



The Weekly Permit Bulletin

November 30, 2006

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

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. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin.

New Applications

NOTICE OF APPLICATION

2006 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required: Planning Commission recommendation after public hearing to consider non-site specific amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470. A list of the individual amendments under consideration follows.

SEPA: Threshold Determination required for each of the Comprehensive Plan Amendment proposals.

Minimum Comment Period Ends: December 14, 2006, 5 p.m. Refer to page one for information on how to comment on a project.

Non-Site Specific:

Crossroads Center Plan

Crossroads Subarea map and policy amendments:

- Amend Policy S-CR-72 to allow housing development within the Crossroads Center Plan study area (see location below);
- Amend Crossroads Subarea Subdistrict E boundaries to exclude certain areas currently subject to Policy S-CR-72;
- Amend the Plan designation in the northwestern part of the study area from Community Business (CB) to Multifamily-Medium (MF-M);

implementing recommendations of the Crossroads Center Plan. The Crossroads Center Plan

recommendations take the form of Long Range Organizing Principles including: Park Connections and Interface, Pedestrian and Gathering Areas, Differentiated Streets, Environment, and Mixed Use Housing.

The amendments are intended to reinforce the economic vitality of the Crossroads Center, improve connections to the Crossroads Park and Community Center, create additional housing opportunities, and create additional community gathering places. Maintaining the strength of commercial areas is a priority of the city.

Location: Crossroads Center, a 60-acre commercial area between NE 8th and NE 15th St. along 156th Ave. NE

Subarea: Crossroads

File Number: 05-114492 AC

Date of Application: May 26, 2005

Completeness Date: May 26, 2005

Applicant Contact: Paul Inghram AICP, 425 452-4070

Planner: Paul Inghram AICP, 425 452-4070

Planner Email: pingham@bellevuewa.gov

Wilburton/NE 8th Street Corridor Study

Wilburton/NE 8th St. Subarea map and policy amendments:

- Amend the Plan designation for approx. 46 acres west of 120th Ave NE between NE 8th and NE 2nd and on the east side of 116th Ave NE from NE 4th to SE 1st Streets from General Commercial (GC) to Community Business (CB);
- Identify the area between NE 8th and NE 4th Streets and between I-405 and the BNSF rail corridor as a *special opportunity area* suitable for a major civic/institutional facility;
- Amend Wilburton Subarea Policy S-WI-17 to delete the prohibition of the extension of NE 4th Street east of 116th Ave NE
- Adopt policies recommending a new NE 6th Street transportation corridor connecting the I-405 HOV intersection with 120th Ave NE
- Adopt policies for intersection, traffic calming, and streetscape improvements in the 120th Avenue and NE 5th Street corridors;
- Adopt policies recommending future rezones of Study-identified areas after construction of a NE 4th Street extension or through a development agreement for its construction;

implementing recommendations of the Wilburton/NE 8th Street Corridor Study.

The amendments, consistent with the city's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city, are intended to encourage revitalization, maintain a well-functioning transportation system, and continue serving nearby neighborhoods.

Location: A 124-acre area of the Subarea between I-405 and 120th Ave. NE and between NE 8th St. and NE 1st St.

Subarea: Wilburton/NE 8th Street

File Number: 03-100826 AC

Date of Application: August 5, 2002

Completeness Date: January 28, 2003

Applicant Contact: Paul Inghram AICP, 425 452-4070

Planner: Paul Inghram AICP, 425 452-4070

Planner Email: pinghram@bellevuewa.gov

NOTICE OF APPLICATION

Crossroads Center Plan Land Use Code Amendment
Amendments to the Land Use Code:

- Amend Notes (6) and (7) of LUC Chart 20.10.440 to provide an exception to the prohibition on multifamily in Crossroads Subarea Subdistrict E; implementing recommendations of the Crossroads Subarea Plan.

The amendments are intended to reinforce the economic vitality of the Crossroads Center, improve connections to the Crossroads Park and Community Center, create additional housing opportunities, and create additional community gathering places. Maintaining the strength of commercial areas is a priority of the city. Approval required: Planning Commission recommendation after public hearing to consider these Land Use Code amendments.

SEPA: Threshold Determination Required

Minimum Comment Period Ends: December 14, 2006, 5 p.m. Refer to page one for information on how to comment on a project.

