



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

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

File No.

Project Name/Address:

Planner:

**Minimum Comment Period:**

Materials included in this Notice:

Blue Bulletin  
Checklist  
Vicinity Map  
Plans  
Other:

**OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
State Department of Ecology, Shoreline Planner N.W. Region  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe



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## 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](mailto: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.

## 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. [\[help\]](#)  
*Environmental Checklist*
- ✓ 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.)

[\[help\]](#)

✓ 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

Abbreviated legal description: That portion of the southwest quarter of the southeast quarter of section 9, township 24 north, range 5 east, w.m. in King County, 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*

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 on-site. Lower outwash deposits below the lacustrine deposits were encountered in each of the boring. The lower outwash consists of dense to very dense 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 achieve the desired grading. Approximately 15,000 cubic yards of soil material will be imported to achieve the desired grading. Any fill material will be obtained from an approved and permitted gravel pit. For additional information, please refer to the Preliminary Grading Plan submitted for design review.

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%.

- ✓ 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 typical 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.*

✓ 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 improvements will be designed to current regulations, therefore improving the existing development conditons.*

Existing and proposed on-site stormwater detention will mitigate impacts on stormwater runoff quantity. In addition, on-site water quality facilities 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*
- ✓ 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.*

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

#### 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. [\[help\]](#)

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*

*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)?  
Indicate 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.*

8. Land and Shoreline Use [\[help\]](#)

**Conditions of Approval to use noise supresion techniques throughout construction.**

- ✓ 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.*

- ✓ 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*

*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, corrugated 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*

*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 124<sup>th</sup> 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.*

- ✓ 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 124<sup>th</sup> Ave SE to the west, SE 38<sup>th</sup> 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 38<sup>th</sup> St and at SE 41<sup>st</sup> Pl and 124<sup>th</sup> 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? [\[help\]](#)  

51

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.

- ✓ 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,

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.

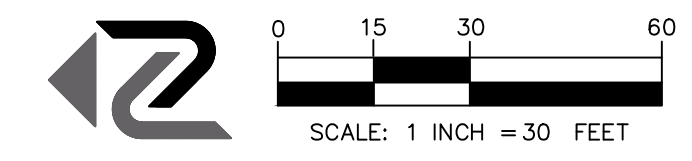
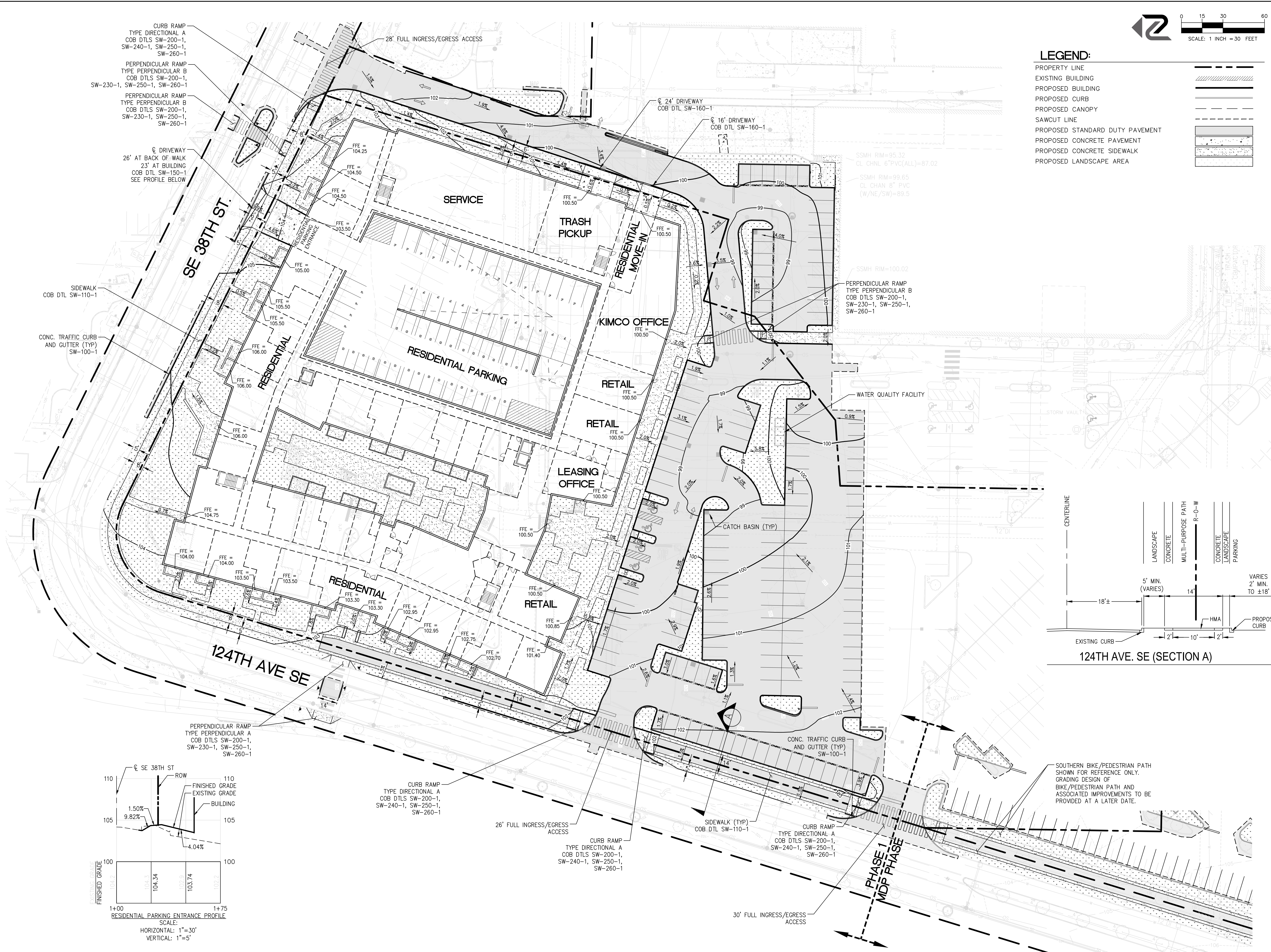
✓ Signature:  \_\_\_\_\_

