



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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. 06-133517-LD

Project Name/Address: Redevelopment of the Factoria shopping center to open a portion of the enclosed mall to the outside, provide additional retail and new residential uses, and incorporate a stronger pedestrian orientation and connectivity between on-site uses and the surrounding neighborhoods.

Planner/Phone: Mike Upston/ 425-452-2970

Minimum Comment Period: April 5, 2007 (5:00 pm)

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner:
Kimschott Factoria LLC

Proponent:
Callison LLC

Contact Person:
Mark Ludtka, Principal

Address:
***1420 Fifth Avenue, #2400
Seattle, WA 98101-2343***

Phone:
206 623-4646

Proposal Title:
The Marketplace @ Factoria

Proposal Location:
Factoria Square DIV 1

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

See attached Vicinity Map.

Give an accurate, brief description of the proposal's scope and nature:

1. General description:

Kimschott Factoria LLC proposes to redevelop the Factoria Shopping Center as The Marketplace @ Factoria, with a open-air shopping plaza connected to a 685-unit Multi-family residential complex, new and relocated anchor stores and pedestrian improvements consistent with the F1 Development Area Plan and Factoria Town Square Design Guidelines. This would be a net addition of 151,100 SF of retail space and a net addition of 685 residential units.

Refer to previous Determination of Non-Significance, File Number 01-107064 AD dated 11-15-01

and previously approved SEPA checklist revised March 11,2002.

2. Acreage of site:

41.6 acres total (includes Anchor 2 Retail Parcel at 3.7 acres and Residential Parcel at 3.49 acres)

3. Number of dwelling units/buildings to be demolished:

None

4. Number of dwelling units/buildings to be constructed:

Proposal includes 685 units to be added.

5. Square footage of buildings to be demolished:

Proposal includes 128,000 SF of existing building to be demolished

6. Square footage of buildings to be constructed:

Proposal includes 279,000 SF of new retail and 685-unit residential in multiple buildings added.

7. Quantity of earth movement (in cubic yards):

See below item B.1.e.

8. Proposed land use:

Project site is zoned Factoria Land Use District, (F1) (LUC 20.10.395) and must also meet the requirements for General Commercial District (GC)

9. Design features, including building height, number of stories and proposed exterior materials:

Portions of existing one story covered mall are to be redeveloped into a new one story open-air shopping plaza, new heights consistent with existing structures.

The proposed new anchor structure will likely be one story of commercial space above ground floor parking, with a potential total height of approximately 75 feet.

The proposed new multifamily structures will likely be five stories of residential above structured parking, with a total height in the range of 40 to 75 feet.

10. Other

Estimated date of completion of the proposal or timing of phasing:

This is a phased redevelopment with proposed completion date of June 2010.

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

Future phases will include the balance of entitled development for both retail and residential units. Timing is to be determined. Refer to previous Determination of Non-Significance, File Number 01-107064 AD dated 11-15-01 and previously approved SEPA checklist revised March 11,2002.

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

Not to our knowledge.

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.

Not to our knowledge.

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.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or ***Design Review***)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
- b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is existing of approximately 40% over a very limited existing perimeter landscape area. The average slope across the southern portion of the site is approximately 5%. The average slope across the northern portion of the site is 3%.

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Per a Geotechnical Engineering Studies dated December 24, 1985 and June 5, 1987 by Hart Crowser and Associates, Most of the site contains previously placed fill soils. The near surface fill material are generally loose and consist of a random mixture of clay, silt, sand, and gravel with varying amounts of organic topsoil. It was Hart Crowser's opinion that the fill was not placed in a controlled manner and bricks, concrete, and wood fragments were encountered in the fill material across the site. Under the previously placed fill is organic rich soil interpreted to be the pre-existing top-soil layer. Under the dark brown organic rich topsoil layer is medium dense, wet, gravelly, fine to medium sand which was naturally deposited.

The layer of fill and organic top-soil has a depth of approximately 1-9 feet throughout the site.

Underlying the natural sand are deposits of compressible, clayey silt and silty clay.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Yes. The pre-placed fill and clayey silt / silty clay layers described above would be considered unstable. Removal of the pre-placed fill and preloading of the compressible silt/clay layer would be required.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 15,000 cubic yards of on-site soil material will be regraded to achieve the desired grading. Approximately 15,000 cubic yards of soil material will be imported to achieve the desired grading. Any fill material will be obtained from an approved and permitted gravel pit. For additional information, please refer to the Preliminary Grading Plan submitted for design review.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The permitting plan set will include a proposed Temporary Erosion and Sedimentation

Control (TESC) Plan to mitigate any potential for erosion during the clearing and grading activities associated with the proposed project.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

