



CITY CENTER PLANNED ACTION DETERMINATION REVIEW CHECKLIST

This checklist is used to determine whether a project is eligible to be considered a Planned Action exempt from further review under the *State Environmental Policy Act* (SEPA). (Section One is to be completed by the applicant and Sections Two and Three are completed by the city.)

A completed SEPA Checklist shall accompany this City Center Planned Action Checklist.

Section One: Project Information (applicant to complete)			
Property Info	Project Name:		
	Site Address:		
	Parcel No.:	Property Area	Impervious Surface Area
	# of buildings on site: _____		
	# to be retained: _____		Existing: _____ Proposed: _____
Applicant Info	Name/Company:		
	Mailing Address:		
	Phone:	Email: _____	
		Relationship to owner: _____	
Property Owner	Name/Company:		
	Mailing Address:		
	Phone:	Email: _____	
Project Description	Describe the existing land use:		
	Proposed land use (check all that apply):		
	<input type="checkbox"/> Retail & Services	<input type="checkbox"/> Office	
	<input type="checkbox"/> Lodging	<input type="checkbox"/> Mixed use	
	<input type="checkbox"/> Residential	<input type="checkbox"/> Other : _____	
Development Information	Residential (dwelling units) SF=single family; MF=multi-family		
	Existing	Proposed	Proposed Density (du/ac)
	# SF:	# SF:	SF:
	# MF:	#MF:	MF:
	Office (square feet)		
	Existing: _____		Proposed: _____
	Retail & Services (square feet)		
	Existing: _____		Proposed: _____

Parking Spaces		
# Existing:	# Proposed:	
AM Peak Vehicle Trips		
Existing est. trips:	Project est. trips:	Net new:
PM Peak Vehicle Trips		
Existing est. trips:	Project est. trips:	Net new:
Source of trips rate:		
Signature:		Date:

Section Two: Review Criteria (City to complete)

The city’s SEPA responsible official may designate conforming projects as “planned actions” pursuant to RCW 43.21C.440 that meet the following conditions per Ordinance No. 16-811.

Criteria (FWRC 14.15.130[3][d][ii])	Complies (if no, explain on separate sheet and attach)	
The project is not otherwise exempt from SEPA.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The proposal is located within the Planned Action Area as identified on Exhibit A “City Center Planned Action Area Map” of Ordinance No. 16-811.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The project is consistent with the <i>Federal Way Comprehensive Plan</i> .	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The project is subsequent or implementing a project which has had significant adverse environmental impacts adequately identified in the Planned Action SEIS.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed land uses are consistent with those described in the planned action SEIS and FWRC 14.15.130(3)(c)(i).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The proposal is consistent with the thresholds identified in FWRC 14.15.130(3)(c)(ii) & (iv).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Residential Threshold: 2,400 units	Office Threshold: 400,000 sq. ft.	
Retail Threshold: 475,000 sq. ft.	Lodging Threshold: 600 rooms	
AM Peak Vehicle Trips Threshold: 3,617		
PM Peak Vehicle Trips Threshold: 6,792	*For remaining capacity see attached spreadsheet.	
The project’s adverse impacts are able to be mitigated through the application of mitigation measures detailed in Exhibit B, “Planned Action Mitigation Document,” of Ordinance No. 16-811, as well as other applicable city, county, state, and federal requirements and conditions.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The proposed project complies with all applicable local, county, state, and federal regulations.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The proposal is not an essential public facility (EPF) as defined in RCW 36.70A.200, unless an EPF is accessory to or part of a development that is designated a planned action.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Section Three: Planned Action Determination (city to complete)

Requirements	Complies (if no, explain on separate sheet and attach)	
Application for a Planned Action was made on forms provided by the city, including a SEPA Checklist.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is complete as provided in FWRC 14.10.020.7.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is consistent with the criteria of the Planned Action Ordinance.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The development application meets all applicable requirements of the FWRC.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Qualifying Project (if no, explain on a separate sheet and attach)

<input type="checkbox"/> Yes	<p>Qualifies as a Planned Action: The application is consistent with the Planned Action Ordinance and thereby qualifies as a Planned Action project. The project shall proceed in accordance with the appropriate permit procedures, except that no additional SEPA review, threshold determination, or EIS will be required. Public notice of this determination shall be provided as specified in FWRC 14.15.060(3).</p>
<input type="checkbox"/> No	<p>Does Not Qualify as a Planned Action: The application is not consistent with the Planned Action Ordinance and does not qualify as a Planned Action project.</p> <p>Additional SEPA Review Required: Projects disqualified as a Planned Action may use or incorporate relevant elements of the environmental review analysis in the SEIS prepared for the Planned Action, as well as other environmental review documents to assist in meeting SEPA requirements. The SEPA Official may choose to limit the scope of the SEPA review to those issues and environmental impacts not previously addressed in the SEIS.</p> <p>SEPA Process Prescribed:</p>

Signature (Director):

Date: