

City of Federal Way, Washington
Request for Concepts

City Center Redevelopment Projects



RFC Issued: **1/23/09**

Submission Due:

3:00 pm

3/13/09

(may be extended)





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Invitation

The City of Federal Way, Washington (the City), is seeking transformational mixed-use redevelopment concepts in its City Center for consideration as public-private partnerships. Pursuant to State approval in September 2007 of the City's Local Infrastructure Investment Tool ("LIFT") application, the City foresees a financial capacity to enter into public-private partnerships for appropriate City Center redevelopment. The City's potential contribution would be for such public infrastructure components as right-of-way improvements, pedestrian and bicycle trails, public plazas and open spaces, and public parking.

Specifically, the City is seeking redevelopment concepts and statements of qualifications from experienced developers (and development teams) willing to engage in a public-private partnership in accordance with the principles and procedures outlined here. This Request for Concepts (RFC) process is intended to provide an opportunity for interested property owners and/or developers to demonstrate their interest and capability to develop major mixed-use projects in the City Center. **This RFC is not related to a specific property within the Federal Way City Center.** All properties within the Federal Way City Center LIFT Revenue Development Area (RDA) (see map, Exhibit 1) are potentially eligible for consideration as LIFT-assisted public-private partnerships.

The City is asking prospective development teams to submit sufficient information regarding their development expertise and presentation of development concept to enable the City to select a short list of finalists who will be invited to respond to a more detailed Request for Proposals (RFP) for their respective sites. Respondents will not be competing for a particular site (unless there happen to be more than one response for a particular site) but rather for City participation funding.

The City of Federal Way is an equal opportunity employer and encourages participation of small, minority- and women-owned businesses. Joint ventures are also encouraged to respond, where feasible.

RFC responses are due by 3:00 pm PDT, on **March 13, 2009** (may be extended). We look forward to your submittal.



Team

The City seeks qualifications from comprehensive development teams who own or can acquire a site and carry a project through to occupancy. Therefore, development teams should include any discipline that would be appropriate. Team members may include:

- Development entity (lead team member);
- Architect;
- Civil engineers;
- General contractor;
- Marketing/sales support;
- Financial and/or property ownership partner(s); and
- Any other partners deemed appropriate.

Partnership

The City seeks to identify development firms or development teams who are willing and able to enter into a public-private partnership to develop a project in fulfillment of the City's vision. Thus, the City seeks developers who:

- Understand the significance of the City's Comprehensive Plan vision for City Center which can be summarized as follows:
 - Creates an identifiable downtown that is the social economic focus of the City
 - Strengthens the City as a whole ... growing employment and housing
 - Promotes housing opportunities close to employment
 - Supports area transit investments
 - Reduced dependency on automobiles
 - Consumes less land with urban development
 - Maximizes benefit of public investment
 - Provide central gathering places(s)
 - Improves quality of urban design

In addition, successful developers should have:

- Experience in developing, financing, marketing and selling, and/or managing projects of similar size, scope and nature;
- Demonstrated ability to develop projects which are an asset and a "correct fit" with the community;
- Experience in project management and compliance with budgets and schedules;
- Capacity, experience, and willingness to enter into a public-private partnership; and
- Sufficient financing capacity to complete their proposed project.



About Federal Way City Center

Federal Way City Center is in the midst of a transformation from a traditional suburban commercial district to a vibrant urban center. Bound by So. 312th Street on the north, Interstate 5 on the east, So. 324th Street on the south, and the Pacific Highway So. corridor on the west -- and comprising 414 acres -- the area features 2.7 million square feet of existing retail space (much of it large format), more than 650 hotel rooms, 225,000 square feet of office and 890 multifamily residential units. The community hosts world-class cultural institutions, engaging open spaces, and close proximity to regional educational and health care institutions. Materials describing conditions within City Center can be found in a supplemental marketing piece to this RFC, Exhibit 4.

While City Center has seen continuing investment in retail and commercial projects, it has not seen the same influx of new urban mixed-use developments containing a denser mix of commercial uses, together with urban housing and/or employment centers as other urbanizing suburban communities in the Northwest. Employment centers, urban housing and mixed-use development are a core component of every successful downtown as it adds vitality to the streets, diversity to the skyline, and buying power to the economy. Even more important, however, is that employment centers, urban housing, and associated commercial uses satisfy a well documented demand for lifestyle-oriented living/shopping/entertainment that is currently under-supplied in the Federal Way market. For these reasons, strategic redevelopment projects within the City Center represent a unique opportunity to capture part of the Seattle region's burgeoning market for these uses.



