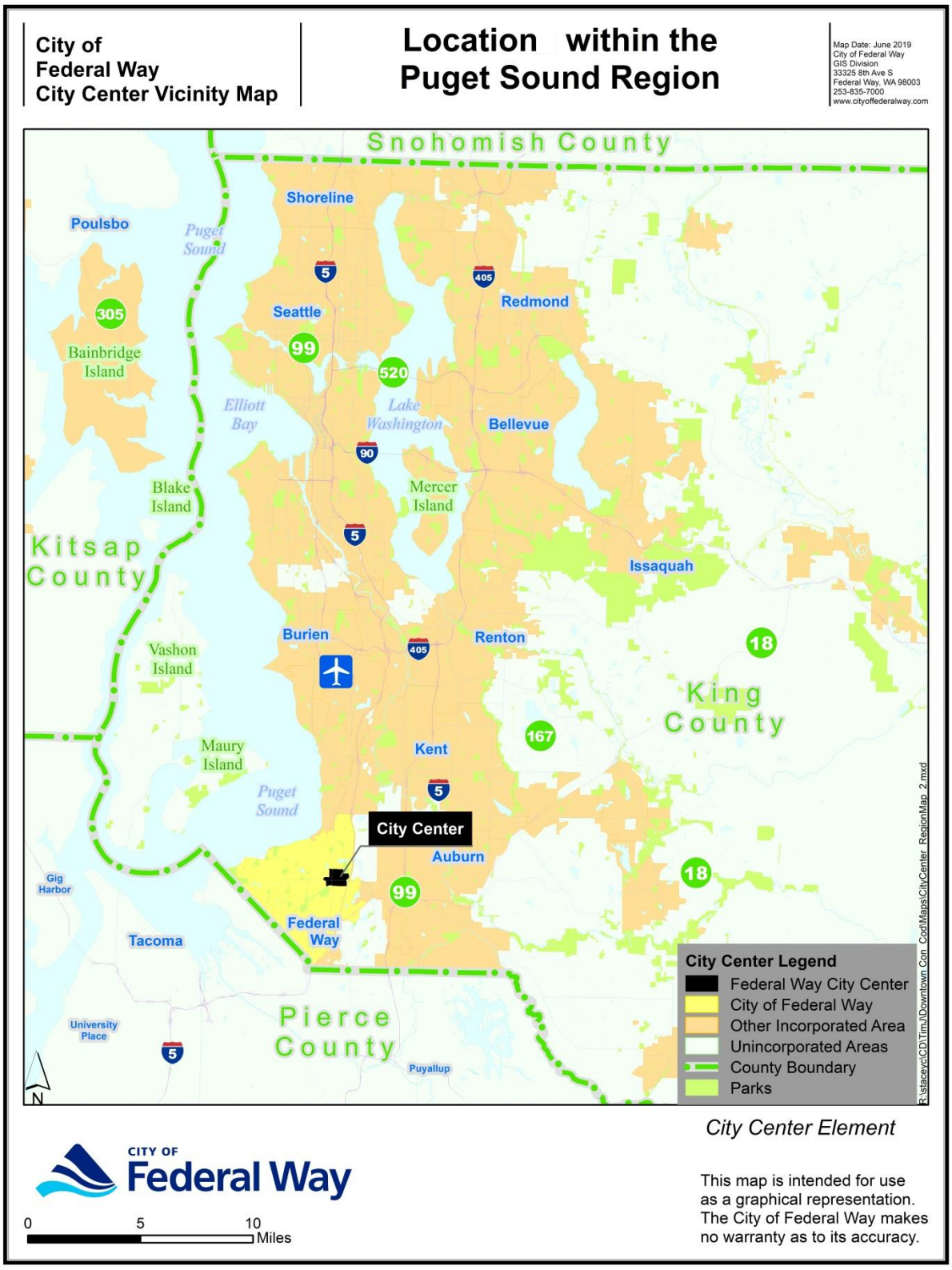
City of
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City Center Vicinity Map
Location within the
Puget Sound Region
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Elliott Bay
Lake Washington
Bellevue
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Mercer Island
Kitsap County
Issaquah
Burien
Renton
Vashon Island
King County
Maury Island
Kent
Puget Sound
City Center
Auburn
Gig Harbor
Federal Way
Tacoma
University Place
Pierce County
Puyallup
N
City Center Legend
Federal Way City Center
City of Federal Way
Other Incorporated Area
Unincorporated Areas
County Boundary
Parks
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LAND USE

Current Land Use

The primary uses in the downtown area are commercial (retail/service), followed by institutional uses, residential, office, and lodging. The majority of land within downtown is commercial which includes shopping centers such as The Commons Mall which is the "signature" development in the area.

See map, Current Land Use on page 11.

Retail

Downtown has an estimated 3 million square feet of building space, of which 2.5 million square feet is retail-oriented. Retail buildings are typically one to two stories and residential buildings are typically two to five stories.

Institutional Uses

Institutional uses downtown include the King Metro Park and Ride, Sound Transit Federal Way Transit Center, Performing Arts and Events Center, Truman High School, King County Library and Town Square Park.

Residential

The downtown area contains over 1,500 multi-family units of housing which are located primarily in the area east of SR-99, south of South 312th Street, north of 316th Street, and west of 28th Avenue South. Other residential neighborhoods surround the downtown area, such as the pockets of multi-family housing west of 11th Place South and south of South 320th Street. There are single-family neighborhoods west of Highway 99 and north of the South 312th Street corridor. While these neighborhoods are not located immediately within the downtown area, they are located conveniently within walking, bicycling, or vehicular distance.

Senior Housing

Approximately 40 percent of all residential units downtown are senior housing. In 1997, two senior housing projects were constructed downtown. These projects are located south of South 312th Street and east of 23rd Avenue South, adjacent to the southern portion of Steel Lake Park. The two projects, Meridian/Willamette Court and Woodmark at Steel Lake, consist of 300 and 75 living units respectively. Additionally, in 2010, a 62-unit senior housing project adjoining the Transit Center was constructed downtown. A new senior housing project is under construction located at 31701 Pete Von Reichbauer Way S in Downtown Federal Way. The seven story facility will provide 200, market-rate, age-restricted units. It will be comprised of five stories for apartments, one basement and one underground parking garage. Access is proposed off of S 316th Place which is a private road located along the northern property frontage. It is targeted for final occupancy in 2021.

Office

Downtown Federal Way currently has four office buildings which comprise over 120,059 square feet of office space. Offices vary slightly in height, but as with the rest of the buildings in downtown, the majority is single story or low profile with only one office being seven stories. A large portion of the office space tenants in Federal Way are represented in the legal, financial and medical professions.

Lodging

Downtown Federal Way offers 6 lodging facilities that total over 750 rooms. Accommodation options range from economy to upscale establishments. Sixty-six percent of all hotels in Federal Way are located in downtown.

Parks and Open Space

There is one city-owned public park, Town Square Park, located downtown. Additionally two parks located adjacent to downtown are the 52-acre Steele Lake Park and the 83.5-acre Celebration Park These parks are within walking distance of downtown. They serve as regional facilities in addition to serving local needs.

City of
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City Center Vicinity Map

Current Land Use

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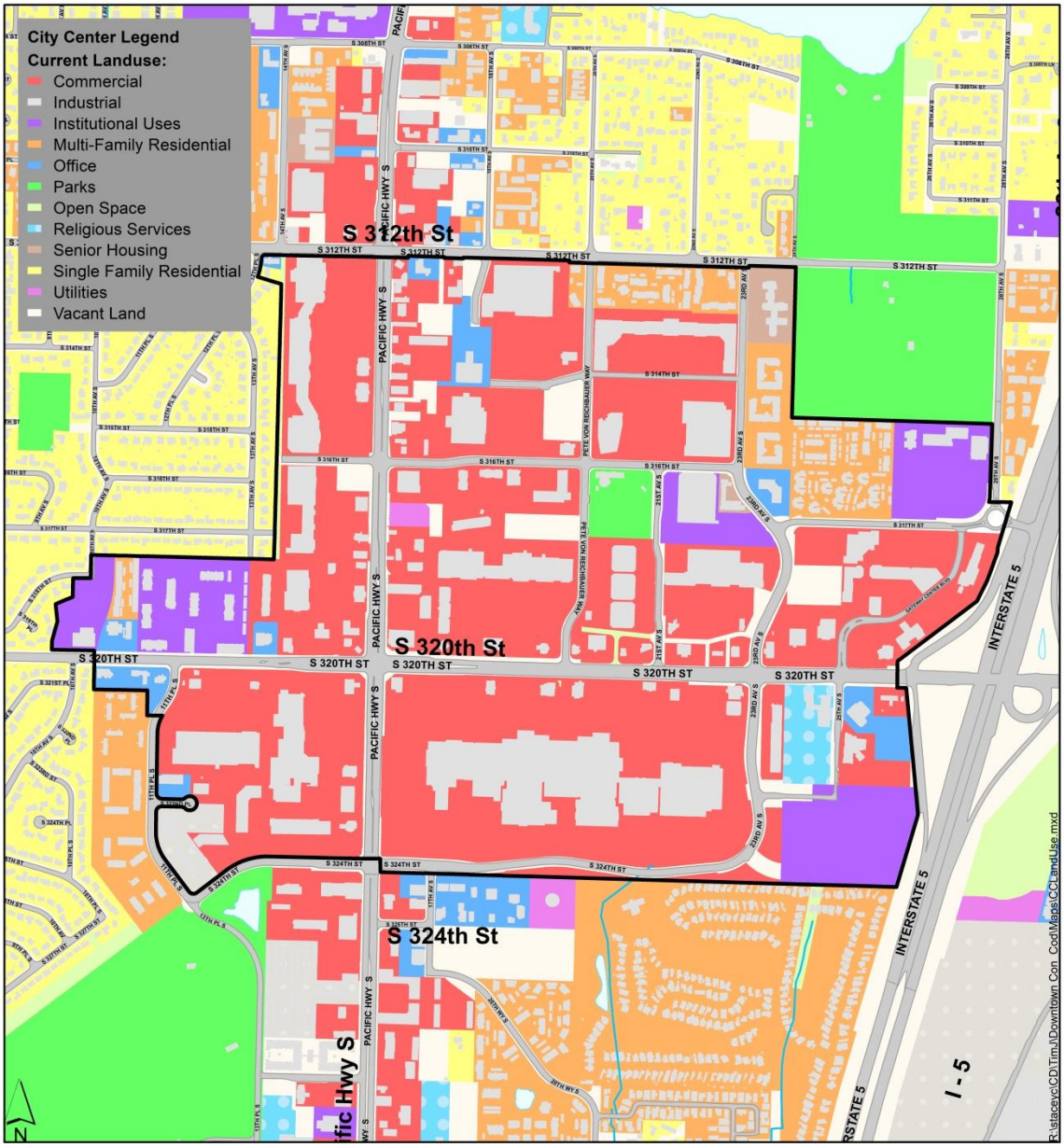

City Center Element

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CURRENT ZONING

The Downtown planning area, consisting of the City Center Core and City Center Frame zones, which allows for mixed-use development. The two combine for approximately 414 acres in size and is bounded by South 312th Street, South 324th Street, Interstate 5, 11th Place South, and 13th Avenue South (Map VII-3). The Core and Frame are 209 and 205 acres, respectively.

- **CITY CENTER CORE: 209 ACRES**
- **CITY CENTER FRAME: 205 ACRES**

As illustrated on the Current Zoning map, the Downtown area is mixed-use and is surrounded by single-family residential, multi-family zones and community businesses.

City Center Core

The City Center Core is a mixed-use zone bounded by 316th St to the north, 324th St to the south, Interstate 5 to the west, and Pacific Highway S. to the east. Within the Core, City code permits 200 ft. high buildings that are multifamily dwelling units or senior citizen or special needs housing. City code also permits 70 ft. high multifamily dwelling units, senior citizen or special needs housing in the City Center Core. However, building height for office may be increased to 200 ft. in exchange for providing publicly visible streetscape amenities, as defined in FWRC 19.05.190.

