



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Factoria Village Shopping Center

LOCATION OF PROPOSAL: 3520 and 3600 Factoria Boulevard SE

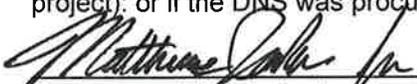
DESCRIPTION OF PROPOSAL: Applicant proposes to demolish a 10,910 SF structure for the creation of a new 11,441 SF new structure. The proposed structure will contain a mixture of restaurant and retail uses. Scope of work includes installation of a vegetated pedestrian walkway through the parking area, the creation of 7 additional parking spaces, and the construction of a plaza near the SE corner of the site. Additional landscaping, both in the perimeter and interior of the site is to be installed. ADA ramps along the south façade of the existing shopping center will be re-worked.

FILE NUMBERS: 16-123803-LM **PLANNER:** Carol Orr

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **8/18/2016**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

8/3/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



**City of Bellevue
Development Services Department
Land Use Staff Report, Environmental Review and
State Environmental Policy Act Threshold Determination**

Proposal Name: Factoria Village Shopping Center

Proposal Address: 3520 and 3600 Factoria Boulevard SE

Proposal Description: **Demolition of a 10,910 SF structure that formerly housed The Keg restaurant, for the creation of a new 11,441 SF new structure. The proposed structure will contain a mixture of restaurant and retail uses. Scope of work includes installation of a vegetated pedestrian walkway through the parking area, the creation of 7 additional parking spaces, and the construction of a plaza near the SE corner of the site. Additional landscaping, both in the perimeter and interior of the site is to be installed. ADA ramps along the south façade of the existing shopping center will be re-worked.**

File Number: 16-126803-LM

Applicant: Freiheit and Ho; Jen Caudle

Decisions Included: Determination of Non-Significance

Planner: Carol Orr, Associate Planner

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**



Carol V. Helland,
Environmental Coordinator

Notice of Application Date: March 17, 2016
Bulletin Publication Date: August 4, 2016
Appeal Deadline: August 18, 2016

The public and agency comment period was provided with the Notice of Application. For information on how to appeal a proposal, visit the City of Bellevue Permit Center or call 425-452-6864.

I. Request/Project Description

The applicant, Freiheit and Ho, on behalf of the property owner, proposes to demolish one of the freestanding structures on site and rebuild a new structure in its place. The new structure will house a variety of uses, both retail and other commercial uses, as well as a small number of eating and drinking establishments. A small plaza will be created next to the building providing tables, chairs and other customer amenities.

The renovation includes new exterior materials that emulate those found elsewhere on site and upgrades to the perimeter and interior landscaping. Seven additional parking spaces will be created on site, without increasing the impervious surfaces present on site. A new vegetated pedestrian walkway will be installed through the parking area, improving pedestrian connectivity across the site. A public plaza will also be created at the southeast corner of the site, and outfitted with café tables and chairs, garbage and recycling receptacles, planters, and bollard lighting. Upgrades to existing ADA ramps will be implemented along the front façade of the south wing of the shopping center.

II. Site Description and Context

The structure will be located on the site currently addressed as 3520 and 3600 Factoria Boulevard SE. This site is currently developed as a mixed use shopping center. The subject property is bounded on the west by Factoria Boulevard SE, and on north by SE 36th Street. The total parcel size will be 457,915 SF (10.5 acres) after the boundary line adjustment combines the two existing parcels into one lot. Significant developments in the immediate vicinity include the Newport Terrace and Newport Tower #4 to the east, and Newport Tower #5 and a Brown Bear Carwash to the south, Westward, on the opposite side of Factoria Boulevard SE, parcels are developed as an AMC movie theater, a small strip mall, a Jiffy Lube and a fast food restaurant.

III. Consistency with Land Use Code/Zoning Requirements

The subject property is located in the Community Business (CB) zone. Zoning in the vicinity is as follows:

- North: Community Business (CB) and Office (O) on the other side of Interstate 90.
- South: Factoria 3 (F3) and Community Business (CB)
- East: Factoria 3 (F3)
- West: Factoria 2 (F2), Office (O) and Community Business (CB)

The proposed structure and it the associated uses tentatively proposed are permitted within the Community Business (CB) zoning district. Development on this site must conform to all applicable zoning requirements as outlined in the Land Use Code. Consistency with design review criteria and standards will be evaluated through the Land Use Exemption design review process per LUC 20.30F.175.

