

# CHAPTER TWO

## LAND USE

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## 2.0 INTRODUCTION

The Land Use chapter serves as the foundation of the *Federal Way Comprehensive Plan* (FWCP) by providing a framework for Federal Way’s future development and by setting forth policy direction for Federal Way’s current and future land uses.

Development of land, according to adopted policies and land use designations discussed in this chapter, should result in an appropriate balance of services, employment, and housing. The land use policies are supplemented by a Comprehensive Plan Designations Map (*Map II-1*) and Zoning Map (*Map II-2*) that provide a visual illustration of the proposed physical distribution and location of various land uses. This map allocates a supply of land for such uses as retail services, employment, parks, open space, and housing to meet future demand.



## 2.1 POLICY BACKGROUND

The City’s comprehensive plan is required to be consistent with the Growth Management Act (GMA), Puget Sound Regional Council goals and policies of Vision 2040, and the King County Countywide Planning Policies (CWPPs). VISION 2040 and the CWPPs, both required by the GMA, provide a regional framework to achieve the goals of the GMA.

Policies contained in the comprehensive plan have been prepared to implement the GMA, VISION 2040, and the CWPPs as they apply to the City. By implementing the following goals, in addition to many others, the Land Use Chapter is consistent with GMA, VISION 2040, and the CWPP’s direction:

- Creating a City Center as an area of concentrated employment and housing, served by high capacity transit, public facilities, parks, and open space.
- Limiting growth outside the City Center to areas that are already urbanized.
- Encouraging in-fill development.
- Protecting environmentally sensitive areas.

## Growth Management Act

The GMA states that, "...a lack of common goals expressing the public's interest in conservation and the wise use of our lands pose a threat to the environment, sustainable economic development, and the health, safety and high quality of life enjoyed by residents of this state" (RCW 36.70A.010). The GMA provides a framework for content and adoption of local comprehensive plans. The GMA provides 13 goals to be, "...used exclusively for the purpose of guiding development of comprehensive plans and development regulations." A number of the GMA goals pertain to land use. They are as follows:

*Urban Growth* – Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

*Reduce Sprawl* – Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

*Housing* – Encourage the availability of affordable housing to all economic segments of the population of the state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

*Open Space and Recreation* – Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreational facilities.

*Environment* – Protect the environment and enhance the state's high quality of life, including air and water quality and the availability of water.

*Public Facilities and Services* – Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

*Historic Preservation* – Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

*Property Rights* – Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

## **VISION 2040**

VISION 2040 is the long-range growth management, economic, and transportation strategy for the central Puget Sound region encompassing King, Kitsap, Pierce, and Snohomish counties adopted by the Puget Sound Regional (PSRC) in 2008. VISION 2040's Regional Growth Strategy is a preferred pattern for accommodating future residential and employment growth. It is designed to minimize environmental impacts, support economic prosperity, improve mobility, and make efficient use of existing infrastructure.

The overarching goal of VISION 2040 related to land use is to focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be a focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Development patterns of the last half of the 20<sup>th</sup> century often separated people from jobs, focused on accommodating the automobile, and altered critical ecosystems. Some of the results have been sprawl development, increasing health concerns, overburdened transportation and infrastructure systems, and increased pollution. The loss of land cover and vegetation to impervious surfaces, including buildings and pavement, also contributes to climate change—although not as significantly as the burning of fossil fuels. More recently, steps have been taken once again to build communities that are walkable and have a mix of uses, and that take advantage of materials and building techniques that have less impact on the environment.

To further this goal VISION 2040 has allocated the majority of the region's employment and housing growth to Metropolitan Cities and Core Cities. The City of Federal Way is a Core City. Therefore, an important connection between VISION 2040 policies and the City's land use policies is development of a regional growth center (Urban Center), referred to as the City Center Core in the FWCP. Designated centers are intended to attract residents and businesses because of their proximity to services and jobs, a variety of housing types, access to regional amenities, mass transit service, and other advantages. Centers are recognized for their benefits in creating compact, walkable communities that support transit and other services. Housing and jobs should be located in a manner that provides for easy mobility and accessibility.

## **Countywide Planning Policies**

The 2012 CWPPs address changes to the GMA since its initial adoption in 1990 and reflect the regional direction established in VISION 2040. CWPPs provide a framework for both the county and its respective cities. Adherence to these policies ensures that plans within the county are consistent with one another. These policies address such issues as the designation of urban growth areas, land use, affordable housing, provision of urban services for future development, transportation, and contiguous and orderly development.

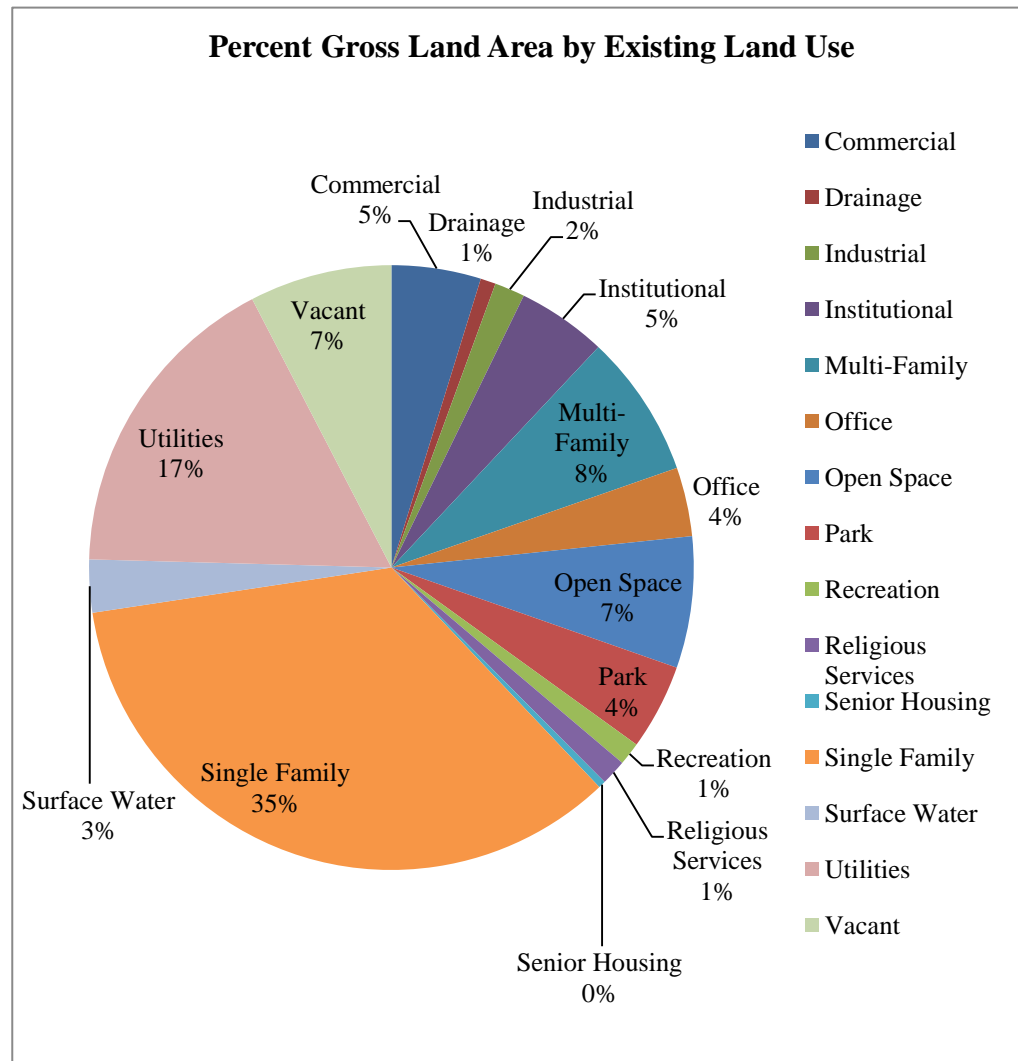
The overarching goal related to development patterns in the CWPPs is that growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently and that protects rural and resource lands. It goes on to say that consistent with the GMA and VISION 2040; urban lands are intended to be the focus of

future growth that is compact, includes a mix of uses, and is well-served by public infrastructure. Urban lands also include a network of open spaces where ongoing maintenance is a local as well as a regional concern.