City Center Frame

The City Center Frame is a mixed-use zone that surrounds the City Center Core. The Frame allows uses that are similar to those in the Core, but are of lower-density and intensity. Its boundaries are 312th St to the north, 324th St to the south, and Interstate 5 to the west. The eastern boundaries are comprised of 11th PL S, 14th Ave S and 10th Ave S. In the City Center Frame, buildings that are multifamily dwelling units or senior citizen or special needs housing are permitted up to 70 feet in height. This height may be increased up to 85 ft. in exchange for providing publicly visible streetscape amenities, as defined in FWRC 19.05.190.

See map, Current Zoning on page 13.

City of Federal Way City Center Vicinity Map

Current Zoning

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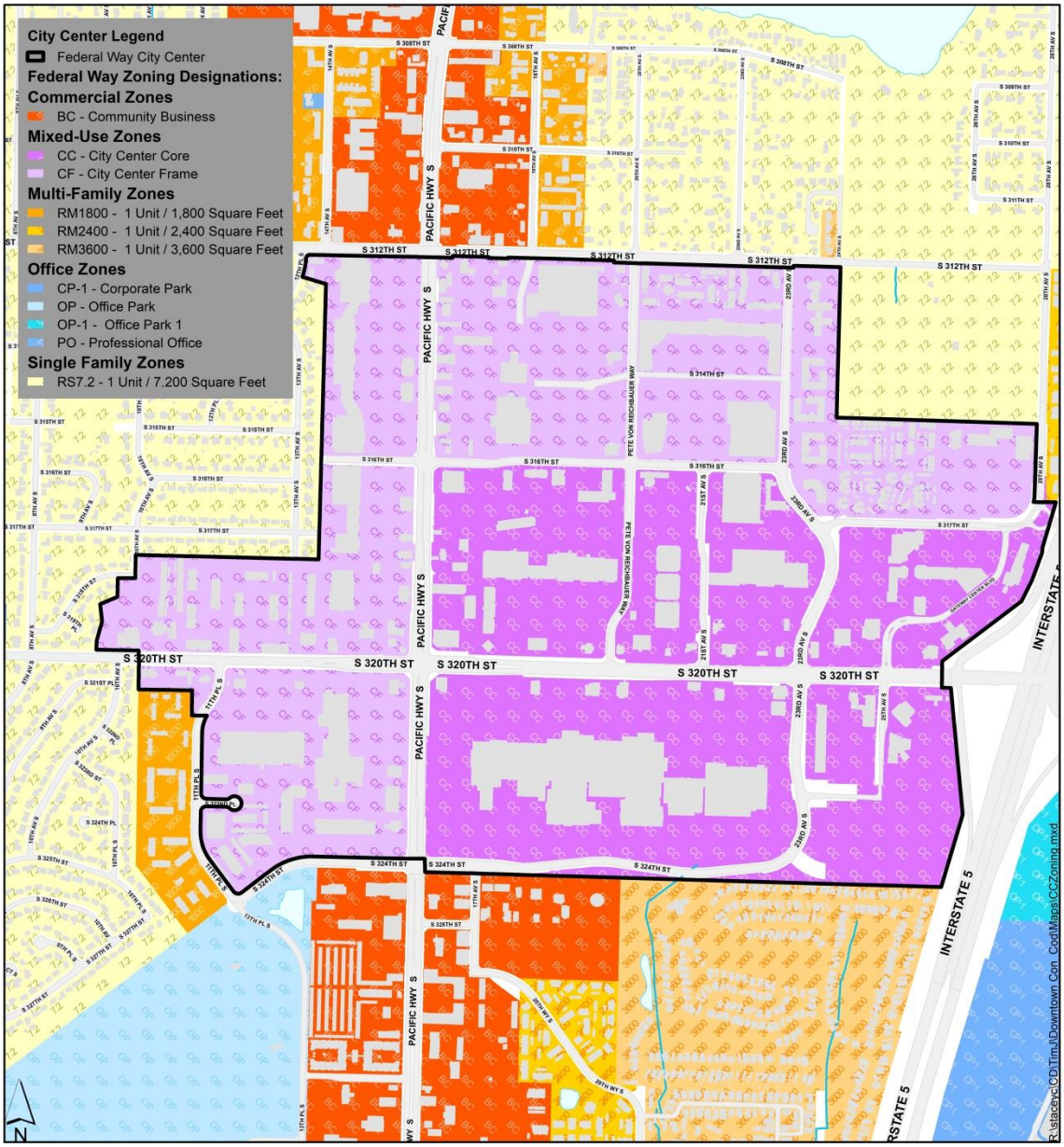

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INFRASTRUCTURE

Streets

A key element defining mobility within the Downtown area is the enormous size of its blocks. Most U.S. downtowns have blocks ranging from 250 to 500 feet on a side. However, block lengths in Federal Way are large because development occurred before incorporation and there were no codes controlling size. Because of some of the "superblock" configurations, customers drive between and within parking areas serving downtown commercial establishments.

The size of blocks Downtown are identified in the charts on the following page.

The main east/west thoroughfare, 320th is six lanes with multiple center turn lanes. The main north/south thoroughfare, Pacific Highway South is also six lanes with multiple center turn lanes.

Access to the Downtown area is provided by two principal arterial routes: South 320th Street (which runs east/west and connects to I-5), and SR-99 (which runs north/south). An insufficient hierarchy of streets feed these arterial roadways.

There is a regional park and ride lot located southwest of I-5 and south of South 320th Street. It opened in early 2006 on a seven-acre site located at the southwest corner of South 316th Street and 23rd Avenue South (the northeast edge of Federal Way's City Center). The park and ride, in concert with the Federal Way Transit Center, generate most of the area's transit ridership during peak periods of the day. King County Metro Transit, Sound Transit, and Pierce Transit serve both of these sites.

Size of Blocks

S 320th St
11th Pl S to Pacific Hwy S: 1,200 ft.
Pacific Hwy S to Pete von Reichbauer Way S: 1,300 ft.
Pete von Reichbauer Way S to 21st Ave S: 600 ft.
21st Ave S to 23rd Ave S: 600 ft.
23rd Ave S to Gateway Center Blvd S: 500 ft.

S 312th St:
12th Pl S to Pacific Hwy S: 800 ft.
Pacific Hwy S to 18th Ave S: 700 ft.
18th Ave S to Pete von Reichbauer Way S: 700 ft.
Pete von Reichbauer Way S to 23rd Ave S: 1,000 ft.
23rd Ave S to 24th Ave S: 300 ft.

23rd Ave S:
S 312th St to S 314th St: 700 ft.
S 314th St to S 316th St: 600 ft.
S 316th St to S 317th St: 400 ft.
S 317th St to S 319th Pl: 500 ft.
S 319th Pl to S 320th St: 500 ft.
S 320th St to S 322nd St: 800 ft.
S 322nd St to S 324th St: 400 ft.

Pacific Hwy S
S 312th St to S 316th St: 1,300 ft.
S 316th St to S 316th Pl: 200 ft.
S 316th Pl to S 318th Pl: 500 ft.
S 318th Pl to S 320th St: 500 ft.
S 320th St to S 324th St: 1,200 ft.

Street Maintenance

The following provides information about infrastructure systems regarding the capacity/constraints, systems operations and maintenance of streets.

The City is committed to maintaining its public streets and keeping them in excellent condition for residents and visitors. The City of Federal Way Asphalt Overlay Program is an annual street maintenance project in which selected streets are repaved along with the repair and improvement to curbs, sidewalks and wheelchair ramps to meet Americans with Disabilities Act (ADA) requirements. A systematic Pavement Management System (PMS) is used to manage and prioritize street improvements. The streets Pavement Condition Index (PCI) is developed through inspection every two years. In addition, other pavement preservation techniques are used to maintain the city's street network such as crack sealing and structural patching.

Main arterials and collector streets are swept once per month. Residential streets are swept four to five times per year. Shoulder mowing is performed by city crews from spring through early fall. Landscape maintenance is performed through a city-managed contract. City crews provide snow and ice control as needed. Prior to a predicted event, crews may treat streets with anti-icing chemicals (salt brine), that prevents ice from adhering to the pavement.

Street Ratings

The 2014 Street Ratings map illustrates that nearly all the street in downtown operate at a good or excellent street rating. However, the 2014 Street Ratings map does not account for the most recent street capital improvements including S 312th St which was improved upon in 2018 and would now be classified as having a good or excellent street rating.

See map, Street Ratings on page 17.

Street Capital Improvement History

As a whole, the streets of Downtown Federal Way are highly maintained. In 2018, S. 312th St and 23rd Ave S were both improved upon, and they represent the newest streets in terms of street overlay. The oldest are 28th Ave South, (improved in 1997) S. 320th St, and S. 312th St which were both improved in 2004.

The newest streets by age are 23rd Ave S and S 312th St which were both repaved in 2018. The oldest streets are 28th Ave S constructed in 1997 and Pete Von Reichbauer Way S, constructed in 2002.

The current age and conditions of downtown streets owned and maintained by the City of Federal are identified in a series of maps

Street Capital Improvement History

Street	Overlay	Location
S. 320th St	2010	To 11th Pl S.
S. 320th St	2004	From 11th Pl to I-5
S. 312th St	2004	To Pacific Hwy S.
S. 312th St	2018	Pacific Hwy S. to 28th Ave S
S. 316th St	2012	Pacific Hwy S. to 23rd Ave S
S. 324th St	2015	Pacific Hwy S. to 23rd Ave S
S. 317th St	2010	
Pete Von Reichbauer Way S	2006	
11th Pl S	2005	
23rd Ave S	2018	S. 312th St to S 320th St
23rd Ave S	2010	S 320th St to S 324th St
28th Ave S	1997	

See map, Street Capital Improvement History on page 18.

Street Age

Street	Age	Location
S. 320th St	9 yrs.	To 11th Pl S.
S. 320th St	5 yrs.	From 11th Pl to I-5
S. 312th St	15 yrs.	To Pacific Hwy S.
S. 312th St	1 yr.	Pacific Hwy S. to 28th Ave S
S. 316th St	7 yrs.	Pacific Hwy S. to 23rd Ave S
S. 324th St	4 yrs.	Pacific Hwy S. to 23rd Ave S
S. 317th St	9 yrs.	
Pete Von Reichbauer Way S	17 yrs.	
11th Pl S	14 yrs.	
23rd Ave S	1 yr.	S. 312th St to S 320th St
23rd Ave S	9 yrs.	S 320th St to S 324th Ave S
28th Ave S	22 yrs.	

See map, Street Age on page 19.