A recent market analysis for the greater Federal Way City Center trade area suggested the following:

- Population and household growth consistent with the metro area as a whole at approximately 1.3 percent annually;
- Median household income estimates in a five-mile radius around City Center were also found to be higher than the same radius around its two major retail competitors – Tacoma Mall and Southcenter Mall;
- Based on supply and demand conditions across all major land uses, market conditions support new construction, greater diversification of development types and the potential for a vital urban center.

Detailed market findings are available in Exhibit 4.

The City has a number of tools available to assist landowners, developers and investors undertaking this and other development and redevelopment projects in the City Center. These are described later in this Request.



Project Vision and Principles

Development Vision and Principles

The City is seeking redevelopment concepts from developers who share the enthusiasm and vision for a vibrant downtown Federal Way as a place to live, work, shop, and play. Desired redevelopment projects should include a dense mix of uses, with an emphasis on destination retail, major employment facilities, destination lodging, entertainment uses, etc. Urban housing, other supporting commercial, civic and institutional uses, etc., would be welcome to round out a rich mix of uses. A central approach for the renaissance of City Center consists of encouraging strategic investment in a compact environment that contains an appropriate mix of land uses, gives greater emphasis to multiple forms of access, and creates a unique sense of place.

Vision

The Federal Way City Center will be highly urbanized, mixed-use urban center with a concentration of commercial uses, employment centers, housing units, civic uses, and public spaces supporting public transportation, pedestrian activity and a sense of place. Redevelopment concepts should serve as catalysts within this urban center, designed to bring an active and vital mix of uses to the area in a pedestrian-friendly, transit-supportive format. Different land uses will be found side by side or within the same structures. The mix of uses will be located in a development with minimal setbacks, reduced parking requirements, and taller structures, all in an effort to achieve higher densities necessary to support “the place.” Projects should serve as a catalyst for public and private investment and economic activity, effectively building off the strengths of the surrounding area and connecting to adjacent neighborhood.



Desired Components of the Vision

The desired components of City Center redevelopment concepts include the following:

- Highest and best use of the site
- Buildings of a variety of heights from low- to high-rise, achieving the sense of an “organic” village of structures, not a single “project.”
- Mix of uses -- retail, service, entertainment, office, residential, civic-institutional, etc.
- Public open space that is seamlessly integrated with surrounding development for activation, programming, passive vigilance, etc., and including art work and/or artistic expression.



- Superior urban design, site planning and building design
- Adherence to the Development Principles enunciated below.

Development Goals and Principles

A project should embody the best of Smart Growth principles and should be an urban design showcase. Final development plans to be prepared by the selected developers should incorporate these goals and principles as a fundamental part of the plan:

Goals:

- Address underserved market niche
- Support stabilization and diversification
- Provide direction for targeting and leveraging public investment
- Advance a market-tested stakeholder vision over the near- and long-term (as expressed herein)
- Advance a physically and economically sustainable plan

Principles:

- Smart Growth Principles, as defined by the American Planning Association (APA), 1998, including:
 - Efficient use of land resources;
 - Full use of urban services;
 - Mix of uses;
 - Transportation options; and
 - Detailed, human-scale design.
- “Green” or Leadership in Energy and Environmental Design (LEED) development principles to the extent feasible
- Providing maximum opportunities for viable mixed-use commercial development.
- Contributing to the overall character of Federal Way.
- Providing interesting and active façades at the street level.
- Respecting and interacting with surrounding property values and land uses.

Incentives and Public-Private Partnership

The City recognizes the physical and financial challenges that can accompany infill redevelopment in urban centers, especially when compared with development of vacant “greenfield” sites at the suburban fringe. Consequently, in addition to potential public-private partnership funding, the City intends to consider measures that may help to level the investment and regulatory playing fields. The City further recognizes that no single measure will address this objective, but rather that a series of measures, designed to capitalize on market opportunities and overcome barriers, may be appropriate.

