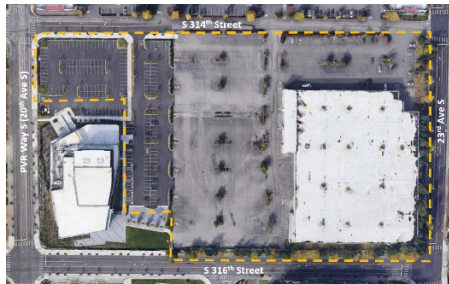




NOTICE DETERMINATION OF NONSIGNIFICANCE (DNS)

Proposed TC-3 Development Amendment File: 23-102418-SE

Description: The City and Trent Development, Inc. have proposed a development agreement for the TC-3 property (see Figure below). The proposed development agreement would cover a period of 30 years and envisions the following uses constructed on the Property:



- Residential. Up to 1,500 units. Residential uses may include a combination of apartments, townhomes, and condominium units.
- Retail. Up to 50,000 sq. ft.
- Office. Up to 175,000 sq. ft. Office uses.
- Lodging. Up to 150 rooms and 50,000 sq. ft. accessory spaces.
- All required utilities; streets, drives, parking and other

transportation facilities; open space improvements, and all other improvements needed to complete the development, including on-site and off-site improvements.

Applicant: Community Development Department – Planning Division

Lead Agency: City of Federal Way

Staff Contact: Keith Niven, CD Director 253-835-2612, Keith.niven@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 Revised Code of Washington 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.

This DNS is issued under Washington Administrative Code 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 20 October 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 13 November 2023, by a written letter stating the reason for the appeal of the determination. You should be prepared to make specific factual objections.

Published in the *Federal Way Mirror* on October 6, 2023.