Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	The Marketplace Apartments at Factoria
LOCATION:	12405 SE 38th Street
FILE NUMBERS:	22-130386-LD
PROPONENT:	Mathew Lipps, Runberg Architecture Group
DESCRIPTION OF PROPOSAL: Design Review approval to construct a 5-story, 438,709 gross square foot (GSF) mixed-use residential building within the Factoria F-1 District that will procie 265 residential units, approximately 11,234 SF of ground level commercial uses, 366 vehicle parking stalls for residents in a 5-level interior parking garage and 51 parking stalls for commercial use on a re-configured surface parking area. This project was previously approved under file #18-107595-LD, but as that approval expired on November 5, 2022, a new application is required.	

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.

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.

DATE ISSUED: 4/4/2024

APPEAL DATE: 4/18/2024

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

Issued By: Elizabeth Stead **for** **Date:** April 4, 2024
Elizabeth Stead, Environmental Coordinator
Development Services Department

ANNOTATED BY MARK C. BRENNAN (MCB) ON 2-1-2024

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

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A. Background [help]

✓ 1. Name of proposed project, if applicable: [help]
The Marketplace Apartments at Factoria (as part of the MDP under 18-107595-LD, 18-105710-LP)

✓ 2. Name of applicant: [help]
Kimschott Factoria Mall, LLC

✓ 3. Address and phone number of applicant and contact person: [help]
Michael Strahs, Kimco Realty, Authorized Representative
15 Southgate Ave, Suite 201, Daly City, CA 94015
650.746.7501

✓ 4. Date checklist prepared: [help]
January 30, 2024

✓ 5. Agency requesting checklist: [help]
City of Bellevue

✓ 6. Proposed timing or schedule (including phasing, if applicable): [help]
The 265 unit Marketplace Apartments at Factoria to begin Fall 2025.

✓ 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
The MDP outlines the Owner's long term vision for The Marketplace at Factoria property. There are no plans for future revisions to the proposed Marketplace Apartments.

✓ 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
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✓ 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
None.

✓ 10. List any government approvals or permits that will be needed for your proposal, if known. [help]
City of Bellevue Administrative Design Review Permit and combined SEPA Environmental Review (LD) (this Application)
City of Bellevue: (GD) Clearing and Grading, (UE Utilities), (TN) Right of Way Permit, (BE) Demolition Permit, (BV) Shoring Permit, Developer Extension, (BB) Building, (BO) Plumbing, (BG) Electrical, (BL) Mechanical, various Fire Permits (FA, FB), Smoke control not required on this project, (TE) ROW Street Use Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

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[help]

As part of approved MDP, construction of a new mixed-use building at NW corner of the Factora 1 zone. Proposal is for a five-story residential building including 265 units, approximately 9,900 sf of at-grade commercial space, and internal parking for 366 vehicles. The site area is 229,509 sf. Residential parking is accessed from new curb cut along SE 38th St. Solid Waste and move-ins are located on the east side of the building via internal loading docks accessed from internal private drive.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

12405 SE 38th St. Bellevue, WA
Abreviated legal description: That portion of the southwest quarter of the southeast quarter of section 9, towship 24 north, rance 5 east, w.m. in King Count, WA.

Please refer to LD permit drawing set for complete legal description, survey, vicinity plan, site plan and topographic map.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☒rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *The site is generally flat with some rolling slopes.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
The average slope of the site is approximately 3%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Per a Geotechnical Engineering Report prepared by

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February 12, 2018

December 1, 2022

GeoEngineers, dated ~~June 15, 2007~~ (and updated ~~February 12, 2018~~), most of the site contains previously placed fill soils. The near surface fill material generally consists of loose to medium dense silty sand with varying amounts of gravel and organic material. Under the fill layer is upper outwash deposits with varies 3 to 5-feet thick and consists of loose to dense silty sand. Lacustrine deposits were encountered in various locations oon-site. Lower outwash deposits below the lacustrine deposits were encountered in each of the boring. The lower outwash consists of dense to very dence sand with varying amounts of silt and gravel.

The layer of fill has a depth of approximately 2-5 feet throughout the site.

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

Yes. The fill layer described above would be considered unstable. Removal of the fill and preloading of compactable structural fill may be required.

✓ e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

For the Phase 1/residential building, approximately 10,000 cubic yards of on-site soil material will be regraded to achive the desired grading. Approximately 15,000 cubic yards of soil material will be imported to achive 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.

Preloading may be required in the new building construction areas.

✓ f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

A 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.

Erosion Control per Clearing and Grading inspection and BCC 23.76.

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

A reduction in percentage of impervious area is expected as a result of this redevelopment project. The anticipated impervious surface cover after project completion is approximately 90-95%.

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✓ h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
See item f above. This item mitigated by application of BCC 23.76.

2. Air [help]

✓ a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
The emissions during the construction, operation and maintenance of the proposed MDP projects and specifically the Phase I apartments project would be typipical of other similar projects in the area. Put another way, there are few if any unique aspects of the proposal that would present unusual impacts on air quality in the area.

Construction dust supresion measures per BCC 23.76.

✓ b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
None.

✓ c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
It is anticipated the measures to control emissions will match those required of similar projects in the area.

3. Water [help]

a. Surface Water:

✓ 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. [help]
Richards Creek is in the vicinity and is located approximately 900-feet from NE corner if the applicant's overall property and approximately 1,500-feet from the NE corner of the residential/phase 1 project limits.

✓ 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. [help]
No.

✓ 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. [help]
NA

✓ 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No.

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✓ 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
No.

b. Ground Water:

✓ 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
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. [help]
Sanitary sewer flows will be discharged to the City of Bellevue municipal sanitary sewer system.

c. Water runoff (including stormwater):

✓ 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. [help]
Onsite stormwater runoff from the paved surfaces will be collected and conveyed via a system of curbs, gutters, catch basins, and underground storm drainage pipes to existing and proposed on-site detention and water quality facilities. The runoff is then directed to the City of Bellevue's municipal storm drainage system.

✓ 2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No.

✓ 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No.

✓ d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
Drainage patterns will not be altered since the site is currently developed. What will be accomplished is the new improvments will be designed to current regulations, therefore improving the existing development conditons.

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Existing and proposed on-site stormwater detention will mitigate impacts on stormwater runoff quantity. In addition, on-site water quality facilites will provide treatment from stormwater runoff originating from pollution generating surfaces prior to being discharged into the City of Bellevue's municipal storm drainage system This issue is mitigated by application of BCC 23.76.

Per Utilities Code 24.06 Storm and Surface Water

4. Plants [help]

✓ a. Check the types of vegetation found on the site: [help]

✓ ☒deciduous tree: alder, maple, aspen, other: *Norway Maple, Red Oak, Linden, Ash, London Plane, Japanese Maple*

✓ ☒evergreen tree: fir, cedar, pine, other: *Pacific Madrone*

✓ ☒shrubs

☐grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

✓ ☒other types of vegetation: *The vegetation onsite is typical of similar shopping center environments. See Arborist Report for details of the trees in the NWC of the property (the site of the Phase I The Marketplace Apartments at Factoria proposed project).*

✓ b. What kind and amount of vegetation will be removed or altered? [help]
Trees within the proposed building footprints and vegetation not healthy or suitable for retention will be removed. Please keep in mind that the site is already developed as an operating shopping center and no new natural areas will be disturbed.

✓ c. List threatened and endangered species known to be on or near the site. [help]
None.

✓ d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
New trees, new ground cover and shrubs will be used on the site. Please see Landscape

Per Utilities Code 24.06 Storm and Surface Water
Landscape Plan is included in drawings submitted with this application.

✓ e. List all noxious weeds and invasive species known to be on or near the site. [help]
No extraordinary weeds or invasive species are known.

5. Animals [help]

✓ a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

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Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *No unusual bird species are known to inhabit the shopping center.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *No unusual mammals are known to inhabit the shopping center.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

✓ b. List any threatened and endangered species known to be on or near the site. [help]
None.

✓ c. Is the site part of a migration route? If so, explain. [help]
Unknown. The site is already an operating shopping center.

The site and all of Puget Sound is within the Pacific Flyway

✓ d. Proposed measures to preserve or enhance wildlife, if any: [help]
No extraordinary measures to preserve or enhance wildlife are proposed.

✓ e. List any invasive animal species known to be on or near the site. [help]
None.

6. Energy and Natural Resources [help]

✓ a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
Municipal electric and gas utility services are already in use on the property. Solar panels may be added as well.

✓ b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No external impacts are anticipated.

✓ c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
The proposed improvements will meet all Code requirements at a minimum.

7. Environmental Health [help]

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. [help]
None are anticipated.

✓ 1) Describe any known or possible contamination at the site from present or past uses. [help]
I know of no past contamination, although contaminants

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common in shopping center environments such as those from petroleum products, dental offices or drycleaners are possible.

✓ 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
None are known.

✓ 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
No unusual toxic or hazardous chemicals are anticipated during the project's development or construction.

✓ 4) Describe special emergency services that might be required. [help]
None are anticipated.

✓ 5) Proposed measures to reduce or control environmental health hazards, if any: [help]
The project will adhere to all laws and best practices.

b. Noise [help]

Clear and Grade Code BCC 23.76.
Department of Ecology (DOE) Chapters in WAC.

✓ 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
Road noise from the adjacent 405 freeway and surrounding streets, and noise from the adjacent loading areas for the interior portions of the existing mall could without mitigation be unpleasant for the residents of the proposed The Marketplace Apartments at Factoria project. Mitigation measures and best practices will be followed.

✓ 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
The noise levels will be typical of those of similar projects.

✓ 3) Proposed measures to reduce or control noise impacts, if any: [help]
Required and best practices will be followed.
This issue mitigated by application of BCC 9.18.

Conditions of Approval to use noise supresion techniques throughout construction.

8. Land and Shoreline Use [help]

✓ a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The 405 freeway is located across 124th Ave SE to the west. Retail and commercial uses are located across SE 38th St. To the North. Future MDP proposed revisions to existing Mall are located to the east and south across surface parking lots.

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✓ b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
The site is currently an operating retail shopping center. The prior uses are unknown.

✓ 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
N/A

✓ c. Describe any structures on the site. [help]
The site is currently an operating retail shopping center.

✓ d. Will any structures be demolished? If so, what? [help]
Demolition of existing improvements will be required for each phase proposed in the MDP. The Phase I 265 unit The Marketplace Apartments at Factoria project will require demolition of two buildings - one steakhouse restaurant building and one large dental office.

✓ e. What is the current zoning classification of the site? [help]
The current zoning is Factoria 1 (F1).

✓ f. What is the current comprehensive plan designation of the site? [help]
The current comprehensive plan designation of the site is Community Business - Factoria Subarea Plan.

✓ g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A

✓ h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Unknown.

✓ i. Approximately how many people would reside or work in the completed project? [help]
The Phase I 265 unit The Marketplace Apartments at Factoria project is expected to house approximately 398 residents, assuming 1.5 residents per apartment. The expected employment for the various other phases described in the MDP have not been estimated.

✓ j. Approximately how many people would the completed project displace? [help]
There are not currently any residences on the property so no

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residential displacement is anticipated.

✓ k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
N/A.

✓ l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The uses proposed within the MDP are consistent with those compatible with mixed-use and retail shopping center environments. **Design Review and review of ancillary permits.**

✓ m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
N/A.

9. Housing [help]

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

The Phase I The Marketplace Apartments at Factoria project will have 265 market-rate units.

✓ b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None.

✓ c. Proposed measures to reduce or control housing impacts, if any: [help]
All measures required by Code will be implemented.

10. Aesthetics [help]

✓ a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
65'
The Phase I residential building is proposed to be no taller than ~~75'~~. The principal exterior building materials of this building are proposed to be glass, corregated metal, stained fiber cement panels, natural wood cladding and aluminum storefront. External finishes for the future MDP phases have not yet been planned.

✓ b. What views in the immediate vicinity would be altered or obstructed? [help]
The site is currently an operating shopping center so while views into the shopping center may be impacted, no view corridors - other than from the 405 freeway - will be significantly changed. **The Land Use Code does not protect views..**

✓ c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
The Phase I building has been designed to minimize its massing, and all proposed buildings will feature refined

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architectural design with interesting and thoughtful elements.

11. Light and Glare [help]

✓ a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
The lighting or glare produced will be typical of similar residential and commercial buildings in the vicinity. Particular attention will be paid to avoid unsafe or unpleasant glares reflected from the Phase I building toward the 405 freeway.

✓ b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
Care will be taken to avoid any unsafe conditions.

✓ c. What existing off-site sources of light or glare may affect your proposal? [help]
None.

✓ d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Mitigation measures required by Code and best practices will be followed.

Land Use Code 20.20.522 Light and glare.

12. Recreation [help]

✓ a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Newport High School and Tyee Middle School and their facilities are nearby, as are the Sunset Ravine Greenbelt, Sunset Park, Mercer Slough Nature Park, Enatai Beach Park and the Coal Creek Natural Area. Excellent bicycle trail resources are also available directly across 124th Ave SE.

✓ b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No.

✓ c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
Recreational facilities will be provided for the residents moving to the new residential buildings.

13. Historic and cultural preservation [help]

✓ a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
None.

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✓ b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
None are known.

✓ c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
The site is already an operating shopping center.

✓ d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
N/A.

14. Transportation [help]

✓ a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
The site is bounded by 124th Ave SE to the west, SE 38th St to the north, and private drives, and surface parking for the mall to the east and south.

✓ b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
Bus stops are located along Factoria Blvd directly in front of The Marketplace at Factoria property, at Factoria Blvd SE and SE 38th St and at SE 41st Pl and 124th Ave SE.

✓ c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
The project includes 366 parking spaces within the building and 49 spaces will be provided for commercial parking within the adjacent mall surface parking lot. The project eliminates approximately 293 surface parking spaces.

✓ d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
The proposal includes improvements along SE 38th St. and 124th Ave SE including but not limited to curbs and sidewalks, planting strips and crosswalks. An existing curb cut for private parking lot driveway will be improved along SE 38th St. and a new curb cut for internal residential parking garage is added along SE 38th St. An existing private parking lot driveway curb cut will be improved and a new one added along 124th Ave SE. A bike lane crossing and new bike lane added along southern portion of west frontage along 124th Ave SE.

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✓ e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
No.

✓ f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

106 ~~133~~ new peak PM trips are estimated to be generated by the project ~~(106 more than existing) based~~ on TIA report by TenW dated July 10, 2023, submitted as part of LD application.

✓ g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
No.

✓ h. Proposed measures to reduce or control transportation impacts, if any: [help]
All measures required by Code and best practices will be implemented.

15. Public Services [help]

✓ a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
All services for the estimated 398 new residents of the Phase I building will be required. The future phases of the MDP may also require additional services as they are implemented.

✓ b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
All required and best practices will be followed.

16. Utilities [help]

✓ a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
The site currently has available the following utilities:

Electricity
Natural Gas
Water
Refuse Services
Telephone/Cable
Sanitary Sewer
Fiber Optics

✓ c. Describe the utilities that are proposed for the project, the utility providing the service,

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and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
The proposed development will include replacement/rerouting of domestic/fire water services, sanitary sewer, power, natural gas, telephone/cable, and fiber optics.