The City has identified the following potential partnership incentives and is willing to discuss their possible application to an appropriate redevelopment project:



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- Provision of a lead staff contact for Projects to facilitate and expedite permit approvals among various City departments, consistent with the development goals identified in the RFC;
- 10-year limited property tax exemption enacted for residential development and certain mixed-use development components;
- City Center environmental impact statement completed 2006 and resulting Planned Action Ordinance that substantially lessens the SEPA environmental review burden for individual developers within the City Center Planned Action Area (a majority of the City Center).
- City Center zoning that allows for higher-density uses, with up to 200+ feet in height allowed;
- Building Code provisions that allow 5-story wood-frame over concrete construction;
- Assistance with citizen outreach and public meetings;
- Other incentives as negotiated.

Incentives and/or financial participation potentially available from the City are not intended to replace other project financing from private or public sources. Rather, they are intended to be flexible resources that can potentially bridge funding gaps which may be created by the sometimes more difficult nature of such urban, infill developments.

Once City-identified criteria are satisfactorily addressed, staff will work with the developer or development team to further analyze specific details about the project's financial pro forma and other factors, as warranted. Any potential financial assistance to the project will be determined based upon the nature and extent of the "gap" between the total project costs, the amount of public components, and the amount of private investment available to cover those costs, assuming a market-average rate of return on the private investment. Based upon this information, City staff will then recommend the extent of the City's potential financial participation in the project. Moreover, the level of any potential City financial participation will be dependent, in part, on the fiscal impact of the project to the community and expected private investment leverage resulting from its participation. The ultimate goal will be to make the project economically self-supporting as quickly as possible.



Permitting Process

Please feel free to contact Federal Way's Community Development Services Department via phone, in person or through their website for detailed information about development regulations and the permitting process.

The Community Development Services Department website may be found at <http://www.cityoffederalway.com/Page.aspx?page=308>.



Selection Process

Process

An evaluation committee of stakeholders from the community and City staff will review the developer submittals. Respondents may be requested to appear in person to present their redevelopment concepts to the committee. Additionally, the City Economic Development Director will contact references and brief committee members on those findings. Also, if needed, the committee will ask for and review supplemental written responses.

The evaluation committee will evaluate each RFC respondent's strength vis-à-vis the evaluation criteria and will determine a composite ranking of the respondents. Based upon the composite rankings, the Federal Way City Council will select those development teams and development concepts that most closely meet the City Center redevelopment vision and public-private partnership criteria. Those finalists will be requested to submit more detailed project development schematics and financial pro formas for continued consideration and negotiation, eventually leading to potential Development Agreements between the City and development teams.

Evaluation Criteria

Submittals will be evaluated based on the following criteria, listed here in order of importance:

1. **Qualifications of Firm and Relevant Experience/Projects:** The City seeks a development team with demonstrated experience in mid- to large-scale mixed-use projects, commercial developments, lodging and/or urban housing, as well as with the financial capacity to develop such projects.
2. **Relevant Public/Private Partnership Experience:** Since the Project may include a public-private partnership, any relevant prior experience in similar partnerships should be noted.
3. **Presentation of development concept:** Development concepts will be evaluated vis-à-vis their potential to fulfill elements of the City Center Vision.
4. **Estimated Economic Impacts:** Projects will be evaluated for their potential to create both direct and indirect economic impacts within the City Center and City as a whole.
5. **References:** The City will contact references to evaluate past performance and working relationships.

Development teams are cautioned not to undertake any activities or actions to promote or advertise their submittal, other than discussions with the City staff as described in this RFC. After the release of this RFC, developers and their representatives are not permitted to make any direct or indirect contact with members of the Evaluation Committee, Federal Way City Council, Federal Way Planning Commission, or media on the subject of this RFC, except in the course of City evaluation committee-sponsored presentations. Violation of these rules is grounds for disqualification of the development proposal and team.



City Discretion and Authority (Terms and Conditions)

- a. The City may accept such responses as it deems to be in the public interest and furtherance of the purposes of the City of Federal Way Comprehensive Plan, or it may proceed with additional selection processes.
- b. The City reserves the right to reject any and all RFC respondents at any time, to waive minor irregularities and to terminate any negotiations implied in this RFC or initiated subsequent to it.
- c. The City reserves the right to request clarification of information submitted, and to request additional information from any respondent.
- d. The City reserves the right to revise this RFC and the RFC evaluation process. Such revisions will be announced in writing to all RFC respondents.
- e. The issuance of the RFC and the receipt and evaluation of submissions do not obligate the City to select a developer and/or enter into project-specific negotiations.
- f. The City will not be responsible for costs incurred in responding to this RFC.
- g. The City may cancel this process or the subsequent project-related processes at any time prior to the selection of any respondent without liability.
- h. Proposals or contracts resulting from acceptance by the City of an RFC response shall be in a form supplied or approved by the City, and shall reflect the specifications in this RFC. The City reserves the right to reject any proposed agreement or contract that does not conform to the specifications contained in this RFC, and which is not approved by the City Attorney's office.

