



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 06-133238-AD
Project Name/Address: Factoria 1 (F1) Land Use District and TownSquare Design Guideline Amendments
Planner/Phone: Mike Upston/ 425-452-2970

Minimum Comment Period: November 30, 2006
The public will continue to have an opportunity to comment on this proposal until final action, if any, is taken by the City Council.

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
(Integrated SEPA/GMA Process)**

A. BACKGROUND INFORMATION

PROPOSAL TITLE: Factoria Land Use District 1 (F1) and TownSquare Design Guideline Amendments

PROPERTY OWNERS' NAME: n/a; applies to all property within the Factoria 1 Land Use District.

PROPOSAL LOCATION: Applies to all property within the Factoria 1 Land Use District.

PROPONENT'S NAME: City of Bellevue, Department of Planning and Community Development

CONTACT PERSON'S NAME: Mike Upston, Senior Planner

CONTACT PERSON'S ADDRESS: Department of Planning and Community Development
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

CONTACT PERSON'S PHONE: 425-452-2970

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. **General description:** Land Use Code Amendment to modify the Factoria 1 Land Use District regulations and TownSquare Design Guidelines. The amendments are necessary to accommodate retail square footage previously approved following completion of the Factoria Area Transportation Study and to provide flexibility to move some allowed uses around on the site.
2. **Site acreage:** n/a; applies to all property within the Factoria 1 Land Use District.
3. **Number of dwelling units/buildings to be demolished:** N/A
4. **Number of dwelling units/buildings to be constructed:** N/A
5. **Square footage of buildings to be demolished:** N/A
6. **Square footage of buildings to be constructed:** N/A
7. **Quantity of earth movement (in cubic yards):** N/A

8. **Proposed land use:** This proposal will accommodate retail square footage previously approved following completion of the Factoria Area Transportation Study (FATS) and provide the new mall owners flexibility to move some allowed uses around on the site.
9. **Design features, including building height, number of stories and proposed exterior materials:** N/A
10. **Other:** N/A

Proposed timing or schedule (including phasing, if applicable):

A public hearing on the proposal is anticipated in January 2007. City Council final action on the proposal will follow that public hearing.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

n/a.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Traffic Analysis will be prepared.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

The City is expecting a Design Review application and subsequent construction permits for redevelopment of the Marketplace @ Factoria (presently named Factoria Shopping Center).

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Ordinance adoption by the City Council.

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

SUMMARY

Project Summary: The proposal is to amend the Land Use Code to modify the Factoria 1 Land Use District regulations and TownSquare Design Guidelines.

Environmental Summary per WAC 197-11-235(3)(b):

State the proposal's objectives: To accommodate retail square footage previously approved following completion of the Factoria Area Transportation Study and to provide flexibility to move some allowed uses around on the site. Background: On July 15, 2002 the Council adopted Ordinance 5385 to allow amendments to the zoning established for the F1, F2 and F3 land use districts, to create a new Section K in Chapter 20.25 of the Land Use Code, and to establish design guidelines and limitations on the Factoria districts. Limits were placed on the amount of new development in the F1 land use district. Prior to an update of the Factoria Area Transportation Study (FATS) up to 685 residential units and 51,100 square feet of retail development could be added. The FATS update concluded that an additional 100,000 square feet of retail development could be added, for a total of 151,100 additional square feet. The City also determined that the proposal would not have a probable significant adverse impact upon the environment; a Determination of Non-Significance was issued on May 9, 2002.

Specify the purpose and need to which the proposal is responding: Described above.

State the major conclusions, significant areas of controversy and uncertainty: During review of the amendments described above, traffic impacts were identified as the most pressing issues for nearby residents. In addition, visual impacts were of interest.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: Public feedback during the process described above indicated that further development in the F1 land use district might be inappropriate in light of the traffic problems at that time, and that the scale and height of the buildings envisioned by the TownSquare Design Guidelines may be out of character with the area.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: As described above, the proposal is a nonproject action to accommodate retail square footage previously approved following completion of the Factoria Area Transportation Study and to provide flexibility to move some allowed uses around on the site. There are no significant adverse impacts resulting from that action. Any specific proposal to construct new development would require project level review. Adoption of the proposed regulations will ensure consistency with the previous approval.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore no mitigation measures are proposed. Future development under the provisions of the regulation will be subject to SEPA review, as well as to the City's existing development regulations.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed code amendment will not increase the potential impacts to water, air and earth resources or noise production.

Proposed measures to avoid or reduce such increases are: N/A

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The proposed code amendment will not increase the potential impacts to plants and animals.

Proposed measures to protect or conserve plants, animals, fish or marine life are: N/A

3. How would the proposal be likely to deplete energy or natural resources?

No adverse impacts to energy or natural resources are anticipated.

Proposed measures to project or conserve energy and natural resources are: N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal will not directly affect any environmentally sensitive areas. The same protected area requirements and disturbance limits will apply to development and uses in the Factoria Land Use district under the proposed amendment as apply elsewhere in the City.

Proposed measures to protect such resources or to avoid or reduce impacts are: N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will not affect any shoreline areas.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

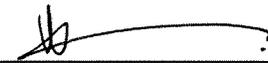
None of the proposed amendments to the Land Use Code will change the demands on the transportation system. The amount of development, and related traffic impacts anticipated, within the Factoria Land Use District have already been approved by the City is the result of previous traffic analyses associated with Ord 5385 and the FATS.

Proposed measures to reduce or respond to such demand(s) are: N/A

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

No conflicts are known or anticipated.

- D. **The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.**

Signature  _____

Date Submitted 11/16/06