C. Signature [help]

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: _____

Name of signee: *Michael Strahs*
Position and Agency/Organization: VP *of Development for Kimco Realty and Authorized Agent for Kimschott Factoria Mall, LLC*
Date Submitted: January 30, 2024

MCB 2-1-24

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**The Marketplace Apartments at Factoria**
Proposal Address:	12405 SE 38th Street
Proposal Description:	Design Review and SEPA Threshold Determination of Non-significance approval to construct a 5-story, 438,709 SF Mixed-Use Residential building. The project will provide 265 residential units, approximately 4,861 SF of ground level retail, 6,373 SF of ground level office use and 366 vehicle parking stalls in a 5-level interior parking garage, with an additional 51 stalls for commercial uses. This project is Phase 1 of the Marketplace at Factoria Master Development Plan, and was previously approved under file #18-107595-LD, which expired in 2022; therefore, a new application is required.
File Number:	**22-130386-LD**
Applicant:	Mat Lipps, Runberg Architecture Group
Decisions Included:	Process II, Design Review and Threshold SEPA Determination of Non-significance.
Planner:	Mark Brennan, Associate Land Use Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-significance (DNS) By: Elizabeth Stead Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Rebecca Horner, Director Development Services Department By: Elizabeth Stead Elizabeth Stead, Land Use Director

Date of Application:	December 14, 2022
Notice of Application:	January 19, 2023
Public Meeting:	February 23, 2023
Decision:	April 4, 2024
Appeal Deadline	April 18, 2024

Information on how to appeal a proposal can be found by calling (425) 452-6864 or by visiting (https://bellevuewa.gov/city-government/departments/development/zoning-and-land-use/public-notices-and-participation/participating-in-a-land-use-decision. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. *To file an appeal, please e-mail to: cityclerk@bellevuewa.gov and cc hearingexaminer@bellevuewa.gov, or mail to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue, WA. 98009-9012. Any appeal of the Decision must be received by the City Clerk's Office no later than 5 PM on the date of the appeal deadline noted in the decision.*

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Attachments

A. Select project drawings.

I. REQUEST/PROPOSAL DESCRIPTION

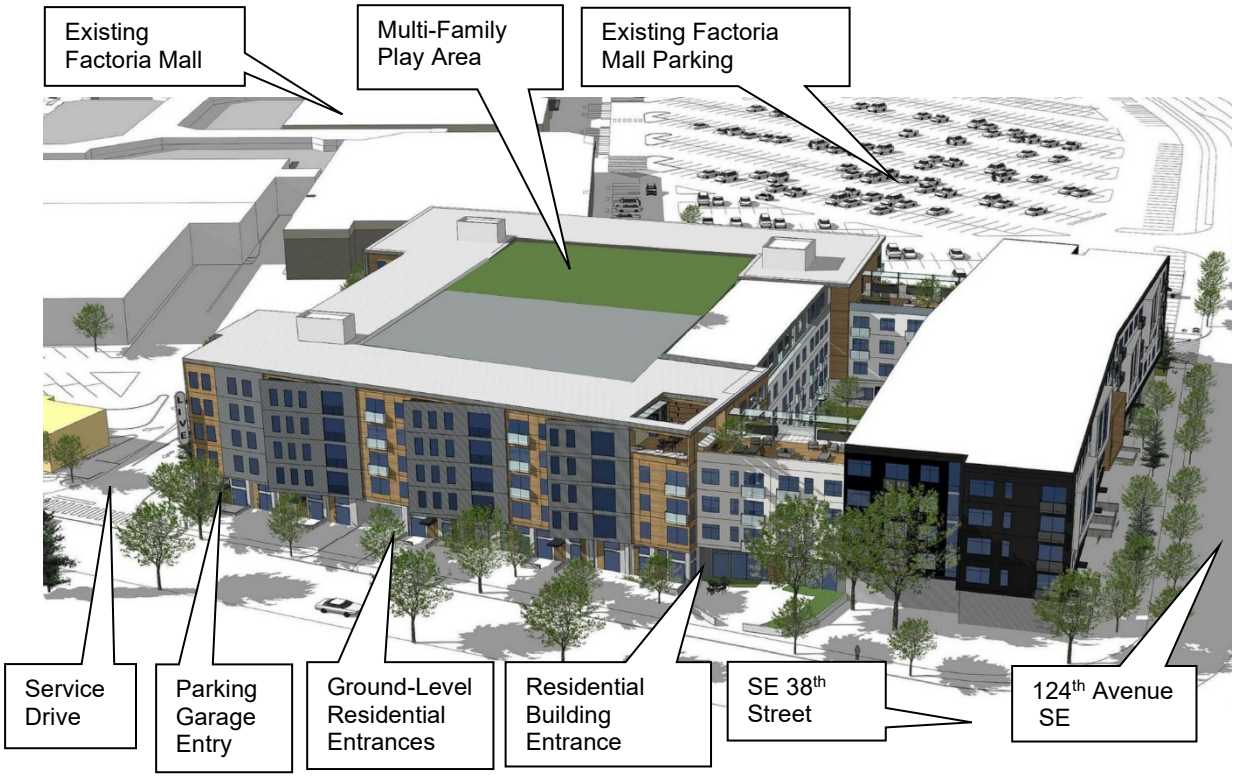
A. Request

The applicant requests Administrative Design Review approval and a SEPA Threshold Determination of Non-Significance to construct a 5-story, 438,814 SF mixed-use residential building on a 5.3 acre (229,509 SF) site in the Factoria F-1 land use district within Development Area III, which is envisioned to have a mix of uses such as stand-alone retail, housing and accessory parking as described in LUC 20.25F1.010.B.3. The site is located at the northwest corner of Factoria Mall to the southwest of 124th Avenue SE and SE 38th Street. Both streets are designated Type B Perimeter Streets in the F1 district. The existing development on the site consists of a one story commercial (restaurant) building, landscaping and surface parking that will be demolished for the proposed development. The proposed building will provide 265 residential units, approximately 4,861 SF of ground level retail use, 6,367 SF of ground level office use and 366 vehicle parking stalls in a 5-level interior parking garage. An additional 51 parking stalls will be provided in a re-configured parking area to the south of the building, that contains 155 stalls. This project was previously approved as Phase 1 of an 8-phase combined Master Development Plan (MDP and Administrative Design Review (ADR) file numbers 18-105710-LP and 18-107595-LD in 2020. The MDP was modified through a Land Use Exemption (LUX) application (file #21-110010-LJ) in January, 2022. The ADR approval expired on November 5, 2022, and as a result a new application is required. **Refer to Condition of Approval regarding Design Review Modifications in Section XI.A and MDP Amendment in Section XI.D of this report.**

Figure 1: Birds-Eye View Looking North



Figure 2: Birds-Eye View Looking South



B. Site Design

1. Vehicular Access

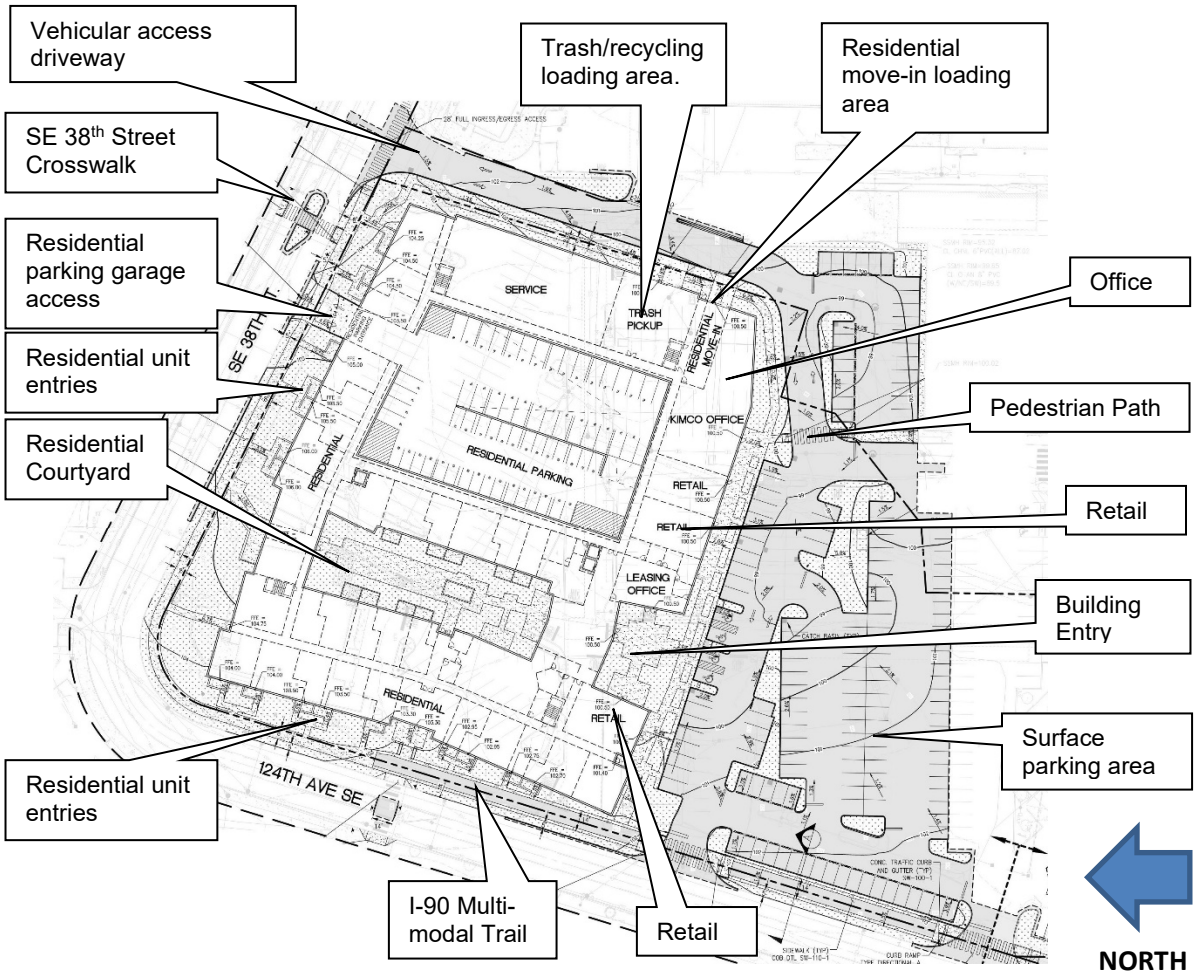
Vehicular access to the site will be provided by new driveways from both SE 38th Street from the north and 124th Avenue SE from the west. Direct access to the residential parking garage will be provided by a driveway from SE 38th Street. A second driveway from SE 38th Street will provide access to the building's trash/recycling loading area and an adjacent second loading area for residential move-in/move-out functions. The second access driveway from SE 38th will continue to a re-configured surface parking area to the south of the building, and access to existing surface parking for Factoria Mall, south of the site. The driveway from 124th Avenue SE will provide a second access point to the re-configured surface parking area and will connect with the driveway from SE 38th Street and Factoria parking beyond.

2. Pedestrian Access

The main pedestrian entry to the building will be located along the south side, through a landscaped plaza. This entry and lobby will lead to a landscaped courtyard which will adjoin a second pedestrian entrance from SE 38th Street. Access to ground floor residential units along both SE 38th Street and 124th Avenue SE will be provided directly from the adjoining public sidewalks. Entries for retail and office spaces will be provided along the southern façade of the building.

The street frontage along 124th Avenue SE will include direct access to a bicycle storage room within the building. The proposal will include the build-out of an extension of the existing I-90 Trail, (a multi-modal path that is a portion of the Mountains to Sound Greenway). along 124th Avenue SE with a new at grade crossing at the midpoint of the proposed building's western façade. The proposal incorporates improved multimodal connectivity through Development Area III along with internal connections, gathering areas and landscaping to reinforce the pedestrian focus while increasing connectivity to and from the project site.

Figure 3: Site Plan



C. Building Design

1. Massing

The proposed building will be organized around a landscaped courtyard within the building. This layout will establish a "sense of place" for the residents. Additionally, the proposal will include multiple gathering spaces for residents within the building envelope and a multi-family play area on the roof.

The building will be modulated in plan and elevation to break down its scale, including the use of floor plan inflections, alternating window orientation and balcony placement. Additional scaling strategies will include the use of varying exterior materials, textures, and colors. Pedestrian-friendly elements such as canopies will provide weather protection for the retail spaces and the provision of residential entrances along the street frontages will enhance the pedestrian experience of the building.

Figure 4: North Elevation (along SE 38th Street)



Figure 5: West Elevation (along 124th Avenue SE)



Figure 6: South Elevation (interior to the site)

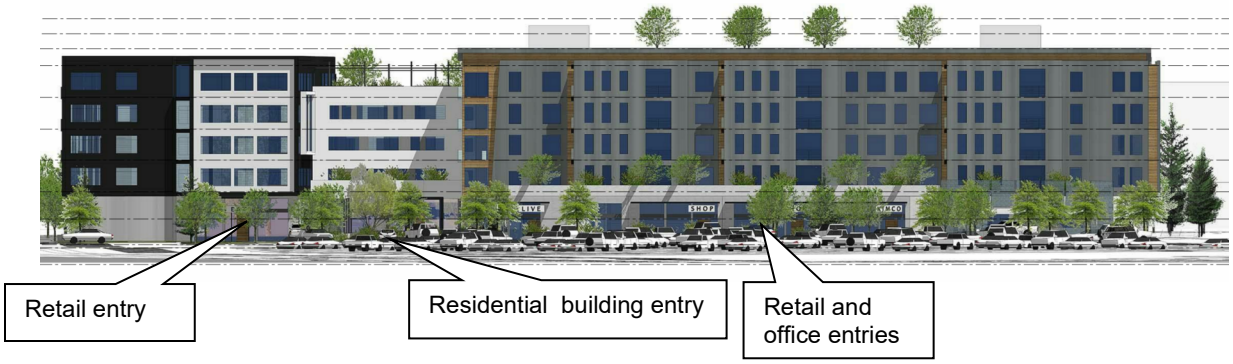


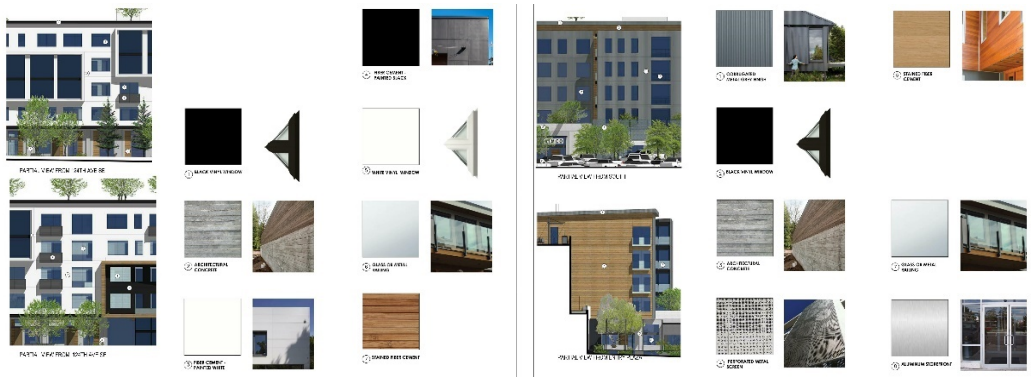
Figure 7: East Elevation



2. Colors and Materials

The materials for the development include architectural and stained fiber concrete, corrugated metal, painted fiber cement, vinyl windows, and glass and metal railing. The materials create a clean modern design and will be the foundation for the future material and color palate throughout future phases of the MDP. The materials will be carried throughout the interior of the development to create a visual connection between the exterior and the interior of the development. The colors will be earthtones to complement surrounding development.