IV. State Environmental Policy Act

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of this proposal. The Environmental Checklist and

supplemental documentation submitted with the application adequately discloses expected environmental impacts associated with the action. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code, Transportation Standards Code, Development Standards, Transportation Impact Fees, and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The Environmental Checklist is attached to this report in Attachment B.

The following documents were considered during the environmental review and may be found in the project file:

1. Environmental Checklist submitted February 2nd, 2016.

Adverse impacts which are less than significant are usually subject to City codes or Standards, which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

The following are the environmental elements impacted by the proposal and a discussion of how those impacts will be mitigated through the application of existing code authority.

A. EARTH

The site is predominantly flat, due to the existing development, although it does slope slightly downward from east to west with a slope of approximately 2%.

Applying approved erosion and sediment controls (Best Management Practices or BMPs) to construction sites can greatly reduce the delivery of sediment to surface waters and storm drainage systems located downstream of the site. These BMPs are described in the City of Bellevue Clearing and Grading Code and the Washington State Department of Ecology's Stormwater Management Manual for the Puget Sound Basin. The required clearing and grading permit will impose conditions for erosion control BMPs such as silt fences, catch basin inserts, limitation on grading activities during rain, and monitoring.

Compliance with City of Bellevue Codes and conditions imposed by the clearing and grading permit will adequately mitigate potential adverse impacts to earth resources.

B. WATER

Approximately 89% of the site will be covered with impervious surfaces after project construction. While this exceeds the maximum amount of impervious surface permitted under the City of Bellevue Land Use Code, this site was originally developed under King County codes, prior to annexation in 1993. The proposal will remove a small portion of the existing impervious surfaces on site, which moves the site towards compliance. City of Bellevue Land Use Code permits sites which are legally non-conforming to impervious surface coverage to retain this non-conformity, provided the percentage of impervious

surface does not increase. Significant new landscaping will be placed on site, both at the perimeter and within the parking areas, and several biofiltration stormwater infiltration devices are proposed for the parking areas. Impacts to surface water will be mitigated by compliance with City of Bellevue requirements for onsite stormwater runoff control. Pollutants from the new development will be mitigated by compliance with City of Bellevue and Department of Ecology standards for on-site stormwater treatment.

A fish-bearing stream, Richards Creek, exists adjacent to the proposed development, but outside of the 50 foot stream buffer required by City of Bellevue Land Use Code. The stream proceeds southward closer to the proposed structure, but is, at this point already enclosed in a pipe below grade. The applicant initially applied for a Critical Areas Land Use permit, but it was determined that the scope of work was not within the 50 foot stream buffer. Disturbance adjacent to the below grade pipe would not trigger this permit, and any proposed mitigation near the stream would be removed if the City of Bellevue Utilities Department moves forward with a possible plan to upgrade storm drainage pipes. The Utilities project will be required to mitigate for any work within the stream buffer at the time of that permit.

C. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's Transportation Facilities Plan EIS, prepared for the adoption of the Transportation Facilities Plan in December 2015. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The proposed project lies within the Factoria MMA #13. This development proposes a new 11,441-sf shopping center building that will take the place of a demolished 9,836-sf restaurant. There will be a net increase of 1,605-sf of shopping center. Therefore, the volume of proposed development is within the 4,954-sf new retail assumption from the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. The proposed project would pay a Traffic Impact Fee of approximately \$10.72 per square foot of shopping center. As there is a net increase of 1,605-sf, the approximate Traffic Impact Fee would be \$17,205 based on the current 2016 rates.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis

to determine if the concurrency requirements of the State Growth Management Act are maintained.

When completed, this development will generate approximately 2.45 p.m. peak hour trips per 1,000-sf of gross leasable area. As there is a net increase of 1,605-sf, the development will generate four new p.m. peak hour trips. Therefore concurrency is not required

Short Term Operational Impacts and Mitigation

City staff has analyzed the short term impacts of this proposal in order to recommend mitigation if necessary. Frontage improvements shall be required along Factoria Boulevard SE to replace the existing sidewalk. These improvements are required to mitigate pedestrian impacts due to a net increase in floor area and the internal pedestrian oriented shopping center improvements that connect to the public sidewalk. Improvements shall begin just south of the signalized intersection and butt-up to the updated ADA ramp(s) in the southeast corner of the signalized intersection. Improvements shall continue south along the frontage of the proposed building for approximately one hundred and seventy five linear feet, up to the existing right-in right-out driveway. Frontage improvements will consist of a four-foot wide planter, street trees, irrigation, root barrier, an eight-foot wide concrete sidewalk, an ADA compliant driveway approach, and street lighting. The applicant is proposing to remove the existing street trees and replace them after improvements have been installed. Any portion of the concrete sidewalk that will be located on private property shall require a public access easement.