A reduction in percentage of impervious area is expected in the range of 5-15% as a result of this redevelopment project. The anticipated impervious surface cover after project completion is approximately 85-95%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

See above Item f.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Potential temporary dust and odors associated with the activities of construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Standard methods and practices will be implemented to meet or exceed code requirements to reduce and control any potential site disruptions during construction.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Richards Creek is approximately 1000 ft NE of the proposed project site. There are not currently any surface water bodies in the immediate area.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

N/A.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Sanitary sewer flows will be discharged to the City of Bellevue public sanitary sewer system.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Onsite stormwater runoff from the paved surfaces will be collected and transported via a system of curb, gutter, catch basins and underground storm drainage pipe to existing detention and water quality facilities. The runoff is then directed to the City of Bellevue's storm drainage system.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Onsite stormwater water quality facilities will provide water quality enhancement from stormwater runoff originating from pollution generating surfaces prior to being discharged into the City of Bellevue's storm drainage system. Redevelopment areas within the overall site will be built with new storm drainage infrastructure consisting of catch basins and underground pipe connecting the existing system.

4. Plants

a. Check or circle types of vegetation found on the site:

Note: The vegetation listed below is all part of the shopping center landscape

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing driveway and parking lot trees/groundcover will be removed and replaced. Existing perimeter lawn areas and trees in those areas will be altered. The majority of the trees to be removed are deciduous shade trees less than 8" caliper.

c. List threatened or endangered species known to be on or near the site.

None to our knowledge.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Altered parking and perimeter planting areas will be re-planted to meet or exceed code requirements with native and compatible species. Additional planting areas will enhance vehicular routes and pedestrian pathways. Species installed will provide color and texture variety throughout the year.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None to our knowledge.

- c. Is the site part of a migration route? If so, explain.

Not to our knowledge.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric and Natural Gas.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

None.

- (1) Describe special emergency services that might be required.

N/A.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

N/A.

- b. Noise

N/A.

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None to our knowledge.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Potential temporary noises associated with the activities of construction.

- (3) Proposed measures to reduce or control noise impacts, if any:

Standard methods and practices will be implemented to meet or exceed code requirements to reduce and control any potential site disruptions during construction.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Businesses, shops, offices and multi-family residential.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

Factoria is an existing one level shopping center which includes an enclosed mall and other tenants that are accessed from the exterior. There are also several existing single story stand alone structures on site.

- d. Will any structures be demolished? If so, what?

Yes. This is a redevelopment that includes the proposed demolition of portions of the existing covered mall as well as several stand-alone structures.

- e. What is the current zoning classification of the site?

Factoria (F1)

- f. What is the current comprehensive plan designation of the site?

Community Business – Factoria Subarea Plan

- g. If applicable, what is the current shoreline master program designation of the site?

N/A.

- h. Has any part of the site been classified as an ‘environmentally sensitive’ area? If so, specify.

Not to our knowledge.

- i. Approximately how many people would reside or work in the completed project?

- j. Approximately how many people would the completed project displace?

Lease expirations associated with shopping centers over time may displace some people.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Businesses may have the opportunity to relocate within renovated spaces. Increase in Gross Lease Area for proposed project should provide an increase in employment opportunities.

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Each phase will conform to applicable Design Guidelines, and at build-out, the project as a whole will conform to all Design Guidelines, as modified.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Proposal is to add 685-unit multi-family residential complex. Income level of inhabitants will be market driven.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Housing currently does not exist on this site.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed new multifamily structures will likely be five stories of residential above structured parking, with a total height in the range of 40 to 75 feet. This would be the tallest portion of the project proposed.

- b. What views in the immediate vicinity would be altered or obstructed?

Immediate vicinity view will not be obstructed.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Each phase will conform to applicable Design Guidelines, and at build-out, the project as a whole will conform to all Design Guidelines, as modified.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Proposed site lighting modifications are in keeping with existing site lighting. Reconfiguration of site lighting will match existing in quality and distribution.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

No existing glare issues to our knowledge.

- d. Proposed measures to reduce or control light or glare impacts, if any:

Proposed design intends to avoid conflicts with residential uses and provide adjustable shielding.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The proposed project modifies an existing regional shopping complex. Existing recreational opportunities are not impacted by this project. Several enhancements for pedestrian opportunities are being proposed and incorporated into the retail areas.

T5

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Not to our knowledge.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A.