Figure 8: Proposed Colors and Materials



3. Signage

This Design Review application does not include any sign permit approvals. The applicant will be required to submit a sign permit package to the City for formal Sign Code review, prior to any occupancy permits for the tower or active use spaces. Exterior signage shall comply with the Factoria Town Square Design Guidelines. **Refer to Condition of Approval regarding Project Sign Design Package in Section XI.E of this report.**

D. Process

Design Review is required by Land Use Code (LUC) 20.25F1.020.C.1. In addition to Design Review, the project requires a threshold determination under the State Environmental Policy Act (SEPA) due to the project size. The Design Review and SEPA Threshold

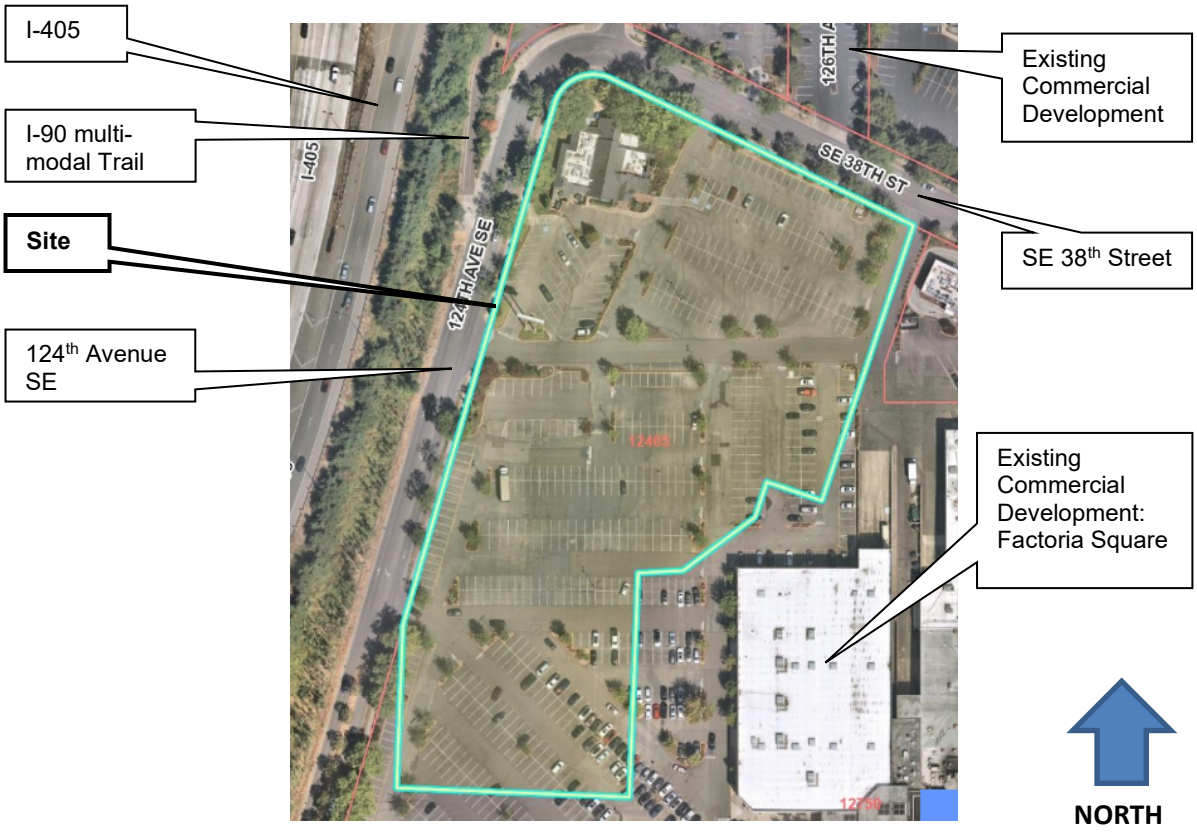
Determination are Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination, and the Director of Development Services issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner. **Refer to Condition of Approval regarding Design Review Modifications in Section XI.A of this report.**

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description

The project site is located immediately east of I-405 and approximately two blocks south of I-405's interchange with I-90. The site is bounded on the west by 124th Avenue SE and on the north by SE 38th Street. The site is located at the northwest corner of the existing Factoria Square Mall property, and is bounded to the east and south by existing Mall parking areas.

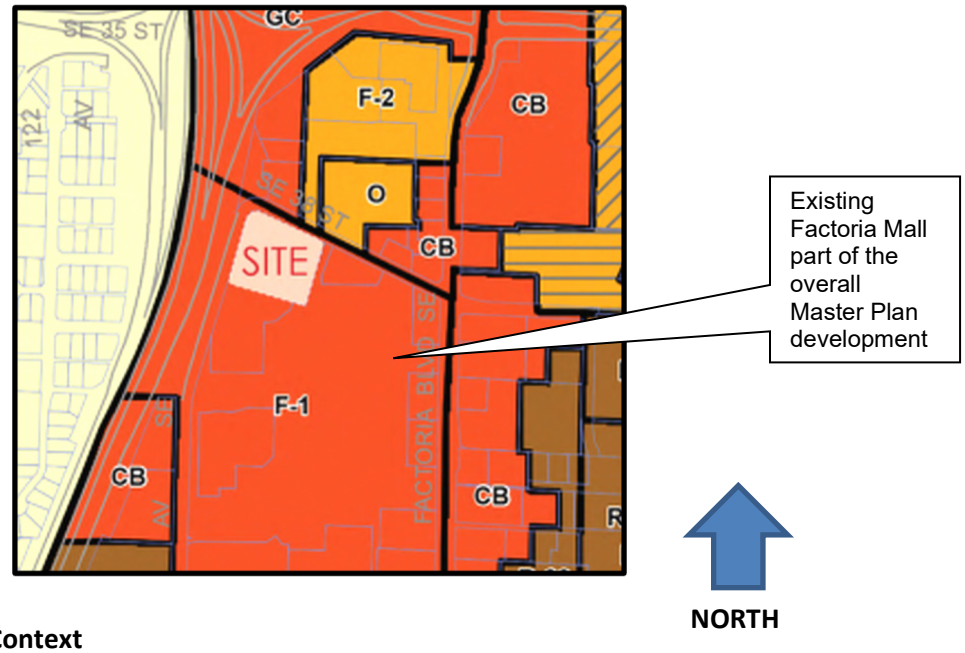
Figure 9: Site Context



B. Site Zoning

The property is located within the Factoria 1 (F1) land use district. Land uses in this district are governed by the F1 chapter of the Land Use Code. In addition, the property is designated as a CB (Commercial Business) area per the Comprehensive Plan. The proposed residential, retail and office uses are permitted outright.

Figure 10: Site Zoning Map



C. Land Use Context

South: Existing Factoria Mall property consisting of existing commercial buildings and associated surface parking areas in the Factoria 1 (F1) land use district.010

West: Interstate I-405 is across 124th Avenue SE.

North: An established commercial area is immediately north of the project site across SE 38th St. within the General Commercial (GC), Factoria 2 (F2), Office (O) and Community Business (CB) land use zoning districts. Existing development consists of two-story mixed-use buildings, mid-rise office towers, single story strip malls and a movie theater.

East: Existing Factoria Mall property consisting of existing commercial buildings and associated surface parking areas in the Factoria 1 (F1) land use district.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. Uses

Uses are regulated by LUC 20.10.400 (Use Charts) and 20.25F1.010.B.3 (Development Area III). The residential, retail and office uses proposed are permitted in the Factoria 1 (F1) Land Use District.

B. Development Requirements

The F-1 Land Use District is primarily regulated by performance measures rather than dimensional standards. There are, however, selective standards included where the City found it necessary to set a minimum dimensional baseline. The following is a summary of how the Design Review proposal will conform with applicable dimensional and performance standards.

1. **Dimensional Requirements**
   The project site lies within Development Area III. The dimensional/area requirements that apply in F1, Development Area III are listed below, and the proposal is evaluated for consistency.

Table 1: Dimensional Requirements

DIMENSIONAL REQUIREMENTS (LUC 20.25F.040)			
Land Use District	Factoria Subarea (F1) Development Area III		
Site Area	229,509 square feet - - 5.3 acres (Development Area III)		
Item	**Permitted/Required**	**Proposed**	**Comments/Conditions**
Building Height LUC 20.25F1.040	75 feet – as measured from average finished grade.	73 feet (approximate - - including elevator over-run height.)	Meets LUC requirement.
Setbacks LUC 20.25F1.040	Type B Streets – 124th Ave SE and SE 38th: 10 feet minimum.	124th Avenue SE and SE 38th Street are a minimum of 10 feet.	Meets LUC requirement
Building Stepbacks LUC 20.25F1.040	Type B Streets – 124th Avenue SE and SE 38th Street: 10 feet.	Not applicable, per footnote 10.	No step back is required as minimum 10-foot landscape is provided along both SE 38th Street and SE 124th Avenue (Footnote 10).
Parking LUC 20.25F1.060 LUC 20.20.590	Residential: 265 residential units: *0.75 x 265 = 199 stalls *(The site is located within ½ mile of a highly-served transit stop and is therefore eligible for the 0.75/stall residential parking ratio.) Retail parking: 5 stalls/1,000 NSF: 4,861 SF (4.8) x 5: 24 stalls Office parking:	Residential: 366 parking stalls in an above-grade 5-level parking structure within the building. Retail & Office 51 parking stalls provided in a 155 stall surface parking area to the south of the building.	Meets LUC requirement.

	4 stalls/1,000 NSF: 6,367 (6.4) x 4: 26 stalls <u>Total Retail and Office:</u> 50 stalls required.		
Loading Area LUC 20.20.590.K.4	Minimum one (1) 10' x 55' area accessible to a public right-of-way.	15-foot by 57-foot loading area accessible via driveway to SE 38th Street.	Meets LUC requirement. **<u>Refer to Condition of Approval regarding Provisions for Loading in Section XI.A of this report.</u>**
Landscaping LUC 20.25F1.050 & .070 LUC 20.20.520	**SE 38th Street (Type B Street):** 10-foot Type II landscaping. **124th Avenue SE (Type B Street):** 10-foot Type II landscaping. **Surface parking area:** 1 tree per 12 parking spaces. 12/155 spaces: 13 trees.	**SE 38th Street (Type B Street):** 10 - 25-foot Type II landscaping. **124th Avenue SE (Type B Street):** Varies: Generally meets minimum 10-foot to 25-foot Type II landscaping. **Surface parking area:** 13 trees	As Conditioned will meet LUC requirements. Refer to Landscape discussion below. **<u>Refer to Condition of Approval regarding Landscaping along 124th Avenue SE in Section XI.B of this report.</u>**
Sidewalks & Pedestrian Paths LUC 20.25F.070	**Perimeter Street Sidewalks** - 124th Avenue SE and SE 38th Street: Min. 12 feet plus 6" curb (includes planting strip) **On-Site Sidewalks:** Not applicable. On-Site Sidewalks are required	**124th Avenue SE:** 12 - 14 feet plus 6" curb (includes 5'-wide planting strip). A portion of the sidewalk will be included within the 14-foot-wide extension of the I-90 Trail.) **SE 38th Street:** 12 feet plus 6" curb (includes 5'-wide planting strip) (A portion of the 124th Avenue street frontage will be a 14-foot wide extension of the I-90	Meets LUC requirement. **<u>Refer to Conditions of Approval regarding Final Landscape and Irrigation Plans, Soil Volumes and Street Tree and Right-of-Way Landscaping in Section XI.B; Damage to Existing Street Trees and/or Public Irrigation System, Landscape Installation and Landscape Maintenance Assurance and Street Tree Maintenance in Section XI.D of this report.</u>**

	along On-Site Streets. There are no On-Site Streets associated with this Phase of the MDP. **Pedestrian Paths:** 12 feet wide inclusive of planter strip **Street Tree Planting** Not applicable, there is no On-Site Street required for this Phase.	multi-modal trail.) **On-Site (East/South):** Not applicable, there is no On-Site Street on this phase. **Pedestrian Paths:** 12-ft-wide inclusive of 5 ft-wide planter strip located along the building's south edge and extending to interior site sidewalk at southeast corner of the site. **Street Tree Planting** area min. 4 ft. x 6 ft. Not applicable. There is no On-Site Street required for this phase.	
Recycling & Solid Waste Collection Area LUC 20.20.725	1.5 SF per dwelling unit: 265 units x 1.5 = 397.5 (398 SF) 2.0 SF per 1,000 SF of office: 6,367 SF (6.4 x 2 = 12.8 SF (13 SF) 5 SF per 1,000 SF for retail area: 4,861 SF (4.9 x 5 = 24.5 (25 SF). Total required: (398 + 13 + 25 = 436 SF	2,779 SF provided	Meets LUC requirement. **Refer to Condition of Approval regarding Provisions for Loading in Section XI.A of this report.**
Mechanical Equipment LUC 20.20.525	Exposed mechanical equipment should be visually screened by a solid, nonreflective visual barrier that equals or exceeds the height of the mechanical equipment.	No mechanical equipment shown on roof. Elevator over-runs (penthouses) are enclosed by walls and roofs.	Meets LUC requirement. **Refer to Condition of Approval regarding Mechanical Screening in Section XI.C of this report**

Multifamily Play Area LUC 20.20.540	Maximum 10,000 square feet required. (265 units) 10 units: Minimum 800 SF required. 255 units: 255 x 50 SF = 12,750 SF 800 SF + 12,750 SF = 13,550 SF which exceeds maximum of 10,000 SF required by code.	Approx. 10,600 SF provided	Meets LUC requirement. See Multifamily Play Area discussion below.

2. Landscaping

Proposed landscaping will be consistent with the requirements of 20.25F1.050 as follows.

- Perimeter landscaping area proposed along SE 38th St. will vary between 10 to 25 feet deep, and will retain existing mature trees (where feasible) and in-fill with new trees, shrubs and ground cover. On the building's east side, an evergreen hedge and climbing vines planted above will provide additional visual screening for the building service and trash/recycling area located within. On the building's south side, trees and landscaping will provide a visual buffer to the adjoining parking area, as shown on Figures 11 and 12 below.

  Along 124th Avenue SE, the provision of new street trees are to be planted, they will be spaced to infill the rhythmic pattern currently established by the existing trees. A majority of the proposed street frontage landscaping exceeds the minimum 10-foot depth required by Code and a small portion is less than 10 feet. The Director concludes the resulting design, as conditioned, is more consistent with the Design Review criteria and Design Guidelines. The Director therefore approves this deviation pursuant to LUC 20.25F1.020.C.2 and the provision of additional Type II landscaping will be required as a Condition of Approval for the Clearing and Grading permit.

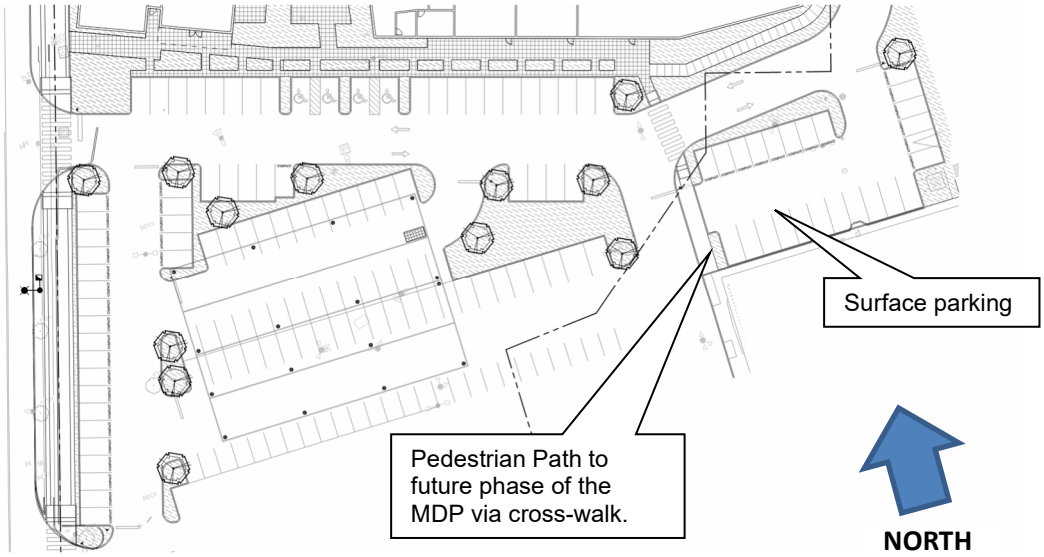
- The reconfigured surface parking area south of the proposed building will include 13 new trees to meet parking lot landscape standards and to break down areas of asphalt. Designated pathways through the parking area with street trees incorporated throughout will make the experience more pedestrian friendly. Internal landscaping within gathering areas will enhance the pedestrian and resident experience. **Refer to Conditions of Approval regarding Final landscape and Irrigation Plans, Soil Volumes**, **Street Tree and Right-of-Way Planting and Landscaping along 124th Avenue SE in Section XI.B and Damage to Existing Street Trees and Public Irrigation System, Landscape Installation and Landscape Maintenance Assurance Devices and Street Tree Maintenance in Section XI.D of**

this report.

