



Weekly Permit Bulletin

January 14, 2016

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.

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.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2nd floor on the appeal deadline indicated in the notice.
- 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.

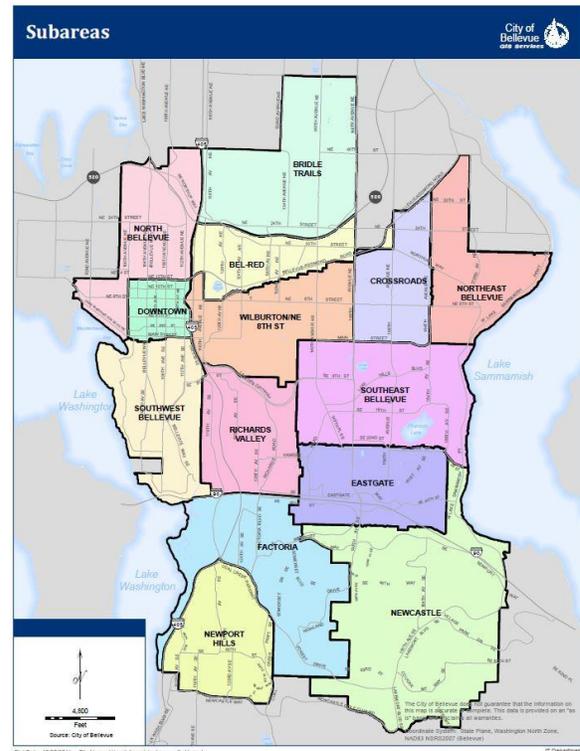
To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. 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 110th 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 Public Meeting

NOTICE OF PUBLIC MEETING

Open Window School

Location: 6128 168th Place SE

Subarea: Newcastle

File Number: 15-118262-LI

Description: Application for a Land Use approval and Amendment to a Conditional Use Permit. The following changes are proposed: modify school dismissal process, modify method of neighborhood noticing, and increase student enrollment cap.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Public Meeting: January 28, 2016, 6:00 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-113

Date of Application: July 9, 2015

Completeness Date: July 30, 2015

Notice of Application Date: August 6, 2015

Applicant: Open Window School

Applicant Contact: Jeff Stroebel, Open Window School, 425-747-2911

Planner: Toni Pratt, 425-452-5374

Planner Email: tp Pratt@bellevuewa.gov

Notice of Application

NOTICE OF APPLICATION

Shared Commuter Parking

Location: Bellevue Four Square – 2015 Richards Road, Lake Hills Baptist Church – 506 140th Ave NE, Overlake Park Presbyterian – 1836 156th Ave NE

Subarea: Multiple

File Number: 15-126319-LA

Description: Application for Administrative Conditional Use Permit approval to allow existing parking lots at the above referenced addresses to be used as commuter parking facilities (Bellevue Four Square – 20 stalls, Lake Hills Baptist Church – 50 stalls, Overlake Park Presbyterian – 50 stalls) to offset impacts resulting from the temporary closure of the South Bellevue Park and Ride for the construction of East Link.

Approvals Required: Administrative Conditional Use Permit approval, Land Use approval, Concurrency Review 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: January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 4, 2015

Completeness Date: December 15, 2015

Applicant: Sound Transit

Applicant Contact: Chris Ward, Sound Transit, 206-903-7790,

chris.ward@soundtransit.org

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

Nyman Residence

Location: 4560 151st Avenue SE

Subarea: Newcastle

File Number: 15-129145-LO

Description: Application for Critical Areas Land Use Permit approval to establish a single-family residence on an undeveloped lot encumbered by steep slopes and buffers.

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

SEPA: Exempt

Minimum Comment Period Ends: January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: December 1, 2015
Completeness Date: December 29, 2015
Applicant Contact: Alan Ness, Ten Directions Design, 206-323-6677, alan@tddseattle.com
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Gaspard Preliminary Short Plat](#)

Location: 1423 173rd Ave NE

Subarea: Northeast Bellevue

File Number: 15-129343-LN

Description: Application for Land Use approval to subdivide one parcel zoned R-3.5 into two lots. Both lots propose to be accessed and gain utilities services from a private easement on an adjacent parcel. The two new lots will average .24 acres.

