



# Transit Facility Profile

## Federal Way Transit Center

**Regional Express Bus Service** | Location: 10416 94th Ave. Ct. E | Quarter Mile Area Population in 2000: 540

The Federal Way Transit Center will be a regional bus transit facility located in southern King County. The transit center will include a five level parking garage with 1,200 parking spaces, a pedestrian bridge between the transit center and parking garage, bicycle storage, and shelters for waiting passengers. The site will be accessed off of S 316<sup>th</sup> St. in Federal Way. Construction is scheduled to begin in 2004, and completion of the transit center is expected by 2005.

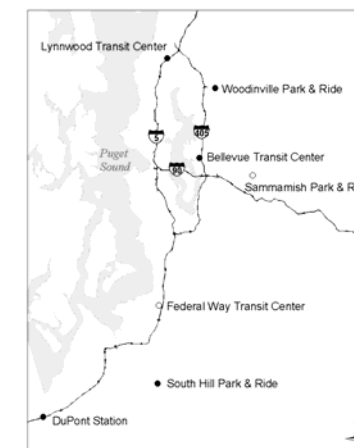
### Connections

There is current bus service in Federal Way. A park-and-ride lot is currently located on S 323<sup>rd</sup> St. and 23<sup>rd</sup> Ave. S.

In addition to the transit center in Federal Way, a direct access ramp is under construction. This ramp will connect the transit center with the high occupancy vehicle (HOV) lanes on Interstate 5 in either direction. The Federal Way Transit Center also has access to State Route 99. The Seattle-Tacoma International Airport is 10.5 miles north of the Federal Way Transit Center.

### Bus Service

| Route     | Type of Service | Destinations   |
|-----------|-----------------|--|
| ST 565    | Express         | Bellevue, Renton, Kent   |
| Metro 179 | Express         | Downtown Seattle, Twin Lakes   |
| Metro 194 | Express         | Downtown Seattle, Sea-Tac Airport  |
| Metro 197 | Express         | Twin Lakes, Seattle's University District  |
| PT 402    | Express         | Edgewood, Downtown Puyallup, South Hill, Graham, Spanaway                                    |
| PT 500    | Express         | Downtown Tacoma  |
| PT 501    | Express         | Downtown Tacoma  |
| Metro 174 | Local           | Downtown Seattle, West Seattle, White Center, Burien, Sea-Tac Airport, Des Moines, Star Lake |
| Metro 181 | Local           | Twin Lakes, Auburn, Green River Community College  |
| Metro 182 | Local           | Tacoma   |
| Metro 183 | Local           | Kent, Star Lake  |
| Metro 187 | Local           | Twin Lakes   |
| Metro 901 | Local           | Federal Way  |
| Metro 903 | Local           | Twin Lakes   |



Regional Express System map

### Land Uses

Nearly half of the land use in the Federal Way Transit Center quarter mile area is retail. The retail development is suburban in pattern. The retail is big box in nature with national chain tenants. Each retail center has its own parking, which underutilizes the land. The Commons at Federal Way, a local shopping mall, is in the quarter mile area. It is located south of S 320<sup>th</sup> St.

There is a large park in the northeast section of the quarter mile area. North of the quarter mile area is Steel Lake, and the Steel Lake Park extends south from the lake into the quarter mile area.



For information, write to Sound Transit at Union Station, 401 S. Jackson St., Seattle, WA 98104 or call our toll-free information line at (800) 201-4900 or (888) 713-6030 TTY. You can also e-mail us at [main@soundtransit.org](mailto:main@soundtransit.org) or visit our Web site at [www.soundtransit.org](http://www.soundtransit.org).

The undeveloped parcels in the quarter mile area include a 1.7 acre parcel located at S 317<sup>th</sup> St. and 28<sup>th</sup> Ave. S, a 1.2 acre site on S 316<sup>th</sup> St. west of 20<sup>th</sup> Ave. S, and two parcels that total 1.28 acres on 20<sup>th</sup> Ave. S north of S 316<sup>th</sup> St. There are four parcels of undeveloped land, plus a vacant movie theatre on the south side of S 316<sup>th</sup> St. east of 20<sup>th</sup> Ave. W. These five parcels total 11 acres of developable land.