Figure 11: Landscape Plan

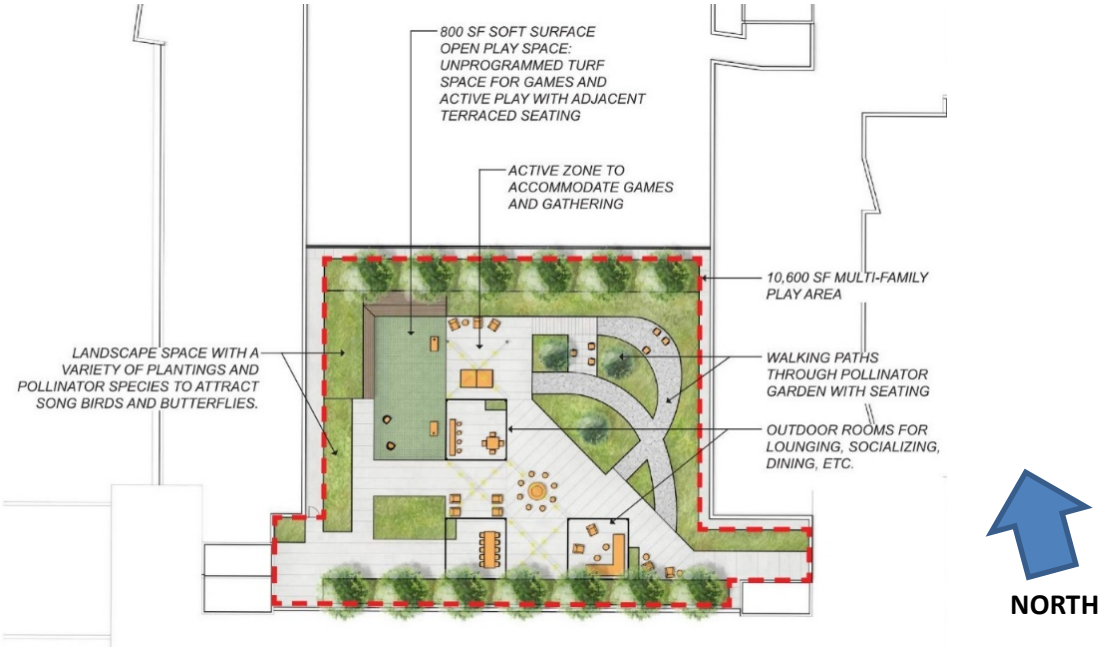


Figure 12: Parking Area Landscape Plan
(Refer to Figure 1 for aerial depiction of parking area landscaping)



3. **Multifamily Play Area**
   A multifamily play area of approximately 10,600 SF will be located on the roof of the building. It will include a soft surface active play area of over 800 SF and an additional active play area for games. The remainder of the Multifamily Play Area will include landscaping, paved pathways and area for family seating. **Refer to the Condition of Approval regarding the Multifamily Play Area in Section XI.C of this report.**

Figure 11: Multifamily Play Area



IV. FACTORIA DESIGN GUIDELINES

A. LUC 20.25F1.110 Factoria Design Review Criteria

The proposed development has been reviewed for compliance with the Design Review criteria in LUC 20.25F1.110. A discussion of how the proposal will meet each criterium is as follows:

1. Site Design

Connectivity and Site Circulation

The project will provide connectivity to the adjacent community and adjoining Factoria Mall development through its emphasis on the pedestrian experience, including the provision of on-site sidewalks and the pedestrian gathering space adjacent to the building entry. Additional connectivity will be provided by the extension of the existing City of Bellevue I-90 multi-modal Trail (which will engage the project frontage along 124th Avenue SE) via a crosswalk from the west, as well as a new pedestrian crosswalk that will provide connectivity to the project from existing development to the north of SE 38th Street.

Landscaping

The project will incorporate landscaping to include a variety of plant materials, colors, scales and textures. The existing and proposed street trees will maintain a visual connection between the perimeter streets and the site interior. **Refer to Conditions of Approval regarding Final Landscape and Irrigation Plans, Soil Volumes, Street Tree and Right-of-Way Planting and Landscaping along 124th Avenue SE in Section XI.B and Damage to Existing Street Trees and Public Irrigation System, Landscape Installation and Landscape Maintenance Assurance Devices and Street Tree Maintenance in Section XI.D of this report.**

Lighting

The project will provide exterior lighting that will be integrated with the building design and adjoining landscape areas. **Refer to Condition of Approval regarding Site and Building Lighting in section XI.A of this report.**

2. Building Design

The proposed building will meet applicable design guidelines as follows:

a. Service areas for trash/recycling and other loading functions will be located within the building on its east side and screened from exterior view. Retail entries will be oriented to the on-site pedestrian walkway and building gathering area along its south edge adjoining the surface parking area. The building's footprint and façades will be modulated to break down the scale of the residential street frontages. **Refer to Condition of Approval regarding Mechanical Screening in section XI.C of this report.**

3. Public Gathering Spaces

A Public Gathering Space will be provided at the building's south facing entrance as shown in Figure 12 below:

Figure 12: Public Gathering Space from South



4. Prohibited Materials

The project will not include the use of shiny or reflective material, vinyl siding, concrete block (painted or unpainted) or wood roof materials. As shown in Section I of this report, the materials, colors and finishes will be complimentary and appropriate for the building's use, scale, massing and architecture.

B. LUC 20.25F1.115 Factoria Townsquare Building/Sidewalk Design Guidelines

1. Perimeter Streets Guidelines – Type B Streets

a. 124th Avenue SE

- The sidewalk and planter strip will be a minimum of 12-feet plus 6-inch curb.
- Existing mature trees will be maintained when possible.
- Perimeter sidewalk adjacent to 124th Ave SE will be meandered to accommodate existing utilities which cannot be relocated.
- The sidewalk will be integrated into the 14-foot wide extension of the I-90 multi-modal Trail to be extended along 124th Ave SE to SE 41st Place.

b. SE 38th Street

- Perimeter sidewalks will be a minimum of 12-feet plus 6-inch curb. Existing mature trees will be maintained when possible.

2. On-site Street Guidelines

Not applicable - - no on-site streets are proposed with this phase of the development.

3. Pedestrian Paths

A 12-ft wide Pedestrian Path inclusive of a 5-ft-wide planter strip will be provided along the south side of the proposed building and extend via cross-walks through the surface parking lot to an internal site sidewalk connection to a future phase (Phase IV) of the MDP.

V. PUBLIC NOTICE AND COMMENT

Application Date:	December 14, 2022
Notice of Application (500 feet):	January 19, 2023
Minimum Comment Period:	February 2, 2023
Public Meeting:	February 23, 2023

The City notified the public of this proposal on January 19, 2023 with mailed notice and publication in the Weekly Permit Bulletin. One double-sided public information sign was installed at the site on the same day. In addition, a virtual public meeting was held February 23, 2023 at 6pm via Zoom. No members of the public attended the meeting, and to date, no public comment letters have been received regarding the proposal.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Environmental review is required for the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Washington Administrative Code (WAC) 197-11, and the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC). The Environmental Checklist together with information provided below (and in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, the issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under SEPA.

Adverse impacts which are less than significant are subject to City Codes or Standards, which are intended to mitigate those impacts. In cases where the City has adopted development regulations to systematically avoid or mitigate adverse impacts, those standards and regulations, where applicable, will normally constitute adequate mitigation of the impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. Where impacts and regulations do not correspond, or where unanticipated impacts are not mitigated by existing regulations, BCC 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A discussion of the impacts associated with the project is noted below, together with any specific conditions of approval. **These impacts will be mitigated to less than significant through the exercise of Code authority as well as through project-specific Conditions of Approval contained in Section XI of this report**.

A. Land Use

1. Construction Vehicle Pollution: To mitigate air pollution generated by construction vehicles while transporting materials to and from the site, all construction vehicles will be required to cover their loads per the requirements of the Revised Code of Washington (RCW) 46.61.655. **Refer to Condition of Approval regarding Air Pollution from Construction Vehicles and Equipment in Section XI.A of this report.**

2. Mechanical Exhaust: Exhaust fans can create noise levels exceeding that allowed by the City Code. The project is required to certify that any mechanical exhaust fan noise will not exceed 60 weighted decibels (dBA) at the public sidewalk prior to the issuance of

any Certificate of Occupancy. **Refer to Conditions of Approval regarding Garage Exhaust and Certification by Noise Consultant in Section XI.C of this report.**

3. Construction Light and Glare: Construction light and glare is not permitted to affect neighboring residential uses. **Refer to Condition of Approval regarding Construction Light and Glare in Section XI.A of this report.**

B. Utilities – Storm Drainage, Surface Water and Sewer

Storm Drainage and Surface Water
The site is located within the Richards Creek Drainage Basin. Storm water from the site currently drains to the east through private property and is conveyed to public storm drainage pipes in Factoria Boulevard and eventually discharges to Lake Washington. The development will be required to mitigate for water quality MR6 and detention MR7. The development has proposed a detention vault and water quality modular wetland to comply with Minimum requirements 6 and 7. Onsite storm water management, MR 5, will be implemented where feasible.

Water and Sewer
Domestic water for the site proposes to relocate existing water main located onsite and will connect back to the onsite water system on the southern edge of the project within an existing public water easement. Domestic sewer for the site is available from a sewer main located in an easement to the southeast. There is adequate capacity in the system to serve the development for both sewer and water.

C. Transportation

System Impacts and Mitigation
This project proposes to construct 265 mid-rise multifamily apartment units and 10,000 square feet of strip retail plaza in PMA 2. This proposal fits within the land use assumptions in the current Comprehensive Plan and the future growth targets ratified by the Bellevue City Council through the adoption of Resolution No. 10080 on March 28, 2022. Based on the SEPA checklist and environmental record, it is not anticipated that this project will adversely affect the vehicular, transit, pedestrian and bicycling performance targets identified in the City's Multimodal Implementation Plan (MIP). The project will also not result in unmitigated significant adverse transportation impacts based on increased travel time, congestion, or impacts to the multimodal transportation network beyond what would be expected under existing conditions. Based on the analysis supporting the current Comprehensive Plan as well as the Addendum to Existing Environmental Documents for the 2021 King County Planning Policies ratified by the City of Bellevue, this project will not result in significant adverse transportation impacts.

Project Impacts and Mitigation
The Transportation Development Code, BCC 14.60.060, allows impacts to transportation mobility for all modes to be mitigated through the construction of transportation improvements. The project has addressed any potential impacts through the project design resulting in no impacts to multimodal mobility. The improvements required are described

in the Transportation Technical Review section of this staff report.

VII. TECHNICAL REVIEW

A. Land Use/Environmental Health/Noise

1. Construction Noise:
   While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. Therefore, no specific measures to reduce noise during this period are proposed.

   Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. The Director, as outlined in the Noise Control Ordinance, may grant an approval to expand the hours for which construction-related noise emanates from the site subject to meeting the criteria of BCC 9.18.020.C.1&2. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. **Refer to Conditions of Approval regarding Noise and Construction Hours, Use of Best Available Noise Abatement Technology and Holiday Construction and Traffic Conditions in Section XI.A of this report.**

2. Garage Exhaust:
   Exhaust fans blowing air over a sidewalk or pedestrian connection can create noise levels exceeding that allowed by the City Code. This decision requires certification that the garage exhaust fan noise will not exceed 60 dBA at the public sidewalk or pedestrian connection, prior to the issuance of any Certificate of Occupancy. **Refer to Section XI.C for Condition of Approval regarding Garage Exhaust.**

3. Interior Noise Levels:
   Bellevue City Code, 9.18, prohibits the approval of new residential structures where the exterior noise level exceed Ldn (day-night average sound level) of 65 dBA anywhere along the site boundary, unless the construction can achieve *interior* noise levels of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. *Prior to the issuance of any building permit*, the applicant must submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage. Before any occupancy permits are issued, the noise levels must be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds. **Refer Condition of Approval regarding Interior Noise Level Measurements in Section XI.D of this report.**

4. Street Trees:
   Parks Department staff have provided preliminary review and comment for the Design Review. Final landscape plan review and comment will be part of the Clear and Grade Permit review. **Refer to Conditions of Approval regarding Final Landscape and Irrigation Plans, Soil Volumes and Street Tree and Right-of-Way Planting in Section XI.B and Damage to Existing Street Trees and Public Irrigation System, Landscape Installation and Landscape Maintenance Assurance Devices and Street Tree Maintenance in Section XI.D of this report.**

B. Transportation Department

Project Summary

The proposed multifamily development known as Marketplace at Factoria Apartments is located at 12405 SE 38th Street on the SE corner of the 124th Avenue SE / SE 38th Street intersection. The lot is on the northwest corner of the Factoria Square Mall property.

This proposal represents Phase 1 of the Marketplace at Factoria Master Development Plan (MDP), which was published in November 2020. The previously approved MDP contained 8 total phases consisting of multifamily units, general retail, hotel, office and a new private street going through the existing mall that would provide a multimodal connection from Factoria Boulevard SE to 124th Avenue SE.

The project proposes to construct 265 multifamily apartment units over 5 floors. The commercial space includes 10,000 square feet of retail space. No phasing of construction is proposed. The previously approved Phase 1 in 2020 had proposed 295 multifamily units and 9,795 square feet of retail space.

The existing site is occupied by a 6,900 square foot fine dining restaurant. The existing restaurant on site is estimated to generate 27 p.m. peak hour trips. The proposed uses are estimated to generate 133 p.m. peak hour vehicle trips, which would result in 109 net new p.m. peak hour vehicle trips for the project. The previously approved Phase 1 of the MDP was estimated to generate 128 p.m. peak hour vehicle trips.

The required transportation infrastructure will include a new mid-block signalized pedestrian crossing across SE 38th Street, widening and signalization of existing mid-block pedestrian crossing across 124th Avenue SE, 14-feet-wide multi-purpose path along 124th Avenue NE, channelization and signing revisions, illumination, and new curb, gutter, 5-feet-wide planter strip, and sidewalks along the project frontages. The current required frontage improvements are consistent with the conditions of approval for Phase 1 in the MDP.

No road widening or dedicated bicycle lanes will be required for this project, which is consistent with the previous MDP.

Operational Analysis

A transportation impact analysis (TIA) dated July 10, 2023, was prepared for this project by TENW to estimate vehicular trip generation, analyze vehicle and pedestrian sight distance, and document internal circulation and vehicle turning studies. It is important to note that vehicle operational impacts and potential mitigation were previously analyzed in the approved *Marketplace at Factoria Master Development Plan – Updated Transportation Impact Study* by TENW dated June 3, 2020.

The traffic impacts analyzed in this previous MDP traffic study included a more intense land use scenario that produced 120 net new PM peak hour trips versus the current 109 net new trips proposed. The previous analysis included traffic operations conditions during the PM peak hour at two off-site intersections (Factoria Boulevard / 3600 Block and Factoria Boulevard / SE 38th Street) along with the two driveways on SE 38th Street. Queuing analysis was also conducted for the eastbound approach of the Factoria Boulevard / SE 38th Street intersection. The analysis found that the off-site intersections would operate at LOS D or better, and the two driveways on SE 38th St would operate at LOS C or better with the impacts of Phase 1.

The MDP analysis included vehicle operational mitigation consisting of a separate eastbound right turn lane at the SE 38th Street / Factoria Boulevard SE intersection. This specific mitigation will be required to be constructed as Phase 2 or the second phase of the MDP following the first phase of construction.

Site Access and Loading

The existing site access is via two driveways onto SE 38th Street and one driveway onto 124th Avenue SE.

The proposed vehicular access to and from the project site will be provided via three total driveways. One existing easternmost driveway onto SE 38th Street will remain and is located adjacent to the KFC restaurant building. This driveway will provide access to the project's garbage room, residential move-in & loading room, and on-site surface parking spaces through a shared drive aisle with KFC and the Factoria Mall's parking lot. The next driveway on SE 38th Street would be located approximately 110-feet west of the easternmost driveway and would provide access to the parking garage structure only. Lastly, the existing 124th Avenue driveway would be relocated approximately 80 feet south and provide access to the on-site surface parking lot south of the proposed building. This driveway also provides access to the Factoria Mall parking lot. All driveways are proposed to remain unsignalized with no turn restrictions.

Truck loading for deliveries, residential move-ins, and Republic service pick-ups will occur via the easternmost driveway on SE 38th Street and the 124th Avenue SE driveway. All truck loading and operations will occur on-site and should not have any impact on the adjacent public streets. AutoTurn diagrams, showing the truck turning movements for SU-30 and Republic service trucks entering/exiting the site at the driveways onto the public streets were prepared to verify adequate access is provided.