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*

B:\Washington\Bellevue\Kimco\Marketplace @ Factoria\2017\Drawings\BEKM\_1105.dwg Jul. 07, 2023 - 11:57am



**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	▨



11235 s.e. 6th street | suite 150  
 bellevue, wa 98004  
 t: 425.453.9501 | f: 425-453-8208  
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CLIENT/OWNER

KIMCO REALTY

PROJECT NAME

**MARKETPLACE @ FACTORIA REDEVELOPMENT**

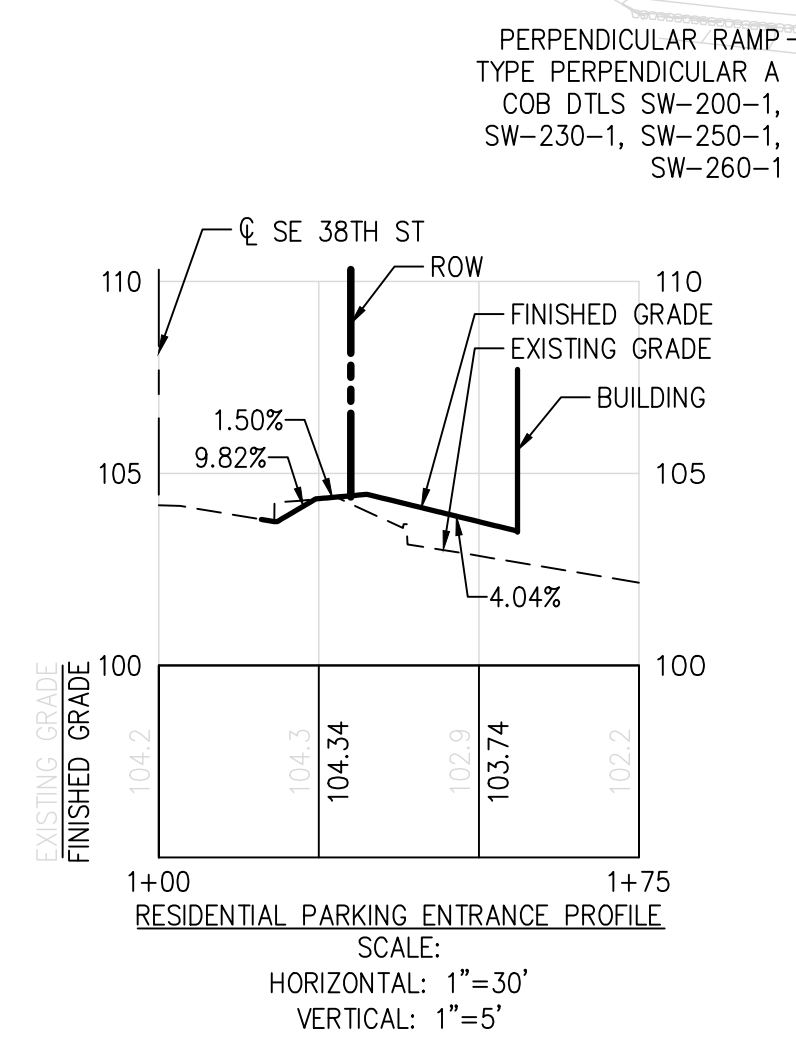
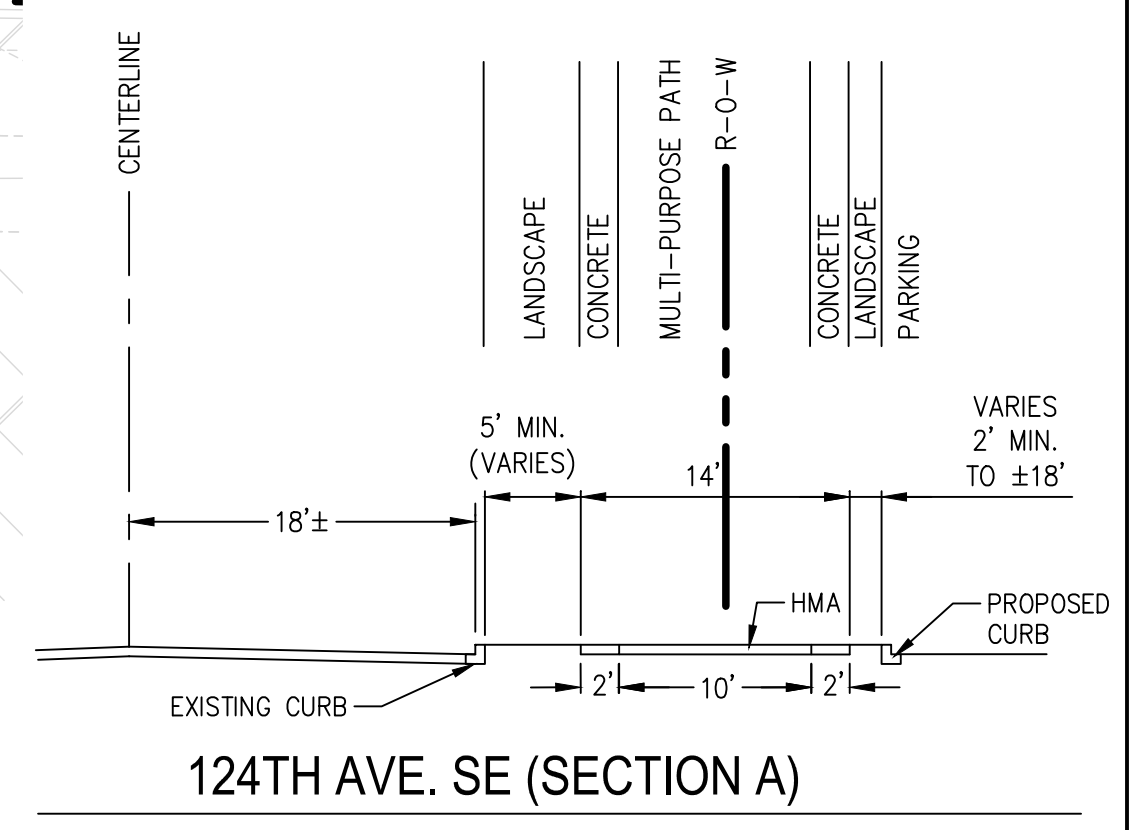
NAVIX PROJECT NUMBER: 50-051-015

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
3	ADR RESUBMITTAL	07.07.23



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