The right-in right-out driveway shall be replaced with an ADA compliant approach per Standard Drawing DEV-7F. The driveway approach shall have a minimum width of thirty feet, any fixed objects per Design Standard 15 will be relocated, and minimum sight distance requirements shall be met. There shall be a minimum eight-foot wide by four-foot long landing just south of the replaced driveway approach, with frontage improvements tapering back into the existing conditions just south of the landing.

Factoria Boulevard SE is classified as a "No Cut" restoration road. The Right of Way Use Permit will provide restoration requirements for any required pavement cuts. The minimum restoration is a half street fifty foot long grind and overlay.

D. NOISE

Short term noise impacts can be expected from construction vehicles and activity as a result of new development on the site. A small amount of long term noise impacts can be expected from the increased activity on the site with the new tenant uses within the structure. These levels should not exceed those generated by the previously existing restaurant use. Construction noise and maximum noise levels must meet the standards detailed in Bellevue City Code section 9.18, Noise Control.

E. UTILITIES

Water

The water supply for this site will be provided from the existing 12" water main located in Factoria BD SE off the 293 water pressure zone. Flow modeling shows adequate supply

for the proposed project.

Sewer

The City of Bellevue Utilities has adequate capacity for providing sanitary sewer for this proposal.

Storm Drainage

The proposal will not increase the rate of runoff of storm water leaving the site. The City of Bellevue Surface Water Engineering Standards provide adequate requirements for this proposal.

The proposed storm drainage plans provide runoff control and water quality adequate mitigation as outlined in the City of Bellevue Storm & Surface Water Engineering Standards.

V. Technical Reviews

Transportation Department

Site Access

The proposed project is located along the east side of Factoria Boulevard and the south side of Southeast 36th Street, functioning as part of a larger shopping center complex. Access to the proposed project will be provided via four existing access locations into the shopping center, off of Factoria Boulevard Southeast and Southeast 36th Street. Three of the access locations are off of Factoria Boulevard Southeast. One access point is a signalized intersection just north of the proposed building pad. The two remaining driveways along Factoria Boulevard are restricted to right-in right-out by an existing raised median located in the center of the roadway. The first driveway is located just south of the proposed building pad and the second driveway is located farther to the south along the south property line of the shopping center. The fourth access location for the shopping center is a driveway off of Southeast 36th Street that has one lane for vehicles to enter the site, a left turn out, and a right turn out.

The driveways and signalized intersection all provide sufficient widths for their respective turning movements. The internal circulation and drive aisles have been arranged such that queueing is not expected onto either public roadway. There is a one-way designated truck loading and unloading route along the east side of the shopping center property, which provides a circulation pattern that does not require backing onto the public roadway. Smaller deliveries to the proposed site will be able to make use of the four wide commercial driveways without the need to back onto either public roadway.

The project will provide two new pedestrian connections between the right of way and the shopping center. One new pedestrian connection will be made at the signalized intersection and the second will be made via a stairwell on the west side of the proposed building.

Section VII for related Condition of Approval.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the

construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual. Improvements shall begin just south of the signalized intersection and butt-up to the recently updated ADA ramp(s) in the southeast corner of the signalized intersection. Improvements shall continue south along the frontage of the proposed building for approximately one hundred and seventy five linear feet, up to the existing right-in right-out driveway. Frontage improvements will consist of a four-foot wide planter, street trees, irrigation, root barrier, an eight-foot wide concrete sidewalk, an ADA compliant driveway approach, and street lighting. See Section VII for related Conditions of Approval.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7D or equivalent).
2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with Bellevue Standard Drawings.

3. The existing concrete curb and gutter on the Factoria Boulevard SE frontage will be replaced in any location where it is defective, as determined in the field by the right of way inspector. A four-foot wide planter will be installed with new street trees, a spray irrigation system, and root barriers. An eight-foot wide concrete sidewalk will be

installed. The driveway just south of the proposed building pad will be updated with an ADA compliant driveway approach before matching into the existing sidewalk section to the south.

Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements.

4. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-7F. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
5. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Easements

The applicant shall provide easements to the City as needed to encompass the full required width of any sidewalks and planter located outside the city right of way fronting this site. See Section VII for related Conditions of Approval.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. See Section VII for related Conditions of Approval.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, Factoria Boulevard Southeast has been classified as "No Street Cuts Permitted." Restoration requirements shall be detailed in the right of way use permit. See Section VII for related Conditions of Approval.

