

NOTICE OF MASTER LAND USE APPLICATION AND OPTIONAL DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name: Redondo Heights TOD – Site C

Project Description: New mixed-use development on vacant 1.4-acre site; 72 units in two buildings, one mixed-use building along the right-of-way that includes a 6,570 sq. ft. food bank and 3-story residential floors, one connected 5-story residential building with below grade parking, and 2,336 sq. ft. stand-alone office building. Site improvements such as paved parking, landscaping, surface water, are included

Applicant: Mancong Lin, Bumgardner Architect, 2111 3rd Avenue, Seattle, WA, 98121, (206) 223-1361

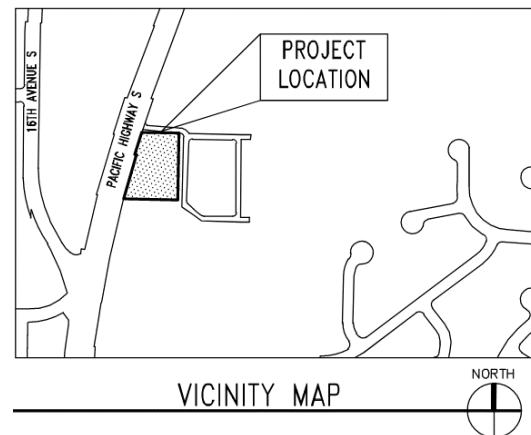
Project Location: Parcels 720480-0188 and 720480-0190

Date Application Received: November 24, 2021

Date Determined Complete: December 21, 2021

Date of Notice of Application: December 31, 2021

Comment Due Date: January 17, 2022



Environmental Review: Based upon review of a completed environmental checklist and other information on file with the city, it is likely that the City of Federal Way will determine that the project will not have a probable significant adverse impact on the environment and expects to issue a Determination of Nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the review process may incorporate or require mitigation measures regardless of whether an environmental impact statement (EIS) is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above.

Requested Decision and Other Permits Included with this Application: The applicant requests a Use Process III decision (file #21-104847-UP) issued by the Director of Community Development according to *Federal Way Revised Code* (FWRC) Chapter 19.65. Additional permits and/or approvals in conjunction with the Use Process III decision include a threshold determination according to *State Environmental Policy Act* (SEPA) Rules WAC 197-11 (file #21-104848-SE) a Transportation Concurrency (file #21-104849-CN), and Street Modification Request (file #21-105269-SM).

Environmental Documents & Required Studies: Environmental Checklist, Preliminary Technical Information Report (TIR), and Parking Analysis.

Consistency with Applicable City Plans and Regulations: The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: *Federal Way Comprehensive Plan*; *FWRC*; *King County Surface Water Design Manual as amended by the City of Federal Way*; *Public Works Development Standards*; *Lakehaven Water & Sewer System Design and Construction Standards*; and *South King Fire & Rescue Administrative Policies*

Public Comment & Appeals: Any person may submit written comments regarding the land use application or the environmental impacts of the proposal to the Director of Community Development by 5:00 p.m. on **January 17, 2022**. Only persons who submit written comments to the Director or specifically request a copy of the decision, may appeal the decision. However, any interested party may appeal the environmental threshold determination. Comments can be mailed to Dept. of Community Development, 33325 8th Avenue South, Federal Way, WA 98003 or emailed to planning@cityoffederalway.com.

Issuance of Final Environmental Determination: The final DNS may be issued without a second comment period, unless timely comments identify probable significant adverse impacts that were not considered by the Notice of Optional DNS. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Availability of File and Environmental Documents: The official project file, existing environmental documents, and required studies are available for public review: <https://www.cityoffederalway.com/node/1962>

Staff Contact: Becky Chapin – Senior Planner, 253-835-2641 or becky.chapin@cityoffederalway.com

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