Submittal Requirements

Submittal Document

The following information, to be delivered in a sealed packet marked "City Center RFC," must be included in the submittal response:

1. A letter of introduction signed by the principal(s) of respondent firm(s).
2. Statement of understanding and presentation of project concept: Discuss the significance of the project's site and the project itself, the team's willingness to negotiate a potential private-public partnership with the City; and the respondent's view of the responsibility of the potential public-private partnership. In addition, respondents must submit illustrations of their development concepts with concept-level site plans and sketches, accompanied by a detailed redevelopment concept statement to include proposed uses, square footages and/or



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unit count, potential phasing and a preliminary financial pro forma. This presentation of project concept is not binding on the specifics of eventual proposal submittals. Rather, it is intended to demonstrate the respondent's initial concepts and/or programmatic response to the City Center redevelopment vision.

3. Preliminary Estimate of Public Participation Requested: Each respondent must include a preliminary estimate of the amount of public participation requested and how that participation fits within the overall preliminary pro forma of the project. In addition, the respondent must indicate what public components the requested public participation would help to finance.
3. Estimate of Economic Impacts: A preliminary estimate of both direct and indirect economic impacts from the project should be provided. Direct impacts would include projected commercial and service sales and jobs, as well as the property, sales, utility and real estate excise taxes arising from them. Indirect impacts include estimates of induced development and/or induced commercial activity as a result of the project.
4. Team information: Name, addresses, and phone numbers of firm(s) responding (include contact information for each team member if the acquisition and development team includes other firms); division of tasks among team members; location of principal offices of the developer and each member firm of the consultant team; Description of form of organization (corporation, partnership, etc.); statement of years the firm has been in business under current name and a list of other names under which the firm has operated.
5. Résumés of firm(s) principals and officers and consultant principals to be involved.
6. Description of relevant experience of the development team. Descriptions or resumes should address individual experience and qualifications.
6. Project Examples: List and briefly describe relevant, successfully completed, mixed-use and/or urban projects that demonstrate strong integration of uses and/or with the surroundings, quality of design, attention to detail, integration into existing community fabric, and public-private partnering. Projects must have been completed within the last ten (10) years. Project examples may be from individual experience of the team principals or from firm projects. At a minimum, include examples of projects from the development and design teams.
7. References: For each firm, submit a *minimum* of three (3) references from public agencies, private companies, or individuals with whom respondent has had relevant experience. Include contact names, addresses and telephone numbers.



Submissions to this RFC shall be in the order specified above.

RFC responses must be submitted by no later than **3:00 p.m. PDT on March 13, 2009**. It is the sole responsibility of the respondent to see that its RFC responses are received by the date and



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time stated in this RFC. Respondents are asked to submit **twelve (12)** copies. Materials in response to the RFC may not be submitted via facsimile or e-mail. Materials must be received by the date and time specified in this RFC.

Submit all materials to:

Name: Patrick Doherty
Title: Economic Development Director
Agency: City of Federal Way, Washington
Address (deliveries): 33325 8th Av South, Federal Way, WA 98003
(mail): PO Box 9718, Federal Way, WA 98063-9718

Contact

Inquiries regarding all aspects of this RFC should be directed to:

Patrick Doherty, Economic Development Director
City of Federal Way, Washington
PO Box 9718
Federal Way, Washington 98063-9718
Phone: 253.835.2612
Fax: 253.835.2409
Email: patrick.doherty@cityoffederalway.com

Pre-Submittal Meeting

A pre-submittal meeting may be called by the City, depending on the numbers of inquiries and/or requests for information prior to the RFC submittal deadline. If called, all parties known to have inquired about the RFC will be invited, and a notice will be placed on the City's website.

