



NOTICE OF PLANNING COMMISSION PUBLIC HEARING

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

The City of Federal Way's Planning Commission will conduct a public hearing on **Wednesday, June 21, 2023, at 5 p.m.** in the City Hall Council Chambers (33325 8th Avenue South, Federal Way, WA 98003). The Commission will hear testimony and provide a recommendation to the City Council's Land Use and Transportation Committee on proposed City code amendments related to the City's residential open space code requirements and processes found in Federal Way Revised Code (FWRC) Titles 18 and 19.

The residential open space code updates are intended to improve consistency of open space requirements between and within Title 18 and 19 and among zones and/or uses, clarify ambiguous or unclear code language, expand flexibility for certain open space requirements, 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: clarifying and 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 requirements 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 and likely reducing the amount (in sq. ft./unit) of open space required for certain residential uses and zones; 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.

The official file for this proposal is available for public review at the Community Development Department (address above). A staff report will be available on June 14, 2023. Any person may submit written comments to the Planning Commission prior to the hearing, present written comments to the commission during the hearing, and/or may appear at the hearing to provide verbal testimony.

For additional information please contact Evan Lewis, Senior Planner, at 253-835-2646 or evan.lewis@cityoffederalway.com.

Notice Date: June 2, 2023

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