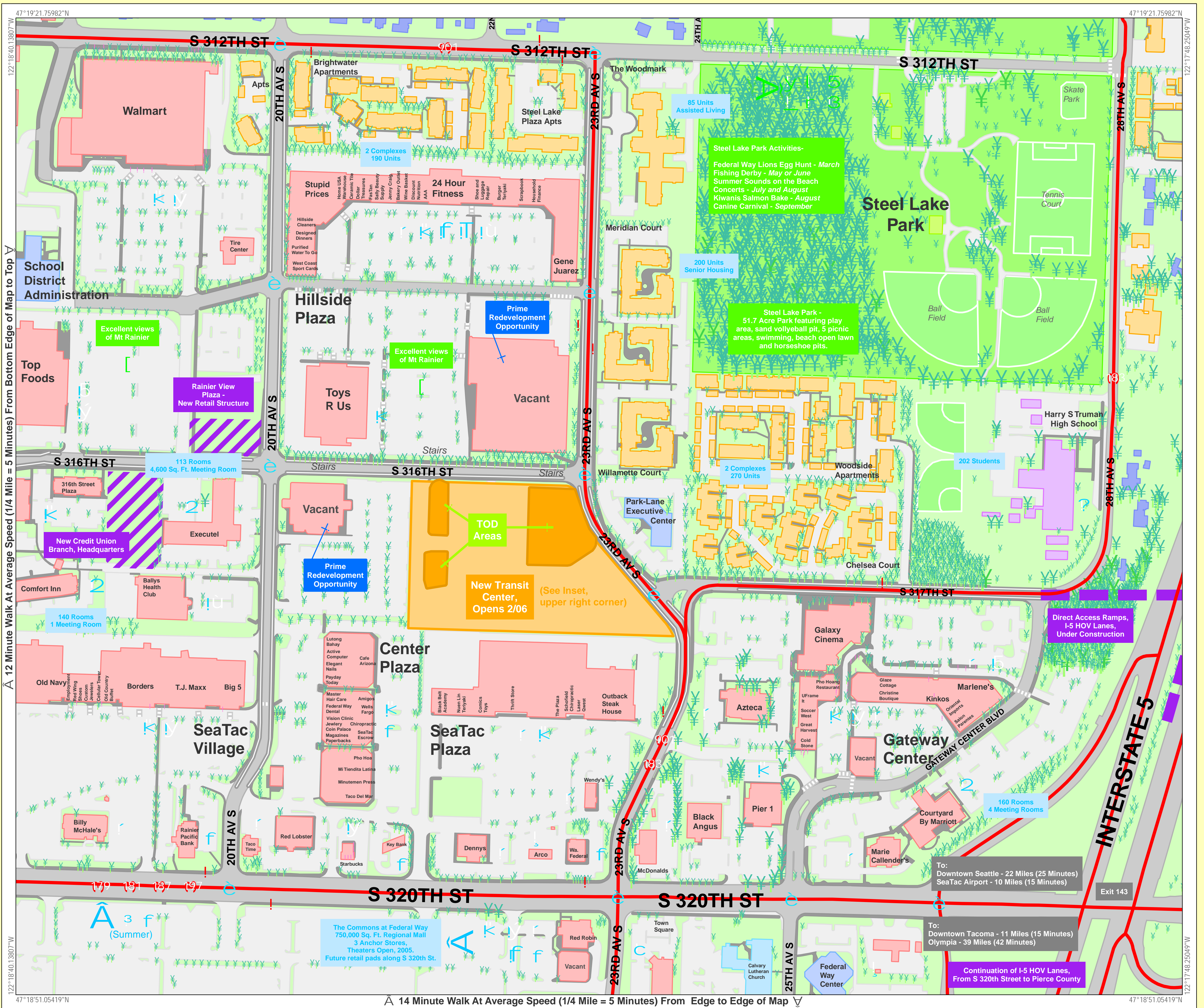
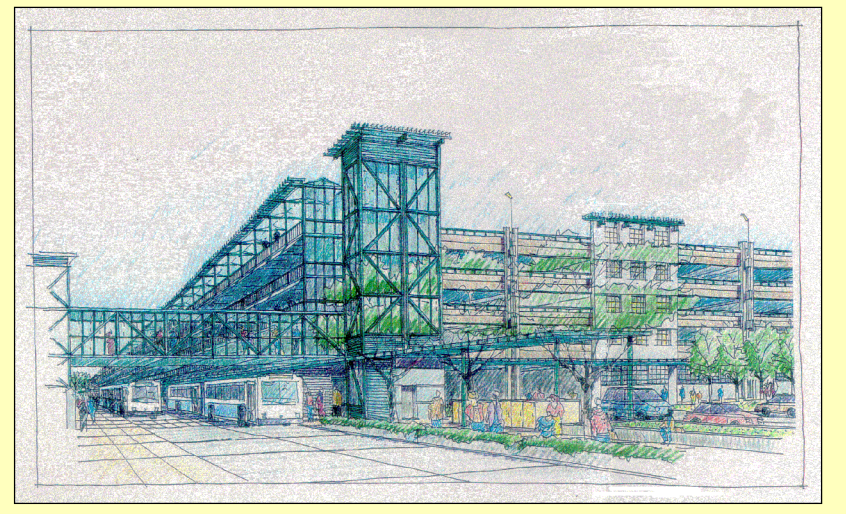