Questions

Questions regarding the Project or this RFC process must be directed in writing (e-mail, fax, or mail) to the above contact. The City will respond to all questions in writing. All substantive questions and corresponding answers will be posted on the City's website at cityoffederalway.com/bids at the "City Center Redevelopment RFC" link. **Questions may be submitted to the City until March 6, 2008 at 5:00 p.m., PDT.**



Schedule

The selection process to be carried out as part of this Request for Qualifications (RFC), includes the following steps according to the following tentative schedule. Dates are subject to change. All responding or inquiring parties will be notified of any schedule changes:

Publication in Federal Way Mirror, Daily Journal of Commerce
and Puget Sound Business Journal,
and distribution of RFC to developers:

January 23-24, 2009

Last day to submit written questions to the City:

March 6, 2009, 5:00 p.m. PDT

RFC Response Deadline:

March 13, 2009, 3:00 p.m. PDT

(may be extended)

Review period:

March 16-27, 2009

Notification to highest-ranked developers:

April 30, 2009



Appendices

The following exhibits are appendices to this RFC, containing background information describing the Project and relevant documentation. They are available as a PDF via the city's website at cityoffederalway.com/bids at the "City Center Redevelopment RFC" link.

Exhibit 1	Federal Way City Center and LIFT RDA map
Exhibit 2	Preview of Proposal Requirements
Exhibit 3	Questions and answers submitted by inquiring parties during previous RFC period (ending 10/27/08)
Exhibit 4	Criteria for Public-Private Partnerships
Exhibit 5	City Center Market and Promotional Material
Exhibit 6	Formal Legal Notice/Advertisement