VI. Public Comments and Response

The City initially notified the public of this environmental review on March 17th 2016 using

mailed notice, publication in the *Weekly Permit Bulletin*, and publication in the King County Journal. Staff received one informational phone call and one e-mail regarding this application as of the writing of this report.

VII. Conditions of Approval

A PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: Bellevue City Code 11.70 & 14.30

REVIEWER: Tim Stever, Transportation Department

2. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and markings.

- b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed. An arborists report shall be provided to confirm the sidewalk design requirements.
- c) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
- d) Installation or relocation of streetlights and related equipment.
- e) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
- f) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- g) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. The driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- h) City standards for driveway widths range from 30 to 36 feet on arterial streets, and 26 to 30 feet for local streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-7D or DEV-7E.
- i) Location of fixed objects in the sidewalk or near the driveway approach.
- j) Trench restoration within any right of way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual;
Americans with Disabilities Act
REVIEWER: Ryan Miller, Transportation Department

3. SIGHT DISTANCE

The proposed project shall meet the sight distance requirements of BCC 14.60.240 and the standard drawings TE-1, TE-2, and TE 3 for the south right-in right-out driveway that is to be replaced.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Ryan Miller, Transportation Department

4. SIDEWALK/UTILITY EASEMENTS

The applicant shall provide sidewalk and utility easements to the City such that sidewalks and planters outside of the City right of way along the property frontage are located within a pedestrian easement area.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Ryan Miller, Transportation Department

5. WATER, SEWER AND STORM DRAINAGE

The water, sewer and storm drainage shall be designed per the current City of Bellevue Utility Code and the Utility Engineering Standards. The proposed improvements will be reviewed, approved and inspected in the Developer Extension Agreement processed along with side sewer and the water applications.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06
REVIEWER: Don Rust, Utilities Department

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16
REVIEWER: Ryan Miller, Transportation Department

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. These improvements include:

- A four foot wide planter.
- Street trees, root barrier, and a spray irrigation system.
- An eight foot wide concrete sidewalk.
- Replaced driveway approach per DEV-7F.
- Driveway shall meet fixed object and sight distance requirements.
- A landing shall be provided just south of the replaced driveway approach before tapering frontage improvements back into the existing conditions.
- Street lighting per Bellevue standards. Existing and new street lights may be relocated into the planter if they meet minimum clear zone requirements.
- Public access easements shall be required for portions of the sidewalk located on private property.
- Factoria Boulevard SE is classified as a "No Cut" restoration roadway. Restoration requirements will be provided in the Right of Way Use permit.

All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector.

AUTHORITY: Bellevue City Code 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual and Transportation Department Design Manual Standard Drawings.

REVIEWER: Ryan Miller, Transportation Department

2. PAVEMENT RESTORATION

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

This segment of Factoria Boulevard SE is classified as a "No Cut Street", the right of way use permit will provide specific restoration requirements for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 23 of the Design Manual and standard drawings ROW-1 through ROW-9. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60. 250; Design Manual Design Standard #23

REVIEWER: Tim Stever, Transportation Department

Attachments

- A.** Environmental Checklist
- B.** Vicinity Map
- C.** Site Plan

BACKGROUND INFORMATION

Property Owner: Panos Properties LLC

Permit # 16-123803-LM

Proponent:

Contact Person: Freiheit & Ho Architects, Jen Caudle

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5209 Lake Washington Blvd NE
Kirkland, WA 98033

Phone: (425) 827-2100

Proposal Title: Factoria Village Redevelopment

Proposal Location: 3600 Factoria Blvd SE, Bellevue, WA 98006

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: New commercial building and associated site improvements of surface parking and landscape areas to replace existing restaurant building.
2. Acreage of site: +/- 10.5 acres
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: 9,836 sf
6. Square footage of buildings to be constructed: 11,450 sf
7. Quantity of earth movement (in cubic yards): TBD
8. Proposed land use: Retail/Restaurant
9. Design features, including building height, number of stories and proposed exterior materials:
1-story building with an average parapet at approximately 21'-4" above grade and a tower element at approximately 34' above grade. Proposed exterior materials: brick and aluminum storefront.
10. Other



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

Target construction completion late 2016/early 2017.

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

No.

**Reviewed
CLO
3/11/16**

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

A Critical Areas Report has been prepared by Altmann Oliver Associates dated 9/28/2015 and is included as part of the Critical Land Use (LO) permit submittal package.

Critical Area Land Use permit was determined to be unnecessary and has been canceled.