Location: Crossroads Center, a roughly 60-acre commercial area between NE 8th and NE 15th St. along 156th Ave. NE

Subarea: Crossroads

File Number: 06-133381 AD

Date of Application: November 13, 2006

Completeness Date: November 13, 2006

Applicant Contact Paul Inghram AICP, 425 452-4070:

Planner: Paul Inghram AICP, 425 452-4070

Planner Email: pinghram@bellevuewa.gov

NOTICE OF APPLICATION

Wilburton/NE 8th Street Corridor Study Land Use Code Amendment

Amendments to the Land Use Code:

- Allow auto sales as a permitted use in areas along

116th Ave NE that are rezoned to CB;

- Remove Wilburton subarea from Note 36 of LUC 20.10.440 to allow large retail; implementing recommendations of the Wilburton/NE 8th Street Corridor Study.

These recommendations, consistent with the city's community and economic development strategy to pursue redevelopment and reinvestment in older commercial areas of the city, are intended to encourage revitalization, maintain a well-functioning transportation system, and continue serving nearby neighborhoods. Approval required: Planning Commission recommendation after public hearing to consider these Land Use Code amendments.

SEPA: Threshold Determination Required

Minimum Comment Period Ends: December 14, 2006, 5 p.m. Refer to page one for information on how to comment on a project.

Location: A 124-acre area of the Subarea between I-405 and 120th Ave. NE and between NE 8th St. and NE 1st St. Subarea: Wilburton/NE 8th Street

File Number: 06-133379 AD

Date of Application: November 13, 2006

Completeness Date: November 13, 2006

Applicant Contact: Paul Inghram AICP, 425 452-4070

Planner: Paul Inghram AICP, 425 452-4070

Planner email: pinghram@bellevuewa.gov

NOTICE OF APPLICATION

Kaplan Residence

Location: 3819 165th Pl. SE

Neighborhood: Sammamish/East Lake Hills

File Number: 06-133189-LO

Description: Application for Land Use approval for an Critical Areas Land Use permit to modify the setback from the top of a critical slope

Approvals Required: Land Use approval, Critical Areas Land Use Permit approval, Concurrency Determination, and ancillary permits and approvals.

SEPA: Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 14, 2006, 5 p.m. Refer to page one for information on how to comment on a project.

Date of Application: November 7, 2006

Completeness Date: November 16, 2006

Applicant: Dmitry and Mary Josephine Kaplan

Applicant Contact: Stacey Bottorf, Sun Spaces, 425-454-4336

Planner Email: lhyatt@bellevuewa.gov

Planner: Leah Hyatt 425-452-6834

NOTICE OF APPLICATION

Chao Short Plat

Location: 4431 130th Ave SE

Neighborhood: Factoria

File Number: 06-124810-LN

Description: Application for Preliminary Short Plat approval to subdivide .52 acres into three lots.

Approvals Required: Preliminary Short Plat approval, Concurrency Determination, and ancillary permits and approvals.

SEPA: Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 14, 2006,

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

Date of Application: October 26, 2006

Completeness Date: November 16, 2006

Applicant Contact: Victor Chao, 425-641-6168

Planner Email: tpratt@bellevuewa.gov

Planner: Toni Pratt 425-452-5374

NOTICE OF APPLICATION

T-Mobile at Bellevue Church of Nazarene

Location: 15760 NE 4th St.

Neighborhood: Sammamish/Eastlake Hills

File Number: 06-133702-LB

Description: Application for Conditional Use approval to replace an existing light pole within the church parking lot with an 80 ft. new light pole with wireless antennas. Proposal includes radio cabinets and mechanical equipment located within a new equipment shelter building.

Approvals Required: Conditional Use approval, Concurrency Determination, and ancillary permits and approvals.

SEPA: Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 14, 2006,

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

Public Meeting: Tuesday, December 19, 2006: 6:00 p.m., 1E-109, Bellevue City Hall, 450 110th Ave NE

Date of Application: November 21, 2006

Completeness Date: November 27, 2006

Applicant Contact: Gary Abrahams, T-Mobile, 206-349-4279

Planner Email: lhyatt@bellevuewa.gov

Planner: Leah Hyatt 425-452-6834

Decisions

NOTICE OF DECISION

Jones Short Plat

Location: 11911 NE 34th St.

Neighborhood: Bridle Trails

File Number: 06-106765-LN

Description: Preliminary Short Plat approval to subdivide one 2.01 acre parcel into 2 single family parcels

Decision: Approval with conditions

SEPA: Determination of Nonsignificance

Concurrency Determination: Meets Requirements

Appeal Deadline Ends: December 14, 2006, 5 p.m.

Date of Application: March 22, 2006

Completeness Date: April 15, 2006

Applicant Contact: Patrick A.T. Jones, 425-576-9898

Planner Email: dfolsom@bellevuewa.gov

Planner: Drew Folsom 425-452-4441

NOTICE OF DECISION

Newport Estates Preliminary Short Plat

Location: 13339 Newport Way

Neighborhood: Factoria

File Number: 06-109501-LN

Description: Preliminary Short Plat approval to subdivide an approximately 0.82 acre single family lot into 3 single family lots.

Decision: Approval with conditions

SEPA: Exempt

Concurrency Determination: Not Applicable

Appeal Deadline Ends: December 14, 2006, 5 p.m.

Date of Application: April 13, 2006

Completeness Date: May 4, 2006

Notice of Application Date: May 18, 2006

Applicant: Ron Froron, Minks Inc.

Applicant Contact: Richard Campbell, 425-868-6569

Planner Email: csaari@bellevuewa.gov

Planner: Carol Saari, 425-452-2731

NOTICE OF DECISION

Weinstein Stream/Wetland Enhancement and Footbridge

Location: 75 & 73 Skagit Key

Neighborhood: Newport

File Number: 06-115928-WG

Description: Land Use approval of a Shoreline Substantial Development permit. The applicant is proposing to restore and enhance portions of Coal Creek at its mouth as it passes between 73 and 75 Skagit Key. In addition to the stream enhancement the applicant proposes to construct a single-family residence and associated mitigation at 75 Skagit Key which is encumbered by Coal Creek, its associated buffers, floodplain and an associated wetland of Lake Washington.

The following specific elements are also included as part of the proposal:

1. Planted Berm: Sedimentation impacts in the project reach have raised the elevation of the streambed, causing a section of the bank on the south side of the stream to be overtopped during flood events. The applicant proposes to replace the existing sandbag berm with coir-wrapped topsoil lifts, live staked and willows.
2. Enhanced Salmon Channel: During low-lake conditions, Coal Creek creates a number of small, meandering channels through the delta or sheet flows across the delta. Passage of adult salmon through the delta and into Coal Creek is at least partially blocked as a result. The proposal includes a number reach, and installation of a series of log structures in a herringbone pattern extending out onto the delta such that Coal Creek flows would be directed through them creating a fish-passable primary channel. As needed, pools would be excavated in the channel (approximately 35 cubic yards) so that logs would provide functional habitat at low flows. Placed log complexes are expected to provide the scour needed to maintain pools around them over time. The proposal also includes buffer enhancements along Coal Creek.
3. In addition, the proposal includes buffer restoration and habitat enhancement associated with the construction of a single-family home under a previously approved Bellevue Protected Area Development Exception (PADE). The previously PADE approved by the City that allows a disturbance envelope of 10% of the lot that is above the elevation of the Ordinary High Water Mark. This disturbance envelope is to occur in the least sensitive portion of the site with the least amount of disturbance to the stream and wetland buffers. As part of the single family building permit the applicant proposes a footbridge and trail across Coal Creek to connect both properties. Work includes construction of a habitat pond and buffer mitigation. Associated with permits 06-115929-GB and 05-135511-BS.

Decision: Approval with conditions

SEPA: Mitigated Determination of Nonsignificance

Concurrency Determination: Not Applicable

Appeal Deadline Ends: December 28, 2006, 5 p.m.