## 2.2 THE LAND USE CONCEPT

Federal Way’s existing land use pattern (the physical location of uses) exists as a result of development administered by King County until 1990 and subsequent development under Federal Way’s jurisdiction. As shown in *Map II-3* (Generalized Existing Land Use) and *Figure II-1* (Percent Gross Land Area by Existing Land Use), in December 2012, approximately 35 percent of Federal Way’s gross land area was developed as single-family development, 8 percent as multiple-family development, and 11 percent for office, commercial, and industrial uses. Updates to the FWCP will not substantially modify this land use pattern.

**Figure II-1**

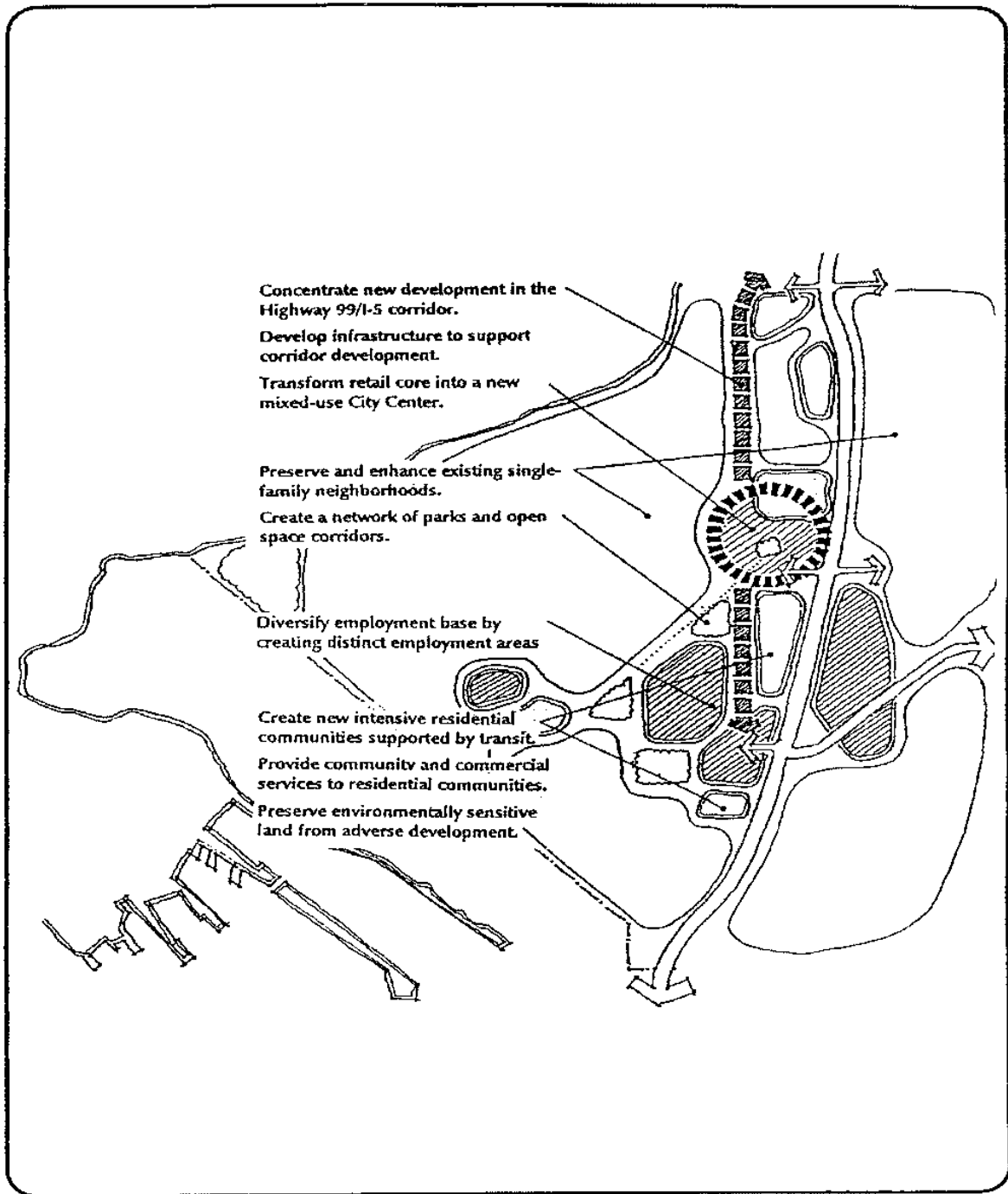


Source: December 2012 City of Federal Way GIS Land Use Layer

What will change is how various pieces of the land use pattern interact to achieve common land use goals. *Figure II-2* depicts the land use concept. The land use concept is intended to facilitate the following:

- Transformation of the retail core into an intensely developed City Center that is the focus of civic activity which provides a sustainable balance of jobs and housing;
- Preservation and enhancement of existing residential neighborhoods;
- A network of parks, trails, open space areas and urban agricultural sites;
- Healthy and active lifestyle opportunities for all residents.
- Diversification of the City's employment base by creating opportunities for employment growth;
- New retail and service employment opportunities around the I-5/South 320<sup>th</sup> and I-5/SR 18 interchanges.
- New opportunities for residential development near transit centers;
- Convenient residentially scaled shopping for residential neighborhoods;
- Housing in the City's mixed-use commercial areas close to shopping and employment;
- Redevelopment of "strip commercial" areas along major arterials into attractive, mixed-use corridors served by auto and transit;
- Well-designed commercial and office developments;
- Preservation of environmentally sensitive areas; and
- Accommodation of adopted growth targets for households and jobs and PSRC growth projections.