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.

No.	16-123802-LJ	Land Use Design Review Exemption	2/1/16
	16-124051-BB	Building Permit	2/5/16
	16-124050-GD	Clearing and Grading	2/5/16
	16-123804-LW	Boundary Line Adjustment	2/1/16

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.

No.

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 **16-124050-GD**
Plan of existing and proposed grading
Development plans

Building Permit (or Design Review) **16-124051-BB**
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)? Unknown

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.

A mixture of silt, clay, and fine sand with occasional organic material.

InC: INdianola loamy sand, 5-15 % slopes

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

No.

**Reviewed
CLO
3/11/16**

- e. Describe the purpose, and approximate quantities of any filling grading proposed. Indicate source of fill.
No fill is anticipated. Grading will be performed to incorporate new design into existing site drainage system.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No **Sedimentation and Erosion Control will be reviewed per BCC 23.76**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 90%
This percentage will be reviewed for compliance with LUC 20.10.010
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Common construction erosion control measures will be used during the course of construction.
Sedimentation and Erosion Control will be reviewed per BCC 23.76

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.
During construction: Dust generated from construction work and associated vehicle exhaust.
After construction: Unknown
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Unknown
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Unknown

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 (stream) runs along northwest property line.

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3/11/16**

- (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.

Yes, new building and associated site improvements will occur within 200 feet of Richards Creek. Refer to attached site plan for proposal.

(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.

None.

(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.

Unknown

(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.

Unknown

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.

Storm water to be collected by catch basins and water detention pipes to be used for dispersion into existing storm collection system.

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

Unknown

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CLO
3/11/16

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Storm water to be collected by catch basins and water detention pipes to be used for dispersion into existing storm collection system.

4. Plants

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

- 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 invasive plants (himalayan blackberry) and other weeds along the west terrace of the stream would be removed

This portion of the work would have been addressed under the Critical Areas Land Use permit which has been cancelled.

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

None.

Richards Creek is a fish-bearing stream, salmon and Bald Eagles are known to be near the site.

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

Willow cuttings would be installed along the stream bank.

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: **owls, woodpeckers, jays, doves**
- Mammals: deer, bear, elk, beaver, other: **coyote, raccoon, chipmunk, squirrel, rabbits, opossum, and other small mammals such as voles, shrews and bats.**
- Fish: bass, salmon, trout, herring, shellfish, other: See attached critical areas report dated 9/28/2015 for more information.

**Reviewed
CLO
3/11/16**

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

Unknown

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

Unknown

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

Provide landscaping that will provide shade at stream edge.

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, natural gas. Heating, lighting, cooking.

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:

Energy efficient glazing system and wall construction.

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 expected.

(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

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3/11/16

b. Noise

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

Road noise from adjacent roadway, interstate nearby.

- (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.

Increased construction traffic, typical construction noise expected from 7am to 5pm, Monday - Friday only during short-term construction period.

Construction noise shall comply with the requirements of BCC 9.18

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

Unknown

Construction noise shall comply with the requirements of BCC 9.18

8. Land and Shoreline Use

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

Retail shopping center, adjacent to other retail shopping centers, with an office park to the east.

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

Unknown

- c. Describe any structures on the site.

Retail shopping center consisting of three separate multi-tenant buildings of approximately 116,000 square feet. Two separate individual tenant pad buildings; Applebees of approximately 5,700 sf and Keg building which is subject of this proposal.

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

An existing restaurant building will be removed and replaced with a multi-tenant building for retail/restaurant use.

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

CB

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

Retail **Community Business**

- 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.

Unknown **Richard's Creek, a type F stream is present on an adjacent parcel**

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

Unknown

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

Unknown **Zero**

**Reviewed
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3/11/16**

k. Proposed measures to avoid or reduce displacement impacts, if any:
Unknown n/a

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposal is compatible with current land use and comprehensive plan land use.

9. Housing

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

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

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?
A tower element at approximately 34' above grade. Proposed exterior materials: brick and aluminum storefront.

b. What views in the immediate vicinity would be altered or obstructed?
Unknown n/a

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

Proposed building is designed to maintain scale consistent with existing shopping center. Proposed materials and massing are compatible within existing center.

Reviewed
CLO
3/11/16

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Building mounted lights that light building facade are proposed.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Unknown
- c. What existing off-site sources of light or glare may affect your proposal?
Parking lot and street lighting
- d. Proposed measures to reduce or control light or glare impacts, if any:
Unknown

12. Recreation

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

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.
No
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
No
- 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.
Factoria Blvd SE is adjacent to the site to the west, existing site access to remain, no change.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
A bus stop on Factoria Blvd SE approximately 0.1 miles to the south of the proposed multi-tenant building.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Approx. 578 existing parking stalls, proposal will increase shopping center parking count by approx 11 stalls.