Fire access will be provided via the easternmost driveway on SE 38th Street and the 124th Avenue SE driveway. The fire trucks will be able to circulate through the drive aisles of the on-site parking lots.

For the project frontages, both SE 38th Street and 124th Avenue SE measure approximately 36-feet in width (face of curb to face of curb) and features two travel lanes and one two-way left turn lane. Channelization is not expected to be modified with this project and the existing curb lines will remain in place. No dedicated bicycle lanes will be required for this project. **Refer to Conditions of Approval regarding Vehicle Access Restrictions and Provisions for Loading in Section XI.A of this report.**

Pedestrian and Bicycle Facilities

The existing pedestrian facilities near the project site include 5-feet wide sidewalks and 4-feet-wide planters on both sides of SE 38th Street. Along 124th Avenue SE, there is a 7-feet-wide sidewalk and no planter on the west side until it ends at the mid-block crossing. Immediately south of the crossing, no pedestrian facilities are provided. On the east side, 5-feet wide sidewalks and 4-feet-wide planters are provided along the frontage extents. To improve pedestrian connectivity, the project will install 8-feet wide sidewalks and 5-feet wide planters on SE 38th Street and on a portion of 124th Avenue SE, north of the mid-block crossing. South of the mid-block crossing, the project will install a 14-feet wide multipurpose path on 124th Avenue SE for pedestrian and bicyclist use.

Currently, there are no sharrows or dedicated bicycle lanes on either SE 38th Street or 124th Avenue SE. The 2009 Pedestrian and Bike Plan required bicycle facilities on 124th Avenue NE. To improve bicycle connectivity, the project will install a 14-feet wide multipurpose path along 124th Avenue SE. In addition, the existing 124th Avenue SE mid-block crossing will be widened and signalized, enhancing non-motorized safety and operations for users to cross 124th Avenue SE. The 124th Avenue mid-block crossing provides connections to the Mountains to Sound Greenway Trail as well as the I-90 Trail. The project will also provide dedicated parking for bicycles.

Transit Service Access

The proposed development is located about 900-feet west of the major Factoria Boulevard SE / SE 38th Street intersection. The nearest King County Metro bus stops are located approximately 250-feet north of the intersection. These two stops, located on both sides of Factoria Boulevard, provide service to KC Metro routes 240, 241, 245 and 246. No transit improvements will be required for this project.

Sight Distance for vehicles and pedestrians.

Sight distance requirements for vehicles and pedestrians were evaluated at the proposed driveway approaches and were shown to meet the City's standards.

Any proposed landscaping, signing, and street furnishings shall be placed to avoid obstruction within the sight lines for vehicles and pedestrians.

The sight distance assessment is documented in the Transportation Impact Analysis. **Refer to Condition of Approval regarding Civil Engineering Plans – Transportation, Building and Site Plans – Transportation, and Transportation Infrastructure in Section XI.B of this report.**

Street Lighting

Street lighting photometric calculations were evaluated by the design team along the project frontages of SE 38th Street and 124th Avenue SE. New Street light poles and replacement of existing luminaires with new LED fixtures are required to meet the City's current standards. **Refer to Condition of Approval regarding Civil Engineering Plans – Transportation, Building and Site Plans – Transportation, and Transportation Infrastructure in Section XI.B of this report.**

Transportation Infrastructure

To provide safe pedestrian, bicycle, and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of transportation infrastructure 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.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans.

Frontage improvements required by the developer will include:

1. SE 38th Street
    a. Install a minimum 8-feet-wide sidewalk, 5-feet-wide planter and new curb & gutter.
    b. Repave existing driveway adjacent to KFC. Driveway shall be 28-feet-wide minimum.
    c. Install a minimum 26-feet-wide driveway approach leading to parking garage per Bellevue Standards.
    d. Install signalized mid-block pedestrian crossing between the two driveways. The crossing shall be approximately 10-feet-wide.
    e. Underground lower-level overhead utilities along project frontage
    f. Install city fiber communication vaults, junction boxes, conduits and wiring per City's requirements.
    g. Street lighting is required to meet City requirements.

2. 124th Avenue SE
    a. Install a minimum 8-feet-wide sidewalk, 5-feet-wide planter and new curb & gutter north of the mid-block crossing.
    b. Install 14-feet-wide multipurpose path, 5-feet-wide planter and new curb & gutter south of the mid-block crossing.
    c. Install a minimum 26-feet-wide driveway approach leading to on-site parking lot per Bellevue Standards.
    d. Widen and signalize the existing mid-block pedestrian crossing. Crossing shall be approximately 14-feet-wide.
    e. Underground lower-level overhead utilities along project frontage
    f. Install city fiber communication vaults, junction boxes, conduits and wiring per City's requirements.
    g. Street lighting is required to meet City requirements.

Refer to Conditions of Approval regarding Civil Engineering Plans – Transportation, Building and Site Plans – Transportation in Section XI.B, and Transportation Infrastructure in Section XI.D of this report.

Impact Fees

Transportation 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 Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan.

Impact fees for this project will be calculated during review of the building permit. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. The current city adopted impact fee rates are posted on the City of Bellevue website. **Refer to Conditions of Approval regarding Transportation Impact Fee and Building and Site Plans - Transportation in Section XI.C of this report.**

Concurrency

The City Multimodal Concurrency Code 14.10 requires development projects to assess cumulative impacts that may result from growth and development within the city. This code allows development approval and issuance of a concurrency certificate only if the city is able to determine that the unallocated Mobility Unit supply necessary to provide for the Mobility Unit demand from a proposed development is available at the time of opening or within six years, consistent with the city's transportation LOS standard. This analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period through construction of TFP projects.

A concurrency determination for Phase 1 was completed in January 2024. When complete, Phase 1 would require 111 Mobility units. The supply of Mobility Units is sufficient to accommodate this level of development. **Refer to Condition of Approval regarding Concurrency in Section XI.A of this report.**

Easements
The applicant shall provide sidewalk and utility easements and/or multipurpose path and utility easements to the City as needed to encompass the full required width of any planter strip, sidewalk, and multipurpose path along SE 38th Street and 124th Avenue SE.

The applicant shall provide easements to the City for location of signal and street light facilities consisting of above-grade boxes and/or below-grade vaults, and/or detection loops as needed. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. **Refer to Conditions of Approval regarding Existing Easements, Easement for Signal Control and Street Light Boxes and Vaults and Sidewalk/Utility Easements in Section XI.B of this report.**

Use of the Right-of-Way (ROW) 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. **Refer to Condition of Approval regarding Right of Way Use Permit in Section XI.B of this report.**

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," "Grind and 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.

Within the project vicinity, SE 38th Street and 124th Avenue NE are both classified as Grind and Overlay required. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

Any overlay through a pedestrian crossing obligates the project to reconstruct both ramps serving that crossing to be ADA compliant. If the ramps are already compliant no further work is required.

Final pavement restoration requirements will be determined in the field by the right-of-way inspector as pavement classification may vary due to nearby development in construction. **Refer to Condition of Approval regarding Pavement Restoration in Section XI.D of this report.**

Transportation Management Program
In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. **Refer to Conditions of Approval regarding the Transportation Management Program in Section X.C, and Implementation of the Transportation Management Plan in Section XI.D of this report.**

C. Utilities

1. The development proposed for this application has been reviewed on a conceptual basis and can be feasibly constructed under current utility codes and standards without requesting modifications or deviations from them. Major changes to the design or information submitted under this permit may cause delay of future construction permits. It is the applicant's responsibility to verify the accuracy of all field information and data gathered for the utility design and feasibility of this project.

2. Surface Water

The site is located within the Richards Creek Drainage Basin. Storm water from the site currently drains to the east through private property and is conveyed to public storm drainage pipes in Factoria Blvd and eventually discharges to Lake Washington. The development has proposed to mitigate for water quality MR6 and detention MR7. The development has proposed a detention vault and water quality modular wetland to comply with Minimum requirements 6 and 7. Onsite storm water management, MR 5, will be implemented where feasible.

3. Water and Sewer

Domestic water for the site proposes to relocate existing water main located onsite and will connect back to the onsite water system on the southern edge of the project with in and existing public water easement. Domestic sewer for the site is available from a sewer main located in an easement to the southeast. There is adequate capacity in the system to serve the development for both sewer and water. **Refer to Condition of Approval regarding Utilities Conceptual Approval in Section XI.A of this report.**

D. Fire Prevention

The Bellevue Fire Department Fire Prevention Division has reviewed the submittal in accordance with the 2015 International Fire Code, 2015 International Building Code, City of Bellevue requirements, and good fire protection practices. This review was based upon, and limited to, the information presented on drawings and/or materials received in our office. The Fire Department has reviewed this application. The proposal generally conforms to the Fire Code requirements for site circulation and access. Final review and approval will occur through the associated building permits for this proposal. As conditioned, Fire staff found no issues with the proposed development.

E. Clear and Grade

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. This approval does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76). **Refer to Condition of Approval regarding Clearing and Grading Permit Required and Seasonal Clearing and Grading Restrictions in Section XI.B of this report.**

F. Building

The plans submitted for design review dated September 13, 2023, have not been sufficiently developed for a thorough review under the 2018 IBC (International Building Code), including amendments made by the State of Washington and the City of Bellevue. Complete review will occur under the building permit application(s) in accordance with the codes in effect at the time of complete application. Please note that adoption of the 2021 codes will be March 15, 2024.

This mixed-use project is comprised of a 5-story residential building with retail and business spaces located at the street level. A multi-level above-grade parking structure is located within the proposed project footprint. The total project contains approximately 438,814 gross sf.

The following comments are preliminary in nature and are not intended to be all-inclusive or imply approval:

The plans generally conform to the level of detail typical at this stage in the design process. Plans submitted for a Major Project (BB Permit) shall be as complete as possible and contain the minimum required submittal documents. **Refer to Condition of Approval regarding Major Project (BB) Building Permit Required in Section XI.C of this report.**

VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Site Design

- Surface Parking Area Configuration: The configuration of the surface parking area to the south of the building was revised to reduce potential vehicle travel-path conflict.

IX. DECISION CRITERIA

The Director may approve, or approve with modifications, an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

Finding: This Design Review proposal will be consistent with applicable policies of the Comprehensive Plan. The proposal provides a high-quality site and building design consistent with the Comprehensive Plan. More specifically, the site improvements will enhance the area for pedestrians through the provision of wider sidewalks and associated street frontage landscaping. The building design will include ground retail spaces to enhance pedestrian activity on the site and the adjacent Factoria Mall development. The

building will complement existing development nearby height, massing, and use of exterior materials and colors. See below for a selection of specific policies that support the approval of the proposal.

Housing Policies:

- **Policy HO-2 Promote quality, community-friendly single family, multifamily and mixed-use development, through features such as enhanced open space and pedestrian connectivity.**
  Finding: The proposal will promote quality, community-friendly multi-family development through the provision of extensive pedestrian connectivity along its two street frontages and enhanced open space at the building's south-facing exterior entry courtyard.

- **Policy HO-11 Encourage housing opportunities in mixed residential/commercial setting throughout the city.**
  Finding: The Comprehensive Plan encourages and anticipates housing opportunities as exemplified by the proposed residential development.

Urban Design Policies:

- **Policy UD-1: Enhance the appearance, image and design character to make Bellevue an inspiring place to be.**
  Finding: The proposal will transform an underdeveloped site into a high-quality multi-family residential building with retail uses on its ground floor. The project will provide for new multi-family residential units, which will contribute to the image of Bellevue as an inspiring place to be. The building's form and materials palette will integrate with adjacent development, and through its massing and exterior materials palette will enhance the image and design character of the Factoria area.

- **Policy UD-2: Support designs for the built environment that are visually stimulating and thoughtful and which convey excellence in architecture and workmanship and durability of design.**
  Finding: The proposed building will ensure quality architectural development and visual interest through its modulation in massing and exterior materials.

Factoria Subarea Policies:

- **Policy S-FA-4. Encourage infill development and redevelopment in a manner that is compatible with surrounding uses and meets adopted design guidelines.**
- **Policy S-FA-58. Incorporate high quality and pedestrian-scaled materials on building facades along public sidewalks and interior walkways.**
  Finding: The proposed residential building will be compatible with surrounding uses and will meet applicable design guidelines through its massing and incorporation of high quality pedestrian-scaled materials on its building facades. Refer to Section I: Project Description and Section IV: Factoria Design Guidelines.

B. The proposal complies with the applicable requirements of this Code.
Finding: As conditioned, the proposal will comply with applicable requirements of the Land Use Code. Refer to Section III of this report for further information on Land Use

Code consistency.

C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.
Finding: As conditioned, the proposal will comply with the applicable Design Review criteria and Building/Sidewalk Design Guidelines for development in a Factoria Area (LUC 20.25F1.110 and .115). Refer to Section IV of this report for how the proposal will meet applicable design criteria and guidelines.

D. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.
Finding: The proposed building massing for the residential structure will provide a transition between the project site and adjoining uses in the immediate vicinity. With the application of rich architectural detail, the proposed building will be compatible with the surrounding neighborhood and will fit well within the greater single family and multifamily residential context.

E. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.
Finding: The proposal will be served by adequate public facilities, including streets, fire protection and utilities. The subject site currently has access to water, sewer, stormwater and electric services. For further discussion refer to Section VII – Technical Review in this report.

X. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, City Code & Standard compliance reviews, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposal.

Note- Expiration of Design Review Approval: In accordance with LUC 20.40.500.B.2 a Design Review approval automatically expires unless a completed building permit application is filed before the end of the two-year term.

XI. CONDITIONS OF APPROVAL:

The following conditions are imposed on the applicant under the authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES
Compliance with all applicable Bellevue City Codes and Ordinances including but not limited to the following will be required:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes- BCC Title 23	Bob Snyder, 425-452-4475
Fire Code- BCC 23.11	Shelley Jin, 425-452-5251
Land Use Code- BCC Title 20	Mark Brennan, 425-452-6834

Noise Control- BCC 9.18	Mark Brennan, 425-452-6834
Sign Code- BCC Title 22B	Mark Brennan, 425-452-6834
Transportation Code- BCC 14.60	Darwin Li, 425-452-4598
Right of Way Use Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- BCC Title 24	Mark Dewey, 425-452-6179
Parks Code- BCC Title 70	Merryn Hearn, 425-452-4100

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. Noise & Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code or as amended. Proximity to existing residential uses will be given special consideration. Upon written request to Development Services, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040
REVIEWER: Mark Brennan, Land Use

2. Construction Light and Glare

During construction, all lighting must utilize cutoff shields or other appropriate measures to avoid spillover glare onto adjacent uses beyond the site.

AUTHORITY: LUC 20.20.522 & Bellevue City Code 9.10
REVIEWER: Mark Brennan, Land Use Division

3. Holiday Construction and Traffic Restrictions

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

AUTHORITY: Bellevue City Code 14.30.060
REVIEWER: Tim Stever, Transportation Department

4. Design Review Modifications

Design Review: Any modification to this Design Review approval shall be processed as either 1) a new Design Review decision, or 2) an addition or revision to this issued Design Review land use approval, processed as a Land Use Exemption. The applicant

shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report.

Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project.

AUTHORITY: LUC 20.30F.175
REVIEWER: Mark Brennan, Land Use

5. Air Pollution from Construction Vehicles and Equipment
Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

AUTHORITY: State Environmental Policy Act, Bellevue City Code, 23.76, Revised Code of Washington 46.61.655
REVIEWER: Mark Brennan, Land Use

6. Use of Best Available Noise Abatement Technology
The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: BCC 9.18.020.F
REVIEWER: Mark Brennan, Land Use

7. Provisions for Loading
The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4; BCC 14.60.180
REVIEWERS: Mark Brennan, Land Use
Darwin Li, Transportation Department

8. Vehicular Access Restrictions
All existing and proposed driveways on SE 38th Street and 124th Avenue NE will be unsignalized and full access. The two-way center turn lanes on both roadways will also remain.

AUTHORITY: BCC 14.60.150
REVIEWER: Darwin Li, Transportation Department

9. Concurrency

This project required 242 MUs to be reserved from the available balance for the construction of all phases of the MDP. A concurrency certificate will be issued with this staff report publication.