**Figure II-2**  
**The Concept Plan Diagram**



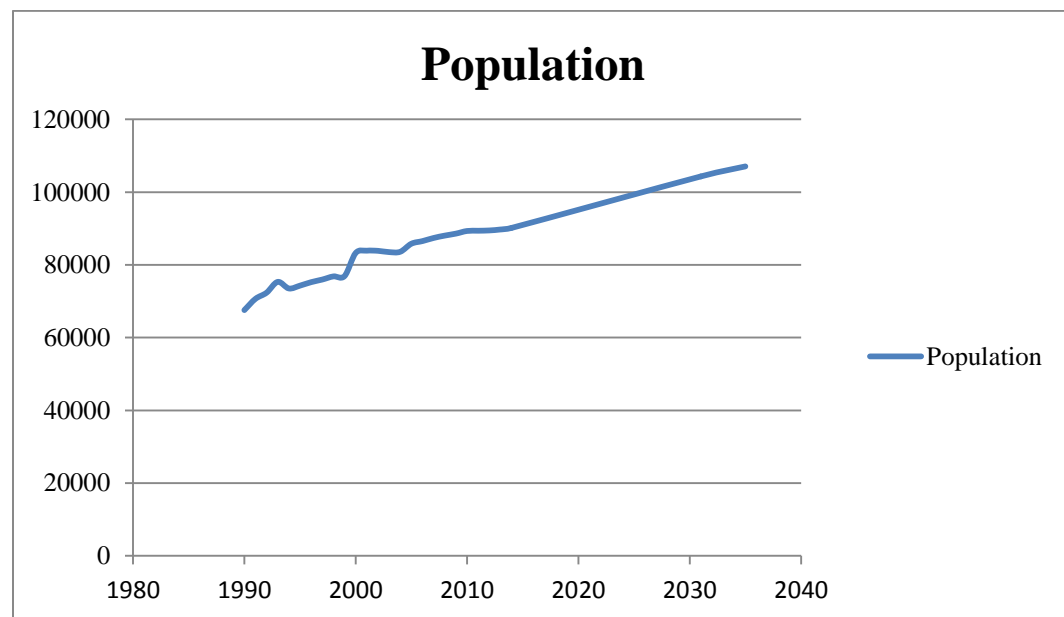


## 2.3 PROJECTED GROWTH & DEVELOPMENT CAPACITY

### Projected Growth

According to the 2010 U.S. Census, 89,306 people called Federal Way home. As of April 2014, the population had grown to 90,147 (based on the Washington State Office of Financial Management [OFM] population estimates).

**Figure II-3**  
**Population Projection, Federal Way**



Source: U.S. Census and Washington State of Financial Management

Between incorporation in 1990 and April 2014, the City grew at an average rate of 1.39 percent per year. In 2014, Federal Way was the tenth largest city in the state and the fifth largest in King County. Based on PSRC's projections, the population in 2031 is estimated to be 104,306 based on an average increase of 0.92 percent per year. By 2035, they estimate that the city population will be 107,057, which would equate to an average growth of 0.65 percent per year.

### Development Capacity and Targets

The 1977 Buildable Lands amendment to the GMA required six Washington counties and the cities within them to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and cities have sufficient capacity, realistically measured, to accommodate forecasted growth.

For the City of Federal Way, the adopted 2006-2031 targets are 8,100 new residential units and 12,300 new jobs. From 2006 to 2012, the City gained new housing units at a slower pace than preceding years. The City gained about 600 housing units by 2012. There is a remaining growth target of 7,500 housing units for 2031 and based on existing zoning, we have total capacity for 8,443 new housing units. Two-thirds of the City's residential capacity is in the mixed-use zones, including the City Center.

Between 2006 and 2012, the City experienced a slight job loss, like many South King County cities. The PSRC Covered Employment Data estimates that the City lost 628 jobs during that period. The loss occurred especially in commercial jobs; there was a very slight gain in industrial jobs during that period. However, we are starting to see an increase in job creation starting in 2013. Based on existing zoning, we have total capacity for more than 17,000 additional jobs, primarily in the mixed-use zones, including the City Center. Therefore, we have adequate capacity to accommodate the 12,300 new job target.

## 2.4 URBAN DESIGN AND FORM

In addition to guiding development, the Land Use chapter also guides the quality and character of the City's future development pattern through goals and policies related to the form, function, and appearance of the built environment. These goals and policies, related to quality development, serve and will continue to serve as a basis from which to develop appropriate implementation measures. Design guidelines, adopted in 1996, 1999, and 2003 are used as an integral component of the development review process. Design guidelines address location and type of pedestrian amenities and public spaces; pedestrian and vehicle circulation; building setbacks, orientation, form, and scale; landscaping; and mixed-use commercial/residential design.

### Goal

**LUG1** *Create an attractive, welcoming and functional built environment.*

### Policies

**LUP1** Use development standards and design guidelines to maintain neighborhood character and ensure compatibility with surrounding uses.

**LUP2** Use zoning regulations to achieve a greater range of housing options in multi-family designations.

**LUP3** Use design guidelines and performance standards to create attractive and desirable commercial, office and commercial/residential mixed-use developments.

## 2.5 DEVELOPMENT REVIEW PROCESS

The Land Use chapter provides the policy foundation for implementing zoning and development regulations. In developing policy concerning future land use regulations, or revisions to existing regulations, every effort has been made to instill certainty and efficiency in the development process.

### **Goal**

- LUG2** *Develop an efficient and timely development review process based on a public/private partnership.*

### **Policies**

- LUP4** Maximize efficiency of the development review process.
- LUP5** Assist developers with proposals by continuing to offer preapplication meetings in order to produce projects that will be reviewed efficiently.
- LUP6** Conduct regular reviews of development regulations to determine how to improve upon the permit review process.
- LUP7** Integrate and coordinate construction of public infrastructure with private development to minimize costs wherever possible.

## **2.6 CITYWIDE POLICIES**

Citywide policies apply to all FWCP designations. These general policies are intended to maintain the quality of the living and working environment and ensure that the interests, economy, and welfare of the community are considered.

### **Policies**

- LUP 8** Designate and zone land to provide for Federal Way's share of regionally adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.
- LUP 9** Support a diverse community comprised of neighborhoods that provide a range of housing options; a vibrant City Center; well designed and functioning mixed-use, commercial and office areas; and distinctive neighborhood retail areas.
- LUP 10** Support the continuation of a strong residential community.
- LUP 11** Evaluate household and employment forecasts on a periodic basis to ensure that land use policies based on previous assumptions are current.
- LUP 12** Distribute park, urban agricultural sites, and recreational opportunities equitably throughout the City.

## 2.7 LAND USE DESIGNATIONS

The land use designations in the FWCP recognize the relationships between broad patterns of land uses. The designations set forth locational criteria for each specific class of uses consistent with the long-term objectives of the FWCP. These designations provide the purpose and intent for specific zoning districts. The location of comprehensive plan land use designations are shown on the Comprehensive Plan Designations Map (*Map II-1*).

### Residential Areas

#### Single Family

Federal Way is known for its quality single-family neighborhoods. This section contains goals and policies that will shape future development and protect or improve the character and livability of established neighborhoods.

The demand for and development of single-family housing is expected to continue for the foreseeable future. Single-family development will occur as in-fill development of vacant lots scattered throughout existing neighborhoods and as subdivisions on vacant tracts of land.

#### Single Family Low Density

The Single Family Low Density designation continues the historic application of low density zoning (Suburban Estates, one unit per five acres) in order to retain larger urban lots. This designation is appropriate on or near critical areas, in areas lacking urban level services and infrastructure, and to retain areas that have unique area-wide circumstance. There are two notable locations: Spring Valley, located in the southern portion of the City; and along Puget Sound near Dumas Bay in the vicinity of Camp Kilworth and the Palisades Retreat property.

Moreover, the application of low density zoning is appropriate as a buffer between adjacent land use designations of higher densities. Upon provision of urban services, such as water and sewer, an increase in density may be warranted.

#### Single Family Medium Density

The Single Family Medium Density designation creates urban lots with a density range of one to three dwelling units per acre to avoid developing on or near environmentally sensitive areas or areas that lack urban infrastructure. The Single Family Medium Density designation can be found along the Puget Sound shoreline and south of South 356<sup>th</sup> Street, both east and west of SR 99. Lot sizes of 35,000 and 15,000 square feet provide for a transition in density between land designated as Single Family High Density Residential and Single Family Low Density Residential. Upon provision of urban services, such as water and sewer, an increase in density may be warranted.