Exhibit 1:
Map of Federal Way City Center and LIFT RDA

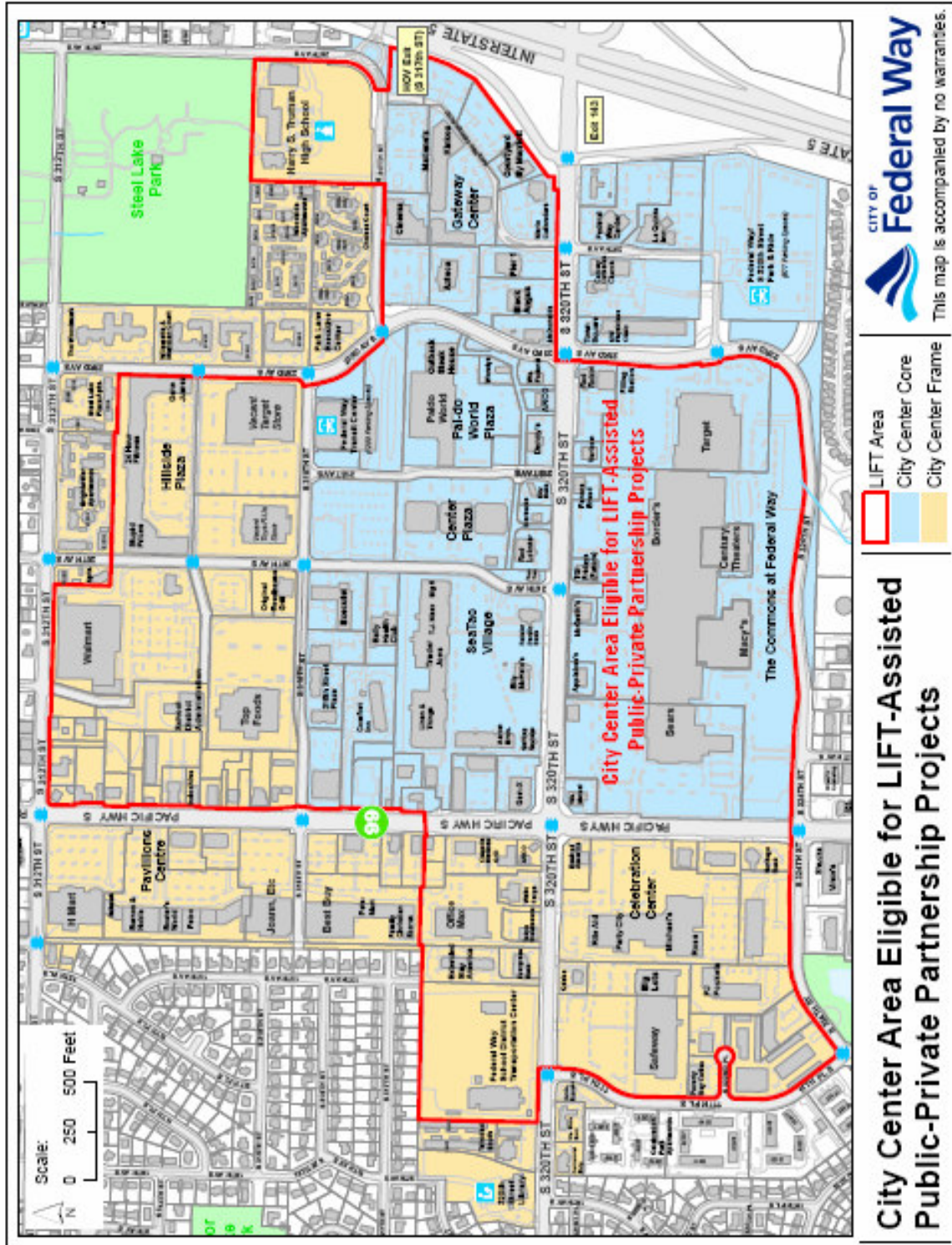


Exhibit 2: Preview of Proposal Requirements

The following is a brief synopsis of the key substantive components expected to figure in subsequent Proposals requested of those development teams selected by City Council for further consideration and/or negotiation. The description of the process and statement of components are subject to further terms and conditions.

Within a mutually agreed-upon period of time after selection as a Proposal finalist, the developer or development team will be required to submit:

- An increasingly developed project site plan, elevations and/or renderings, dimension of site and building (s) and dimensions of property liens, and project sections, including proposed phasing schedule, if applicable.
- Detailed financial and development cost information relating to the proposed development concept, including preliminary pro forma financial analysis;
- Proposed development timeline, including any expected development phasing;
- Greater detail regarding requested public participation in the project, timing or phasing thereof, or other significant “deal points.”
- Discussion of proposed program for major building material, finishes and colors (not specific selections);
- A schematic landscaping plan and designation of public and semi-public areas; and
- Vehicular and pedestrian circulation patterns, including parking layouts.

Proposals from invited respondents will be reviewed by City staff and further refined in on-going collaboration between the parties. When ready, the project proposals will be presented to the City Council in a public forum, allowing questions and/or comments from the public.

Selected developers or development teams will negotiate with the City to reach mutually agreeable terms for participation in a project(s). It is envisioned that these terms will first be outlined in a Memorandum of Understanding (MOU) and then finalized in a Development Agreement (DA).

After final selection, the selected developer or development organization will be required to provide detailed financial statements and agree to a criminal background check. Control of sensitive financial documents will be reviewed by an independent agent (i.e., CPA) under attorney client privilege and will not be made public. Further, the selected developer must agree to an “open book” process in which the City can review on-going financials and ensure that there be no inappropriate windfall profit arising from public participation.



Exhibit 3:

Questions and Answers Submitted by Inquiring Parties during Previous RFC Period (ending 10/27/08)

Q. How much LIFT money does the City have to offer?

A. The total amount of LIFT monies is not 100% estimable at this moment because the majority of the funds will be raised through bonds to be paid off with the city's incremental tax revenues, matched by the State's incremental tax revenues from the city center. Given the fluctuation in interest rates, etc., we can only estimate that the total amount should be from \$25 to 30 million. We anticipate being able to invest these funds for public infrastructure in various locations and/or in partnership with various redevelopment projects throughout the City Center.

Q. Are LIFT monies available to areas outside of the City's downtown zone?

A. No, LIFT funds are only available in the "RDA" district within the City Center. Please see the map attached to the RFC.

Q. I have heard that there may be plans for a **Performing Arts Center** in Federal Way. Has it been sited, and might it fit into a program that utilizes your LIFT funding?

A. Yes, the City and the community are actively pursuing the potential for a new **Performing Arts Center** (PAC) in Federal Way. The City commissioned a study last year that was released in January 2008 and determined that the greater Federal Way market could feasibly support a 500- to 700-seat PAC, as well as related conference center space. There was a general recommendation that such a PAC would best serve the community and contribute to City Center redevelopment goals if it were sited within the City Center. The study is available for viewing on the City's website at: <http://www.cityoffederalway.com/Default.aspx?page=1339>

Since that time the City has received money from the State Legislature to start preliminary studies and planning for a City Center PAC and has applied for additional grant funding. The Federal Way Coalition for the Performing Arts is taking a leadership role in the community to spearhead private and corporate sponsorship. Meanwhile a local City Center property owner Mr. Brian Park, who is interested in redeveloping a major piece of City Center property as a mixed-use project, has proposed that the PAC could be sited on his site and be a component of the overall mixed-use development. In recognition of this possibility, the City Council on 5/20/08 entered into a Memorandum of Understand with Mr. Park to work over the Summer months on a potential development agreement. The fact that the City is working with Mr. Park on a development agreement that could include a PAC in his project does not eliminate the possibility that other property owners or developers could propose redevelopment concepts or concept alternatives that may include a PAC if they so desire. Official consideration of any such concept containing a PAC, however, would only be possible at such time when a development agreement with Mr. Park were not reached. If a potential RFC respondent is interested in proposing inclusion of the PAC in a redevelopment concept, it would be most advisable to present that as a concept alternative for potential consideration, with a principal proposal that does not include a PAC.

