



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

Project Name: Redondo Heights TOD

Project Description: The proposal is for a new multi-family development on a vacant five-acre site; 130 units in five 3-story buildings, community center, surface and below grade parking, and site improvements.

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

Project Location: Parcels 720480-0172, 720480-0174, and 720480-0186 (Silver Shadows)

Date Application Received: November 9, 2020

Date Determined Complete: December 3, 2020

Date of Notice of Application: December 11, 2020

Comment Due Date: December 28, 2020

Requested Decision and Other Permits Included with this Application: The applicant requests a Use Process III decision (file #20-104351-UP) issued by the Director of Community Development pursuant to *Federal Way Revised Code* (FWRC) Chapter 19.65. Additional permits and/or approvals in conjunction with the Use Process III decision include State Environmental Policy Act (SEPA) review (file #20-104353-SE) and Transportation Concurrency (file #20-104352-CN).

Environmental Documents: Environmental Checklist, Geotechnical Report, Wetland Survey, Trip Generation Report, and Preliminary Technical Information Report

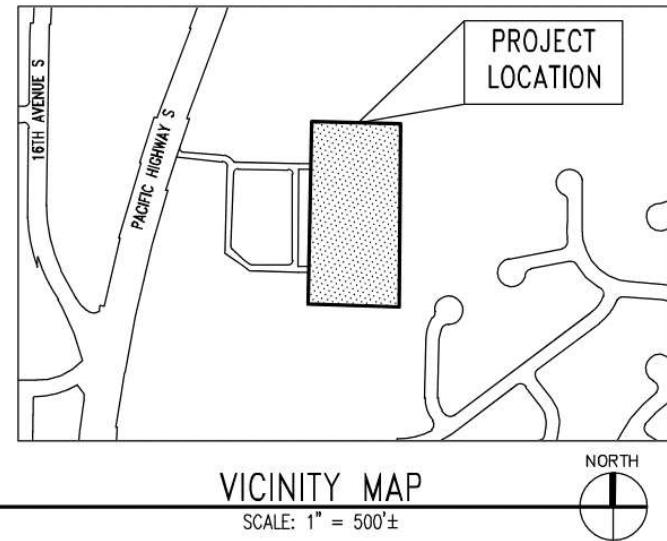
Development Regulations to Be Used for Project Mitigation: FWRC Title 14, "Environmental Policy"; Title 16, "Surface Water Management"; and Title 19, "Zoning and Development Code."

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 and Sewer System Design and Construction Standards*; and *South King Fire and Rescue Administrative Policies*.

Public Comment & Appeals: Any person may submit written comments on the Use Process III application to the Director of Community Development by December 28, 2020. Only the applicant, persons who submit written comments to the director, or persons who specifically request a copy of the original decision may appeal the director's decision. Comments can be mailed to Department of Community Development, 33325 8th Avenue South, Federal Way, WA, 98003, or emailed to planning@cityoffederalway.com.

Availability of File and Environmental Documents: The official project file and referenced environmental documents are available for public review at the following website: <https://www.cityoffederalway.com/node/1962>.

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



PROJECT INFORMATION

PARCEL ID NO. 720488-017 AND 720486-0174
PROJECT AREA: 5.025 ACRES (218,903 SF)
PARKING REQUIREMENT: 242 STALLS
PARKING PROVIDED: 242 STALLS
ADA PARKING REQUIRED: 7 STALLS
ADA PARKING PROVIDED: 8 STALLS

SURFACE PARKING (198 STALLS):

151 - 5'X10'
61 - 8'X10'
2 - ADA VAN 9'X10'
2 - ADA STD 5'X10'

BELLOW GRADE PARKING (44 STALLS):

40 - 9'X10'
4 - ADA STD 9'X10'

OWNER:

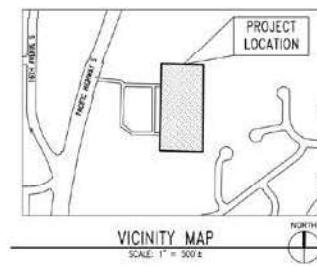
SHELTER RESOURCES, INC.
CONTACT: ROBIN COKAK
PO BOX 23696
FEDERAL WAY, WA 98083
(253) 538-0810

BUILDABLE LAND CALCULATION TABLE

OVER LAND AREA	5.025 ACRES
DETRITAL AREAS	0.000 ACRES
RIGHT OF WAY AREA	0.000 ACRES
PUBLIC PURPOSE AREA	0.858 ACRES
NET LAND AREA	4.166 ACRES