AUTHORITY: BCC 14.10
REVIEWER: Darwin Li, Transportation Department

10. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (UE) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project, and the Utility Developer Extension Agreement shall be approved, constructed and, accepted by the Utility Department prior to granting Temporary Certificate of Occupancy for the new building. Separate UC and UA water and sewer permits will be required with the UE permit at time of approval. Public and private easements for water, sewer and storm water facilities will be required where applicable and will be required to be signed and recorded at King County prior to Temporary Certificate of Occupancy. The existing water main easement onsite will need to be vacated through City of Bellevue Real Property group prior to approval of the building permit BB.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities

B. PRIOR TO CLEARING & GRADING PERMIT: These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. Clearing and Grading Permit Required

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. This approval does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

AUTHORITY: Clearing & Grading Code 23.76.035
REVIEWER: Janney Gwo, DSD, Clearing & Grading Section

2. Seasonal Clearing and Grading Restrictions

The clearing & grading code defines the rainy season as October 1st through April 30th. The Development Services Department may grant approval to initiate or

continue clearing or grading activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

AUTHORITY: Clearing & Grading Code 23.76
REVIEWER: Janney Gwo, DSD, Clearing & Grading Section

3. **Final Landscape and Irrigation Plans**
The Final Landscape, Irrigation Plans and Streetscape Irrigation for the Design Review project shall be submitted for final review with the Clearing and Grading Permit application to ensure compliance will all Land Use Code requirements. Any sleeves for irrigation mainlines shall be placed within the project property lines.

The Final Landscape and Irrigation Plans for the Design Review project shall also be submitted with the Building Permit application(s) for reference and each sheet shall be labeled "FOR REFERENCE ONLY".

AUTHORITY: Land Use Code 20.20.520, 20.20.900.G and LUC 20.25F1.110.2
REVIEWER: Mark Brennan, Land Use

4. **Soil Volumes**
Trees proposed within the site and streetscape planter areas shall be provided the required soil volume, as described within the City of Bellevue Parks Department, Environmental Best Management Practices and Design Standards Manual: https://bellevuewa.gov/sites/default/files/media/pdf_document/2016-environmental-best-mgmt-practices-manual.pdf Soil volume calculations shall be shown on the plans submitted for a clearing and grading permit.

AUTHORITY: Environmental BMP's and Design Standards Manual
REVIEWERS: Mark Brennan, Land Use Division
Merryn Hearn, Parks Department

5. **Street Trees and Right-of-Way Landscaping**
Prior to ordering any street tree, confirm cultivar with City of Bellevue Parks Department. Contacts are (street Trees to be a minimum of 2 1/2" caliper at time of planting):
   - Merryn Hearn, mhearn@bellevuewa.gov, 425-452-4100

AUTHORITY: Land Use Code 20.20.520, 20.20.900.G and LUC 20.25F1.110.2
REVIEWER: Mark Brennan, Land Use

6. **Multifamily Play Area**
The applicant must clearly delineate locations and square footages of the required unpaved, soft surface multifamily play areas. The areas must meet the requirements of LUC 20.20.540

AUTHORITY: LUC 20.20.540
REVIEWER: Mark Brennan, Land Use

7. Landscaping along 124th Avenue SE

Along 124th Avenue SE, additional trees and shrubs must be provided between the back of sidewalk and the building façade to meet the Type II landscaping standards as set forth in LUC 20.25F1.050 for B Streets.

AUTHORITY: LUC 20.25F1.050, LUC 20.20.520.G.2
REVIEWER: Mark Brennan, Land Use

8. 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.
i) Existing easements with below grade garages.

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: BCC 11.70 & 14.30
REVIEWER: ROW Review (425) 452-4189

9. Civil Engineering Plans - Transportation, Building and Site Plans – Transportation and Transportation Infrastructure

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 transportation infrastructure 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 proposed infrastructure improvements within the right-of-way shall conform to current WSDOT Standard Specifications for Road, Bridge and Municipal Construction and to the City of Bellevue Special Provisions (BSP's).

All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans.

Completion of the following transportation infrastructure is required for each of the phases of the MDP.

Prior to approval of the Clearing and Grading permit, requirements for the engineering plans include, but are not limited to:

1. **SE 38th Street Frontage**
   a. No street widening.
   b. New curb and gutter
   c. Remove existing planter and install a minimum 5-feet-wide planter strip measured from the back of curb with the following:
      i. Spray Irrigation from a private meter. A city meter may need to be installed by the developer if one is not present and if the Parks Department agrees to maintain the frontage.
      ii. Soil preparation and root barrier
      iii. Street trees, ground cover, and landscaping
   d. Install minimum 8-feet wide concrete sidewalk along frontage.
      i. All new and existing utilities lids within the sidewalk must have non-slip lids installed.
   e. Repave existing driveway adjacent to KFC. The driveway shall be 28-feet-wide minimum and meet City of Bellevue Standards.
   f. Install new minimum 26-feet-wide driveway approaching leading to parking garage meeting City of Bellevue Standards.
   g. Install signalized mid-block pedestrian crossing between the two driveways. The pedestrian crossing shall be approximately 10-feet-wide.
   h. Channelization and signing are required as needed to meet MUTCD, Bellevue Standards, and as directed by the review engineer.
   i. Install street lighting per Bellevue Standards; including new poles, arms, and fixtures as needed to meet Bellevue's minimum photometric values.
   j. Install City fiber communication vaults, junction boxes, conduits and wiring per City's requirements.

2. **124th Avenue SE Frontage**
   a. No street widening.
   b. New curb and gutter
   c. Remove existing planter and install a minimum 5-feet-wide planter strip measured from the back of curb with the following:
      i. Spray Irrigation from a private meter. A city meter may need to be installed by the developer if one is not present and if the Parks Department agrees to maintain the frontage.

ii. Soil preparation and root barrier
iii. Street trees, ground cover, and landscaping

d. Install minimum 8-feet wide concrete sidewalk along frontage north of the existing mid-block crossing that connects to the SE 38th Street sidewalk.
   i. All new and existing utilities lids within the sidewalk must have non-slip lids installed.
e. Install 14-feet-wide multipurpose path south of the mid-block crossing that connects into existing mid-block crossing and also extends until the south frontage extents.
f. Install new minimum 26-feet-wide driveway leading to on-site parking lot.
g. Widen and signalize the existing mid-block pedestrian crossing. The pedestrian crossing shall be approximately 14-feet-wide.
h. Channelization and signing are required as needed to meet MUTCD, Bellevue Standards, and as directed by the review engineer.
i. Install street lighting per Bellevue Standards; including new poles, arms, and fixtures as needed to meet Bellevue's minimum photometric values.
j. Install City fiber communication vaults, junction boxes, conduits and wiring per City's requirements.

Additional infrastructure requirements include:

1. Pedestrian and vehicular sight lines shall be met at all driveways and intersections. Any proposed landscaping, signing, and street furnishings shall be placed to avoid obstruction within the sight lines for vehicles and pedestrians. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

2. A separate channelization and signing plan is required.

3. 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 SW-140-1 or equivalent).

4. The Americans with Disabilities Act (ADA)

   a. 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.

b. 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 City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

5. The new landscaping planter strip within the sidewalk along the public road shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk. Installation of the proposed planter shall include a spray irrigation system, soil preparation, root barrier and plantings. Root barrier and soil preparation are described in Standard Drawing SW-130-1. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city.

6. The design and appearance of the sidewalk and landscaping shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.

7. 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.

8. 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 SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

9. Utilities
   a. 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, except the PSE transmission line across I-405.
   b. All existing and new franchise utility distribution systems, including power, telephone, and TV cable, fronting or serving the commercial development site shall be underground. No above ground utilities shall be permitted within the planter strip, sidewalk, or multi-purpose path. Transformers and utility vaults to serve the development shall be placed inside the building or behind the sidewalk or multipurpose path easement.
   c. Vaults serving a broader public purpose may be located within a public easement or right-of-way as approved by the review engineer. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.

   Construction of all transportation infrastructure 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: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
   REVIEWER: Darwin Li Transportation Department

10. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: BCC 14.60.100
REVIEWER: Darwin Li, Transportation Department

11. Easement for Signal Control and Street Light Boxes and Vaults

The applicant shall provide easements to the City for location of signal and street light facilities such as above-grade boxes and below-grade vaults, and detection loops as needed.

AUTHORITY: BCC 14.60.100
REVIEWER: Darwin Li, Transportation Department

12. Sidewalk/Utility Easements

The applicant shall provide sidewalk and utility easements and/or multipurpose path and utility easements to the City such that sidewalks and bicycle facilities outside of the City right of way along the property frontage are located within a public easement area.

AUTHORITY: BCC 14.60.100
REVIEWER: Darwin Li, Transportation Department

C. PRIOR TO BUILDING PERMIT: These conditions must be complied with on plans submitted with the Building permit application:

1. Major Project (BB) Building Permit Required

This project will require Major Project Permits (BB) for each wood-framed building (V-A) and the below-grade parking and podium (I-A).

AUTHORITY: BCC 23.05.090
REVIEWER: Bob Snyder (425) 452-4475

2. 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: BCC 22.16
REVIEWER: Darwin Li Transportation Department

3. Building and Site Plans - Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the civil engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the civil engineering plans.

AUTHORITY: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
REVIEWER: Darwin Li, Transportation Department

4. Transportation Management Program

The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070.

AUTHORITY: BCC 14.60.070
REVIEWER: Darwin Li Transportation Department

5. Mechanical Screening
All roof-top or mechanical equipment shall be screened from perimeter streets designated in LUC 20.25F1.015. Screening shall be a continuous integral part of the building architecture, not isolated around specific units/devices.

AUTHORITY: LUC 20.25F1.110.C
REVIEWER: Mark Brennan, Land Use

6. Certification by Noise Consultant
The applicant shall provide certification by a certified noise consultant that the noise from mechanical exhaust fans will not exceed 60 dBA anywhere along public sidewalks or other public spaces prior to the issuance of any mechanical permits.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Mark Brennan, Land Use Division

7. Garage Exhaust
Provide certification by a noise consultant or mechanical engineer that the noise from the exhaust fans will not exceed 60 dBA and a determination by the City's Mechanical Plans Examiner that the velocity and direction of airflows from the exhaust system will not adversely affect pedestrian comfort.

AUTHORITY: BCC 9.18.030 and LUC 20.30F.145
REVIEWER: Mark Brennan, Land Use

8. Site and Building Lighting
Site and building lighting will be required to comply with light and glare standards to reduce spillover on adjacent parcels. Additionally, the proposed lantern lighting proposed for the building facades shall be dimmable.

AUTHORITY: LUC 20.20.522 and LUC 20.25F1.110.B.3
REVIEWER: Mark Brennan, Land Use

9. Exterior Building Lighting
All exterior building lighting shall include cut-off shields that prevent spill-over to adjacent sites. All exterior building lighting shall be adjustable/dimmable.

AUTHORITY: Land Use Code 20.25A.160, 20.25A.170
REVIEWER: Mark Brennan, Land Use Division

D. PRIOR TO TCO/CO: The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with <u>prior to issuance of the Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO)</u>:

1. Transportation Infrastructure

All transportation infrastructure, street frontage improvements and other required transportation elements, including streetlight and traffic signal revisions, must be constructed by the applicant, and accepted by the Transportation Department inspector. All existing streetlight 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. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual Sections; and Transportation Department Design Manual Standard Drawings.
REVIEWER: Darwin Li, Transportation Department

2. Pavement Restoration

Pavement restoration associated with construction of transportation infrastructure or to repair damaged street surfaces shall be completed. SE 38th Street and 124th Avenue SE are both classified as Grind and Overlay required.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
REVIEWER: ROW Review (425) 452-4189

3. Implementation of the Transportation Management Program

The Transportation Management Program required by Bellevue City Code Sections 14.60.070 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: BCC 14.60.070
REVIEWER: Darwin Li, Transportation Department

4. Master Development Plan (MDP) Amendment

An approved MDP Amendment (LJ) will be required to modify/update the MDP to document changes for each phase. The MDP Amendment shall be completed prior to TCO.

AUTHORITY: LUC 20.30V.160.B
REVIEWER: Mark Brennan, Land Use

5. **Interior Noise Level Measurements**
   Interior noise levels inside residential units shall not exceed 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. The project acoustical engineer shall document noise levels inside a random sample of the rooms and submit his/her findings to the City for review. If the noise levels exceed the required maximums, the City will require additional noise mitigation as necessary to achieve the maximum allowable levels prior to the issuance of any Occupancy Permit.

   AUTHORITY: Bellevue City Code 9.18.045
   REVIEWER: Mark Brennan, Land Use Division

6. **Damage to Existing Street Trees and/or Public Irrigation System**
   Protection of the existing street trees to remain is REQUIRED. Any damage to the existing street trees and/or the existing public irrigation system (SE 38th Street and 124th Ave SE) will be considered damage to public property. Damage or removal of the existing street trees and/or the existing public irrigation system will require replacement and may result in penalties. Any existing street trees damaged during construction shall be replaced by the applicant with the same size and type and planted as specified by the Parks Department tree planting standards.

   AUTHORITY: LUC 20.25A.040, S-DT-99 and S-DT-110
   REVIEWER: Mark Brennan, Land Use

7. **Landscape Installation Assurance Device**
   To ensure the required mitigation and restoration of areas of temporary disturbance is completed, the applicant shall post an Installation Assurance Device prior to the building permit or clearing and grading permit issuance. The device shall be equal to 150% of the value of the approved. The device will be released when the applicant demonstrates required mitigation has successfully been installed.

   AUTHORITY: LUC 20.40.490
   REVIEWER: Mark Brennan, Land Use

8. **Landscape Maintenance Assurance Device**
   File with the Development Services Department a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping for the phase.

   AUTHORITY: LUC 20.40.490
   REVIEWER: Mark Brennan, Land Use

9. Street Trees Maintenance

Maintenance agreement for street trees and right of way landscaping to be approved by City of Bellevue Parks Department. The Parks Department contact is:

- Merryn Hearn, mhearn@bellevuewa.gov, 425-452-4100

AUTHORITY: Land Use Code 20.20.520, 20.20.900.G and LUC 20.25F1.110.2
REVIEWER: Mark Brennan, Land Use

E. PRIOR TO ISSUANCE OF SIGN PERMITS

1. Project Sign Design Package

There are no implied approvals of proposed signage within this Design Review approval. The applicant shall submit a complete sign design package for the development for City review and approval prior to the issuance of any occupancy permits for the building, tenant improvement permits for the commercial spaces, or sign permits. The design package shall include the conceptual design of all building signage. The signs shall be consistent with the Bellevue City Code Section 22B.10 and the designs shall be an integral part of the overall architectural design. Signs at or near the street shall be scaled to the pedestrian environment.

The sign package plans, elevations, and/or sketches shall include but are not limited to:

1. Location
2. Illumination
3. Color and Materials
4. Design

Design Review of individual signs and compliance with the approved sign design package AND Bellevue Sign Code will occur through review of each sign permit application.