NOTE: Since the time this question was submitted and answered in June, 2008 no development agreement was reached with Mr. Park on a private redevelopment project on his site that would include a PAC. At



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this time, work continues on the siting and funding for a PAC elsewhere in the City Center. For these reasons, RFC responses that include a PAC with or without related facilities (conference facilities, hotel, etc.) would be entertained.

Q. Does the City have topographic maps readily available via its website or otherwise electronically?

A. Yes, you can get 5' contour maps by quarter section at the following web page on our website:

<http://www.cityoffederalway.com/Page.aspx?page=1080>



Exhibit 4:

**City Council-Adopted
Criteria for Public-Private Partnerships in City Center**

Preference for public participation will be given to projects that rate highly with regard to the following guidelines and/or objectives:

- The proposed development is comprised of (or contains) a mix of uses in a variety of building sizes and heights, and/or offers a “village” or “lifestyle center” site and building design, with such elements as street-oriented storefronts, outdoor eating and dining, and outdoor public amenities, such as artwork, fountains, plazas and seating. Projects with the greatest mix of uses (retail/service, residential, lodging and office) will be given priority. Phasing may be allowed to accomplish the full mix of uses contemplated in a development concept.
- The proposed development is transit-oriented in design and concept, where feasible, especially when in proximity to the Transit Center;
- The proposed development is of superior site and building design, including use of high-quality materials. Parking facilities (both surface lots and structures) are aesthetically pleasing and integrated into the design of the overall project. Parking structures include street-level uses and/or are preferably be wrapped by other uses, where possible, to reduce their apparent bulk and mass.
- The proposed development is located within the City Center and is of sufficient scale and scope to have a substantial impact on the image and desirability of the City Center and suggests a high probability of inducing additional, spin-off development;
- The proponent can provide a solid track record with similar private development (previous experience in public-private partnerships desirable);
- The project is projected to provide additional jobs at a variety of levels. Projects with family-wage and higher-paying jobs will rate more highly against this guideline.
- The proponent provides an economic impact analysis. A detailed analysis and estimate of the project’s direct economic impact in increased property, utility, and sales taxes, as well as an analysis and estimate of indirect economic impacts by multiplier effects throughout the local economy;
- When selected for partnership consideration, the proponent provides a financial “gap” analysis, including development costs, projected revenue, disclosure of developer’s desired capitalization rate, internal rate of return (based on other portfolio projects), etc., in order to determine the necessary level of public participation.



Exhibit 5:

City Center Market and Promotional Material

The following pages contain a summary of the *City Center Redevelopment Strategy. Market Analysis Findings and Strategy for Investment* report prepared by the Leland Consulting Group. For additional details, you may access the entire report on the City's website at: <http://www.cityoffederalway.com/citycenter> (click on Leland PowerPoint presentation).



Exhibit 6:

Formal Legal Notice/Advertisements

Published 1/24/09 in the *Federal Way Mirror*, 1/23/09 and 1/30/09 in the *Seattle Daily Journal of Commerce* and 1/23/09 and 1/30/09 the *Puget Sound Business Journal*:

**CITY OF FEDERAL WAY
CITY CENTER REDEVELOPMENT**

REQUEST FOR CONCEPTS

The City of Federal Way is requesting submittal of concepts for mixed-use redevelopment projects within the City Center, together with statements of qualifications, from experienced developers (and development teams) willing to enter into public-private partnership in accordance with the principles and procedures outlined in the Request for Concepts (RFC) issued by the City on 1/23/09. The City is interested in opportunities to provide financial participation for public infrastructure, open space, parking or other public components of mixed-use redevelopment concepts that fulfill its Comprehensive Plan vision within the City Center. Responses to the RFC are not limited to any one specific property. Deadline for submittal of RFC responses will be 3:00 p.m., March 13, 2009. The complete RFC will be available via the City's website at www.cityoffederalway.com/bids.