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

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.

Unknown **Preliminary review by the Transportation Design team is 4 additional trips**

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

None

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.

No

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

n/a

16. Utilities

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

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, storm sewer.

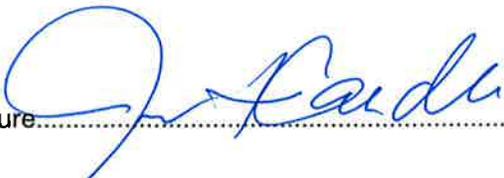
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

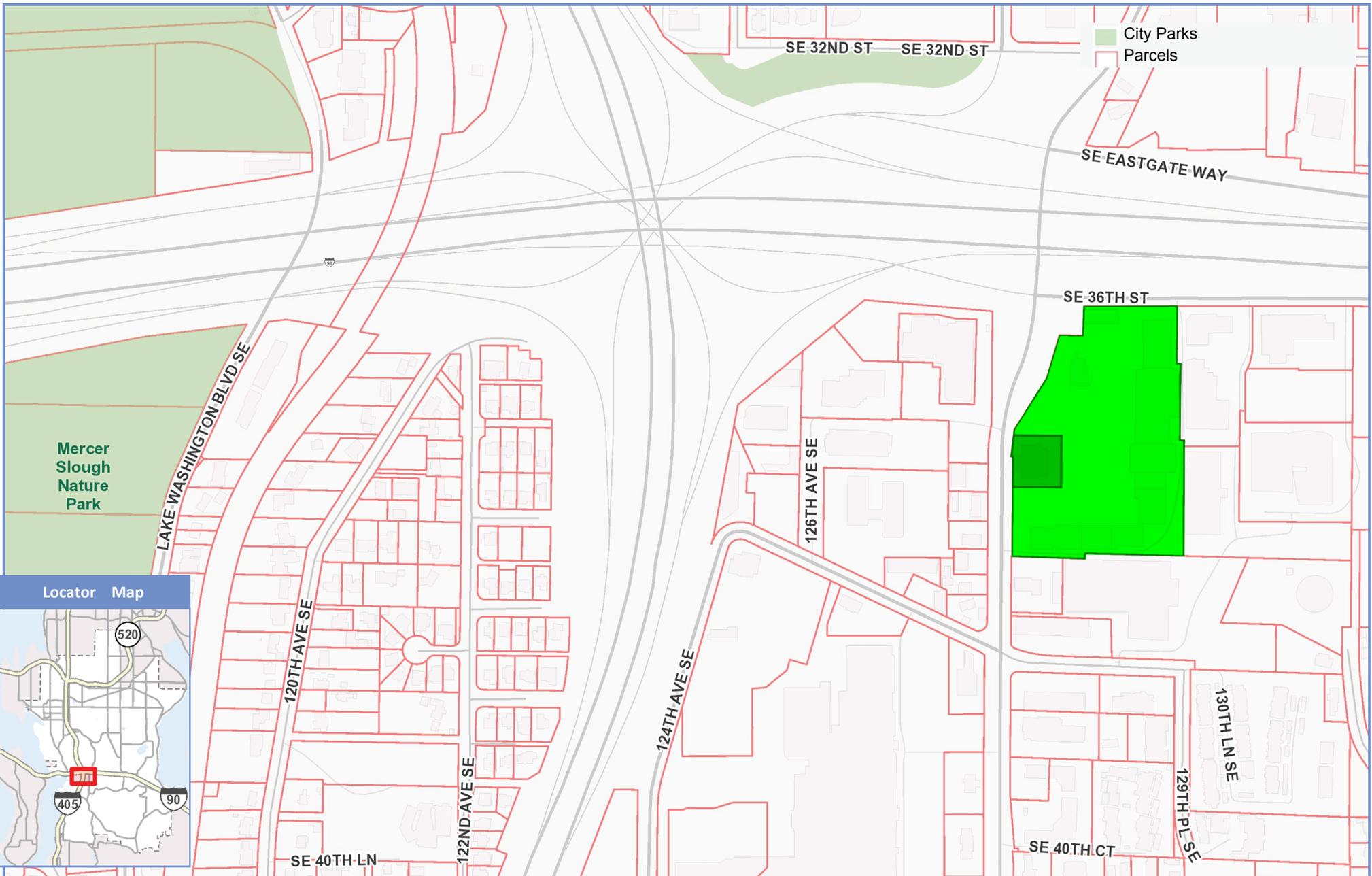
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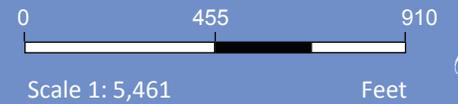
Signature