AUTHORITY: Bellevue City Code 22B.10, LUC 20.25F1 Factoria Town Square Design Guidelines
REVIEWER: Mark Brennan, Land Use

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR EXISTING AND PROPOSED UTILITIES
2. THERE IS NO GROUND-MOUNTED MECHANICAL EQUIPMENT
3. SEE SURVEY AND CIVIL DRAWINGS FOR LIMITS AND CENTERLINE OF RIGHT OF WAY, FIRE HYDRANTS, VAULTS, UTILITY POLES, ETC.
4. SEE CIVIL DRAWINGS FOR EXISTING AND PROPOSED GRADING. SEE SHEET A11.2 FOR THE AVERAGE GRADE PLANE ANALYSIS AS IT APPLIES TO THIS PROJECT.
5. SEE LANDSCAPE PLAN FOR EXISTING TREES TO BE RETAINED. SEE ARBORIST REPORT FOR FULL ANALYSIS OF EXISTING TREES.
6. SEE CIVIL DRAWINGS AND STORM WATER DRAINAGE REPORT FOR TOTAL IMPERVIOUS AREA.
7. SEE T0.2 FOR PARKING DEVIATION REQUEST

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWSHIP 24 NORTH, RANCE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT SOUTH QUARTER CORNER OF SAID SECTION 9, THENCE SOUTH 86° 47'13" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 44.69 FEET TO A POINT OF THE EASTERLY MARGIN OF 124TH AVENUE SE, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST THE CENTER POINT OF WHICH BEARS SOUTH 80°11'08" EAST A DISTANCE OF 470.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°18'17" A DISTANCE OF 59.92 FEET; THENCE CONTINUING ALONG SAID EASTERLY MARGIN, NORTH 17°07'09" EAST A DISTANCE FO 242.23 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
THENCE LEAVING SAID MARGIN SOUTH 00°53'57" WEST A DISTANCE OF 171.14 FEET;
THENCE SOUTH 89°06'03" EAST A DISTANCE OF 246.00 FEET;
THENCE SOUTH 00°53'57" EAST A DISTANCE OF 235.78 FEET;
THENCE SOUTH 85°50'12" EAST A DISTANCE OF 47.50 FEET;
THENCE SOUTH 52°08'00" EAST A DISTANCE OF 94.93 FEET;
THENCE SOUTH 17°07'34" EAST A DISTANCE OF 38.63 FEET;
THENCE SOUTH 72°52'26" EAST A DISTANCE OF 61.38 FEET;
THENCE SOUTH 17°07'34" EAST A DISTANCE OF 304.87 FEET;
SOUTHWESTERLY MARGIN OF SE 38TH STREET;
THENCE NORTH 63°39'53" WEST ALONG SAID MARGIN A DISTANCE OF 329.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 45.59 FEET;
HENCE WESTERLY SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°12'58" A DISTANCE OF 78.95 FEET TO A POINT ON THE EASTERLY MARGIN OF SAID 124TH AVENUE SE;
THENCE SOUTH 17°07'09" WEST ALONG SAID MARGIN A DISTANCE OF 577.06 FEET;
TO THE TRUE POINT OF BEGINNING.
CNTAINING: 229,509 SQUARE FEET OR 5.269 ACRES OF LAND, MORE OR LESS.

PROJECT DATA

FLOOR	PARKING	VERTICAL CIRC.	LOBBY/ CIRC/MECH.	COMMERCIAL	AMENITY/ STORAGE	TOWNHOUSE / LOFT	RESIDENTIAL	TOTAL (gsf)	exterior balconies	terraces/ roof decks
LEVEL 1	22,485 SF	1,110 SF	23,864 SF	9,994 SF	3,709 SF	0 SF	25,746 SF	86,897 SF	0 SF	11,592 SF
LEVEL 1 MEZZ	21,501 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	21,501 SF	0 SF	0 SF
LEVEL 2	21,501 SF	1,110 SF	9,326 SF	0 SF	0 SF	0 SF	51,397 SF	83,333 SF	0 SF	4,411 SF
LEVEL 3	21,501 SF	1,110 SF	9,326 SF	0 SF	0 SF	0 SF	51,397 SF	83,334 SF	0 SF	0 SF
LEVEL 4	21,501 SF	1,110 SF	9,326 SF	0 SF	0 SF	0 SF	51,397 SF	83,334 SF	0 SF	0 SF
LEVEL 5	21,501 SF	1,110 SF	9,678 SF	0 SF	1,683 SF	0 SF	45,538 SF	79,510 SF	0 SF	3,573 SF
	129,991 SF	600 SF	200 SF	9,994 SF	5,388 SF	0 SF	225,475 SF	800 SF	0 SF	8,338 SF
		6,150 SF	61,712 SF					* 438,709 SF		27,914 SF

	STUDIO	OPEN 1	1 BED	1 BED +	2 BED	2 BED +	3 BED	TOTAL
LEVEL 1	2	12	3		12		2	31
LEVEL 2	4	15	11		24		2	60
LEVEL 3	4	19	11		24		2	60
LEVEL 4	4	19	11		24		2	60
LEVEL 5	4	17	10		22		1	54
	18	86	46		106		9	265

UNIT MIX				
TOTAL	ALL	UNIT MIX	PARKING RATIO	PARKING REQ.
1 BED	46	17%		56.8
2 BED	106	40%		143
3 BED	9	3%		12.6
OPEN 1	86	32%		104.8
STUDIO	18	7%		22
	265	100%		341.4

AVERAGE AREA MIX		
RES AREA	# UNITS	AVG.
225,475 SF	265	851 SF

RESIDENTIAL AREA	EFFICIENCY	(TYPICAL FLOOR)
	45,538 SF	55%
	33,971 SF	41%
	3,573 SF	4%
	83,082 SF	

LEVEL	PARKING AREA
LEVEL 1	22,485 SF
LEVEL 1 MEZZ	21,501 SF
LEVEL 2	21,501 SF
LEVEL 3	21,501 SF
LEVEL 4	21,501 SF
LEVEL 5	21,501 SF
Grand total: 6	129,991 SF

PARKING BY LEVEL	
Level	STALLS
LEVEL 5	61
LEVEL 4	61
LEVEL 3	61
LEVEL 2	61
LEVEL 1 MEZZ	61
LEVEL 1	61
	366

PROPOSED PARKING	
RATIO	PARKING
1.1	366
	366

Notes:
1. Type VA construction exceeding allowable area will be divided by firewalls (IBC 506,706)

2. BSP or Single-Site Agreement recorded prior to any permit issuance

INDOOR AMENITIES

LEVEL 1	BIKE ROOM	1,228 SF
LEVEL 1	FITNESS	2,119 SF
LEVEL 5	LOUNGE	1,466 SF
TOTAL:		4,814 SF

OUTDOOR AMENITIES

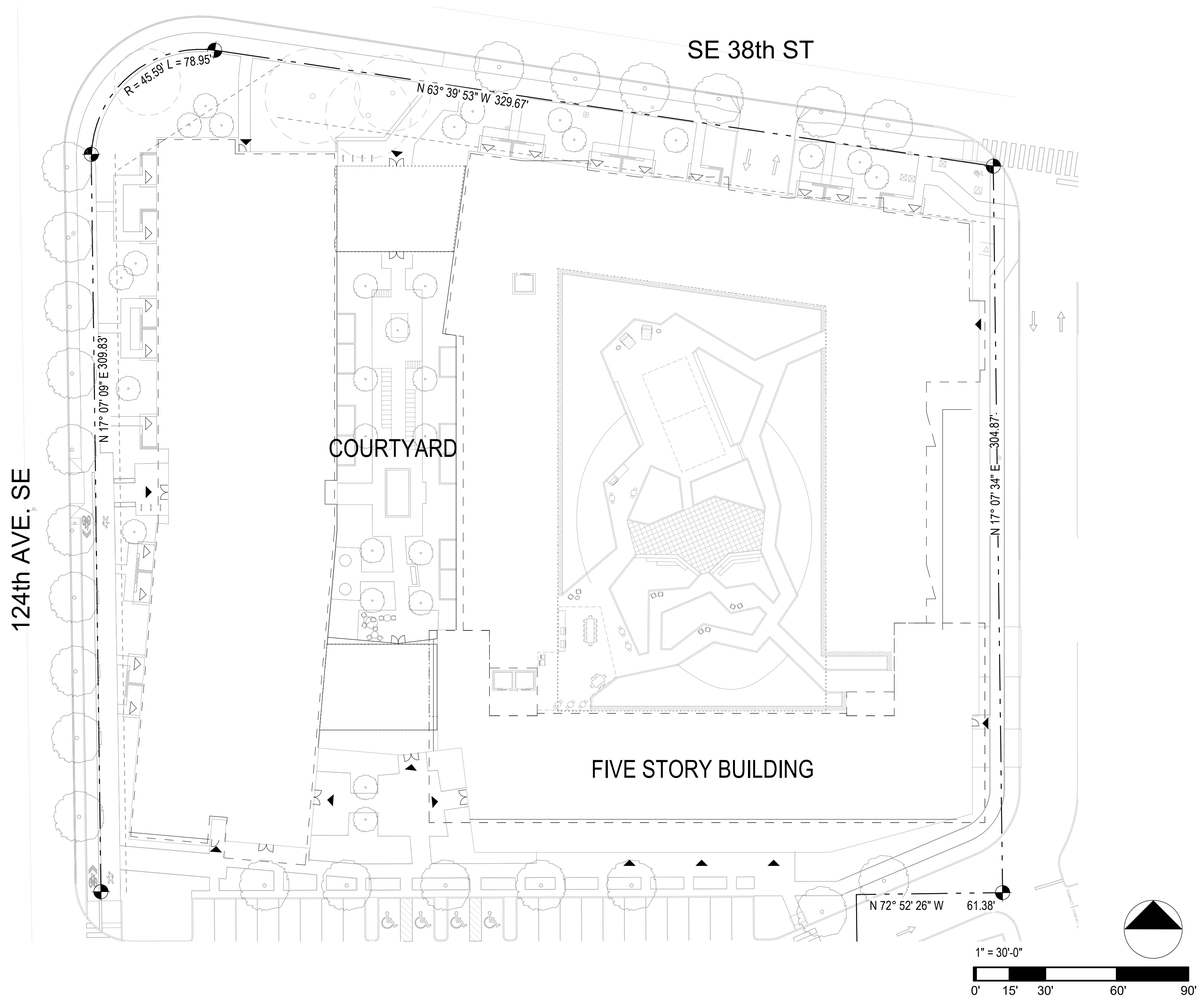
LEVEL 5	AMENITY DECK	3,573 SF
LEVEL 2	EAST COURTYARD	1,966 SF
LEVEL 1	NORTH PLAZA	663 SF
ROOF LEVEL	ROOF DECK	8,338 SF
LEVEL 2	SOUTH COURTYARD	2,445 SF
LEVEL 1	SOUTH PLAZA	2,412 SF
LEVEL 1	WEST COURTYARD	8,150 SF
LEVEL 1	WEST PLAZA	368 SF
TOTAL:		27,914 SF

LOBBY AREAS

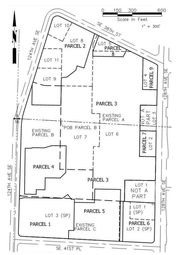
ROOF LEVEL	ELEV. LOBBY	200 SF
LEVEL 1	LEASING OFFICE	1,319 SF
LEVEL 1	LOBBY/LOUNGE	2,836 SF
LEVEL 1	MAIL RM.	803 SF
LEVEL 1	OFFICE	721 SF
LEVEL 1	PACKAGE RM.	375 SF
LEVEL 1	RR	487 SF
	STOR.	3,497 SF
LEVEL 1	TRASH RM	2,779 SF
TOTAL:		13,017 SF

RESIDENTIAL STORAGE

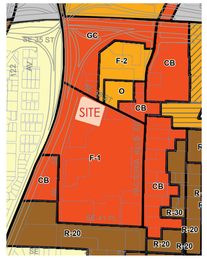
LEVEL 1	BIKE ROOM	1,228 SF
TOTAL:		1,228 SF



PARCEL MAP

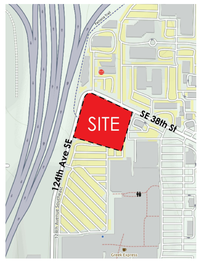


ZONING MAP



CITY OF BELLEVUE FACTORIA I
DEVELOPMENT AREA III

VICINITY PLAN



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206.956.1971 Fax
www.runberg.com

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THE MARKETPLACE APARTMENTS AT FACTORIA

12405 SE 38TH ST, BELLEVUE WA 98006

SUBMITTALS

ADR SUBMITTAL	02/16/2018
ADR RESUBMITTAL	07/12/2019
ADR SUBMITTAL	12/12/2022

REVISIONS

22-130386-LD CORRECTION	3/31/2023

SITE PLAN B

DATE: 7/12/2019
SCALE: 1" = 30'-0"
DRAWN:
JOB # : 16-123

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SHEET
A 0.1

0 15 30 60

SCALE: 1 INCH = 30 FEET

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CANOPY
- SAWCUT LINE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE AREA

PERPENDICULAR RAMP TYPE PERPENDICULAR B COB DTLS SW-200-1, SW-230-1, SW-250-1, SW-260-1

RECTANGULAR RAPID FLASHING BEACON (RFFB). FINAL DESIGN AND LOCATIONS TO BE DETERMINED AT A LATER DATE. COB DTL SL-150-1

PERPENDICULAR RAMP TYPE PERPENDICULAR B COB DTLS SW-200-1, SW-230-1, SW-250-1, SW-260-1

10' CROSSWALK COB DTL CW-100-1

℄ 23' DRIVEWAY COB DTL SW-150-1 SEE PROFILE BELOW

28' FULL INGRESS/EGRESS ACCESS

10' CROSSWALK COB DTL CW-100-1

PAVEMENT ARROW (TYP) COB DTL CH-170-1

℄ 21' DRIVEWAY COB DTL SW-160-1

℄ 16' DRIVEWAY COB DTL SW-160-1

SE 38TH ST.

RESIDENTIAL PARKING ENTRANCE

SERVICE

TRASH PICKUP

RESIDENTIAL MOVE-IN

STOP BAR (TYP)

SSMH RIM=95.32
CL CHNL 6"PVC(ALL)=87.02

SSMH RIM=99.65
CL CHAN 8" PVC
(W/NE/SW)=89.5

SSMH RIM=100.02

PERPENDICULAR RAMP TYPE PERPENDICULAR B COB DTLS SW-200-1, SW-230-1, SW-250-1, SW-260-1

SIDEWALK COB DTL SW-110-1

CONC. TRAFFIC CURB AND GUTTER (TYP) SW-100-1

KIMCO OFFICE

RESIDENTIAL

RESIDENTIAL PARKING

RETAIL

RETAIL

LEASING OFFICE

RETAIL

RESIDENTIAL

WATER QUALITY FACILITY

CATCH BASIN (TYP)

STORM VAULT

124TH AVE SE

"STOP" SIGN (TYP) COB DTL SG-100-1

CONC. TRAFFIC CURB AND GUTTER (TYP) SW-100-1

STOP BAR (TYP)

SOUTHERN BIKE/PEDESTRIAN PATH SHOWN FOR REFERENCE ONLY. GRADING DESIGN OF BIKE/PEDESTRIAN PATH AND ASSOCIATED IMPROVEMENTS TO BE PROVIDED AT A LATER DATE.

PERPENDICULAR RAMP TYPE PERPENDICULAR A COB DTLS SW-200-1, SW-230-1, SW-250-1, SW-260-1

RECTANGULAR RAPID FLASHING BEACON (RFFB). FINAL DESIGN AND LOCATIONS TO BE DETERMINED AT A LATER DATE. COB DTL SL-150-1

CURB RAMP TYPE DIRECTIONAL A COB DTLS SW-200-1, SW-240-1, SW-250-1, SW-260-1

14.5' CROSSWALK COB DTL CW-100-1

24' FULL INGRESS/EGRESS ACCESS

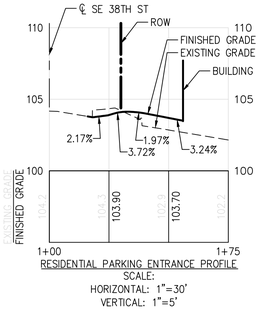
CURB RAMP TYPE DIRECTIONAL A COB DTLS SW-200-1, SW-240-1, SW-250-1, SW-260-1

SIDEWALK (TYP) COB DTL SW-110-1

CURB RAMP TYPE DIRECTIONAL A COB DTLS SW-200-1, SW-240-1, SW-250-1, SW-260-1

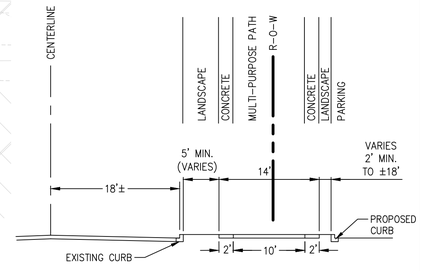
14.5' CROSSWALK COB DTL CW-100-1 30' FULL INGRESS/EGRESS ACCESS

PHASE 1 MDP PHASE



RESIDENTIAL PARKING ENTRANCE PROFILE

SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'



124TH AVE. SE (SECTION A)

B:\Washington\Bellevue\Kimco\Marketplace @ Factoria\2017\20rawings\BEKM_110S.dwg Mar 30, 2023 - 11:31am

NAVIX
SITE | CIVIL

11235 s.e. 6th street | suite 150
bellevue, wa 98004

t: 425.453.9501 | f: 425-453-8208
www.navixeng.com

CLIENT/OWNER

KIMCO REALTY

PROJECT NAME

MARKETPLACE @ FACTORIA REDEVELOPMENT

NAVIX PROJECT NUMBER: 50-051-015

PROJECT ADDRESS

12405 SE 38TH STREET
BELLEVUE, WA 98006

STAMP

PRELIMINARY

REVISIONS

REV	ISSUED FOR:	DATE
1	ADR SUBMITTAL	12.12.22
2	ADR SUBMITTAL	03.30.23

811

SECTION, TOWNSHIP, RANGE:

SECTIONS 9 & 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.

PROJECT TEAM

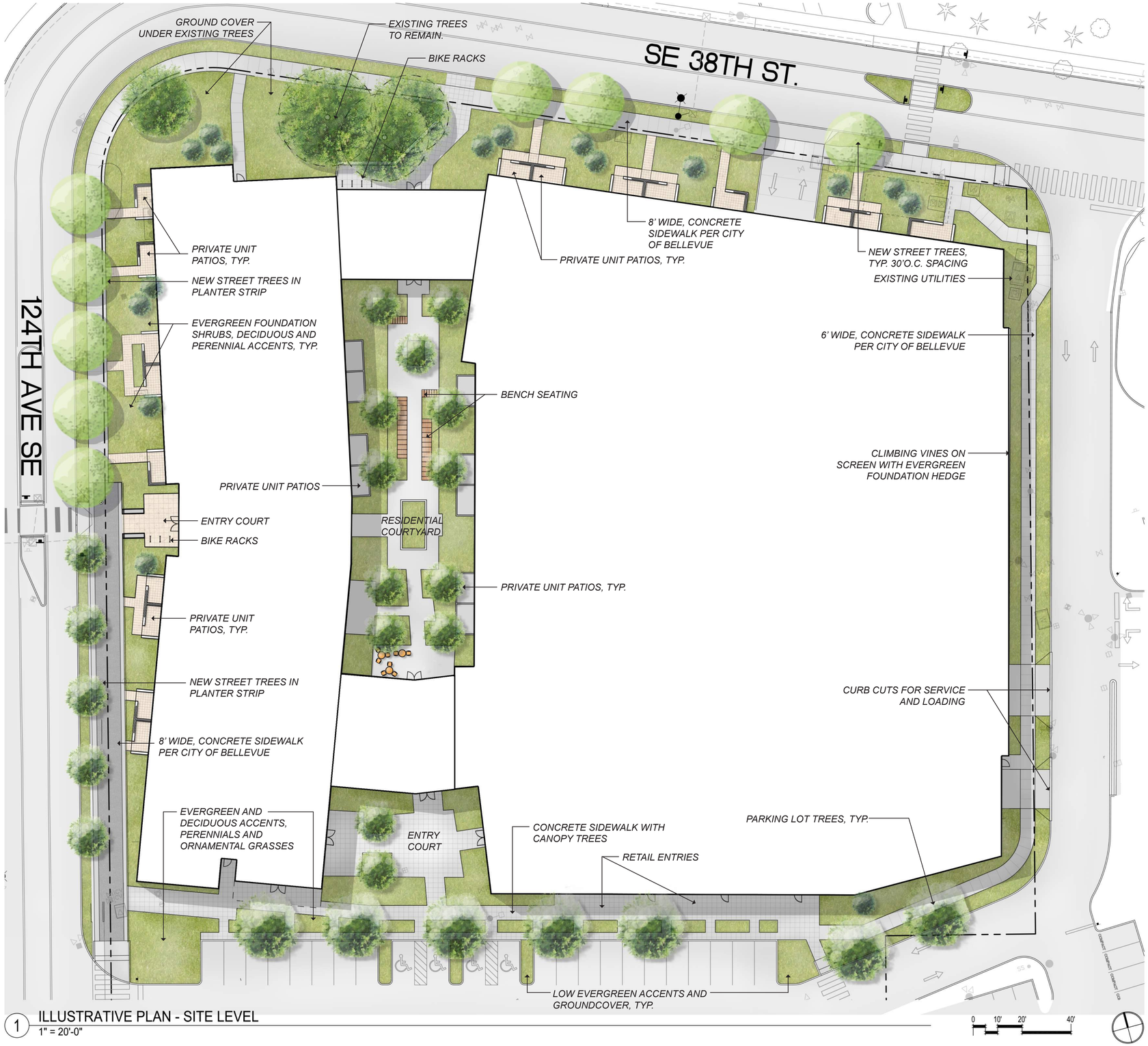
REVIEWED BY: P.MANZER
DESIGNED BY: J.GREEN
D.RIDDLE

SHEET NAME

SITE PLAN B PAVING AND GRADING

SHEET NUMBER

C-1.0



1 ILLUSTRATIVE PLAN - SITE LEVEL
1" = 20'-0"

Brumbaugh & Associates
Landscape Architecture
600 North 85th Street, Suite 102
Seattle, WA 98103 - 3826
Telephone 206 782 3650
Facsimile 206 782 3675

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FACTORIA

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SUBMITTALS

22-130386-LD CORRECTION 2 9/12/2023

ILLUSTRATIVE PLAN - SITE LEVEL

DATE: 2022.12.08
DRAWN: SS
JOB #: 2017-18MARKET

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SHEET
L1.03



PARKING
RESIDENTIAL
VERTICAL CIRCULATION
LOBBY / CIRCULATION
AMENITY / STORAGE
RETAIL

ADJACENT PRIVATE DRIVE

(SEE A0.1 FOR REMAINDER OF SITE)

UNIT MIX LEVEL 1		
UNIT TYPE	TOTAL	UNIT MIX
1 BED	4	13%
2 BED	12	39%
3 BED	2	6%
OPEN 1	12	39%
STUDIO	1	3%
	31	100%

GENERAL NOTES

1. SEE PROJECT DATA SHEET FOR FLOOR AREA SUMMARY

1" = 20'-0"

0' 5' 10' 20' 40' 60'

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ADR SUBMITTAL	12/12/2022
22-130386-LD CORRECTION 2	9/12/2023

REVISIONS

22-130386-LD CORRECTION 2	9/12/2023

LEVEL 1 - FLOOR PLAN

DATE: 07/18/2023
SCALE: 1" = 20'-0"
DRAWN:
JOB # : 16-123

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SHEET

A 1.1



BUILDING PERSPECTIVE - VIEW FROM SOUTH



BUILDING ELEVATION - SOUTH

GENERAL NOTES

1. SEE SHEET A 11.1 FOR AVERAGE GRADE PLANE CALCULATION.
2. MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS.
3. SEE SHEET A 10.1 AND A 10.2 FOR EXTERIOR MATERIAL CALLOUTS.

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REVISIONS

22-130386-LD CORRECTION 2	9/12/2023

BUILDING ELEVATION - SOUTH

DATE:	07/18/2023
SCALE:	1/16" = 1'-0"
DRAWN:	
JOB # :	16-123

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SHEET

A 3.1



BUILDING PERSPECTIVE - VIEW FROM EAST



BUILDING ELEVATION - EAST

GENERAL NOTES

1. SEE SHEET A 11.1 FOR AVERAGE GRADE PLANE CALCULATION.
2. MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS.
3. SEE SHEET A 10.1 AND A 10.2 FOR EXTERIOR MATERIAL CALLOUTS.

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REVISIONS

22-130386-LD CORRECTION 2	9/12/2023

BUILDING ELEVATION - EAST

DATE: 07/18/2023
SCALE: 1/16" = 1'-0"
DRAWN:
JOB # : 16-123

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SHEET

A 3.2



BUILDING PERSPECTIVE - VIEW FROM NORTH



BUILDING ELEVATION - NORTH. VIEW FROM FROM SE 38TH ST

GENERAL NOTES

1. SEE SHEET A 11.1 FOR AVERAGE GRADE PLANE CALCULATION.
2. MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS.
3. SEE SHEET A 10.1 AND A 10.2 FOR EXTERIOR MATERIAL CALLOUTS.

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22-130386-LD CORRECTION 2	9/12/2023

REVISIONS

22-130386-LD CORRECTION 2	9/12/2023

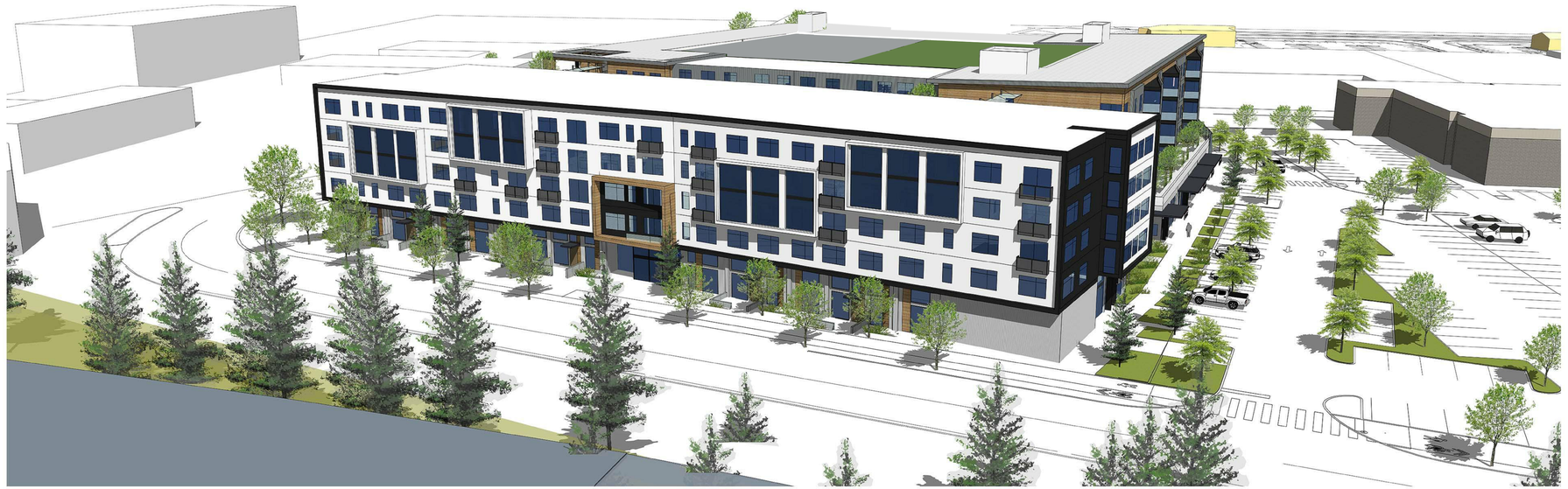
BUILDING ELEVATION - NORTH

DATE: 07/18/2023
SCALE: 1/16" = 1'-0"
DRAWN:
JOB # : 16-123

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SHEET

A 3.3



BUILDING PERSPECTIVE - VIEW FROM EAST



BUILDING ELEVATION - WEST. VIEW FROM FROM 124TH AVE SE

GENERAL NOTES

1. SEE SHEET A 11.1 FOR AVERAGE GRADE PLANE CALCULATION.
2. MECHANICAL EQUIPMENT TO BE SCREENED BY BUILDING PARAPETS.
3. SEE SHEET A 10.1 AND A 10.2 FOR EXTERIOR MATERIAL CALLOUTS.

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ADR SUBMITTAL	12/12/2022
22-130386-LD CORRECTION 2	9/12/2023

REVISIONS

22-130386-LD CORRECTION 2	9/12/2023

BUILDING ELEVATION - WEST

DATE: 07/18/2023
SCALE: 1/16" = 1'-0"
DRAWN:
JOB # : 16-123

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SHEET

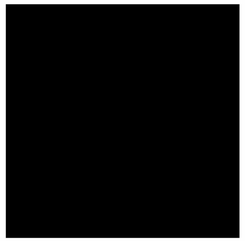
A 3.4



PARTIAL VIEW FROM 124TH AVE SE



PARTIAL VIEW FROM 124TH AVE SE

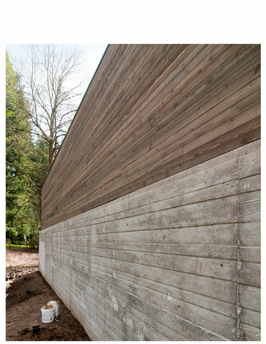


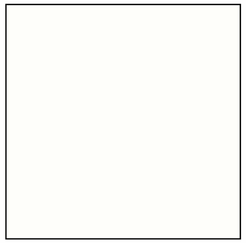
1 **BLACK VINYL WINDOW**



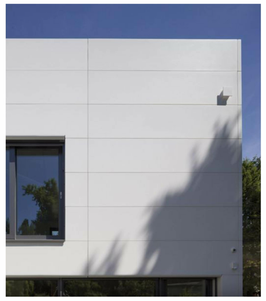


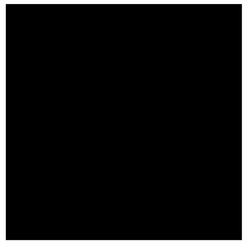
2 **ARCHITECTURAL CONCRETE**



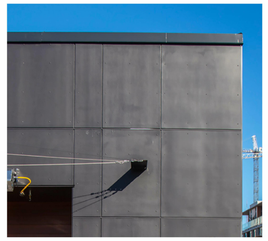


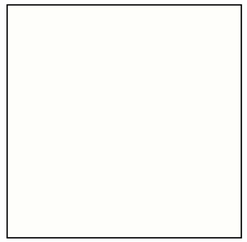
3 **FIBER CEMENT - PAINTED WHITE**





4 **FIBER CEMENT - PAINTED BLACK**



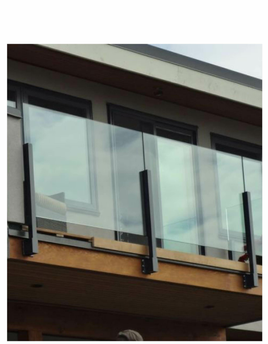


5 **WHITE VINYL WINDOW**





6 **GLASS OR METAL RAILING**





7 **STAINED FIBER CEMENT**

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SUBMITTALS

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ADR RESUBMITTAL	07/12/2019
ADR SUBMITTAL	12/12/2022
22-130386-LD CORRECTION 2	9/12/2023

REVISIONS

MATERIALS EAST BUILDING

DATE: 07/18/2023
SCALE:
DRAWN:
JOB # : 16-123

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SHEET

A 10.1



PARTIAL VIEW FROM SOUTH



PARTIAL VIEW FROM ENTRY PLAZA



1 **CORRUGATED METAL GREY FINISH**





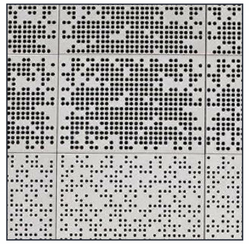
2 **BLACK VINYL WINDOW**



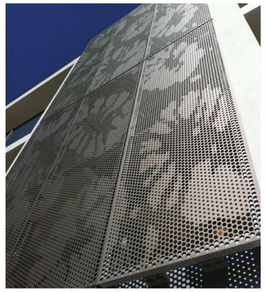


3 **ARCHITECTURAL CONCRETE**



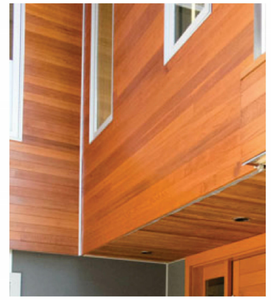


4 **PERFORATED METAL SCREEN**



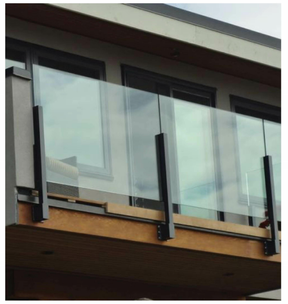


5 **STAINED FIBER CEMENT**





7 **GLASS OR METAL RAILING**





8 **ALUMINUM STOREFRONT**



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206.956.1970 Main
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22-130386-LD CORRECTION 2	9/12/2023

REVISIONS

MATERIALS WEST BUILDING

DATE: 07/18/2023
SCALE:
DRAWN:
JOB # : 16-123

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SHEET

A 10.2