



# Weekly Permit Bulletin

February 19, 2015

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.
- 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 2<sup>nd</sup> 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](http://www.bellevuewa.gov) and click on How to Get Involved / E-mail News. 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

##### [Eshaghi Tree Maintenance](#)

**Location:** 1121 W Lake Sammamish Pkwy SE

**Neighborhood:** Southeast Bellevue

**File Number:** 14-138507-LO

**Description:** Application for Critical Areas Land Use Permit approval to install native vegetation within a steep slope, steep slope buffer, and steep slope structure setback. This proposal is associated with vegetation removed under enforcement action 14-123740-EA.

**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:** March 5, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 6, 2014

**Completeness Date:** August 27, 2014

**Applicant:** Khosrow Eshaghi

**Applicant Contact:** Abi Eshagi, 425-269-5656

**Planner:** David Wong, 425-452-4282

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

### [Evergreen Plaza](#)

**Location:** 10845 NE 2<sup>nd</sup> Place

**Neighborhood:** Downtown Bellevue

**File Number:** 15-103556-LD

**Description:** Application for Design Review approval to construct an 8-story residential building with 154 units, including live/work units. Parking for 167 cars will be in 3-stories of underground parking.

**Approvals Required:** 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:** March 5, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** March 12, 2015, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** 1E-118

**Date of Application:** January 23, 2015

**Completeness Date:** February 12, 2015

**Applicant:** Evergreen Point Development

**Applicant Contact:** Joseph Kolmer, Weber Thompson Architects, 206-344-5700

**Planner:** Sally Nichols, 425-452-2727

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

#### NOTICE OF APPLICATION

##### [Eastside Reservoir Drainage Improvements](#)

**Location:** 4404 146<sup>th</sup> Ave SE

**Neighborhood:** Factoria

**File Number:** 15-104108-LO

**Description:** Application for Critical Areas Land Use Permit approval to repair leaking roof and wall joints, and to improve drainage at the existing Seattle Public Utilities Eastside Reservoir facility. Due to the presence of slopes exceeding 40% the proposal is subject to Critical Areas Overlay District requirements.

**SEPA:** Exempt

**Minimum Comment Period Ends:** March 5, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 4, 2015

**Completeness Date:** February 11, 2015

**Applicant:** Seattle Public Utilities

**Applicant Contact:** Brian Eng, Seattle Public Utilities, 206-386-9744

**Planner:** David Wong, 425-452-4282

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

### NOTICE OF APPLICATION

#### [Yellow Mountain 112<sup>th</sup> Ave Short Plat](#)

**Location:** 3244 112<sup>th</sup> Ave SE

**Neighborhood:** Southwest Bellevue

**File Number:** 14-148651-LN

**Description:** Application for Land Use approval to sub-divide one lot, zoned R-3.5, into two lots and create an easement for access and utilities. Both lots will be accessed from 112<sup>th</sup> Ave SE, and will average .23 acres.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** March 5, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 13, 2015

**Completeness Date:** February 5, 2015

**Applicant:** Sarah Anderson

**Applicant Contact:** Sarah Anderson, Avalon Project Inc., (206) 747-6142 or [sarah@avalonproject.us](mailto:sarah@avalonproject.us)

**Planner:** Carol Orr, 425-452-2896

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

### NOTICE OF APPLICATION

#### [Holiday Inn Express/Staybridge Inn Suites Hybrid Hotel](#)

**Location:** 969 118<sup>th</sup> Avenue SE

**Neighborhood:** Richards Valley

**File Number:** 15-103340-LO

**Description:** Application for Critical Areas Land Use Permit approval to demolish the existing composting facility to construct a 279 room hybrid hotel. The hotel will consist of 170 rooms designated for the Holiday Inn Express while the remaining 109 rooms will be designated for the Staybridge Inn Suites. Each hotel will have its own distinct entry. Site size is 3.58 acres. A Category II wetland exists along the western portion of the site. The applicant requests a buffer reduction by 12,092 square feet. Mitigation and enhancement of the buffer will occur with this application to improve functions and values of existing site conditions.

**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:** March 5, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 20, 2015

**Completeness Date:** February 12, 2015

**Applicant Contact:** Gil Hulsmann, Abbey Road Group, LLC, 253-435-3699

**Planner:** Toni Pratt, 425-452-5374

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

### NOTICE OF APPLICATION

#### [Sound Transit East Link Extension Central Bellevue](#)

**Location:** Approximately SE 4<sup>th</sup> St on 112<sup>th</sup> Ave SE to 120<sup>th</sup> Ave NE

**Neighborhood:** Southwest Bellevue, Downtown, Bel Red

**File Number:** 15-102719-LD

**Description:** Sound Transit is requesting a Design and Mitigation Permit for the portions of its East Link light rail transit system that will be within Central Bellevue from approximately SE 4<sup>th</sup> St on 112<sup>th</sup> Ave SE to 120<sup>th</sup> Ave NE. This application includes the proposed East Main, Downtown Transit Center, and Hospital stations. Design and Mitigation Permit review is a mechanism by which the City shall ensure that the design and proposed mitigation for temporary and permanent impacts of a regional light rail transit system and facility is consistent with:

- a. The Comprehensive Plan including without limitation Light Rail Best Practices; and the policies set forth in Land Use Code (LUC) 20.25M.010.B.7; and
- c. All applicable standards and guidelines contained in City Codes including the procedures related to involvement of a Citizens Advisory Committee (CAC) as required by LUC 20.25M.035.

Sound Transit must also demonstrate compliance with Design and Mitigation Permit decision criteria as outlined in LUC 20.25M.030.C.3. Design and Mitigation Permit approval is a Process II Administrative Decision subject to the requirements of LUC 20.35.200 -

250. The public may submit written comments or provide oral testimony regarding Design and Mitigation Permits at CAC meetings held the first and third Wednesday of each month from 3 – 5 p.m. in the Council Conference Room at City Hall.

**Approvals Required:** Design and Mitigation Permit approval and ancillary permits and Approvals

**SEPA:** Final Environmental Impact Statement issued July 15, 2011, Final Supplemental Environmental Impact Statement, and SEPA Addendum to the Final Environmental Impact Statement prepared by Sound Transit

**Minimum Comment Period Ends:** March 5, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 5, 2015

**Completeness Date:** February 2, 2015

**Applicant:** Sound Transit

**Applicant Contact:** Justin Lacson, Sound Transit, 206-903-7566

**Contact Email:** [justin.lacson@soundtransit.org](mailto:justin.lacson@soundtransit.org)

**Planner:** Matthews Jackson, 425-452-2729

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