City of
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Street Ratings

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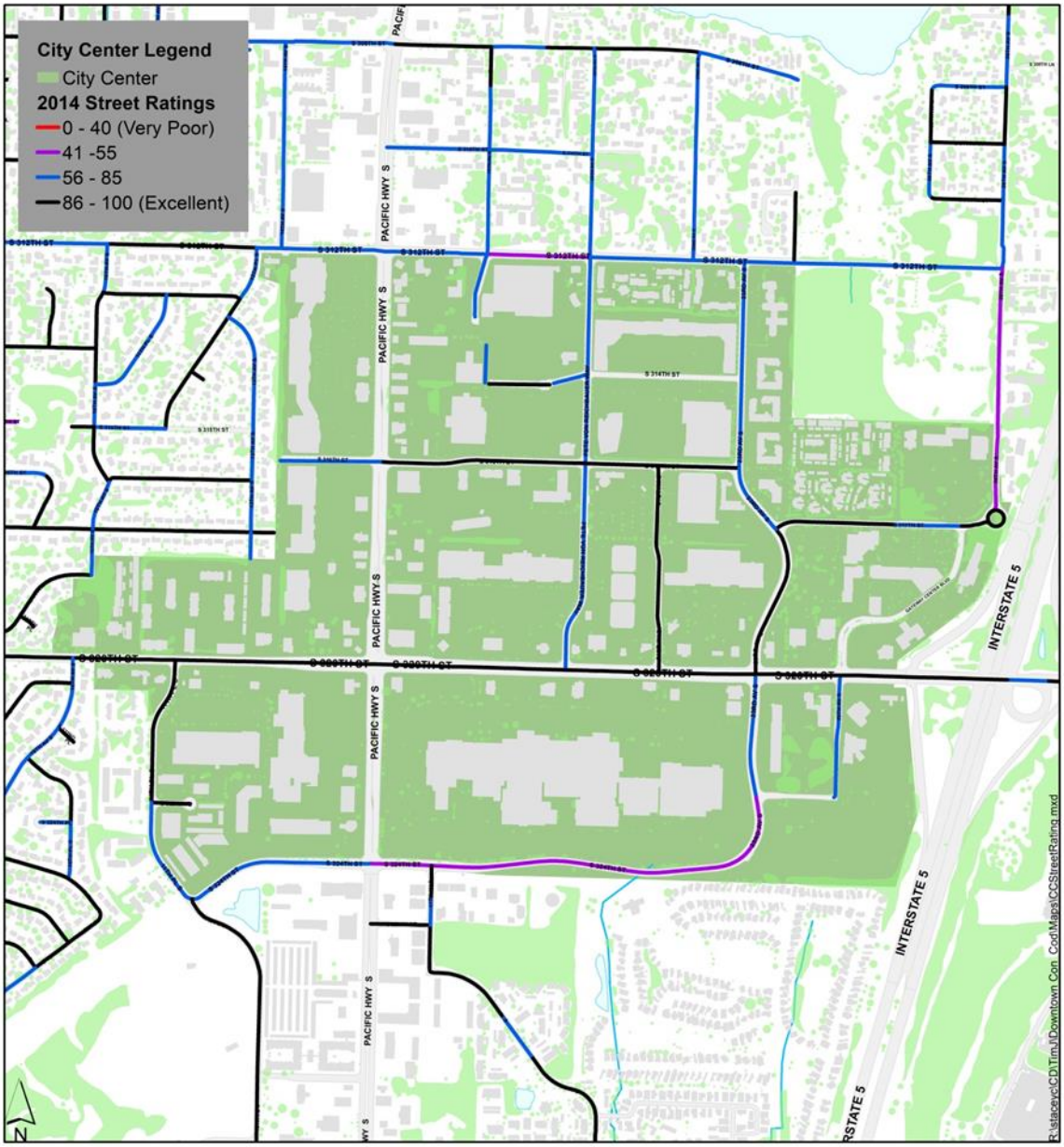

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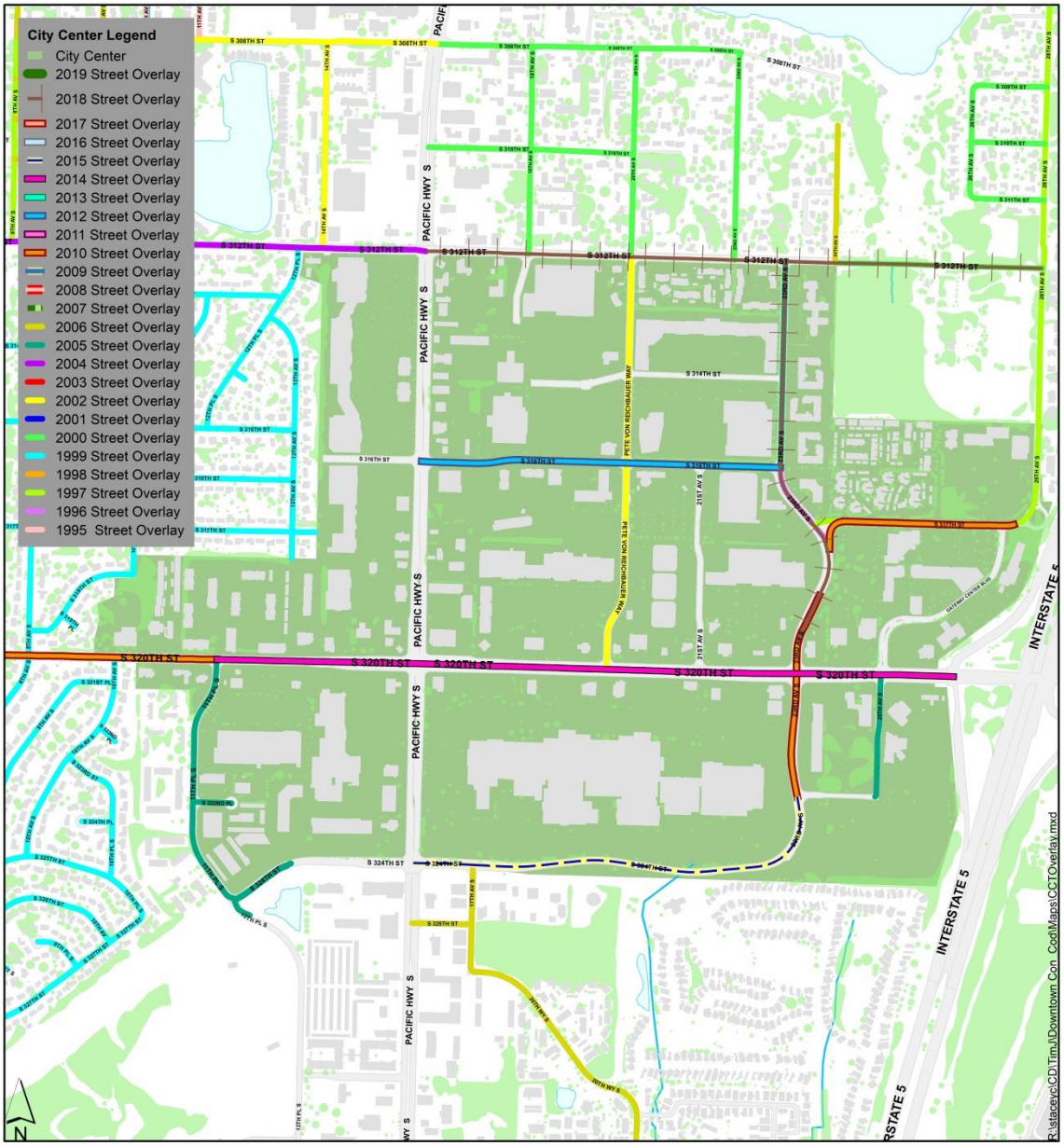

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Street Age Map

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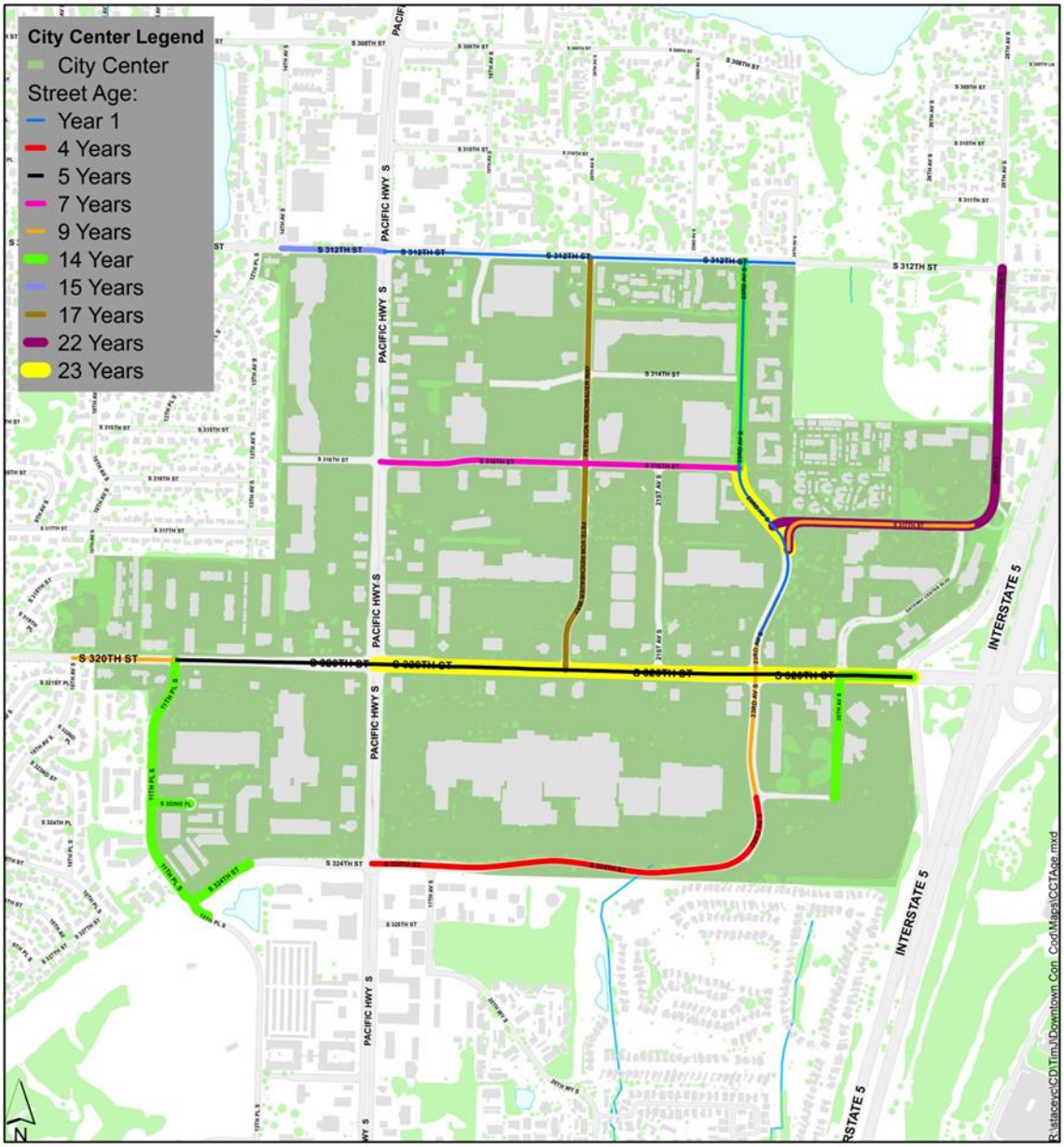

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Street Lights

There are 437 street lights in Downtown Federal Way. 431 of these street lights are City Owned/County Maintained. Four of the lights are Puget Sound Energy maintained, while two are maintained by the Lakehaven Utility District. The street lights are placed frequently along nearly every street in Downtown. However, there a few gaps on S 314th St, S 316th St, S 324th St, 11th Pl S and Pete Von Reichbauer Way. Street lights are not present on Gateway Center Blvd. The age and condition of the street light system varies. In terms of street light controls, the cobra-head light fixture, operational circuits and the decorative fixtures were all updated in 2019. The foundations, bases and wiring are approximately 25 years old.

The City is currently undergoing a project to convert all of the existing City street lights to LED lights. This includes both the cobra-head and decorative fixtures. In addition to energy savings, this project will allow for optimization of control of the system, dimming, real time status monitoring, and future integration into other City systems.

One concern regarding street lights is that copper wire theft has been a continued issue. In areas of vandalism the City has welded shut access box lids, encased structures in concrete, etc. which has slowed vandalism in some areas. This has also resulted in increased vandalism in other areas, vandalism to other systems containing wire, and vandalism to the street light system directly through the conduit in lieu of the access structure.

See map, Street Lights on page 21.