The relatively large lot sizes along the Puget Sound shoreline areas are appropriate due to geological features, including steep slopes and landslide hazards commonly associated with marine bluffs. This area of lower density zoning occurs on both the east and west sides of 1<sup>st</sup> Avenue South, south of South 356<sup>th</sup> Street. However, there are major environmental and ownership differences between the two areas. The area east of 1<sup>st</sup>

Avenue South is characterized by the Hylebos Wetlands and associated streams. In addition, there are many parcels that are either publicly owned or are intended as wetland mitigation for development elsewhere in the drainage basin. Therefore, based on the relative absence of environmental constraints and the future availability of public services in the area west of 1<sup>st</sup> Avenue South, an increase in density may be warranted.

### **Single Family High Density**

A majority of the single-family residential land in the City is designated as Single Family High Density, which is equivalent to RS 9.6 (one unit per 9,600 square feet), RS 7.2 (one unit per 7,200 square feet), and RS 5.0 (one unit per 5,000 square feet) zoning districts respectively, and provide for a range of housing densities. Single Family High Density residential designations are located within close and convenient proximity to neighborhood business centers, areas of existing or future employment, transit, and existing urban infrastructure and services. Future Single Family High Density development should have good access to collector and arterial streets.

### **Goals**

**LUG3** *Preserve and protect Federal Way's single-family neighborhoods.*

**LUG3.1** *Provide a wide range of housing densities and types in the single-family designated areas.*

### **Policies**

**LUP 13** Maintain and protect the character of existing single-family neighborhoods through strict enforcement of the City's land use regulations.

**LUP 14** Protect residential areas from impacts of adjacent non-residential uses.

**LUP 15** Revise existing land use regulations to provide for innovation and flexibility in the design of new single-family developments and in-fill.

**LUP 16** Encourage the development of transportation routes and facilities to serve single-family neighborhoods. Special attention should be given to pedestrian circulation.

**LUP 17** Encourage the development of parks and the preservation of open space in and adjacent to residential areas to provide adequate recreational opportunities and preserve the natural setting of Federal Way.

**LUP 18** Continue to consider special development techniques (e.g., lot size averaging, cottage housing, accessory dwelling units, townhomes, duplexes, and planned unit developments) in single-family areas provided they result in residential development consistent with the quality and character of existing neighborhoods.

**LUP 19** Preserve site characteristics that enhance residential development (trees, water-courses, vistas, and similar features) using site planning techniques such as clustering, planned unit developments, and lot size averaging.

## Multi-Family

The multi-family residential land use designation represents an opportunity to provide a range of housing types to accommodate anticipated residential growth. The increase in population, aging population, increasing diversity, decline in average family size, and high cost of single-family homes have created heavy demand for new housing types. The Land Use chapter encourages the development of housing types, such as duplexes, townhouses, senior housing, quality apartment units and condominiums in existing multi-family areas and within mixed-use development in commercial areas.

During the 1980s, the City's landscape changed, as a number of large apartment complexes were constructed. These apartments, often built without regard to scale or amenities, created a general dissatisfaction with the appearance of multi-family development. In 1999, the City amended its Community Design Guidelines to address the appearance and character of multi-family dwelling units. Incentives for creating desired development such as duplexes and townhouses should be considered.

Multi-Family uses in large part are in areas currently zoned for multi-family development. Designations of 3600, 2400, and 1800 square feet per dwelling unit, corresponding to densities of 12, 18, and 24 dwelling units per acre respectively, will continue to be used. Opportunities for new development will occur through redevelopment and build-out of remaining parcels. In May 2007, the City adopted regulations governing zero lot-line townhouse development and small lot single-family housing in the multiple-family zoning districts.

## Goal

**LUG4** *Provide a wide range of housing types and densities commensurate with market demand, adopted housing targets, and the community's needs and preferences.*

## Policies

- LUP 20** Allow and encourage a variety of multi-family housing types in designated commercial areas, especially in the City Center Core and City Center Frame.
- LUP 21** Support multi-family development with transportation and capital facilities improvements.
- LUP 22** Multi-family residential development should be designed to provide privacy and common open space. Variations in facades and rooflines should be used to add character and interest to multiple-family developments.
- LUP 23** Encourage the establishment of street patterns and amenities that encourage walking, bicycling, and transit use.

## Commercial Designations

Existing commercial areas are predominantly auto-oriented and characterized by one-story low intensity development. In the future, it is desired that these areas become more intensively developed and pedestrian oriented, and in some designations, accommodate

housing. Transforming existing areas into places where people want to live, shop, and work requires changes. Commercial areas should contain street furniture, trees, pedestrian shelters, well-marked crosswalks, and buildings oriented to and along the street to provide interest and allow easy pedestrian access.

### **General Policies for Commercial, Office, and Commercial Enterprise**

The following apply to all commercial, office, and commercial enterprise designations. In some instances, specific goals and policies may follow a specific land use designation.

#### **Policies**

- LUP 24** Provide employment and business opportunities by allocating adequate land for commercial, office, and industrial development.
- LUP 25** Encourage development of regional uses in the City Center.
- LUP 26** Provide for a mix of commercial and residential uses in most commercial areas.
- LUP 27** Use design and performance standards to integrate multi-family development into commercial developments as commercial/ residential mixed-use development. Performance standards should focus on scale, appearance, and compatibility.
- LUP 28** Use Community Design Guidelines to promote common open space, public art, and plazas in commercial/residential mixed-use, and office developments.
- LUP 29** Ensure compatibility between non-residential developments and residential zones by regulating height, scale, setbacks, and buffers.
- LUP 30** Use Community Design Guidelines to encourage quality design and pedestrian and vehicle circulation in office, commercial, and industrial developments.
- LUP 31** Use Community Design Guidelines to encourage commercial development to locate along street edge (where deemed appropriate) to provide pedestrian street access and interest. Provide pedestrian access between developments and to transit stations.
- LUP 32** Consider adopting Form-based codes as a tool to create a predictable public realm and appropriate form and scale for new development and redevelopment.
- LUP33** Identify and designate streets where on-street parking can be safely provided without unduly slowing traffic flow or jeopardizing traffic safety.
- LUP34** Provide developer incentives for inclusion of housing in commercial projects at appropriate locations.

### **Commercial Enterprise**

The Commercial Enterprise (CE) designation was developed from the former Business Park (BP) designation, in order to meet changing market conditions, as indicated by City market studies and by numerous rezone requests. The CE designation is primarily

intended to capture the demand for a diverse mix of industrial, office, and retail sales and services, arrayed in well integrated, high quality developments. Housing is not contemplated for this designation.

The CE designation encompasses areas located generally south of South 339<sup>th</sup> Street, north of South 359<sup>th</sup> Street, and west of the Interstate-5/SR-18 interchange. Presently, these areas are characterized by bulk/big box retailers such as Costco and Home Depot; “destination” retail/commercial centers such as Federal Way Crossings and Marketplace; and light manufacturing and warehouse uses; whose convenient access to Interstate-5 and Highway 18 provide a natural location for such development. The area also includes some large undeveloped and underdeveloped parcels.