Date of Application: June 2, 2006

Completeness Date: June 22, 2006

Notice of Application Date: June 29, 2006

Applicant: Bill Weinstein, Weinstein & Riley, PS

Applicant Contact: Bill Way, The Watershed Company, 425-822-5242

Planner Email: lhyatt@bellevuewa.gov

Planner: Leah Hyatt, 425-452-6834

NOTICE OF DECISION, FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (RROF)

[Mercer Slough Environmental Education Center](#)

Location: 1625 118th Avenue SE

File Number: 05-130359 LM

Description: A Joint project with the City of Bellevue Parks & Community Services Department and the Pacific Science Center to construct an expanded environmental education center. Improvements include nine structures totaling approximately 10,000 gross square feet, converting the existing asphalt parking lot to a drop-off loop for buses and cars, constructing a central plaza and decks, and constructing a new surface parking lot to accommodate approximately 28 vehicles. Additional parking improvements are proposed at the Bellefields Maintenance Yard approximately one-eighth mile south of the primary site.

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Bellevue Parks and Community Services Department.

On or about at least one day after the end of the comment period, the City of Bellevue will submit a request to the HUD Seattle Regional Office for the release of Special Purpose EDI funds under the Consolidated Appropriation Bill to undertake a project known as the Mercer Slough Environmental Education Center.

The City of Bellevue has found that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Bellevue Planning and Community Development Department located at 450 110th Avenue NE, Bellevue, WA 98009, where the ERR can be examined or copied.

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the Carol V. Helland, Environmental Coordinator, City of Bellevue, 450 110th Avenue NE, Bellevue, WA 98009. All comments received by December 15, 2006 will be considered and the City will not request release of federal funds or take any administrative action.

The City of Bellevue certifies to HUD that Carol V. Helland, Environmental Coordinator/Land Use Director, Planning and Community Development Department, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows

the City of Bellevue Parks and Community Services Department to use program funds.

HUD will accept objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Bellevue; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD at 909 First Avenue, Seattle, WA 98104. This combined notice is intended to meet the separate procedural requirements for publication of the Finding of No Significant Impact and the Request for Release of Funds. Commenters should specify in their comments which notice their comments address.

Proponent: City of Bellevue Parks and Community Services Department

Decision: Approval with conditions

SEPA: Mitigated Determination of Nonsignificance

Concurrency Determination: Not Applicable

SEPA Appeal Deadline Ends: December 14, 2006, 5 p.m.

NEPA Comment Deadline Ends: December 15, 2006, 5 p.m.

Date of Application: October 24, 2005

Completeness Date: November 28, 2005

Notice of Application Date: December 1, 2005

Applicant Contact: Ken Kroeger, City of Bellevue Parks and Community Services Department, 425-452-4624

Planner Email: mjackson@bellevuewa.gov

Planner: Matthews Jackson, 425-452-2729

NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

2006-2017 Transportation Facility Plan

Location: Citywide

File Number: 05-128280-LE

Description: This FEIS is being issued by the City of Bellevue and analyzes environmental impacts associated with the proposed 12-year Transportation Facilities Plan (TFP). The document is being published with only minor revisions and the analysis is substantially unchanged from the Draft EIS. Four comment letters were received and responses to the issues raised in those letters are included in the document.

The FEIS will provide environmental information to agency decision-makers and interested citizens to help them make decisions regarding future investments in transportation infrastructure to keep pace with predicted growth.

No action to adopt the 2006-2017 Transportation Facility Plan may be taken by the City for seven (7) days after the Notice of Availability of the FEIS. The notice takes effect today, November 30, 2006. The prohibition on taking action expires on December 7, 2006.

Proponent: City of Bellevue Transportation Department

Scoping Notice: October 27, 2005

Scoping Comment Deadline: November 18, 2005

Draft EIS Available: October 19, 2006

Final EIS Available: Thursday, November 30, 2006

Copies of the Draft and Final EIS will be available for review beginning Thursday, November 30, 2006, at the City of Bellevue Records Department, Main Floor, Bellevue City Hall or at the Service First Desk, Main Floor, Bellevue City Hall, 450 110th Ave NE, Bellevue, WA. Copies will also be available for review at the Downtown Bellevue Branch of the King County Library, Lake Hills Library, Newport Way Library and the Seattle Public Library, Documents Unit.

Purchase of FEIS document: The FEIS may be purchased for \$5.00 at the Service First Desk, Main Floor, Bellevue City Hall, 450 110th Avenue NE, Bellevue, WA.

Responsible Official: Carol Helland, Environmental Coordinator, 425-452-2724; chelland@bellevuewa.gov

Lead Agency Contact: Michael Paine, Planning Manager, mpaine@bellevuewa.gov; 425-452-2739