



MASTER LAND USE APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT

33325 8th Avenue South
Federal Way, WA 98003-6325
253-835-2607; Fax 253-835-2609

www.cityoffederalway.com

APPLICATION NO(s) 19-101205-00-PC Date Feb. 24, 2020

Project Name Landmark Apartments at Celebration Park

Property Address/Location _____

1721049034, 1721049051, 1721049074, 1721049019, 1721049046, 1721049057,

Parcel Number(s) 1721049028, 1721049090, 1721049030, 1721049035, 1721049059, 1721049064

Project Description The project proposes to remove existing impervious surfaces to construct three multi-level mixed-use structures, surface and below structure parking areas, outdoor amenity spaces, and utility infrastructure required to serve the proposed improvements. Future plans include a day care facility on the northwesternmost parcel of the subject property. There are 231 total units of affordable housing and 479 parking stalls proposed. See narrative for further detail.

PLEASE PRINT

Type of Permit Required

Annexation

Binding Site Plan

Boundary Line Adjustment

Comp Plan/Rezone

Land Surface Modification

Lot Line Elimination

Preapplication Conference

Process I (Director's Approval)

Process II (Site Plan Review)

Process III (Project Approval)

Process IV (Hearing Examiner's Decision)

Process V (Quasi-Judicial Rezone)

Process VI

Development Agreement

SEPA w/Project

SEPA Only

Shoreline: Variance/Conditional Use

Short Subdivision

Subdivision

Variance: Commercial/Residential

Applicant

Name: Landmark, LLC - David B. Ratliff, Managing Member
Address: 10900 NE 8th St. Suite 1200
City/State: Bellevue, WA
Zip: 98004
Phone: 425-233-6444
Fax:
Email: David.ratliff@devcowa.com
Signature:

Agent (if different than Applicant)

Name: Blueline - Chris Miller
Address: 25 Central Way Suite 400
City/State: Kirkland, WA
Zip: 98033
Phone: 425-250-7249
Fax:
Email: cmiller@thebluelinegroup.com
Signature:

~~Owner~~ Contract Purchaser

Name: Landmark, LLC - David B. Ratliff, Managing Member
Address: 10900 NE 8th St. Suite 1200
City/State: Bellevue, WA
Zip: 98004
Phone: 425-233-6444
Fax:
Email: David.ratliff@devcowa.com
Signature:

Required Information

11 parcels: BC , 1 parcel OP Zoning Designation
Community business
and office park Comprehensive Plan Designation

_____ Value of Existing Improvements

_____ Value of Proposed Improvements

International Building Code (IBC):

1 SFR, 10 vacant, 1 ROW Occupancy Type

_____ Construction Type