Opportunities for Transit Oriented Development in Federal Way's City Center

New Federal Way Transit Center



New Opportunities for Transit Oriented Development

New Federal Way Transit Center

A regional transit facility is being constructed in Federal Way's City Center. The project includes a 5-floor parking garage and a transit platform with up to 14 bus bays supporting Sound Transit, King County METRO, and Pierce Transit service. The development of this new transit center has resulted in some exciting new development opportunities. Two parcels on both sides of the Transit Center are Transit Oriented Development (TOD) properties that Sound Transit is planning to develop. The vacant buildings located nearby, infill, and redevelopment of existing shopping centers are additional development opportunities that can be found in the City Center.

Existing and Future Conditions

Federal Way's City Center is conducive to alternative modes of transportation. Easy access to Interstate 5 allows for an excellent selection of bus routes that provide public transportation links to the rest of the city and region. Many of the streets in the city core feature bike lanes. The pedestrian connectivity is extensive and comes in the form of sidewalks, walkways within parking lots, crosswalks, and stairs providing access between different grades.

Federal Way's City Center has a full range of uses, amenities, and activities available that will continue to grow into the future. In addition, the following are studies and projects that will help shape the development of the City Center towards a more pedestrian friendly, compact downtown:

- The City is currently conducting an Environmental Impact Study of 10 years of future development in the City Center which will enable future property developers to secure development permits more expeditiously and predictably, without having to shoulder the burden individually for environmental review. This Planned Action should be done by mid-year 2005.

- The Commons at Federal Way is undergoing redevelopment and repositioning with big changes already made and more under way.

Target has opened a new, up-to-date format store at the Commons, with construction under way to add new stores and a new state-of-the-art 16-screen cinema by Century Cinemas. In addition new "pad" development around the mall's periphery is anticipated over the next two years.

The City has engaged the Leland Consulting Group to conduct a market study of the Federal Way City Center to determine the demand for new retail opportunities, especially "lifestyle" retail, featuring higher-end stores, cafes and restaurants, amenities for pedestrians/shoppers, etc. In addition, Leland's work will include a redevelopment strategy that will help both the City and local property owners/developers address these opportunities more successfully. This study should be done by June 2005.

