



# Weekly Permit Bulletin

February 1, 2018

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## How to use this Bulletin

### To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

### To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form. [Link to Form](#)
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

### To receive the bulletin by email:

Access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

[Holiday Inn Express/Nuovo Apartments](#)

**Location:** 991 118<sup>th</sup> Ave SE, 1021 118<sup>th</sup> Ave SE

**Subarea:** Richards Valley

**File Number:** 17-116131-LO

**Description:** Application for Critical Areas Land Use Permit approval to reduce the buffer of a Category II wetland and to construct one 6-level 150-unit hotel building, and a separate 5-level building with 136 apartment units and 10,579 square feet (SF) of office space. The proposal includes 557 parking spaces, with 260 surface parking stalls. The wetland is off-site and the 110-foot wetland buffer extends onto the western portion of the site and would be reduced to a buffer width of 62 to 74 feet, reducing the wetland buffer area by 12,092 SF. 11,677 SF of wetland buffer restoration is proposed as mitigation.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** February 15, 2018. Refer to page one for information on how to comment on a project.

**Date of Application:** June 16, 2017

**Completeness Date:** July 28, 2017

**Applicant Contact:** Arne Hall, AJH Development Services, 425-269-9899, [arne@arnejhall.net](mailto:arne@arnejhall.net)

**Planner:** Peter Rosen, 425-452-5210

**Planner Email:** [prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Kang Boat Lift](#)

**Location:** 4601 Lake Washington Blvd SE

**Subarea:** Factoria

**File Number:** 17-127850-WG

**Description:** Application for Shoreline Substantial Development Permit approval to replace an existing boat lift and remove an existing boat canopy.

**Approvals Required:** Shoreline Substantial Development Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** March 5, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 11, 2017

**Completeness Date:** January 24, 2018

**Applicant:** Thomas Kang

**Applicant Contact:** Evan Wehr, Ecco Design, Inc., 206-706-3937, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

#### NOTICE OF APPLICATION

**Dale Short Plat**

**Location:** 1405 108<sup>th</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 18-103410-LN

**Description:** Application for Preliminary Short Plat approval to subdivide one (1) existing parcel into two lots. The property is zoned R-4.

**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 15, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 19, 2018

**Completeness Date:** January 25, 2018

**Applicant:** Cheng See Dale,  
[chengsee2000@yahoo.com](mailto:chengsee2000@yahoo.com)  
**Planner:** Kimo Burden, 425-452-5242  
**Planner Email:** [cburden@bellevuewa.gov](mailto:cburden@bellevuewa.gov)

## **Notice of Decision**

### **NOTICE OF DECISION**

**[Mountains to Sound Greenway Trail](#)**

**Location:** I-405 to 150th Ave SE

**Subarea:** Eastgate and Factoria

**File Number:** 16-124071-LO and 17-115736-LM

**Description:** Critical Areas Land Use Permit approval and Preliminary SEPA review to construct a 12-foot wide paved multi-use trail along the south side of Interstate 90 (I-90) extending from I-405 to 150th Avenue SE. The project also adds queuing capacity to the eastbound I-90 off-ramp by relocating the trail and adding a second lane to the off-ramp. The project will construct a retaining wall within a steep slope located on private property within the City of Bellevue. Mitigation includes replanting the steep slope with native vegetation.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** February 15, 2018, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 9, 2016 and June 7, 2017

**Completeness Date:** March 25, 2016 and June 28, 2017

**Notice of Application Date:** April 7, 2016 and July 6, 2017

**Applicant Contact:** Chris Masek, City of Bellevue, Transportation, 425-452-4619,  
[cmasek@bellevuewa.gov](mailto:cmasek@bellevuewa.gov)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

## **[NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT STATEMENT \(DEIS\)](#)**

### **NOTICE OF PUBLIC HEARING**

**Project Name:** Wilburton Commercial Area Land Use and Transportation Project

**Project Proponent:** City of Bellevue

**Location:** The Wilburton Commercial Area study area is bound by NE 12<sup>th</sup> Street to the north, I-405 to the west, SE 5<sup>th</sup> Street to the south, 120<sup>th</sup> Avenue NE to the east, and a smaller area bound by NE 8<sup>th</sup> Street and 124<sup>th</sup> Avenue NE to the east. See Figure 1.

**City of Bellevue EIS File Number:** 17-108502-LE

**Description:** The purpose of this project is to develop a preferred long range land use and transportation vision for the project area. The project will include technical work involving real estate, economics, land use, urban design, transportation, and environmental review.

Opportunity for comment by stakeholders and the general public is provided through a Citizen Advisory Committee, meetings of the Planning and Transportation Commissions, the City Council, and project related public meetings.

Once the final recommendations from the project are approved by the City Council, implementation of these recommendations will begin, likely in 2018. These implementation actions may include amendments to the City's comprehensive plan, subarea plans, Land Use Code, and Capital Improvements Program. The city will conduct a programmatic environmental review under the auspices of WAC 197-11-210 SEPA/GMA integration, with expanded scoping consistent with WAC 197-11-41. This approach will integrate the Wilburton Commercial Area planning and decision making with the environmental review while facilitating consideration of environmental issues, and promoting public participation and interagency cooperation.

**EIS Required:** On April 6, 2017 the Environmental Coordinator for the City of Bellevue, serving as lead agency, published a Notice of Determination of Significance, indicating that this proposal could have a significant adverse impact on the environment and required preparation of an Environmental

Impact Statement (EIS) under Revised Code of Washington (RCW) 43.21C.030(2)(c).

**Alternatives:** A No Action Alternative for the 2035 planning horizon will assume a continuation of existing zoning, committed and planned transportation system changes, and adopted regional growth assumptions. The No Action Alternative will provide a baseline for comparison with two action alternatives including varying assumptions of increased development density of differing land use types, coupled with transportation system changes such as arterial roadway improvements, High Capacity Transit routes and stations, and upgrades to the non-motorized system.

**Public Hearing: Wednesday February 28, 2018**

Public Hearing 4:30-6:30 p.m.  
Bellevue City Hall  
450 110<sup>th</sup> Avenue NE  
Bellevue, WA 98009

**Comments:** Agencies, affected tribes and members of the public are invited to comment. You may comment on the alternatives, elements of the environment, probably significant impacts, mitigation measures, and potential conditions on any licenses or approvals to be considered by the City.

**PUBLIC COMMENT PERIOD:** The comment period for the Draft EIS opens February 1, 2018. The deadline for submitting your comments is March 19, 2018. All comments related to project scoping must be submitted by this date. Comments may be submitted in writing. Comments will be accepted by email; however, a valid physical mailing address is required to establish status as an official part of record.

**Written comments may be submitted:**

By email to: [bcalvert@bellevuewa.gov](mailto:bcalvert@bellevuewa.gov)  
By letter to:

City of Bellevue  
Planning and Community Development  
Department  
Attn: Bradley Calvert  
450 110th Avenue NE

Bellevue, WA 98004

**Applicant Contact:** Bradley Calvert  
**Applicant Contact Phone:** 425-452-6930  
**Applicant Contact Email:**  
[bcalvert@bellevuewa.gov](mailto:bcalvert@bellevuewa.gov)  
**Lead Agency Contact:** Carol Helland  
**Lead Agency Contact Phone:** 425-452-2724  
**Lead Agency Contact Email:**  
[chelland@bellevuewa.gov](mailto:chelland@bellevuewa.gov)



Figure 1