



NOTICE

SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

Residential Open Space Development Regulation Text Amendments in Federal Way Revised Code (FWRC) Title 18 (Subdivisions) and Title 19 (Zoning & Development Code) File No: 23-102433-UP & 23-102434-SE

Description: The City of Federal Way proposes amendments to residential open space code development regulations within Federal Way Revised Code Title 18 – Subdivisions – and Title 19 – Zoning and Development Code. These code updates are intended to improve consistency of open space requirements between and within Title 18 and 19 and among zones, clarify ambiguous or unclear code language, expand flexibility for how open space requirements may be met, and be consistent with and implement the [Federal Way Housing Action Plan](#). Consistent with this intent, code updates include but may not be limited to: expanding “usable open space” definition to account for both ‘active’ and ‘passive’ open space and clarifying amenities that fall within each; definition clarifications; changing the method for calculating required usable open space for residential subdivisions from a percent of gross land area to sq. ft. per unit; clarifying and/or updating certain open space design or amenity standards; establishing exemptions from open space standards for short plats below a certain number of lots; updating the calculation method, review, applicability and processing of fee-in-lieu of open space requests; updating the administrative alteration provision within FWRC 18.55.060; improving the consistency of open space code within FWRC Title 19 chapters and sections including, but not necessarily limited to, zoning use charts; and, expansion of the fee-in-lieu of open space option to at least the community business (BC) zone.

Applicant: Federal Way Community Development Department – Planning Division

Lead Agency: City of Federal Way

Staff Contact: Evan Lewis, Senior Planner; 253-835-2646; evan.lewis@cityoffederalway.com

The city’s Responsible Official has determined that the proposal does not have a probable significant adverse impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the city.

A completed environmental checklist and supporting documents are available for review at the City of Federal Way Community Development Department (Federal Way City Hall, 33325 8th Avenue South, Federal Way, WA 98003, 253-835-7000), from 8 a.m. to 5 p.m., Monday through Friday; and available via the contact above.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by 5:00 p.m. on May 26, 2023. Unless modified by the city, this determination will become final following the comment deadline. Any person aggrieved by the city’s determination may file an appeal with the city within 21 days of the above comment deadline. You may appeal this determination to the Federal Way City Clerk (address above), no later than 5:00 p.m. on June 16, 2023, by a written letter stating the reason for the appeal of the determination. You should be prepared to make specific factual objections.

SEPA Responsible Official: Keith Niven

Title: Community Development Director/SEPA Responsible Official

Address: 33325 8th Avenue South, Federal Way, WA 98003

Contact info: 253-835-2612; Keith.Niven@cityoffederalway.com

Date Issued: May 12, 2023

Signature: _____

A handwritten signature in black ink, appearing to read "Keith Niven", written over a horizontal line.