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

SEPA: Exempt

Minimum Comment Period Ends: January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 4, 2015

Completeness Date: December 31, 2015

Notice of Application Date: January 14, 2016

Applicant: Napoleon Esperanza

Applicant Contact: Sheri Murata, Core Design, Inc., 425-885-7877,

shm@coredesigninc.com

Planner: Carol Orr, 425-452-2896

Planner Email: COrr@bellevuewa.gov

NOTICE OF APPLICATION

[Bell Residence Height Variance](#)

Location: 1302 102nd Ave NE

Subarea: North Bellevue

File Number: 15-130015-LS

Description: Application for a Land Use Code Variance approval for a new single family residence. Due to the non-conforming size of the lot, height of the new home will be subject to height restriction, per LUC 20.20.070.B.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 18, 2015

Completeness Date: January 8, 2016

Applicant: Peter Strandell

Applicant Contact: Peter Strandell, Madrona Custom Homes, 425-828-6771,

peter@madronacustomhomes.com

Planner: Carol Orr, 425-452-2896

Planner Email: COrr@bellevuewa.gov

NOTICE OF APPLICATION

[NE Spring Blvd – Roadway Improvements](#)

Location: 11608 NE 12th St

Subarea: Bel-Red

File Number: 15-130016-LO

Description: Land Use review of a Bellevue Transportation Department proposal under SEPA and a Critical Areas Land Use Permit to construct a new east-west roadway between 116th Avenue NE and 124th Avenue NE in the City of Bellevue that is proposed to be built in three zones, 1A, 1B, and 2. Review includes all associated systems, utilities, improvements, landscaping, demolition of one structure and impacts to the buffer of a Category III wetland adjacent to the Sound Transit Rail Corridor. The proposed roadway cross section of NE Spring Boulevard from 116th Avenue and 120th Avenue NE will include two travel lanes in each direction with a separated multi-use path on the north side and sidewalk on the south side.

Between 120th Avenue NE and 124th Avenue NE, the cross section will feature two travel lanes in each direction with widened outside lanes for shared bicycle use and a wide sidewalk on both sides. In addition, the new corridor will feature five new signalized intersections (NE 12th Street, 120th Avenue NE, 121st Avenue NE, 123rd Avenue NE, and 124th Avenue NE) connected to the city's traffic adaptive control system, right turn pockets and center turn lanes where appropriate, urban landscaping, lighting, and stormwater treatment and drainage facilities consistent with the Bel-Red Corridor design standards. New utilities will be installed to accommodate stormwater, water, sewer, underground electricity, telephone, and natural gas. These new mainline services will require connection to the existing system on either end of the project. The NE Spring Boulevard Multi-

Modal project is one of several high-priority transportation improvements that resulted from the City of Bellevue's Bel- Red Corridor Plan to address residential and commercial growth anticipated in the Bel-Red area.

Approvals Required: Land Use approval, 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: January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 18, 2015

Completeness Date: January 8, 2016

Applicant Contact: Steve Costa, City of Bellevue Transportation Department, 425-452-2845, scosta@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Sunset and Heathfield Pump Station and Force Main Upgrade](#)

Location: 3810 W Lake Sammamish Parkway SE (Sunset) and 3514 163rd Avenue SE (Heathfield)

Subarea: Newcastle and Eastgate

File Number: 15-130086-WG and 15-130087-LO

Description: Land Use review of a Shoreline Substantial Development Permit and Critical Areas Land Use Permit for the King County Wastewater Treatment Division proposal to upgrade the King County sewer pumps and supporting equipment at the Sunset and Heathfield pump stations near Lake Sammamish in the southwest portion of Bellevue. A new 24-inch sewer force main is proposed to replace the existing 12-inch main that connects the pump stations approximately following the alignment of SE 38th Pl, 164th Pl SE, and SE 35th Pl to reach the Eastgate Interceptor at the intersection of SE 35th Pl and SE Eastgate Way. The scope of work proposed is within the shoreline buffer and 100-year floodplain associated with Lake Sammamish, the stream buffer of Vasa Creek, and is near or within other smaller streams, wetlands, and their buffers.

Approvals Required: Shoreline Substantial Development Permit approval, Critical Areas

Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance was issued on September 17, 2015 by the King County Wastewater Treatment Division for the proposed work.

Minimum Comment Period Ends: February 15, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 21, 2015

Completeness Date: January 6, 2016

Applicant Contact: Chris Dew, King County Wastewater Treatment Division, 206-477-5458, chris.dew@kingcounty.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Evergreen Plaza Variance](#)

Location: 10845 NE 2nd Place

Subarea: Downtown Bellevue

File Number: 16-122105-LS

Description: Application for a Land Use Code Variance approval to reduce the size of the proposed sidewalk on NE 2nd Place from 8 feet to 6 feet, in conjunction with the proposed residential building currently under Design Review – Permit Number 15-103556-LD.