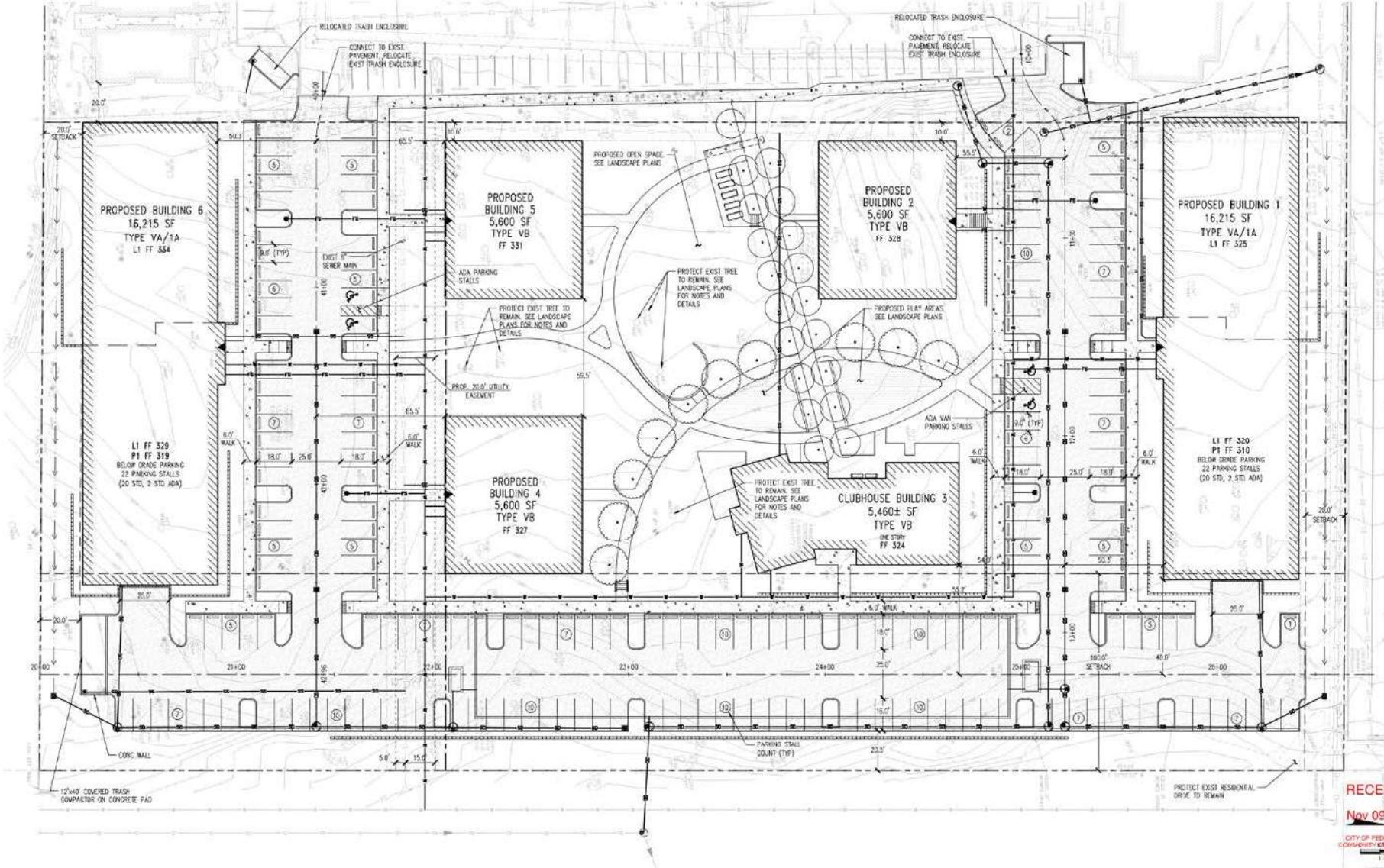
BUILDING AREA TABLE

DESCRIPTION	SQUARE FOOTAGE (GROSS FLOOR AREA)	# UNITS
EXISTING BUILDING	NA	NA
NEW BUILDING	185,820 SF	130
COMMERCIAL PORTION	NA	NA
RESIDENTIAL PORTION	175,524 SF	130
FOOTPRINT	26,452 SF	NA



VICINITY MAP

SCALE: 1" = 300'



New Construction Site Redondo Heights

Pacific Highway S Federal Way, WA

Permit No. 2000347

DRAWING ISSUE LOG

No. Description Date
10/09/2020

PROJECT NUMBER

2000347



SITE PLAN

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