Demographic Information:

This area is completely within in Block Group 6, Census Tract 300.02. This table shows population and related statistics from 2000:

Subject	Number	Percent
POPULATION IN OCCUPIED HOUSING UNITS	1,371	100
Owner-occupied housing units	118	8.5
Renter-occupied housing units	1,253	91.5
MEDIAN INCOME		
Median household income (dollars) of entire census tract	\$34,750	03
MEANS OF TRANSPORTATION AND CARPOOLING		
Workers 16 and over	522	100
Car, truck, or van -- drove alone	298	57.1
Car, truck, or van -- carpool	75	14.4
Public transportation	50	9.6
Walked	75	14.4
Worked at home	24	4.6
Mean travel time to work (minutes)	26.9	03

Density of nearby multi-unit housing:
54 Units/Acre

Source: US Census Bureau, Census 2000 Summary Files

Legend

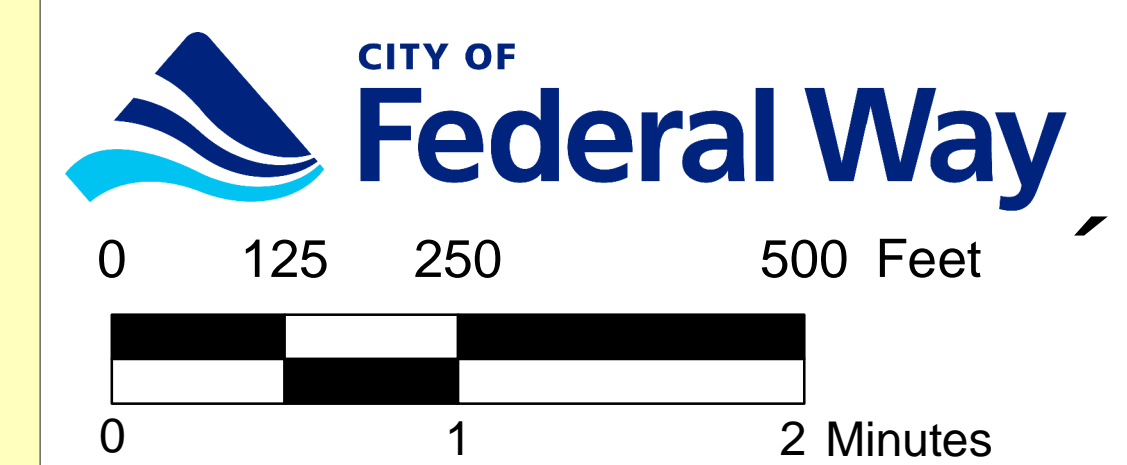
General Legend:

- Bench
- Grass/Open Areas
- Pavement
- Sidewalk
- Streets
- Crosswalks
- Mix of Uses:
 - Commercial
 - Bank
 - Cafe/Coffee Shop
 - Clinic
 - Dry Cleaning
 - Farmers Market
 - Gas Station
 - Grocery Store
 - Hair Salon/Barber
 - Health Club
 - Hotel
 - Restaurant
 - Shops
 - Church
 - Multi-Unit Housing
 - Office
 - Single Family House
 - Public Park
 - Park Buildings
 - Boat Launch
 - Fishing
 - Picnic Area
 - Restrooms
 - Scenic View
 - Sheltered Picnic Area
 - Swimming Beach

- School
- High School
- New Development:**
 - New Transit Center
 - TOD Areas
 - New Projects
- Alternative Modes of Transportation:**
 - Direct Access Ramp
 - Bus Stop
 - Bus Routes
 - Transit Service: Twin Lakes Park and Ride
 - Transit Service: Twin Lakes Park and Ride
 - Transit Service: North Federal Way and Kent
 - Transit Service: Twin Lakes, Hoyt Road
 - Transit Service: Twin Lakes Park and Ride
 - Transit Service: Local Federal Way Service
 - Bike Lanes

About This Map

Map Date: 2/05
Map Prepared by:
City of Federal Way,
GIS Division
33325 8th Ave S,
PO Box 9305
Federal Way, WA 98063
(253) 835-7000
www.ci.federal-way.wa.us



This map is accompanied by NO warranties, and is simply a graphic representation.

For More Information

For more information on these exciting opportunities, please do not hesitate to contact:
Patrick Doherty
City of Federal Way, Economic Development Director
(253) 835-2612