Approvals Required: Land Use Code Variance approval, Design Review 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: January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 11, 2016

Completeness Date: January 11, 2016

Applicant Contact: Joe Kolmer, Weber Thompson Architects, 206-344-5700, jkolmer@weberthompson.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Marvel Homes Single Family Residence](#)

Location: 6251 116th Ave SE

Subarea: Newport Hills

File Number: 15-113153-LO

Description: Approval of a Critical Areas Land Use Permit to construct a single family residence on a vacant site. Site contains a Type II wetland, Type N stream critical areas and associated buffers. The site contains less than 2,160 square feet of developable area outside the critical areas and buffers therefore the site is subject to the reasonable use provisions of LUC 20.25H.

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: January 28, 2016, 5 PM.
Refer to page one for information on how to comment on a project.

Date of Application: May 6, 2015

Completeness Date: May 28, 2015

Notice of Application Date: June 4, 2015

Applicant Contact: Rene Pham, Marvel Homes, 206-265-1131

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[King County Coal Creek Trunk Emergency Repair](#)

Location: 4431 Coal Creek Pkwy SE

Subarea: Newport Hills

File Number: 15-115009-LO

Description: Critical Areas Land Use Permit approval for retroactive permitting to re-align the stream channel and stabilize the bank of Coal Creek to protect a King County Wastewater Treatment Division regional sewer trunk link and manhole access point. The project is supported by a Critical Areas Report and Includes mitigation and restoration plans. The project qualifies as an emergency under LUC 20.25H.055.C.3.b.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance was issued by King County on June 10, 2015.

Date of Application: May 26, 2015

Completeness Date: June 4, 2015

Notice of Application Date: June 11, 2015

Applicant: King County Wastewater Treatment Division, Cindy Clark, 206-477-3532

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Gilchrest Retaining Wall](#)

Location: 15137 SE 66th St.

Subarea: Newcastle

File Number: 15-120220-LO

Description: Critical Areas Land Use Permit approval to permit the reconstruction of a 6 foot tall rockery into two smaller rockeries.

Applicant constructed the rockery without permits (EA 15-108403). Approval includes requirement to restore area disturbed by the construction of the original rockery.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: January 28, 2016, 5 PM.

Refer to page one for information on how to comment on a project.

Date of Application: August 21, 2015

Completeness Date: September 23, 2015

Notice of Application Date: September 24, 2015

Applicant: Alan and Jeanine Gilchrest

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[Ford of Bellevue Reconstruction](#)

Location: 411 116th Avenue NE

Subarea: Wilburton/NE 8th St.

File Number: 15-120509-LM

Description: SEPA Threshold Determination to construct a new Ford dealership (including sales and service). The new building will be 34,693 square feet. The Ford dealership was destroyed by fire in April 2015. (A prior LM was issued for demolition/temporary trailers under 15-115248-LM).

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

Appeal Period Ends: January 28, 2016, 5 PM.

Refer to page one for information on how to comment on a project.

Date of Application: August 7, 2015

Completeness Date: August 21, 2015

Notice of Application Date: October 15, 2015

Applicant: Lance Mueller & Associates
Applicant Contact: Kathleen Schilb, 206-325-2553, kathy@lmueller.com
Planner: Carol Hamlin, 425-452-2731
Planner Email: chamlin@bellevuewa.gov

NOTICE OF DECISION

[Crossroads Village](#)

Location: 15751 NE 15th Street

Subarea: Crossroads

File Number: 15-111568-LD

Description: Design Review approval for a mixed-use development that will include 176 townhomes in 29 building on a 7.8-acre site that was formally a grocery store. Also included is approximately 15,500 SF of commercial/retail space along an interior retail street. 277 parking spaces in garages and 112 surface parking spaces will be provided. Public benefits will also be provided, including a Pedestrian Connection to Crossroads Park.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: January 28, 2016, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: April 24, 2015

Completeness Date: May 21, 2015

Notice of Application Date: June 5, 2014

Applicant: Crossroads Village, LLC

Applicant Contact: Nick Abdelnour, Polygon Homes, 425-568-7700,

nicka@polygonhomes.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov