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Jim Ferrell, Mayor

Mr. Arthur Richey  
Senior Director of DaVita Development  
DaVita HealthCare Partners Inc.  
2000 16<sup>th</sup> Street  
Denver, CO 80202  
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August 10, 2016

**Re: Timeline for the Review and Permitting for Construction of an Office Building in East Campus**

Dear Mr. Richey:

We enjoyed meeting with you on July 21<sup>st</sup>. Pursuant to your request during this meeting, the City has prepared a timeline for you to achieve occupancy of your proposed building. Enclosed are timelines that depict the process from the point of a preapplication conference to the occupancy of the building. The timelines are graphically presented in either business days or calendar days, and by the four review stages: Preapplication, Land Use Review, Building Permit, and Construction. They are illustrated by total calendar days, or by weeks for each review stage.

Using the *Federal Way Revised Code* (FWRC), which sets out timeframes for review of development applications, and based upon the time needed for construction and outfitting the building, it would result in a total of 912 calendar days, or 2.5 years.

This timeline is based on the following assumptions:

1. A complete application is submitted at every step of the process, i.e., at the preapplication stage, formal application (land use process), and building permit application stage. This means that all required materials and studies are submitted and during the City's review there is no need to request additional information. This also means that the timeline does not address review time associated with resubmitted materials.
2. There are no citizen-initiated appeals. Appeals can occur when a threshold determination (SEPA decision) is issued and when the land use process decision is issued.
3. Adverse weather conditions do not delay site work or construction.

As it pertains to your question on whether parking would be allowed as a stand-alone use on Lots F and I, FWRC 19.130.110 would allow this based on the following language:

- “(1) Unless otherwise specified in this title or modified in accordance with FWRC 19.130.090, the applicant shall provide the required number of parking spaces either:

“(a) On the subject property; or

“(b) On a lot adjoining the subject property, if that lot is in a zone that permits the use conducted on the subject property.

“(2) If the parking is located on a lot other than the lot containing the use which generates the parking space requirements, the owner of the lot containing the parking must sign a covenant or other instrument, in a form acceptable to the city attorney, requiring that the lot be devoted in whole or in part to required parking for the use on another lot. The applicant must record this statement with the county to run with all affected properties.”

According to FWRC 19.05.010, the definition of adjoining is as follows:

“‘Adjoining’ means property that touches or is directly across a street from the subject property. For the purpose of height regulations, any portion of a structure which is 100 feet or more from a low density zone is not considered to be adjoining that zone.”

If parking is proposed for Lots F and I, there would need to be a Boundary Line Adjustment (BLA) to remove the interior lot lines. Alternatively, parking could be provided on Lots K and L, with a BLA being done to remove the interior lot lines between Lots H, K, and L.

Also, in reviewing whether there were any critical areas on the lots, City zoning maps and the binding site plan for this property illustrate that there is a small wetland and a stream to the east of Lots K and L, which will need to be addressed.

We hope that we have answered all of your questions and look forward to working with you. We also hope that the prepared timelines are helpful in facilitating planning on your side. Please contact Principal Planner Margaret Clark, AICP, at 253-835-2646, or [margaret.clark@cityoffederalway.com](mailto:margaret.clark@cityoffederalway.com), if you have any comments and/or questions regarding this letter.

Sincerely,



Scott Sproul  
Acting Community Development Director

Enclosures

c: Jim Ferrell, Mayor  
Brian Wilson, Chief of Staff  
Tim Johnson, Economic Development Director  
Marwan Salloum, Public Works Director  
E.J. Walsh, Deputy Public Works Director  
Margaret Clark, AICP, Principal Planner