City of Federal Way
City Center Vicinity Map

Street Lights

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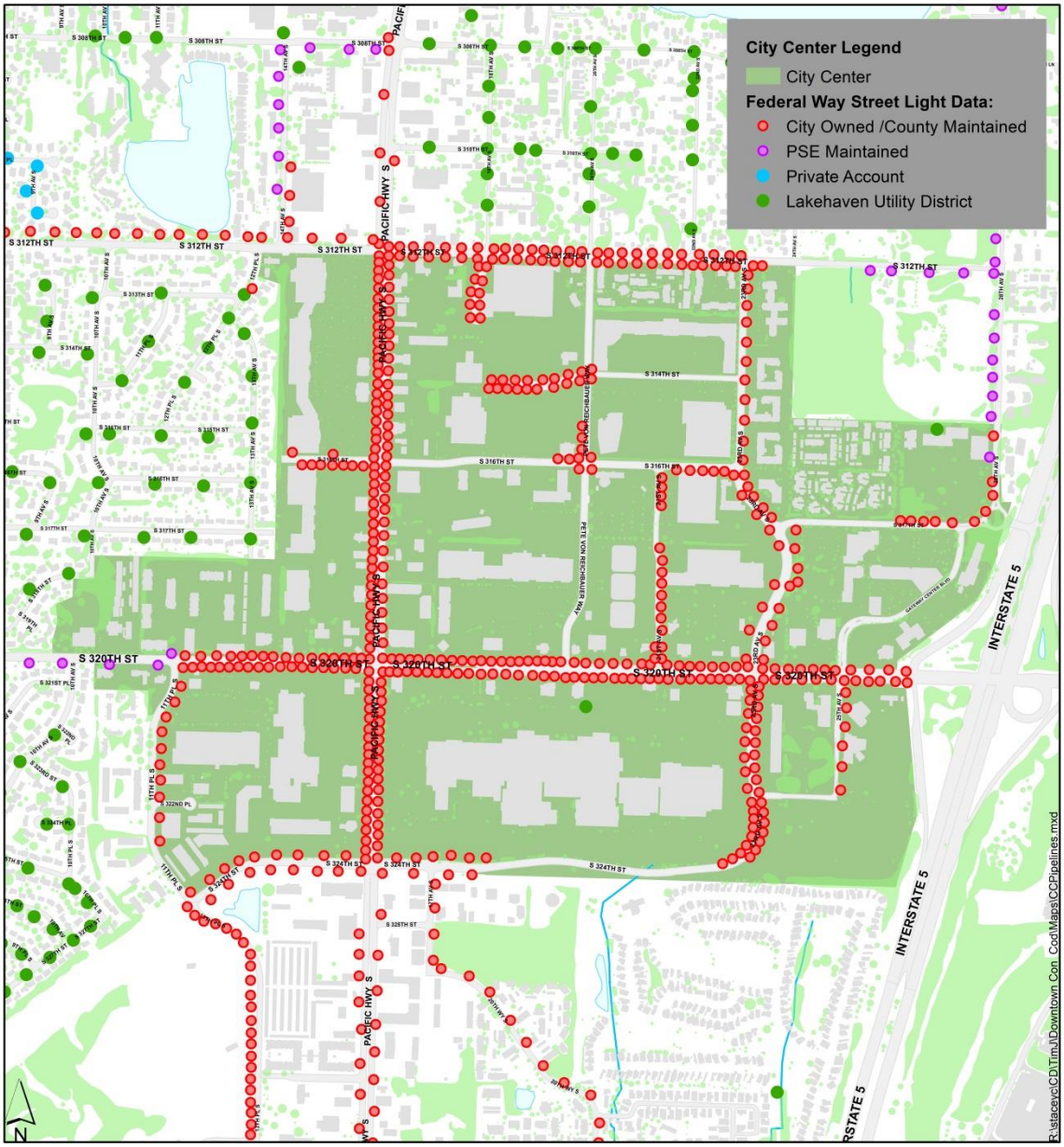

City Center Element

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Average Daily Traffic Volumes

Downtown Federal Way's streets experience high volumes of traffic on a daily basis. S 320th St has a weekday average daily traffic volume of more than 35,000 vehicles, making it the most used street downtown. Pacific Highway S has an average daily traffic volume of 25,000-35,000 vehicles and is the second most used street downtown. Thus, the intersection of S 320th and Pacific Hwy S is the busiest intersection downtown as upwards of 60,000 vehicles pass through it daily.

See map, Average Daily Traffic Volumes on page 23.

Street	Average Daily Traffic Volume
S 320th St	More than 35,000 Vehicles
Pacific Hwy S	25,000 – 35,000 Vehicles
S 324th St	5,000 – 15,000 Vehicles
S 312th St	5,000 – 25,000 Vehicles
Pete Von Reichbauer Way	5,000 – 15,000 Vehicles
23rd Ave S	5,000 – 15,000 Vehicles

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Average Daily Traffic Volumes

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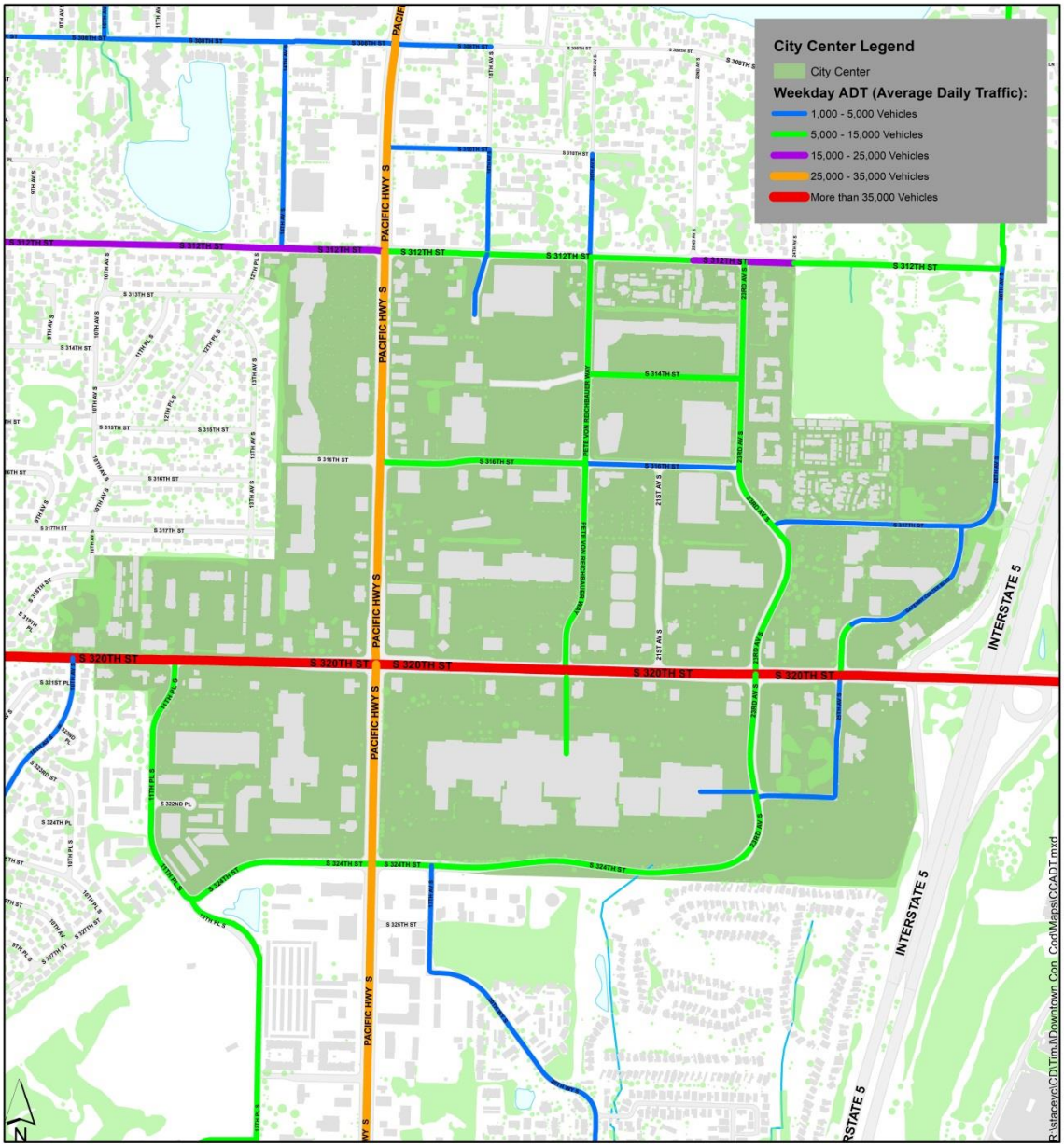

City Center Element

CITY OF Federal Way

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Parking
Downtown has over 11,000 free public and private parking spaces. Downtown, unlike most communities, does not have on street parking; thereby sufficient surface parking has been built.

See map, Parking Inventory on page 25.

Public Parking
Downtown has three major centers for public parking. They include the following:

- Sound Transit's Federal Way Transit Center: 1,190 spaces
- King Metro Transit Park and Ride: 877 spaces
- City of Federal Way's Performing Arts and Events Center: 397 spaces

While parking is free, no overnight parking is allowed.

Private Parking
There are over 8,500 private parking spaces, specifically associated with retail use in the downtown. The largest number of free parking spaces can be found at the Commons Mall, Pavilions I and SeaTac Village. Parking is free, however no overnight parking is allowed.

Parking Inventory - Major Locations in Downtown Federal Way

CITY OF Federal Way

This map is intended for use as a graphical representation. The City of Federal Way makes no warranty as to its accuracy.

Aerial Photo: May 2018

Date Published: June 2019

City Center Access Project

Project Overview

The City of Federal Way's City Center Access Project team is working to identify a solution to traffic congestion in the Downtown area (defined as the vicinity of S 320th Street between SR 99/Pacific Highway and Military Road S). The City re-initiated the Federal Way City Center Access Project in Fall 2017. The City has been working to develop solutions with community members and partners at the Federal Highway Administration (FHWA), Washington State Department of Transportation (WSDOT), Puget Sound Regional Council (PSRC), Sound Transit, Pierce Transit, South King Fire and Rescue, and King County.

City and state roadway networks are showing the strain of sustained growth. Anticipated growth and development in the Downtown are expected to worsen this strain. Traffic delays during the afternoon peak period are approaching unacceptable levels, even with the expansion of alternative transportation modes, such as mass transit. This study supports transportation infrastructure needed to support the City of Federal Way's Comprehensive Plan. This study is identified in the City of Federal Way 6-Year Transportation Improvement Plan (TIP) as an environmental documentation study.

The project team that is charged with identifying a solution will work to improve economic vitality and quality of life in the study area along with maintaining the integrity of the Interstate system. The key goals of the solution are to:

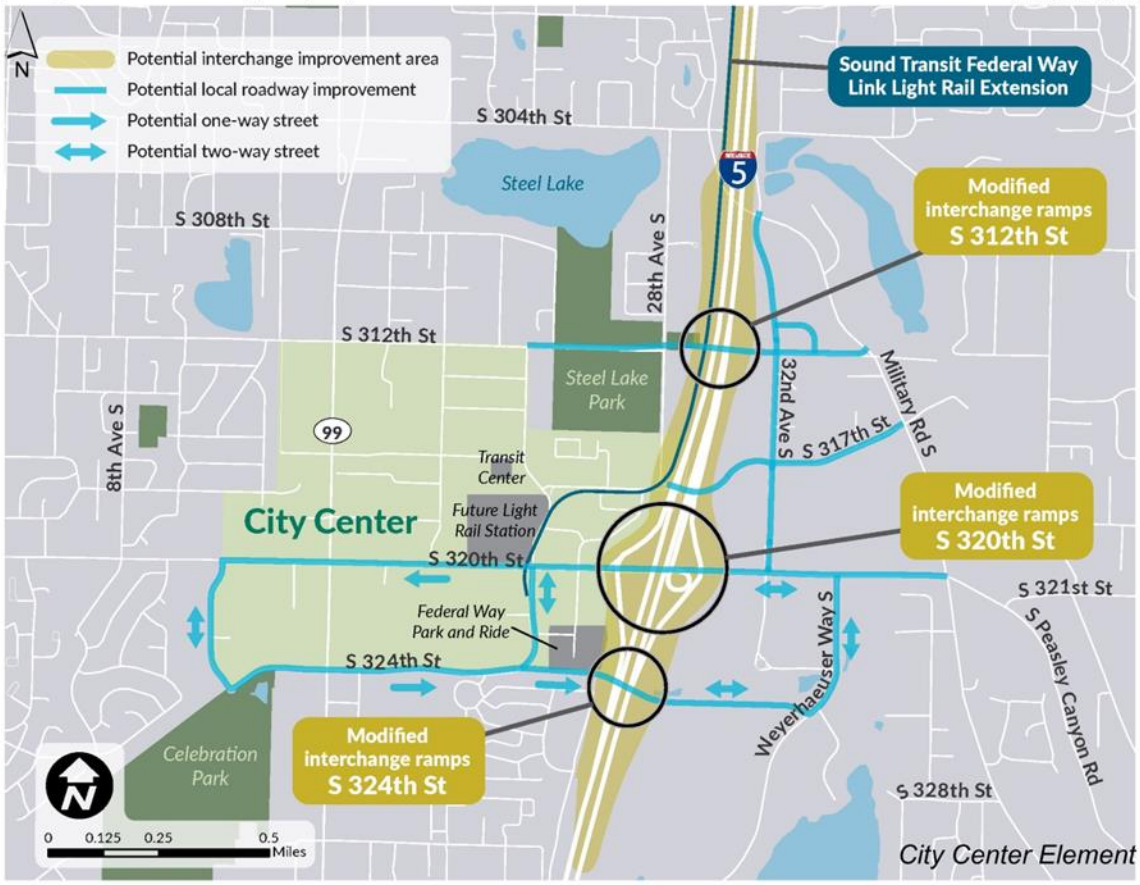
- Improve mobility by decreasing congestion on S 320th Street, reducing the effects of traffic on transit and the general traveling public
- Maintain or improve access to and from the Downtown
- Provide opportunities for traffic to travel around rather than through the Core
- Improve non-motorized mobility

The City Center Access Study is part of Federal Way's effort to develop a thriving community and robust economy that is prepared for fast regional growth. The City Center Access project team recently participated in a peer exchange (Full Report) with neighboring communities in Shoreline and Bellevue and two other U.S. cities that have faced similar growth in recent years. Participants discussed ideas for innovative ways for residents to access transit, opportunities for partnerships and Subarea Plan development needs. This study will support the City's effort to move forward with development in thoughtful ways that work for people who live, work, and play in Federal Way.

City of Federal Way
City Center Vicinity Map

City Center Access Project

Map Date: June 2019
City of Federal Way
GIS Division
33325 8th Ave S
Federal Way, WA 98003
253-835-7000
www.cityoffederalway.com



This map is intended for use as a graphical representation. The City of Federal Way makes no warranty as to its accuracy.

The City of Federal Way's City Center Access Study Team is working to identify a solution to traffic congestion in the City Center area (defined as the vicinity of S 320th Street between SR 99/Pacific Highway and Military Road S).

City and state roadway networks are showing the strain of sustained growth. Anticipated growth and development in the City Center are expected to worsen this strain. Traffic delays during the p.m. peak period are approaching unacceptable levels, even with the expansion of alternative transportation modes, such as mass transit.

This study supports transportation infrastructure needed to support the City of Federal Way's Comprehensive Plan. This study is identified in the City of Federal Way 6-Year Transportation Improvement Plan (TIP) as an environmental documentation study.

The City is doing this study in cooperation with the Federal Highway Administration (FHWA), Washington State Department of Transportation (WSDOT), Puget Sound Regional Council (PSRC), Sound Transit, Pierce Transit, South King Fire and Rescue, and King County.

CITY OF Federal Way
Centered on Opportunity
CITY CENTER ACCESS PROJECT

Lakehaven Water and Sewer District
The District encompasses an area of approximately 35 square miles with a service population of approximately 112,000 people.

The District has provided service to the Federal Way area for more than 50 years. The water system includes 400 miles of mainline, 22 wells and 12 storage tanks with an approximate storage capacity of 31 million gallons. The average daily pumping rate is about 10.6 million gallons per day (MGD).

The sewer system includes 350 miles of mainline, 27 pump stations and 2 secondary wastewater treatment plants. The Redondo Plant is designed for an average flow of 4.32 MGD, The Lakota Plant is designed for an average flow of 10 MGD.

Water Systems
Overall the condition of Lakehaven's water system is very good. The age of Lakehaven's water system varies greatly depending on the area. Specific to Federal Way's City Center areas, the oldest water system facilities were constructed in 1955 & the most recent system facilities construction in this area occurred in 2015.

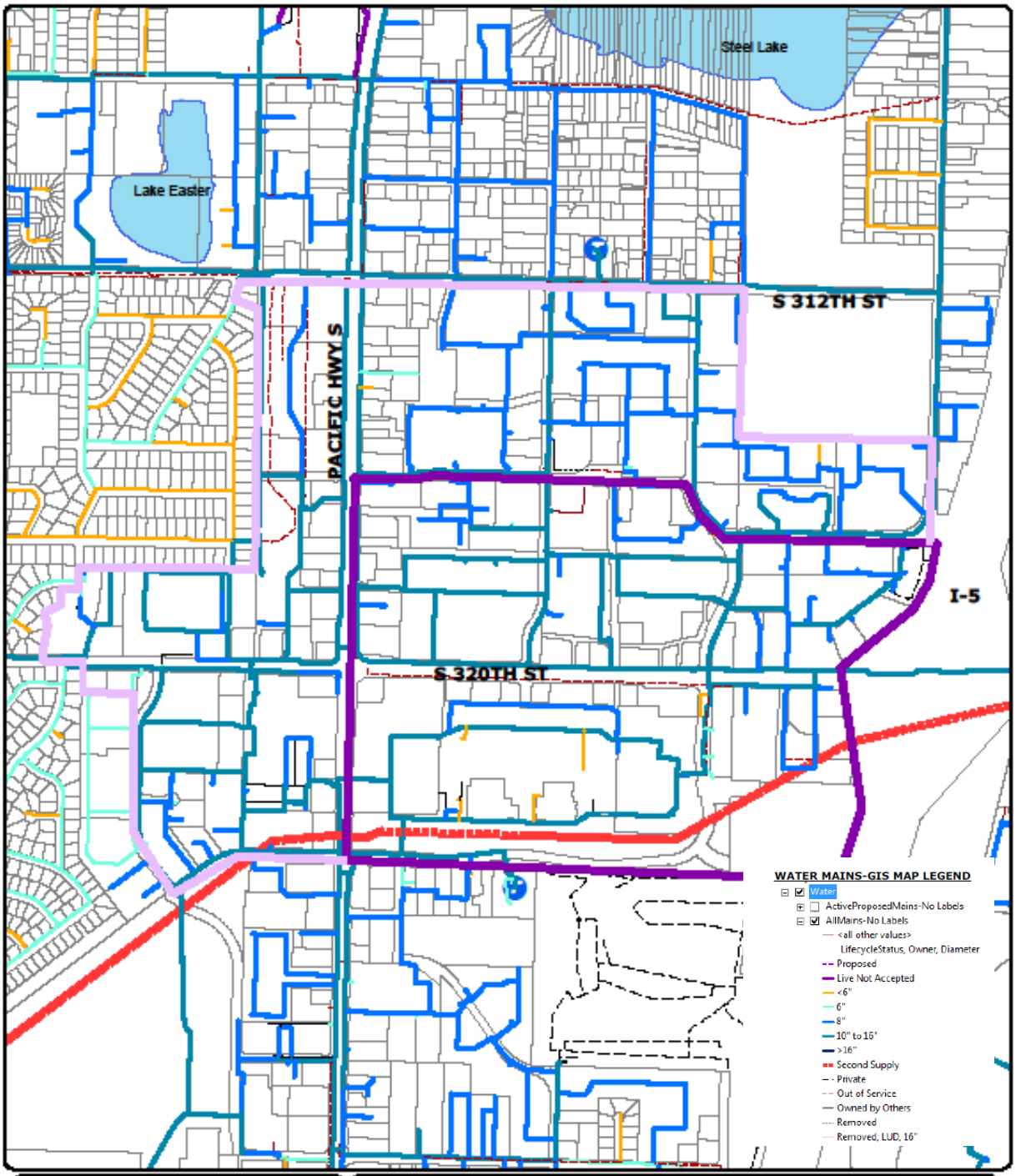
The majority of water main pipe within the City Center areas is currently 8" diameter DI pipe, with quite a bit of 12" diameter water main DI pipe, some 16" diameter transmission mains (near tank sites) & much smaller amounts of 4" and 6" water main pipe. See attached GIS map (and associated map legend) of the overall water system in this area.

The overall water infrastructure has excess capacity to accommodate growth, depending on the type & density of future area growth. This is typically done when specific projects are proposed. Lakehaven would anticipate that this area has significant capacity for growth.

The owners of the properties that make up the City Center area do not pay anything extra for the maintenance of the public mains in the area. This O&M is covered by standard water rates.

There are no issues or concerns related to Lakehaven's water system.

See map, Water System map on page 29.



NOTE: Lakehaven Water and Sewer District neither warrants nor guarantees the accuracy of any facility information provided. Facility locations and conditions are subject to field verification.

Water System Map
Federal Way City Center Core & Frame

0 1,000 2,000
Feet

8/28/2019 BIA

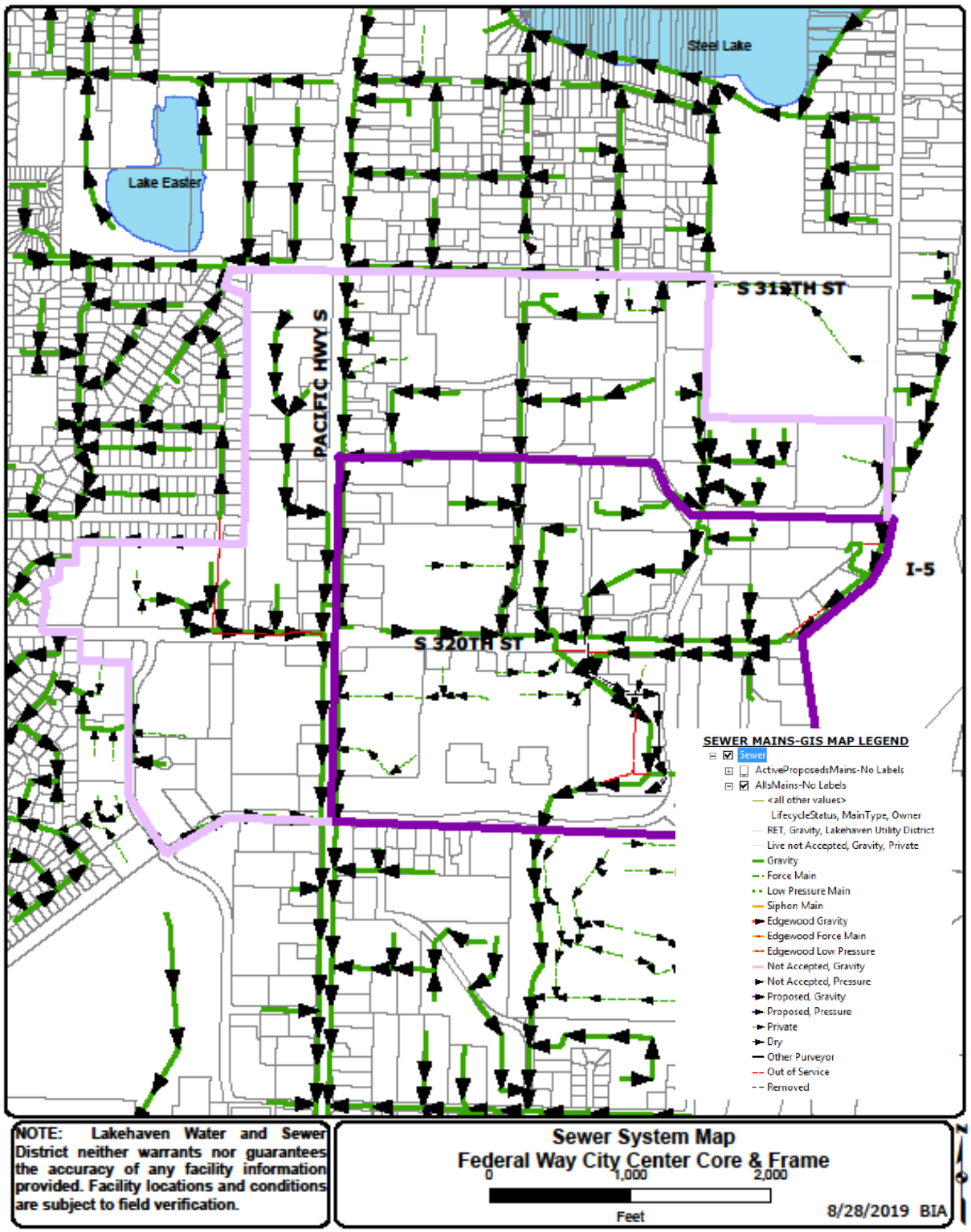
Sewer Systems

Overall the condition of Lakehaven's sewer system is very good. The age of Lakehaven's sewer system varies greatly depending on the area. Specific to Federal Way's City Center areas, the oldest sewer system facilities were constructed in 1962 & the most recent system facilities construction in this area occurred in 2015.

