



April 23, 2020

Job No. 1352-023-019

RESUBMITTED

Apr 24 2020

CITY OF FEDERAL WAY  
COMMUNITY DEVELOPMENT

Mr. John Hutton, Parks Director  
City of Federal Way  
Dept. of Parks and Recreation Division  
33325 8<sup>th</sup> Avenue S  
Federal Way, WA 98003

**RE: Fee-in-Lieu of Open Space Request  
The Woodlands at Redondo Creek Preliminary Plat**

Dear Mr. Hutton:

On behalf of RMJ Holdings LLC, ESM Consulting Engineers is submitting this letter as a request to pay a fee-in-lieu of providing usable open space for The Woodlands at Redondo Creek subdivision. As you know, we previously requested an “administrative alteration of open space category percentages” in a letter dated October 23, 2019. Although the project provides 32.2% open space across the site, the alteration request was denied.

The subject property comprises King County tax parcels 042104-9012 and 042104-9221, a total of approximately 21.85 acres, located in the northern portion of Federal Way adjacent to S 304<sup>th</sup> Street and Pacific Hwy S. The proposed preliminary plat includes 67 single-family residences, right-of-way dedications and associated infrastructure.

According to FWRC 18.55.060(2), 15% of the gross land area of the subdivision site is required to provide open space, or 142,753 SF. A minimum of 10% (95,168 SF) of usable open space is required therein, with the option of having the remaining 5% be provided as conservation or buffer open space.

A wetland and stream associated with Steel Lake run through the site and are contained in a critical area tract (Tract A) that includes their required buffers. The total area within this tract is approximately 206,766 SF, or 22%, of the gross site area as conservation open space. Additional conservation open space is included in Tract D, and a landscape buffer along SR 99 is contained in Tract H.

Proposed usable open spaces are located in Tracts E, F, and I of the project, totaling 27,072 SF, or 2.8% of the gross site. Tract E contains a larger play field and equipment, Tract F provides a picnic table and play area, and Tract I offers landscaping as a visual amenity. Please refer to sheet L1.0 of the preliminary plat plan set for visual representations of the proposed usable open space.

Open space for this project is proposed with the following categorical percentages:

Open Space Category	Tracts	% of Gross Land Area	Square Footage
Usable	E, F, I	2.8%	27,072 SF / 0.62 AC
Conservation	A, D	25.1%	238,433 SF / 5.47 AC
Buffer	H	0.7%	6,590 SF / 0.15 AC
Constrained	B, G	3.6%	34,170 SF / 0.78 AC
<b>Total</b>		<b>32.2%</b>	<b>306,625 SF / 7.04 AC</b>

Please refer to the Preliminary Plat Plan Set, PP-03 for a depiction of these areas.

The applicant would like to request to pay a fee-in-lieu of the remaining 68,096 SF usable open space required, or 7.16% of the property's market value. In the absence of an accurate assessed value through King County, an appraisal prepared by a state-certified real estate appraiser concludes a market value of \$2,400,000 for the subject property. This will result in fee-in-lieu dedicated to the City of Federal Way Parks Department that equates to **\$171,840**.

Thank you for your attention to this matter. Should you have any questions or require any additional information, please contact me immediately.

Best Regards,

ESM CONSULTING ENGINEERS, L.L.C.



SAVANNA NAGORSKI, MS  
Planner/GIS Analyst

Enc: PP-03 Preliminary Site Plan  
L1.0 Overall Landscape Plan  
Land Appraisal

cc: Dmitriy Mayzlin

\\esm8\enr\esm-jobs\1352\023\019\document\letter-009.docx