## **Goal**

**LUG5** *Develop a quality commercial enterprise environment characterized by a viable, vibrant, and attractive mix of commercial, retail, office, industrial, and supportive uses and utilize locational and design criteria to ensure compatibility between uses.*

## **Policies**

**LUP35** Allow a broad range of commercial, retail, office, industrial, and supportive uses to meet the needs of workers and consumers, in well integrated, well-functioning, high quality developments.

**LUP36** Require development to be compatible and well integrated into its surroundings and adjacent zones through site and building design and development standards that reduce or eliminate land use conflicts and nuisance impacts; ensure project aesthetics; promote sharing of public facilities and services; and improve vehicular and pedestrian traffic flow and safety, including access control and off-street interconnectivity between adjoining properties where feasible.

**LUP37** Allow general and specialty retail uses that serve the needs of people employed or residing in the local area, as well as “destination” retail and wholesale businesses that may serve a broader consumer base vis-à-vis the area’s convenient access to Interstate 5 and Highway 18.

**LUP 38** Do not allow heavy industrial uses on properties that adjoin residential zones.

## **Community Business**

The Community Business designation encompasses two major retail/commercial areas along the SR-99 corridor, including the segment generally between South 272<sup>nd</sup> Street and South 312<sup>th</sup> Street, and the segment between South 324<sup>th</sup> Street and approximately South 339<sup>th</sup> Street. Presently, these areas are characterized by a wide range of development types and appearances, including older, single-story developments that provide excellent redevelopment opportunities. This designation also includes the property located at the northwest corner of 1<sup>st</sup> Avenue South and SW Campus Drive, which is subject to a concomitant development agreement. In addition, there is a Community Business designation on the southwestern corner of 1<sup>st</sup> Avenue South and



SW Campus Drive. The Community Business designation may be appropriate in other commercial nodes that have grown or are growing past the scale of the Neighborhood Business designation.

The Community Business designation allows a broad mix of uses, including general, specialty, and service retail; commercial; office; commercial/residential mixed-use; and supportive uses. This designation envisions mid-rise (three to seven stories), high quality developments containing a vibrant and compatible mix of well integrated and designed pedestrian-oriented and auto-oriented uses.

## Goal

**LUG6** *Transform Community Business areas into vital, attractive, areas with a mix of uses that appeal to pedestrians, motorists, and residents, and enhance the community's image.*

## Policies

**LUP 39** Encourage transformation of the Pacific Highway (SR-99) Community Business corridors into quality retail/commercial mixed use areas, designed to integrate auto, pedestrian, and transit circulation, and to improve traffic flow and safety, including access control and off-street interconnectivity between adjoining properties where feasible. Continue to utilize Community Design Guidelines to ensure quality site and building design and functional and aesthetic compatibility between uses. Integration of pedestrian amenities and open space into retail and office development should also be encouraged.

**LUP 40** Encourage a range of pedestrian-oriented retail, while continuing to accommodate auto-oriented retail uses, and provide supportive uses to meet the needs of residents and employees in the area.

## Neighborhood Business

There are 14 various sized nodes of Neighborhood Business located throughout the City. These nodes are areas that provide retail and/or services to adjacent residential areas. The FWCP recognizes the importance of architectural and site design guidelines to provide compatibility between neighborhood business areas and adjacent neighborhoods.

Neighborhood Business areas are intended to provide convenient goods (e.g., groceries and hardware) and services (e.g., dry cleaners, dentist, bank) at a pedestrian and neighborhood scale close to adjacent residential uses. Developments combining residential and commercial uses provide a convenient living environment within these nodes. In the future, attention should be given to design features that enhance the appearance or function of these areas. Improvements may include sidewalks, open space and street trees, and parking either on street or oriented away from the street edge. The function of neighborhood business areas can also be enhanced by safe pedestrian, bicycle, and transit connections to surrounding neighborhoods.

The need to address expansion or intensification may occur in the future depending on population growth. Future neighborhood business locations should be carefully chosen and sized to meet the needs of adjacent residential areas. Chapter 12 of the FWCP, “The

Twin Lakes Commercial District Sub-Area Plan,” addresses the Neighborhood Business zone centered on Campus Drive SW and SW 21<sup>st</sup> Avenue more specifically.

### **Goal**

**LUG7** *Provide neighborhood and community scale retail centers for the City’s neighborhoods.*

### **Policies**

**LUP 41** Integrate retail developments into surrounding neighborhoods through attention to quality design and function.

**LUP 42** Encourage pedestrian and bicycle access to neighborhood shopping and services.

**LUP 43** Encourage neighborhood retail and personal services to locate at appropriate locations where local economic demand and design solutions demonstrate compatibility with the neighborhood.

**LUP 44** Retail and personal services should be encouraged to group together within planned centers to allow for ease of pedestrian movement.

**LUP 45** Neighborhood Business centers should consist of neighborhood scale retail and personal services.

**LUP 46** Encourage commercial/residential mixed-use development in Neighborhood Business designations.

**LUP 47** Support the provision of transit to Neighborhood Business areas.

**LUP 48** In designating new or expanding existing Neighborhood Business centers, the adjacent zoning and land use shall be carefully considered. New Neighborhood Business centers are most appropriately located adjacent to multi- family and high-density single-family residential areas.

### **Commercial Recreation**

The Commercial Recreation designation acknowledges the unique recreational opportunity associated with the Wild Waves property. Wild Waves is an indoor/outdoor amusement facility most noted for its water park. A pre-annexation concomitant development agreement has established the comprehensive plan designation and zoning (Office Park-4) specifically for Wild Waves.

## **Office**

Federal Way is well known for its quality office parks. Developments within the East and West Campus areas embody good design and are representative of desired future office park development. Office park development in West Campus has been complemented by the Weyerhaeuser Corporate Headquarters in East Campus. In 2014, the Weyerhaeuser

Company announced that they plan to relocate their headquarters to Seattle in 2016. The City recognizes the opportunity presented by this large, well situated campus-like property. The City will work with the seller, future owner(s), and the surrounding community to realize the property's potential, while maintaining compatibility with surrounding uses.

### **Professional Office**

The Professional Office designation is intended to allow for well-designed small-scale office development compatible with adjacent residential neighborhoods.

### **Office Park**

The Office Park designation includes the conventional OP zone as well as the OP-1, 2, and 3 zones, which are located in East Campus and governed by a pre-annexation concomitant development agreement between the City of Federal Way and the East Campus property owner(s). The Office Park designation emphasizes high quality office development that allows for a mix of office and compatible light manufacturing type activities. This classification also permits a limited amount of retail and warehouse support services.

### **Corporate Park**

The Corporate Park designation applies to the Weyerhaeuser Corporate Campus generally located east of Interstate Highway 5. The property is a unique site, both in terms of its development capacity and natural features. Development standards and conditions for the Corporate Park designation are unique to Weyerhaeuser's property and are outlined in a pre-annexation concomitant development agreement between the City and the Weyerhaeuser Company. The agreement governing the Corporate Park designation allows for a wide variety of uses, including, but not limited to, corporate offices, parks, production and light assembly of goods, conference center, warehousing and distribution, and forest uses. Accessory uses such as banking and financial services, restaurants, retail, and helistops are also allowed. This zoning presents unique opportunities for development. The City will evaluate how the property can best be utilized going forward.

### **Goals**

- LUG8** *Create office and corporate park development that is known regionally, nationally, and internationally for its design and function.*
- LUG9** *Work collaboratively to evaluate and realize the potential of the (former) Weyerhaeuser properties in East Campus.*

### **Policy**

- LUP 49** In the East Campus Corporate Park area, encourage quality development that will complement existing uses and take advantage of good access to I-5, Highway 18 and future light rail as well as proximity to the City Center.

## **City Center**

### **City Center Core**

The intent of establishing the City Center Core is to create a higher density, mixed-use designation where office, retail, government uses, and residential uses are concentrated.

Other uses such as cultural/civic facilities and community services will be highly encouraged.

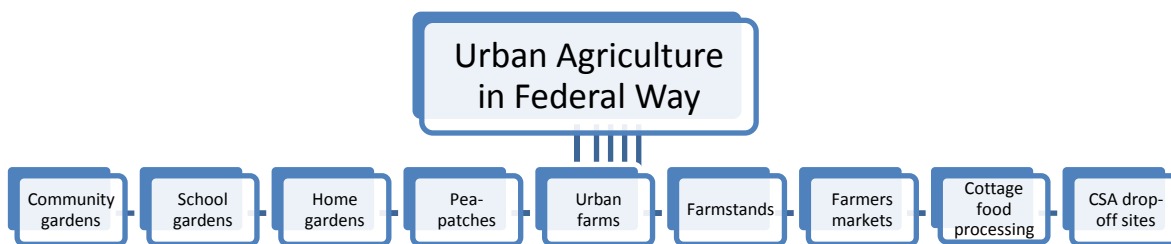
### City Center Frame

The City Center Frame designation will have a look and feel similar to the Core and will provide a zone of less dense, commercial/residential mixed-use development physically surrounding a portion of the City Center Core. Together, they are meant to complement each other to create a “downtown” area. A more detailed description, along with goals and policies regarding the City Center Core and Frame, can be found in the City Center chapter.

## 2.8 HEALTHY FOOD ACCESS: URBAN AGRICULTURE

### Purpose

Healthy food resources such as farmers markets, community gardens, pea patches, and urban farms provide public health and economic, social, and environmental benefits for the community. Many of these uses will be located in residential zones; therefore, it is important to ensure that the residential nature of existing neighborhoods is not negatively impacted by noise, odor, stormwater runoff, or traffic that could potentially be generated by an urban agriculture use.



Urban agriculture in Federal Way supports and encourages healthy and active lifestyles through a wide range of activities such as raising, cultivation, processing, marketing, and distribution of food in urban areas. Urban agriculture is sustainable as it contributes to quality of life by providing opportunities for community building and encourages social interaction for Federal Way’s diverse population. In addition, urban agriculture activities can contribute to the local economy by providing opportunities for residents to start and grow businesses such as urban farms and cottage food processing as well as by being a good steward of our environment.

These policies are intended to increase access to healthy food choices for all Federal Way residents.

### Goal

**LUG 10** *Provide access to healthy food resources for all residents through opportunities for urban agricultural activities, such as farmers markets,*

*farmstands, community supported agriculture (CSA)<sup>1</sup> drop-off sites, community gardens, pea patches, school gardens, home gardens, and urban farms.*

## **Policy**

- LUP 50** Establish development regulations that allow for healthy food resources, such as urban agriculture and food banks as a permitted use and provide for on-site sale and delivery of healthy foods, on public and private property, where appropriate.

## **Goal**

- LUG 11** *Encourage and support farmers' market opportunities that are accessible to all residents.*

## **Policies**

- LUP 51** Establish development regulations that allow for farmers markets as a permitted use on public and private property, where appropriate.
- LUP 52** Encourage farmers market to accept public benefits such as food stamp electronic benefit cards, senior farmer market vouchers, and Women, Infant, Children (WIC) benefits.
- LUP 53** Coordinate with local and regional organizations to promote local farmers markets.

## **Goal**

- LUG 12** *Promote urban agriculture activities through existing and new programming and partnerships.*

## **Policies**

- LUP 54** Encourage and support the use of public lands for urban agricultural activities by establishing criteria for assessing suitable sites.
- LUP 55** Where appropriate, support joint-use agreements for publicly or privately owned sites for uses such as urban farms, community gardens, and pea patches.
- LUP 56** Consider development incentives, grants, and other funding sources to support development of urban agriculture sites and programming.

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<sup>1</sup> Community-supported agriculture (CSA) is a food production and distribution system that directly connects farmers and consumers. Consumers buy "shares" in a farm's harvest in advance. The term "CSA" is also used to refer to an individual farm's CSA program.

## 2.9 ESSENTIAL PUBLIC FACILITIES

Essential public facilities include those facilities that are typically difficult to site, such as airports, state or regional transportation systems, correctional facilities, and mental health facilities. Pursuant to the GMA, no comprehensive plan can preclude the siting of essential public facilities and each should include a process for siting essential public facilities. The GMA includes these provisions because siting certain public facilities has become difficult due to the impacts many of these facilities have on the community. Title 19 of the *Federal Way Revised Code* (FWRC) defines essential public facilities and provides a land use process for siting them.

### Goal

**LUG13** *Ensure the City complies with legal mandates to allow the siting of Essential Public Facilities.*

### Policy

**LUP59** The FWRC shall include a process for siting essential public facilities.

## 2.10 PHASING

Phasing focuses growth to those areas where public investments for services are targeted. By doing so, these areas become more attractive for development. Consistent with the CWPPs, Federal Way proposes to use a tiered system for accommodating future growth. The primary purpose of this technique is to assure a logical sequence of growth outward from developed areas. The City can influence phasing by choosing where and when to make strategic capital facility investments. Phased growth will promote efficient use of land by:

- Reducing taxpayers costs by locating new development nearest to existing urban services;
- Adding predictability to service and facility planning;
- Reducing commuter miles and protecting air quality by locating housing and jobs near each other;
- Encouraging in-fill and redevelopment where environmental impacts have already occurred; and
- Reserving land for future parks and open space.

### Policies

**LUP60** Establish priority areas for public facility and service improvements, especially for transportation based on an adopted Capital Facilities Plan (CFP) and

Transportation Improvement Program (TIP). Priority areas should be located where public facility and service improvements would effectively advance Federal Way’s growth vision. Priority areas will shift over time as improvements are installed and an acceptable level of service is attained.

**LUP61** When and where service deficiencies are identified, the City, along with service providers, will develop capital improvement programs to remedy identified deficiencies in a timely fashion or will phase growth until such programs can be completed.

**LUP62** Work with King County through an interlocal agreement to assign phasing to the City’s PAA.

## 2.11 INCENTIVES

Incentives shall be used to direct development activity to desired locations, and to encourage the type and character of desired development. The City has adopted a Housing Tax Exemption for multi- family housing in the City Center and a Planned Action SEPA for a portion of the City Center. Incentives can play an important role in the development of the City Center and must be substantial enough to influence market conditions by making them attractive to the development community.

### Policies

**LUP 63** Develop incentives to encourage desired development in commercial areas, especially in the City Center Core and Frame.

**LUP 64** Consider incentives for desired types of multi-family residential development (townhouses, duplexes, etc.).

## 2.12 HISTORIC RESOURCES

Historic preservation involves the identification, maintenance, renovation, and reuse of buildings and sites important to a community’s history. Buildings or sites may be associated with a particular style or period in the community’s past, or with historic or significant historic events or persons. Historic preservation to date has largely been undertaken by the Historical Society of Federal Way. Historic preservation is listed as the 13<sup>th</sup> goal in the GMA which encourages jurisdictions to, “Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.”