Most of the sewer main pipe in these areas is 8" diameter; however there is also some 12" and 30" sewer trunk pipe in this area (mostly along the east & south sides of The Commons site).

There are no issues or concerns related to Lakehaven's sewer system.

See map, Sewer System on page 31.


Steel Lake
Lake Easter
S 312TH ST
PACIFIC HWY S
I-5
S 320TH ST
SEWER MAINS-GIS MAP LEGEND
Sewer
ActiveProposedsMains-No Labels
AllsMains-No Labels
<all other values>
LifecycleStatus, MainType, Owner
RET, Gravity, Lakehaven Utility District
Live not Accepted, Gravity, Private
Gravity
Force Main
Low Pressure Main
Siphon Main
Edgewood Gravity
Edgewood Force Main
Edgewood Low Pressure
Not Accepted, Gravity
Not Accepted, Pressure
Proposed, Gravity
Proposed, Pressure
Private
Dry
Other Purveyor
Out of Service
Removed
NOTE: Lakehaven Water and Sewer District neither warrants nor guarantees the accuracy of any facility information provided. Facility locations and conditions are subject to field verification.
Sewer System Map
Federal Way City Center Core & Frame
0
1,000
2,000
Feet
8/28/2019 BIA

Storm Drainage
Within downtown Federal Way, There are an estimated 414 public storm structures located along public streets. There are also many more private storm structures located on private property. The City does inspect commercial storm drain facilities across the City once per year for potential water quality concerns, flooding hazards and sedimentation in structures.

The City inspects private commercial storm drain facilities across the City once per year for potential water quality concerns, flooding hazards and sedimentation in structures. Records from previous private system inspections show minor maintenance needs in areas.

See map, Storm Sewer Network on page 33.

Summary of Stormwater Facilities
Total: 1878 Storm Structures
2135 Storm Pipes
303 Storm Facilities

Public
519 Storm Structures
531 Storm Pipe Segments
Total Public Pipe Length = 42470 LF
20 Storm Facilities

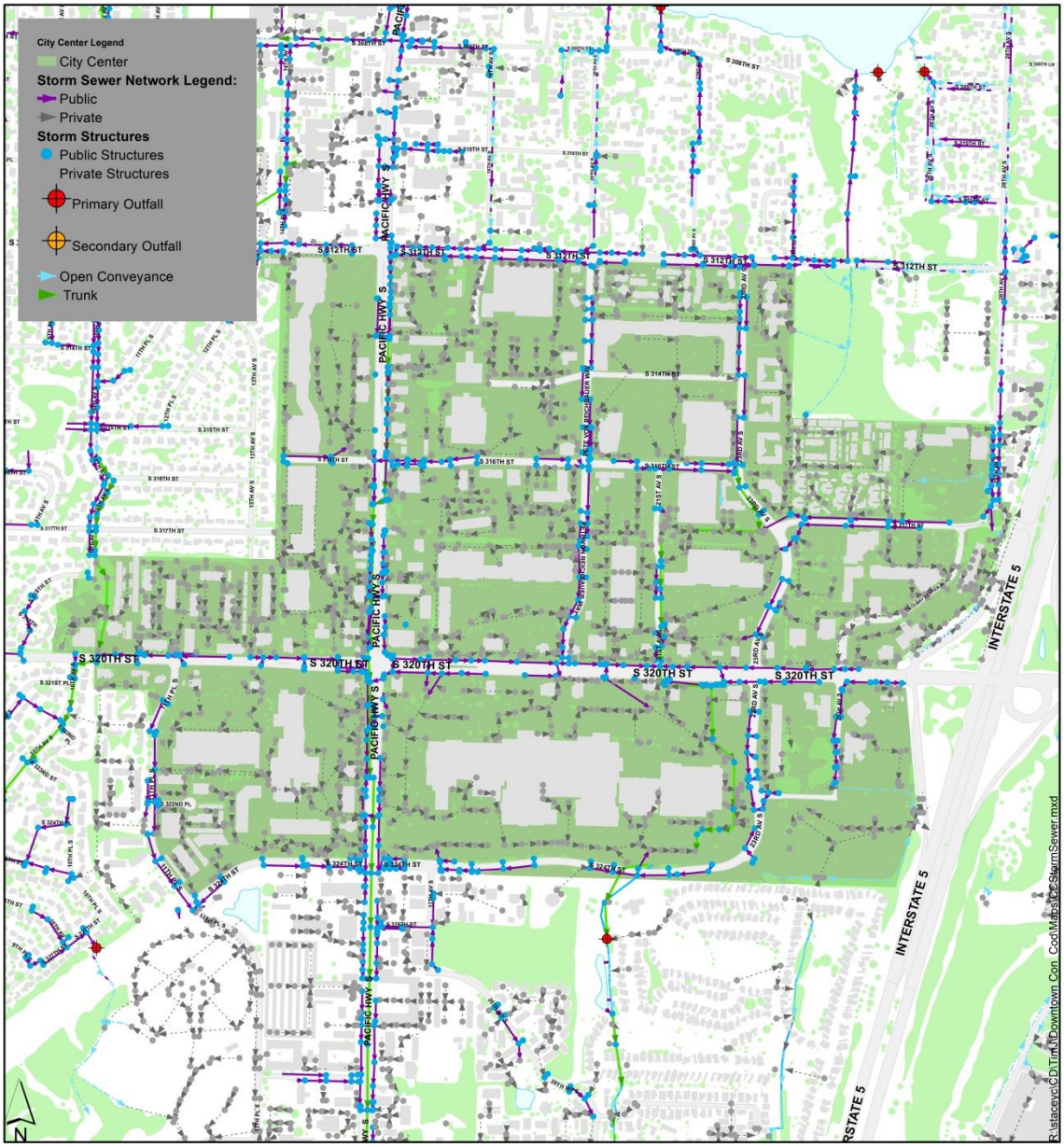
Private
1359 Storm Structures
1604 Storm Pipe Segments
Total Private Pipe Length = 112858 LF
283 Storm Facilities

Drainage reports are not available for private property, but it is unlikely that the majority of existing facilities meet current flow control and water quality standards required by the City's National Pollutant Discharge Elimination System (NPDES) for discharges from Small Municipal Separate Storm Sewers (MS4s). Drainage system improvements are not required to bring facilities up to current standards unless additional development or re-development occurs. New development and addition of impervious surface may require improvements to existing facilities.

City of Federal Way
City Center Vicinity Map

Storm Sewer Network

Map Date: June 2019
City of Federal Way
GIS Division
33325 8th Ave S
Federal Way, WA 98003
253-835-7000
www.cityoffederalway.com



City Center Element

CITY OF Federal Way

0 0.25 0.5 Miles

This map is intended for use as a graphical representation. The City of Federal Way makes no warranty as to its accuracy.

POWER

Electricity & Natural Gas

Puget Sound Energy (PSE) is the sole provider of energy to downtown and Federal Way. PSE is Washington State's oldest local energy company, providing electric and natural gas service to homes and businesses primarily in the vibrant Puget Sound area.

Puget Sound Energy

Puget Sound Energy is the largest energy utility in the state, providing electric power to more than one million customers. Approximately 46 percent of the electricity PSE customers use comes from their power plants. They currently have more than 3,500 megawatts of power-generating capacity. They purchase the rest of their power supply from a variety of other utilities, independent power producers and energy marketers across the western United States and Canada.

The electricity provided uses a number of different resources. In 2014, hydroelectric power accounted for more than a third of their power portfolio. Additionally generate electricity from thermal power plants. They also share ownership of a large coal-fired generating facility in eastern Montana, and own several natural-gas-fired power plants in the Puget Sound region.

PSE operates the state's largest natural-gas distribution system, serving nearly 800,000 gas customers in six counties. PSE purchases 100 percent of the natural-gas supplies needed to serve our customers. About half the gas is obtained from producers and marketers in British Columbia and Alberta, and the rest comes from Rocky Mountain States.

Wind power is a very important and increasingly prominent resource for PSE. They own and operate three large wind farms in central and eastern Washington. Those wind farms together produce enough electricity, on average, to power 165,000 homes. According to the American Wind Energy Association, PSE is the third-largest utility producer of wind power in the United States.

Construction and ADA Standards

As it pertains to the American Disabilities Act (ADA), spot improvements have been done to both ramps and traffic signal systems in downtown. Any new development is required to meet current ADA standards.

In the City of Federal Way, the vast majority of construction projects are not classified as new construction under the ADA, but rather they are classified as alterations. An alteration is a project that occurs within an existing developed right-of-way. Alterations include reconstruction, major rehabilitation, widening, resurfacing (e.g., asphalt overlays or mill and fill), signal installation and upgrades, and projects of similar scale and effect. An alteration project must be planned, designed, and constructed so that the required accessibility improvements occur at the same time as the alteration.

Alterations to existing facilities are required to meet new construction standards to the maximum extent feasible. If full ADA compliance cannot be achieved in an alteration, compliance is required to the maximum extent feasible within the scope of the project.

BPA Transmission Lines

This is an overview of the overhead high voltage power transmission lines that are located in downtown Federal Way and their impact on the future development of its downtown. A transmission line delivers electricity over a long distance. The high voltage is required to reduce the amount of energy lost during the transmission over a distance.

In the case of Federal Way, there are lines that traverse the city, specifically downtown. They originate from a series of dams on the Columbia River that end at substations that serve the Port of Tacoma and surrounding areas. The lines are part of the federal government's, national grid system specifically in the Pacific Northwest. Nearly 75 percent are operated by the federal government through the Bonneville Power Administration. The lines through Federal Way were built decades prior to its incorporation in 1990. However, over the decades, the area has changed dramatically and is changing even more with a forecast for continued growth.

Today, this Seattle suburb is quickly being urbanized. City plans call for increased density of its downtown in the effort to help achieve a diverse and sustainable economy. Such actions will yield increased population and employment. However, to help achieve such actions, the location of existing transmission lines in the downtown need to be examined. The Federal Way issue revolves around land value and use. The current land prices downtown have significantly increased and continue to increase, raising the question; do transmission lines inhibit land development in downtown Federal Way?

See map, BPA Transmission Lines on page 37.

Location

The lines located in downtown Federal Way are located along 324th on either side of the street from Interstate 5 to 11th Street to the west. The distance of the path which the lines follow is about 5,300 feet long (~1.004 mile in length). The towers that hold the lines are located on the north and south sides of 324th. The south towers have six single lines attached to each tower. The north towers have six groups of lines each group containing three lines for a total of 24 lines. Between west of I-5 and east of 11th Pl S, there are six towers on the north side and six towers on the south side.

Voltage of Lines: 230kV
Number of South Lines: 6
Number of North Lines: 3 lines per cable. 6 cables, 18 lines
Total Number of Lines: 24

Number of North Towers: 6
Number of South Towers: 6
Total Number of Towers: 12

The distance between the north and south towers ranges from 150ft – 615 ft. According the Bonneville Power Administration Geospatial Services, the operating voltage of the lines is 230kV.