- c. Proposed measures to reduce or control impacts, if any:

N/A.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

124th Avenue SE is directly West of site. Factoria Boulevard SE borders the East side of project with SE 38th Street to the North and SE 41st Street to the South. See attached Vicinity Map.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Proposed project increases the total number of parking spaces to 2,373, which includes 356 proposed parking spaces under new Anchor. In addition, the residential portion of the project to include 628 parking spaces on two levels below residential plaza.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No. Refer to previous Determination of Non-Significance, File Number 01-107064 AD dated 11-15-01 and previously approved SEPA checklist revised March 11, 2002.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Daily trips will be approximately 6,800, of which 600 will occur during PM peak period.

g. Proposed measures to reduce or control transportation impacts, if any:

Refer to previous Determination of Non-Significance, File Number 01-107064 AD dated 11-15-01 and previously approved SEPA checklist revised March 11, 2002.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Addition of residential component could potentially increase the use of public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed at this time.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

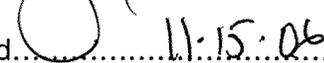
All of these utilities are currently available on the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

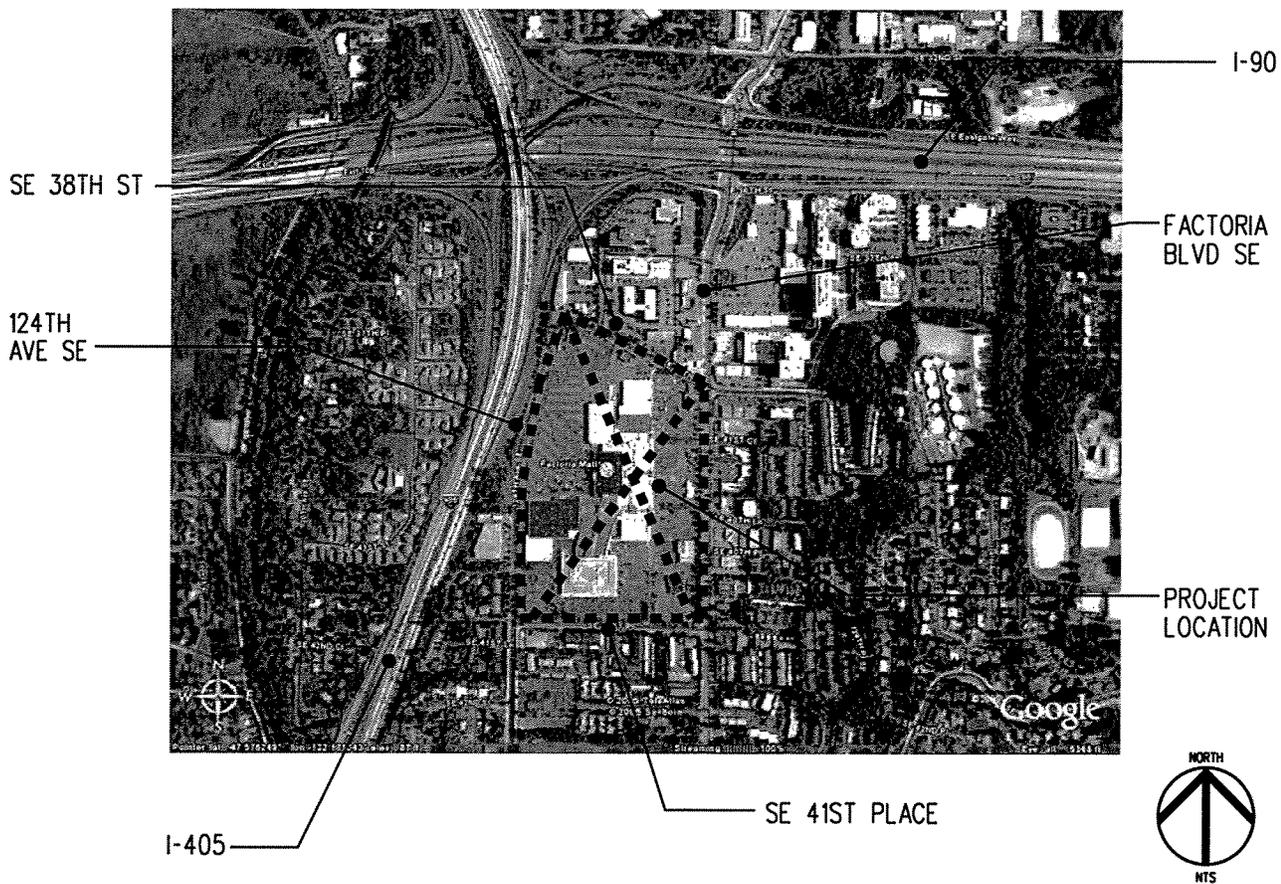
Proposed project may require modifications to existing utilities to facilitate redevelopment.

Signature

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.....

VICINITY MAP



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Project:
Marketplace @ Factoria
Bellevue, Washington
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Design Review
Environmental Checklist Vicinity Map