### Goal

**LUG 14** *Use historic resources as an important element in the overall design of the City.*

### Policies

**LUP 65** Identify vista points and historic buildings for preservation.

- LUP 66** Develop a process to designate historic landmark sites and structures. Use developer incentives or other mechanisms to ensure that these sites and structures will continue to be a part of the community.
- LUP 67** Recognize the heritage of the community by continuing to name (or rename) parks, streets, and other public places after major figures and/or events.
- LUP 68** Zoning should be compatible with and conducive to continued preservation of historic neighborhoods and properties.
- LUP 69** Safeguard and manifest Federal Way’s heritage by preserving those sites, buildings, structures, and objects which reflect significant elements of the City’s history.
- LUP 70** Work with the Historical Society of Federal Way to come up with a methodology to catalog historic sites using the City’s geographic information system.
- LUP 71** Undertake an effort to publicly commemorate historic sites.
- LUP 72** The City shall continue to work with the Historical Society of Federal Way towards attainment of historic resource policies.

## 2.13 IMPLEMENTATION

The following actions are recommended to implement the policy direction outlined in this chapter. Implementation will occur over time and is dependent on resources available to the City and community, level of private investments, and market conditions. The following items are not listed in order of importance or preference. Many of the implementation strategies identified in the past comprehensive plans have already been completed.

### Subarea Plans

Over the years, citizens from various areas of the City have come forth to testify before the Planning Commission and City Council regarding their neighborhood or business area. Development of subarea plans can lead to area specific visions and policies. This type of specific planning, developed with citizen input and direction, can lead to improved confidence and ownership in the community. Areas where subarea planning should be considered include: SR-99 Corridor, South 348<sup>th</sup> Street area, and the South 356<sup>th</sup> area.

### Incentives

Develop an incentives program, for both residential and commercial development. Incentives should be substantial enough to attract development and should be used to create affordable and desired types of housing and to encourage development within the City Center.



## Capital Facility Investment

Invest in capital facilities in areas where development and redevelopment is intended to be directed.

**Table II-3**  
**Land Use Classifications**



<b>Comprehensive Plan Classification</b>	<b>Zoning Classification</b>
Single Family - Low Density Residential	Suburban Estates (SE), one dwelling unit per five acres
Single Family - Medium Density Residential	RS 35,000 & 15,000
Single Family - High Density Residential	RS 9600, 7200, 5000
Multiple Family Residential	RM 3600, 2400, 1800
City Center Core	City Center Core
City Center Frame	City Center Frame
Office Park	Office Park, Office Park 1, 2, & 3
Professional Office	Professional Office
Community Business	Community Business
Commercial Enterprise	Commercial Enterprise
Neighborhood Business	Neighborhood Business
Corporate Park	Corporate Park-1
Commercial Recreation	Office Park-4
Open Space & Parks	A variety of zoning is assigned.

# City of Federal Way Comprehensive Plan

## Comprehensive Plan Designations

### Land Use Element

#### Legend

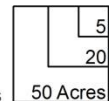
-  Federal Way City Limits
-  Potential Annexation Area
- Comprehensive Plan Designations

-  City Center Core
-  City Center Frame
-  Community Business
-  Commercial Enterprise
-  Commercial/Recreation
-  Corporate Park
-  Multi-Family
-  Neighborhood Commercial
-  Office Park
-  Parks and Open Space
-  Professional Office
-  Single Family, Low Density
-  Single Family, Medium Density
-  Single Family, High Density

Some properties are governed by special conditions. This list appears on the left side of the map. These Comprehensive Plan Designations are effective August 2013.



Scale:



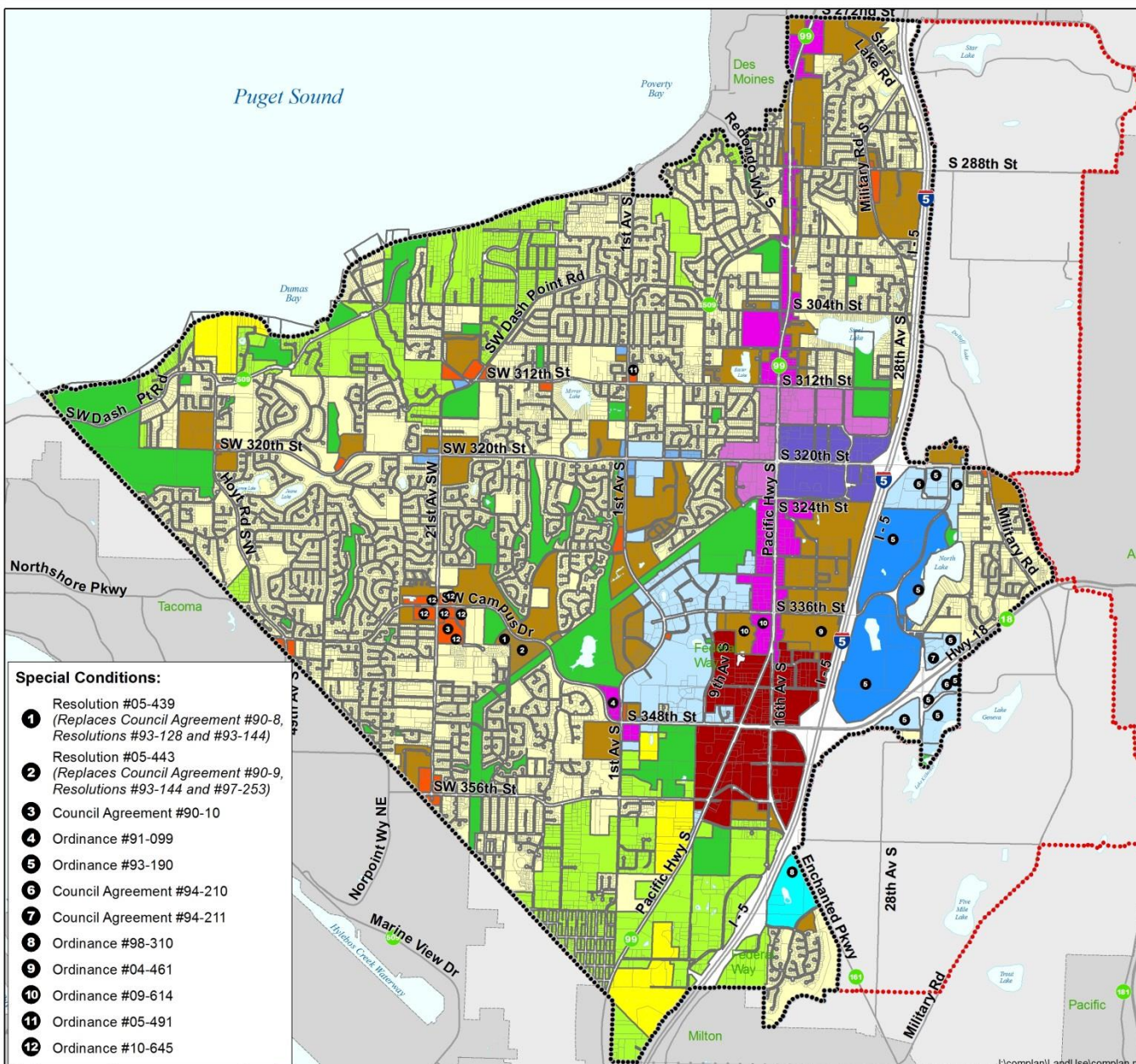
Map Revised:  
July 2015

Source:  
City of Federal Way,  
King County



## MAP II-1

Note: This map is intended for use as a graphical representation only. The City of Federal Way makes no warranty as to its accuracy.