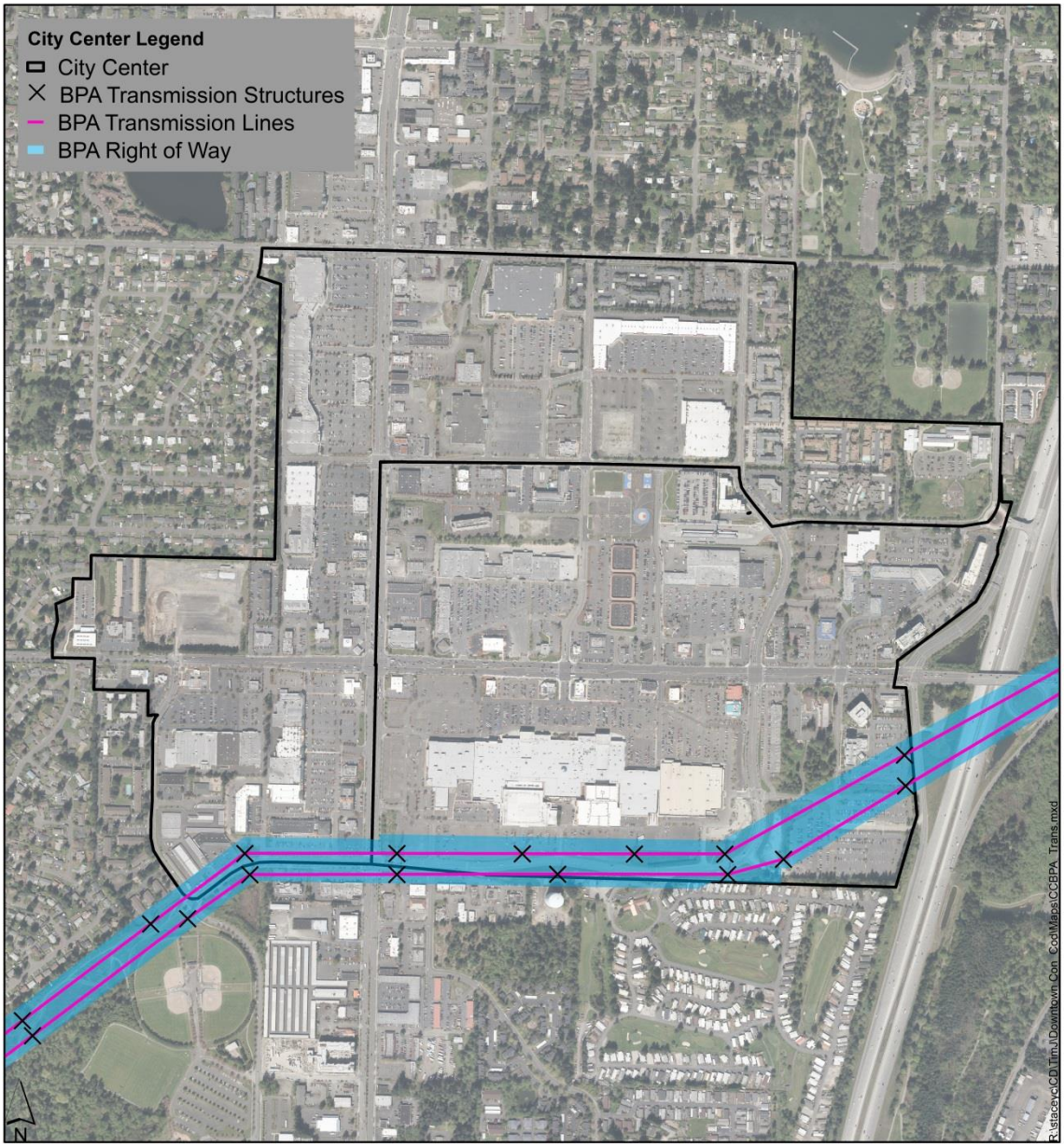
In the Northgate Link Extension, Sound Transit identified in an Environmental Impact Statement that relocation of electric transmission lines (up to and including 115kV is categorically exempt from environmental review under the SEPA rules (WAC 197-11-800 (23) (c). However, because of the relocation, related to the larger Northgate Link, they filed an addendum to add information and analysis

about the proposal. The SEPA addendum addresses the transmission line relocation and provides additional project related environmental information. It does not substantially change the analysis of significant impacts and alternatives in existing environmental. The lines through Federal Way are 230kV. Not exempt from environmental review under SEPA rules.

City of
Federal Way
City Center Vicinity Map

BPA Transmission Lines

Map Date: June 2019
City of Federal Way
GIS Division
33325 8th Ave S
Federal Way, WA 98003
253-835-7000
www.cityoffederalway.com



City Center Element

CITY OF Federal Way

0 0.25 0.5 Miles

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COMMUNICATIONS

Telecommunications

CenturyLink provides telecommunications services in the United States. The Company is a global leader in cloud infrastructure and hosted IT solutions for enterprise customers. CenturyLink offers communications in Federal Way which includes local and long-distance voice, broadband, Multi-Protocol Label Switching, Ethernet, hosting network services, data integrations, security, cloud solutions, voice and managed services.

Comcast Corporation is a global media and technology company with two primary businesses, Comcast Cable and NBC Universal. It is the second largest broadcasting and cable television company in the world by revenue and the largest pay-TV company in the US. Comcast provides services to businesses in Federal Way through Comcast Business. Comcast offers internet, phone, business TV, and cloud solutions.

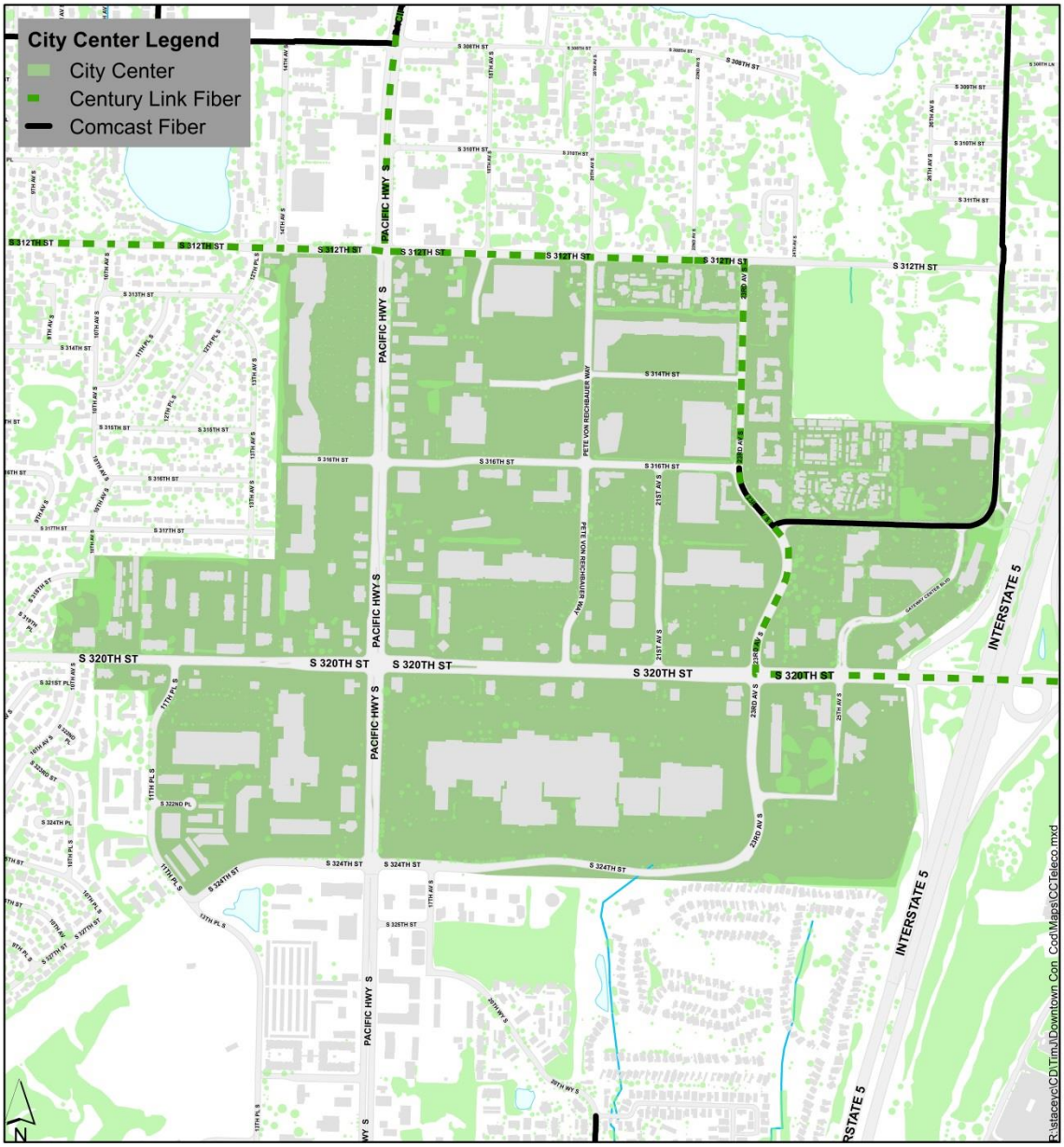
Both these companies provide communications services to Downtown Federal Way.

See map, Fiber Locations on page 39.

City of
Federal Way
City Center Vicinity Map

Fiber Locations

Map Date: June 2019
City of Federal Way
GIS Division
33325 8th Ave S
Federal Way, WA 98003
253-835-7000
www.cityoffederalway.com



City Center Element

CITY OF Federal Way

0 0.25 0.5 Miles

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SERVICES

Solid Waste

The City of Federal Way oversees contract and service parameters for solid waste collection. The incumbent contractor is Waste Management. They are one of the largest service providers in the region. They are the sole provider of regular garbage collection services in the city. On a subscription basis, Waste Management also has a majority of business recycling accounts in the city. Commercial recycling services are also provided by a variety of companies including Republic, SeaDruNar, International Paper and Cedar Grove.

Public Transportation

Three different public transit authorities operate in Federal Way – Sound Transit, King County Metro Transit and Pierce County Transit. The Transit Center located in downtown and is served by 27 routes that provide connections throughout the region including service every 30 minutes to SeaTac International Airport and Downtown Seattle.

Over 27 routes run through the Downtown Federal Way including those at the Transit Center. Sound Transit's route 577 runs on S 317th connecting the Transit Center to Seattle. Pierce County Transit's route 500 runs on S 324th connecting the Transit Center to Downtown Tacoma. Additionally, King County Metro Transit's Route 181 runs on S 320th connecting the Transit Center to Auburn and Green River College every 30 minutes.

Police

The mission of the Federal Way Police Department is for every member to consistently earn the public's trust while enhancing the quality of life for residents, visitors, and businesses within our City. We accomplish our mission by providing the highest quality law enforcement, community education, and support services possible while making the best use of the resources entrusted to us. We are recognized as professional, innovative, progressive, ethical, and as a valued partner in building economic viability in our area.

Operations

The City of Federal Way has a Police Department comprised of 160 employees, of which 131 are sworn law enforcement personnel and 29 are civilians. The Department is a nationally accredited, full-service law enforcement agency providing police services.

The Police Department utilizes a community based problem oriented approach in providing law enforcement services to its citizens. Innovative methods and advanced technology have allowed the department to enhance its overall efficiency and operational effectiveness, to provide an increased level of safety to the Community.

The Police Department works cooperatively with local law enforcement agencies in a regional approach when providing specialty services such as the Valley Special Weapons and Tactics Team (SWAT); Valley Investigative Team (VIT) as well as police dispatch services through Valley Communications. The Police Department has achieved a level of success that is well recognized by both the local community as well as other law enforcement agencies.

The Federal Way Police Department's dedication to protecting our community includes the commitment to holding ourselves accountable to the highest professional standards and continually working to improve our department. Our national accreditation is an important, visible element of that commitment.

