

**NOTICE OF LAND USE APPLICATION AND
NOTICE OF OPTIONAL DETERMINATION OF NONSIGNIFICANCE
(DNS)**

Project Name: Marriott Residence Inn

Project Description: Proposed construction of a four story, 88,000 square-foot hotel facility with 124 guest rooms, 134 parking stalls, together with construction of half street improvements and subsequent dedication of South 352nd Street as well as a twelve-foot dedication along Pacific Highway South, and site improvements on a 3.44-acre portion of a vacant 5.88-acre property, as configured prior to a boundary line adjustment process.

Applicant: Mel Easter, Johnson Braund Design Group, 15200 52nd Ave. S., Ste 200, Seattle, WA 98188

Project Location: South 352nd Street at Pacific Highway South, Federal Way, WA

<i>Date Application Received:</i>	February 20, 2008	<i>Date Determined Complete:</i>	March 6, 2008
<i>Date of Notice of Application:</i>	March 22, 2008	<i>Comment Due Date:</i>	April 7, 2008

Permits Required by This Application:

Process III Approval (File #08-100855-00-UP), Environmental Review (File #08-100857-00-SE)

Other Permits Known at this Time and Not Included in This Application: Concurrency (08-100858-CN)

Existing Environmental Documents: SEPA Checklist, Preliminary TIR

Relevant Environmental Documents Are Available at the Address Below: Yes No

Development Regulations to Be Used for Project Review Known at this Time: Federal Way City Code (FWCC) Chapters 18, 21, and 22

Optional Environmental Determination: Based upon review of a completed environmental checklist and other information on file with the City, it is likely that the City of Federal Way will determine that the project will not have a probable significant adverse impact on the environment. It is likely that an *Environmental Impact Statement* (EIS) will not be required under RCW 43.21C.030(2)(c). The City anticipates that a Determination of Nonsignificance (DNS) will be issued for the proposed project. The optional DNS process in WAC 197-11-355 is being used. The proposal may include mitigation measures under applicable codes, and the review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request. (In addition, the lead agency may choose to maintain a general mailing list for threshold determination distribution.)

Integrated Comment Period: Consistent with the provisions of WAC 197-11-355, a single integrated comment period will be utilized to obtain comments on the Notice of Land Use Application and Notice of

Optional Determination of Nonsignificance. This may be the only opportunity to comment on the environmental impacts of the proposal.

Any person may submit written comments on the land use application or the environmental impacts of the proposal to the Director of Community Development Services by 5:00 p.m. on **April 7, 2008**. Persons who submit written comments to the Director, or specifically request a copy of the decision, may appeal the Process III decision. However, any interested party may appeal the environmental threshold determination. Details of appeal procedures for the requested land use decision will be included with the written decision.

Issuance of Final Environmental Determination: The final Determination of Nonsignificance may be issued without a second comment period, unless timely comments identify probable significant adverse impacts that were not considered by the Notice of Optional Determination of Nonsignificance. A copy of the Determination of Nonsignificance may be obtained upon request.

Consistency with Applicable City Plans and Regulations: Development of the site is subject to all applicable City codes and regulations, including FWCC Zoning, Environmental Protection, Landscaping, Community Design Guidelines, Environmental Protection, and Planning and Development Chapters.

The official project file is available for public review at the Department of Community Development Services, 33325 8th Avenue South, PO Box 9718, Federal Way, WA 98063-9718.

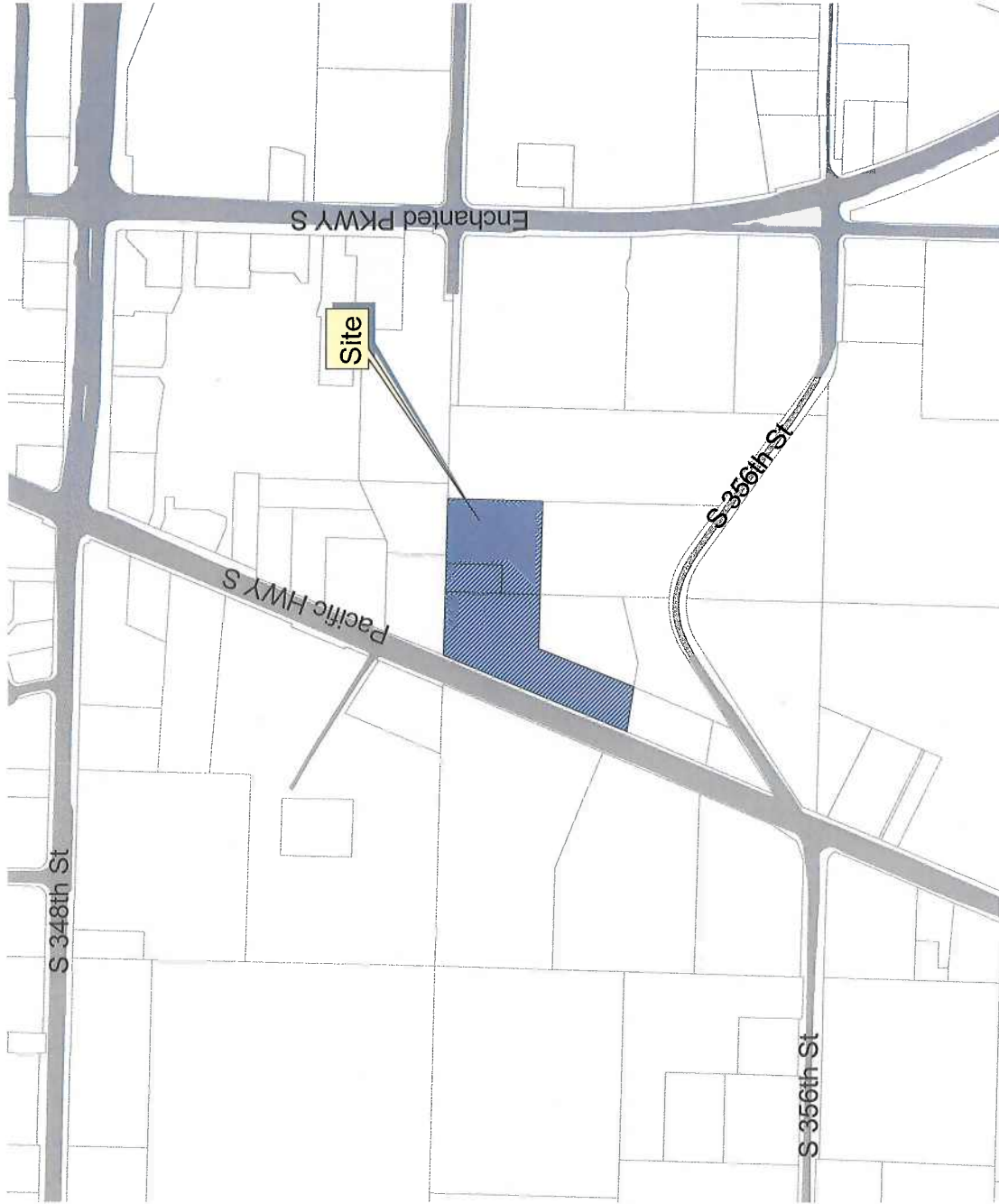
City Staff Contact: Deb Barker, Senior Planner, 253-835-2642

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Marriott Residence Inn



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Legend

- Site (Blue hatched box)
- Paved Edge of Roadway (Grey box)
- Parcels (White box with black outline)