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 2/11/16



16-123803-LM
Factoria Village Shopping Center
3600 Factoria Blvd SE

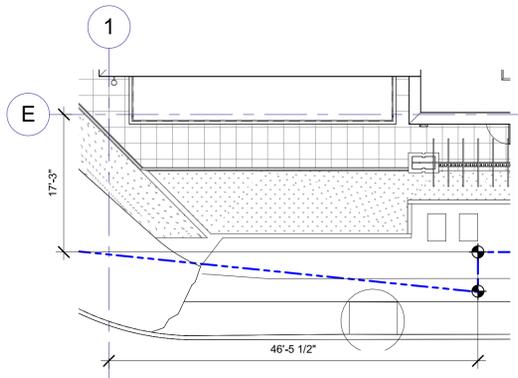
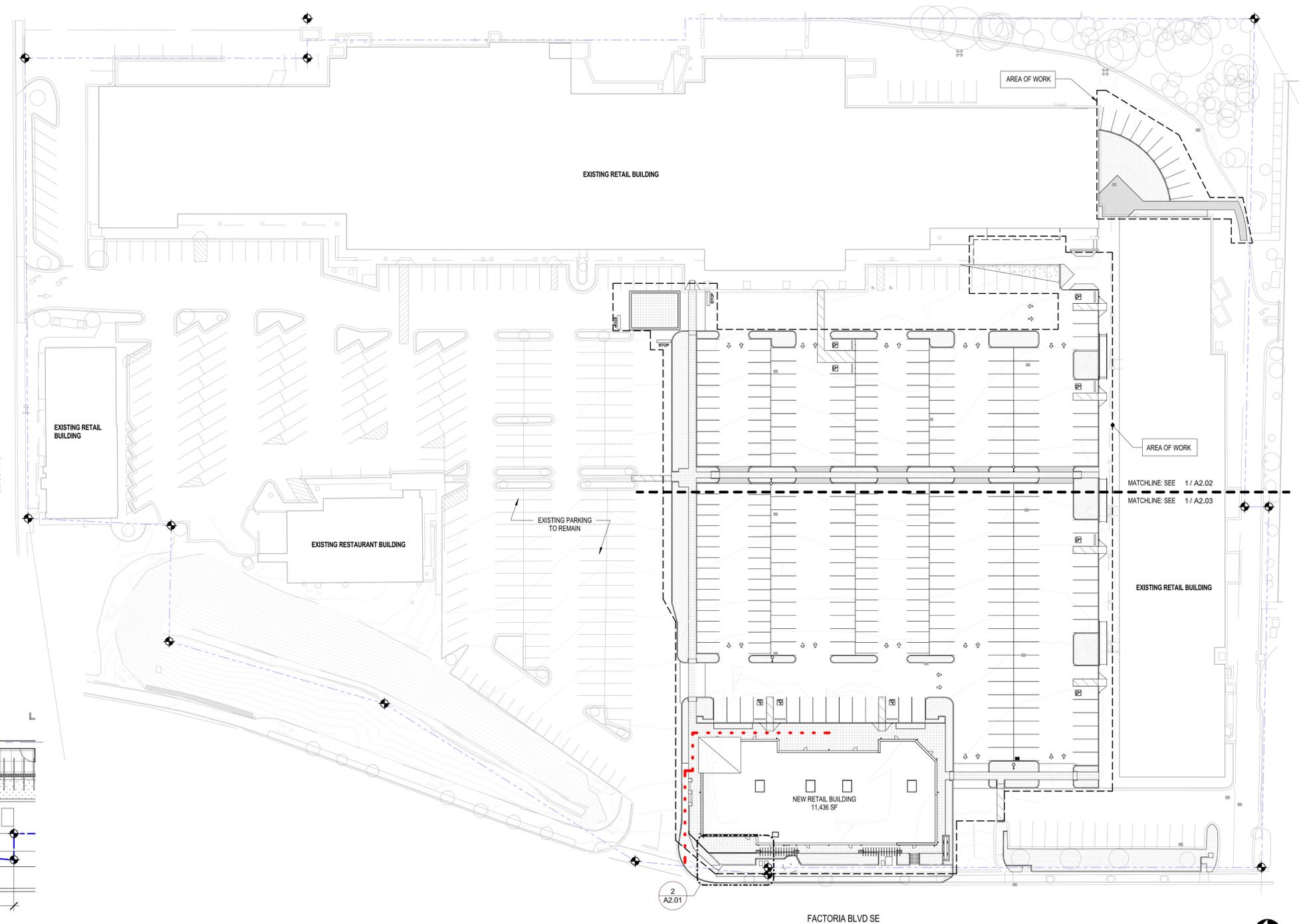