| Land Use                  | Acreage | Percentage of Total |
|---------------------------|---------|---------------------|
| Retail                    | 138.11  | 46.43%              |
| Green Space               | 63.98   | 21.51%              |
| Multi Family Residential  | 16.31   | 5.48%               |
| Vacant                    | 15.77   | 5.30%               |
| Right of Way              | 12.83   | 4.31%               |
| Public                    | 11.59   | 3.90%               |
| Institutional Residential | 8.81    | 2.96%               |
| Hotel/Motel               | 8.65    | 2.91%               |
| Parking                   | 8.24    | 2.77%               |
| Social and Religious Uses | 4.71    | 1.58%               |
| Recreation                | 3.18    | 1.07%               |
| Office                    | 2.71    | 0.91%               |
| Commercial                | 2.58    | 0.87%               |
| Total                     | 297.47  | 100.00%             |

#### Public Ownership

| Agency                      | Acreage | Number of Parcels | Land use(s)               |
|-----------------------------|---------|-------------------|---------------------------|
| City of Federal Way         | 64.73   | 2                 | Green Space, Right of Way |
| Federal Way School District | 11.59   | 2                 | Public                    |
| King County                 | 7.48    | 1                 | Retail                    |
| Sound Transit               | 6.69    | 4                 | Undeveloped land, Vacant  |

The land owned by Sound Transit is the future site of the Federal Way Transit Center. Completion is expected by 2005. There will be surplus real property after the construction of the transit center. Space for retail, office and/or residential development has been taken into consideration during the design phase of the transit center and may be part of future development around the facility.

#### Major landowners and employers

The Commons at Federal Way has 736,051 square feet of leasable area, and 100 stores, and is undergoing redevelopment. This redevelopment, when complete, will add 776,000 square feet of leasable space and a 16 screen movie theater that will open in February 2005.

Other retail owners with parcels over 5 acres in size include SeaTac Village LLC, Wal-Mart Stores Inc, Hillside Plaza Associates LLC, DCG II LLC, Briar Development Company and Cratsenberg Properties. Individually or jointly, any redevelopment of these properties would produce change in the quarter mile area by increasing the intensity of uses and encouraging further redevelopment.



Federal Way Transit Center Rendering

#### Assessed Real Property Values

| Assessed Value             | Acreage | Percentage of Total |
|----------------------------|---------|---------------------|
| Less than \$500,000        | 0.55    | 0.20%               |
| \$500,000 - \$1,000,000    | 8.31    | 3.08%               |
| \$1,000,000 - \$5,000,000  | 120.03  | 44.45%              |
| \$5,000,000 - \$10,000,000 | 54.37   | 20.13%              |
| \$10,000,000 +             | 86.80   | 32.14%              |
| Total                      | 270.05  | 100.00%             |

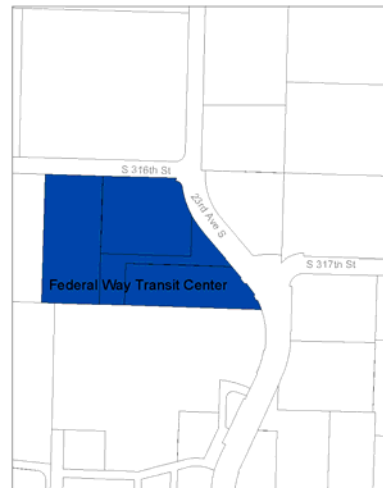
#### Zoning

The quarter mile area around the Federal Way Transit Center is under the jurisdiction of the city of Federal Way. There are three zones in the quarter mile area. The largest zones are City Center Core (CC-C) and City Center Frame (CC-F). In these zones, office and retail uses, multi family residences, and public uses are permitted. The CC-F zone allows more residential uses, and some auto-oriented uses.

In the Single Family Residential 7200 (RS 7.2) zone, single family residences and some public uses are permitted.

#### Development Regulations

| Zone   | Building height limit   | Residential Density                                    | Floor to Area Ratio | Off-Street Parking Requirements  |
|--------|---|--|---------------------|--|
| CC-C   | Between 35 feet and 95 feet, or 85 feet and 145 feet with amenities | 48 units per acre, or 80 units per acre with amenities | Not specified       | Office: 1 per 300sf gross floor area<br>Retail: 1 per 300sf gross floor area<br>Multi Family Residential: 1.7 per unit |
| CC-F   | Between 35 feet and 55 feet, or 85 feet with amenities              | 60 units per acre, or 80 units per acre with amenities | Not specified       | Office: 1 per 300sf gross floor area<br>Retail: 1 per 300sf gross floor area<br>Multi Family Residential: 1.7 per unit |
| RS 7.2 | 30 feet, 55 feet for schools  | 6.05 units per acre                                    | Not applicable      | Single Family Residential: 2 per unit  |



ST Ownership map