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#### Special Conditions:

- 1 Resolution #05-439  
(Replaces Council Agreement #90-8,  
Resolutions #93-128 and #93-144)
- 2 Resolution #05-443  
(Replaces Council Agreement #90-9,  
Resolutions #93-144 and #97-253)
- 3 Council Agreement #90-10
- 4 Ordinance #91-099
- 5 Ordinance #93-190
- 6 Council Agreement #94-210
- 7 Council Agreement #94-211
- 8 Ordinance #98-310
- 9 Ordinance #04-461
- 10 Ordinance #09-614
- 11 Ordinance #05-491
- 12 Ordinance #10-645



# City of Federal Way Comprehensive Plan

## Zoning Designations

### Land Use Element

#### Legend

Federal Way City Limits

Potential Annexation Area

Federal Way Zoning Designations:

#### Commercial Zones

- BC - Community Business
- BN - Neighborhood Business
- CE - Commercial Enterprise

#### Mixed-Use Zones

- CC - City Center Core
- CF - City Center Frame

#### Multi-Family Zones

- RM1800 - 1 Unit / 1,800 Sq Ft
- RM2400 - 1 Unit / 2,400 Sq Ft
- RM3600 - 1 Unit / 3,600 Sq Ft

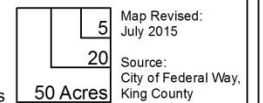
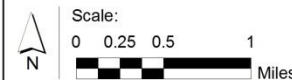
#### Office Zones

- CP-1 - Corporate Park
- OP - Office Park
- OP-1 - Office Park 1
- OP-2 - Office Park 2
- OP-3 - Office Park 3
- OP-4 - Office Park 4
- PO - Professional Office

#### Single Family Zones

- RS15.0 - 1 Unit / 15,000 Sq Ft
- RS35.0 - 1 Unit / 35,000 Sq Ft
- RS5.0 - 1 Unit / 5,000 Sq Ft
- RS7.2 - 1 Unit / 7,200 Sq Ft
- RS9.6 - 1 Unit / 9,600 Sq Ft
- SE - 1 Unit / 5 Acres

Some properties are governed by special conditions. This list appears on the left side of the map. These Zoning designations are effective July 29th, 2015.



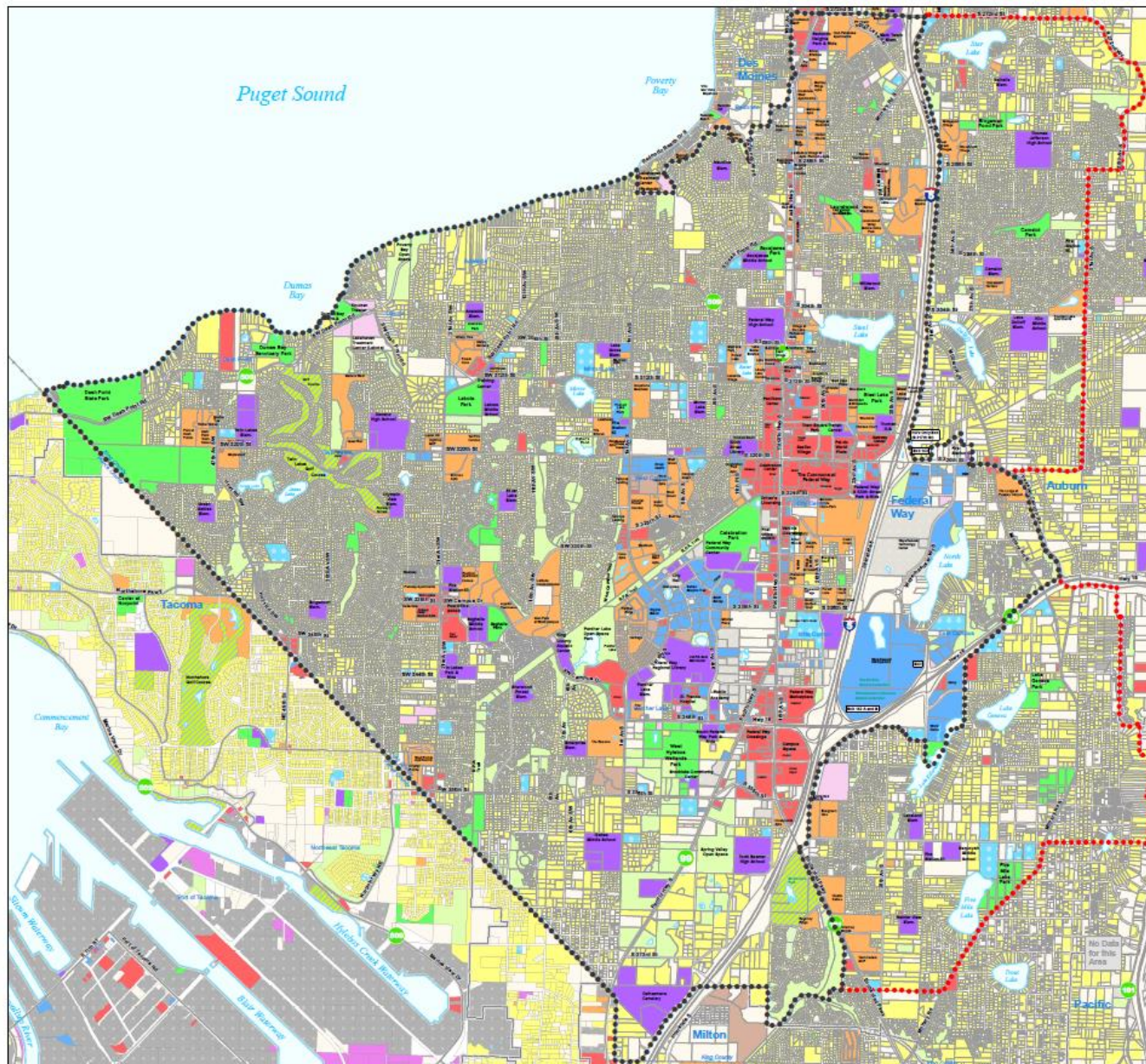
## MAP II-2

Note: This map is intended for use as a graphical representation only. The City of Federal Way makes no warranty as to its accuracy.

#### Special Conditions:

- Resolution #05-439  
(Replaces Council Agreement #90-8,  
Resolutions #93-128 and #93-144)
- Resolution #05-443  
(Replaces Council Agreement #90-9,  
Resolutions #93-144 and #97-253)
- Council Agreement #90-10
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- Council Agreement #94-211
- Ordinance #98-310
- Ordinance #04-461
- Ordinance #09-614
- Ordinance #05-491
- Ordinance #10-645





# City of Federal Way Comprehensive Plan

## Generalized Existing Land Use

### Land Use Element

#### Legend

- Federal Way City Limits
- ..... Potential Annexation Area
- Commercial
- Drainage
- Industrial
- Institutional Uses
- Multi-Family Residential
- Office
- Open Space
- Parks
- Recreation
- Religious Services
- Senior Housing
- Single Family Residential
- Utilities
- Vacant Land
- Water

Land use is based on information in King and Pierce County Assessor records.



**CITY OF Federal Way** **MAP II-3**

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