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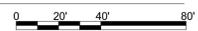
5209 Lake Washington Blvd NE | Ste 200 | Kirkland | WA | 98033

Freiheit & Ho
 architects



2
 A2.01 REFERENCE PROJECT CORNER
 Scale: 3/32" = 1'-0"

1
 A2.01 ARCHITECTURAL SITE PLAN
 Scale: 1" = 40'-0"



SITE PLAN GENERAL NOTES

- GRIND AND OVERLAY EXISTING ASPHALT PAVING WITHIN AREA OF WORK. REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR SITE LIGHTING.
- REFER TO LANDSCAPE DRAWINGS FOR PROTECTION OF EXISTING TREES DURING CONSTRUCTION.
- REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION REGARDING RIGHT-OF-WAY IMPROVEMENTS
- REFER TO LANDSCAPE DRAWINGS FOR TREES AND PLANTINGS
- REFER TO LANDSCAPE DRAWINGS FOR INFORMATION REGARDING TREE PROTECTION OF EXISTING TREES
- PROVIDE TEMPORARY CONSTRUCTION PROTECTION FOR PEDESTRIAN ACCESS

SITE PLAN LEGEND

- PROPERTY LINE / LOT LINE
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- DECORATIVE PAVEMENT
- LANDSCAPE
- NEW CONCRETE WORK
- ACCESSIBLE ROUTE TO PUBLICWAY

PROJECT PARKING REQUIREMENTS

EXISTING SHOPPING CENTER PARKING STALL COUNT IS NON-COMPLYING PER CURRENT COB REGULATIONS. PER PREAPPLICATION #14-144087 DS, ONLY THE SQUARE FOOTAGE INCREASE IN BUILDING AREA WILL BE REQUIRED TO MEET CURRENT COB PARKING REQUIREMENTS.

EXISTING BUILDING TO BE REMOVED = 9,836 GSF
 PROPOSED BUILDING AREA = 11,436 GSF
 NET NEW BUILDING AREA = 1,600 SF

RETAIL USE PARKING REQUIREMENT = 4 STALLS PER 1,000 SF
 NET NEW BUILDING AREA OF 1,600 SF THEREFORE REQUIRES = 6.4 PARKING STALLS
 NEW PARKING STALLS PROVIDED = 7 PARKING STALLS

PER IBC TABLE 1106.1: 201-300 PARKING STALLS REQUIRES = 7 ACCESSIBLE STALLS
 PROVIDED ACCESSIBLE SPACES = 9 ACCESSIBLE STALLS (2 OF THESE STALLS REQUIRED TO BE VAN STALLS PER IBC 1106.5)

REFER TO "SHOPPING CENTER TENANT SUMMARY" ON SHEET A0.00 FOR ADDITIONAL INFORMATION

PARKING SUMMARY

NUMBER OF PARKING STALLS CURRENTLY ON SITE = 584 PARKING STALLS
 NUMBER OF PARKING STALLS TO HAVE STRIPING REMOVED = 277 PARKING STALLS
 NUMBER OF PARKING STALLS TO BE STRIPED = 284 PARKING STALLS (INCLUDES 9 ACCESSIBLE)
 NET INCREASE OF PARKING STALLS = 7 PARKING STALLS
 TOTAL PARKING STALLS = 591 PARKING STALLS AT SHOPPING CENTER

PERMEABLE AREA SUMMARY

EXISTING SHOPPING CENTER AREA = 457,915 SF (PER SURVEY DATED JULY 30, 2015)
 EXISTING SHOPPING CENTER PERMEABLE AREA = APPROXIMATELY 53,141 SF
 PROPOSED TOTAL SHOPPING CENTER PERMEABLE AREA = APPROXIMATELY 54,014 SF

REV	DESCRIPTION	DATE
1	PERMIT ISSUE	01/22/16
	LJL/MGD PERMIT COMMENT RESPONSE	06/01/16

ARCHITECTURAL SITE PLAN

A2.01