After undergoing a successful on-site assessment and a thorough review of our procedures and protocols this past August, the Federal Way Police Department went before the Commission on Accreditation for Law Enforcement Agencies (CALEA) for reaccreditation on November 22, 2014 and received the Gold Standard Award with Excellence. Accreditation status represents a significant professional achievement.

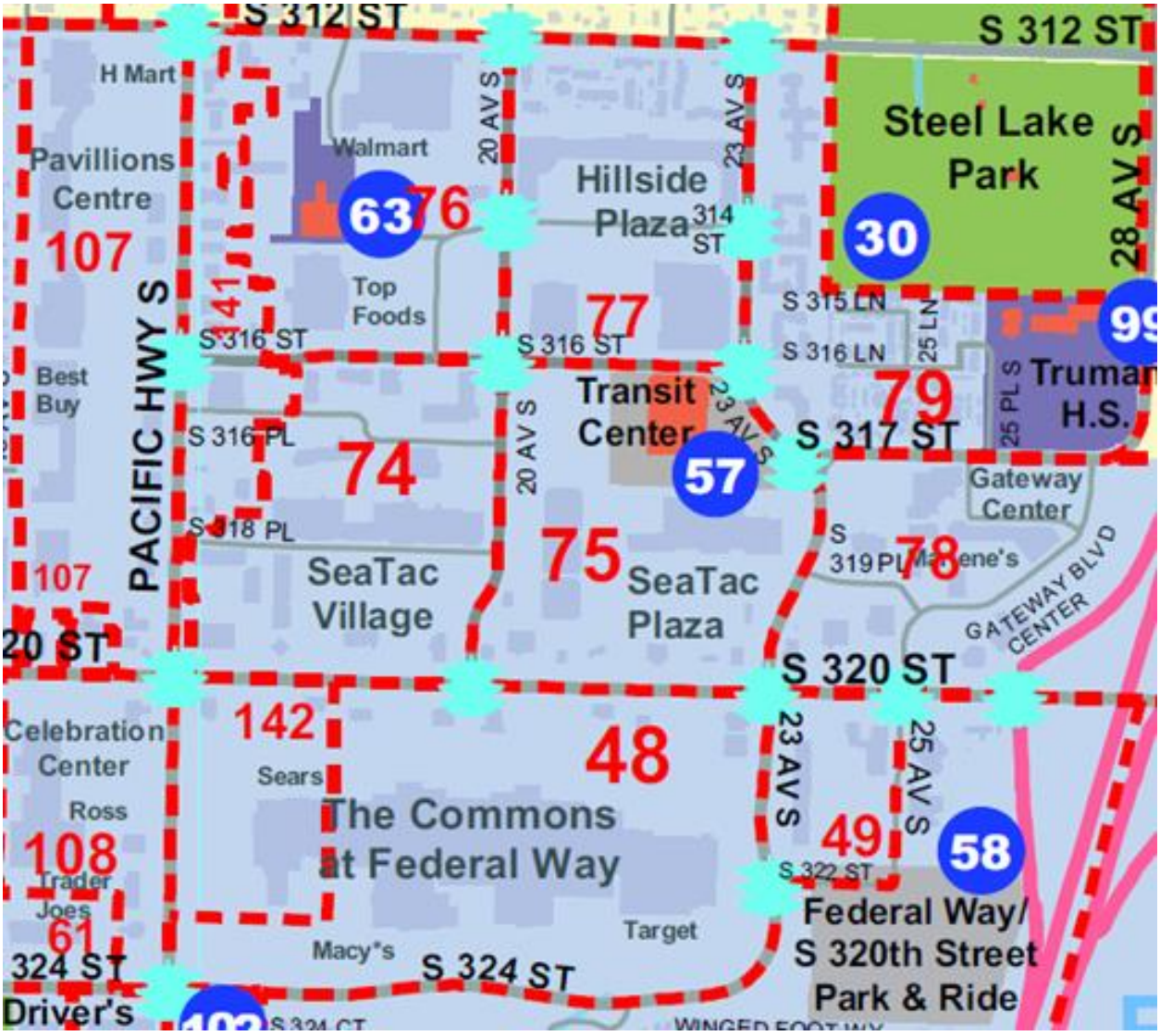
Substations

The Federal Way Police Department has five substations throughout the four sectors of Federal Way; officers are assigned to a specific sector for an entire year whether it's day, night or swing shift. At police substations, officers can complete paperwork and case reports, process arrestees, do email, have meetings or interview citizens, and other duties without traveling back to the main police station.

Our expectation is that when officers hit the field, they stay in their sector. Officers in each sector get to know the area's residents, businesses and problem spots well. People want to feel safe in their community. Having increased foot traffic, bicycle, or patrol officers coming and going will have an impact on how people feel when it comes to safety and it will actually make it safer having officers in the area.

Andy Hwang, Chief of Police

Downtown Federal Way Patrol Map



Downtown Federal Way Reporting Districts: 48, 49, 74, 75, 76, 77, 78, 79, 107, 108, 141 & 142

Crime	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*
Animal Problem				3	5	3	2			1
Arson				1	1		2		2	
Assault	55	63	61	61	72	64	60	81	87	49
Burglary	40	28	26	46	40	25	27	45	43	32
Criminal Mistreat	1		2		1	1		1	1	
Embezzlement							1		1	
Forgery	9	25	23	25	22	44	48	34	33	26
Fraud	60	44	68	67	79	80	83	79	54	36
Fugitive	1	1	1	1	2	1		1	2	1
Harassment	32	23	16	32	28	32	50	42	56	21
Homicide	1	1	1					1		
Kidnapping	1			2	1					1
Liquor	6	1	4	4	1	3	2		1	
Malicious Mischief	62	69	74	58	92	75	79	88	100	50
Misc Offense	56	39	43	37	32	48	40	37	35	23
Obstructing	19	9	15	7	10	14	4	11	2	4
Poss Stolen Prop	6	12	11	11	8	19	15	16	13	8
Prostitution			7			2				1
Reckless Burning			1				1	2		
Robbery	23	15	17	23	28	32	33	31	53	22
Sex Offender Reg	4	3	3	2		2		1		
Sex Offense	11	16	10	16	14	15	11	7	9	5
Theft	935	808	755	964	1111	1191	1136	1021	825	461
Theft of Vehicle	95	107	107	116	102	72	107	97	83	33
Traffic Offense	247	233	201	160	151	231	230	222	233	112
Trespassing	119	102	77	66	45	93	78	69	69	22
VUCSA	32	40	38	20	31	47	41	39	25	7
Warrants	141	124	117	110	157	215	180	249	313	142
Weapon Offense	4	3	2	1	6	8	5	11	12	2
Total	**1960**	**1766**	**1680**	**1833**	**2039**	**2317**	**2235**	**2185**	**2052**	**1059**

*1/1/19 - 6/30/19

Non-Criminal Reports	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*
Domestic Dispute	66	65	63	75	91	61	77	91	18	5
Misc Non Crime	234	238	202	229	229	348	386	329	306	148
Missing Person	16	20	5	5	8	7	16	4	7	1
Traffic Accident	372	352	368	385	383	361	420	440	386	161
Total	**688**	**675**	**638**	**694**	**711**	**777**	**899**	**864**	**717**	**315**

*1/1/19 - 6/30/19

Fire

South King Fire & Rescue is the provider of all non-police emergency services in the area. South King Fire& Rescue is a Fire District overseen by an elected board of commissioners. The Fire District protects an area of approximately 40 square miles that includes the cities of Federal Way, Des Moines and several square miles of unincorporated King County.

The Fire District has seven fully staffed fire stations and 120 professional firefighters. The Fire District responds to approximately 17,000 alarms each year. The Fire District has equipment and members trained in a variety of special operations including Technical Rescue, Hazardous Materials and Marine Operations. The Fire District maintains an eighth station that houses training and maintenance facilities and a fire boat.

The nearest fire station to Downtown Federal Way is Fire Station 64. It is less than one mile from the eastern edge of the Downtown. Fire Station 64 houses Ladder 64; a 2012 Pierce 105 foot aerial; a basic life support aid car; A64, and an advanced life support medic unit; M8. All firefighters are Emergency Medical Technicians and have additional certifications in technical and heavy rescue. The paramedics on the advanced life support vehicle are part of the nationally renowned King County “Medic One” program. King County fire departments and Medic One are recognized as the world leaders in pre hospital cardiac care. King County has a save rate for victims of sudden cardiac arrest of 62% where the national average is just over 10%.

South King Fire & Rescue is very active in the community and the employee’s fund two charitable organizations, the Firefighter Foundation and the Firefighters Aid Fund. These groups provide volunteers and funding to a variety of social causes each year such as food and toy drives, burn camps and disaster relief.

SUMMARY

As previously identified, Federal Way is a vibrant and dynamic community within the Puget Sound region. It is the 11th largest city in Washington with a population of nearly 100,000 people. Federal Way is home to nearly 5,000 licensed businesses and was ranked in 2015 as one of the fastest growing cities in the nation. The City is committed to a friendly business climate; a strong quality of life, and making the investments needed to ensure the prosperity of both. Federal Way sees the development of downtown as an essential element of its growth and development moving forward.

Business Climate

The City offers a strong business-friendly environment. Companies with a robust business presence in Federal Way include Tommy Bahama, DaVita, Totem Express Services, St. Francis Hospital, World Vision, Kiewit Construction, Federal Way School District, Lakehaven Utility District, Puget Sound Energy, CenturyLink, Berger/ABAM, Broadcom, Kennedy/Jenks Consultants and Dow Jones. These companies were attracted to Federal Way for the following reasons:

- Proximity to Major Markets: Over 50% of the state's population is located within 2-hour drive of the City.

- Pro-Active Government: The City is proactive and expedient regarding government approvals, planning and building permits, licenses, project management, and development services.

- Low Taxes: In addition to low property taxes and the absence of a state income tax, Federal Way has no Business and Occupation (B&O) tax, no inventory tax, no unitary tax, and no tax on machinery and equipment used in manufacturing operations.

- Workforce: The City is home to a diverse labor supply and talent pool to meet the needs of a growing company. The labor force has a deep base of the requisite skills, thus creating shorter training cycles, lower turnover and overall improvement in operational performance and efficiencies.

- Strong Infrastructure: The City's streets and public infrastructure are the best in the Region. Robust telecom infrastructure is provided by both CenturyLink and Comcast. Lakehaven Utility District offers capacities to satisfy business water and sewer requirements. Gas and electric energy are available at low cost through Puget Sound Energy.

Quality of Life

Federal Way prides itself on overall quality of life, with over eight (8) miles of shoreline on Puget Sound and some of the largest parcels of waterfront property in King County. In addition to its business base, the City has quality residential neighborhoods, vibrant retail shopping, excellent schools, low crime rates, and over 30 City and State parks.

Public and Private Investment

The City's investment priorities are focused on development of its downtown through creation of a Town Center. The Town Center will be the heart of Downtown, comprising 21 acres and featuring the recently completed Town Square Park and the $32.5 million Performing Arts and Event Center (PAEC), and the soon to be finished major urban design feature, the Town Center Steps.

The Town Center will provide capacity for future development of institutional and civic uses. Town Center is adjacent to the Federal Way Transit Center, which provides residents and workers with access to public transit options. In the future, the Transit Center will also be served by Sound Transit's LINK Light Rail System, an extension to Federal Way which is currently in the construction stages.

Complementing this focus, the City has recently enjoyed significant private investment including a $27 million renovation of The Commons Mall, including Kohl's and Dick's Sporting Goods. See report, Potential Opportunities for more information.

CONTACT

For further information on City and other public agency items related to downtown Federal Way, please contact:

Tim Johnson, Director, Economic Development/Redevelopment
City of Federal Way
City Hall- Mayor's Office
33325 8th Avenue South
Federal Way, WA 9800
Phone: (253) 835-2412 Fax: (253) 835-2409

Research and Written by: Alexandria Alderman and Connor Wright
Economic Development, City of Federal Way

See website for digital copies at www.DiscoverDowntownFW.com