



Weekly Permit Bulletin

March 27, 2014

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 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 How do I / 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 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 Application

RE-NOTICE OF APPLICATION AND PUBLIC MEETING

Bellevue Square Southeast Corner

Location: 523 Bellevue Way NE

Neighborhood: Downtown

File Number: 13-113024-LD

Description: The applicant revised the original project from 3 towers to now the current 2 towers. Application for Design Review approval to construct a new mixed use project with 3-story retail podium, two residential towers each 17 stories over the podium of approx. 266,856 square feet of retail and restaurants. The southern tower has a hotel (approximately 204 hotel rooms) on the lower 11 floors and residential units on the upper 6 floors. The northern tower will be all residential units. The total number of residential units for both towers will be approximately 239 units. The total square footage of the project is approx. 766,579 gross square feet, excluding the parking areas. There will be 5 levels of underground parking with approximately 1,700 parking stalls total. The project includes demolition of the Bellevue Square southeast corner parking garage and Oriental Rug Store (approximately 76,980 square feet demolition for the parking garage and approximately 6,045 square feet for the rug

store). Site improvements include site utilities, upper level open space, street level landscaping, and pedestrian-oriented frontage. The site area is 3.6 acres.

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: April 16, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: April 15, 2014, 6pm (presentation starts at 6pm); Bellevue City Hall; 450 110th Avenue NE.

Conference Room: 1E-112

Date of Application: April 22, 2013

Completeness Date: May 16, 2013

Revision Submittal Date: December 11, 2013

Applicant Contact: Michael Chaplin, Sclater Partners, 206-624-8682

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION

Spring District Residential

Location: 1227 124th Avenue NE

Neighborhood: Wilburton/NE 8th St.

File Number: 13-134794-LD and 14-124563-LO

Description: Application for Design Review and Critical Areas Land Use Permit approval to construct 5 residential buildings (with retail space) for a total of 312 units. The buildings will be 4-9 stories in height, 452,100 GSF, 327 stalls, 2.53 acres. No demolition with this application. The Critical Areas Land Use Permit will (1) modify the wetland setback for the corner of the building/retaining wall of Building A and; (2) modify the steep slope for a portion of Building A, the hillside climb and a portion of Building E. Mitigation plantings are proposed.

Approvals Required: Design Review approval, Critical Areas Land Use Permit 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: April 10, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 2, 2013 and February 14, 2014

Completeness Date: March 13, 2014

Applicant: Michael Nanney, 206-628-8003

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Office 415

Location: 415 106th Avenue NE

Neighborhood: Downtown Bellevue

File Number: 14-124031-LD

Description: Application for Design Review approval to construct a new 16 story office building of 355,362 gross square feet (excluding parking areas) with approximately 2,800 gross square feet of retail and approximately 6,200 gross square feet for a Bank of America branch bank to be located at the sidewalk level, building common spaces on the 2nd level and office space on levels 3 to 16. An 8 level underground parking garage for 692 parking stalls will be provided as part of this project. The site area is 0.882 acres. The project includes demolition of the existing 6,446 gross square foot one story Bank of America building and canopy. Site improvements include site utilities and street level landscaping.

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: April 11, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: April 10, 2014, 6 pm (presentation starts at 6pm); Bellevue City Hall; 450 110th Ave NE

Conference Room: 1E-112

Date of Application: February 3, 2014

Completeness Date: February 27, 2014

Applicant: Christian Grange, 206-662-1232

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[International Society for Krishna Consciousness and Indian Primary School](#)

Location: 12501 NE Bellevue-Redmond Road

Neighborhood: Bel-Red

File Number: 14-124283-LA

Description: Application for an Administrative Conditional Use Permit to establish an International Society for Krishna Consciousness temple and a religious primary school. No exterior improvements to the existing building structure are proposed. Site improvements include the installation of two new outdoor play areas to the existing parking lot to serve the primary school.

Approvals Required: Administrative Conditional Use Permit approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: April 10, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: April 10, 2014, 6 PM;

Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-118

Date of Application: February 10, 2014

Completeness Date: March 10, 2014

Applicant: International Society for Krishna Consciousness and Synergy International School

Applicant Contact: Sherri Grueneis, Freiheit & Ho Architects, 425-827-2100

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyltyler@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[SEA Bellevue High](#)

Location: 10416 SE Wolverine Way

Neighborhood: Southwest Bellevue

File Number: 13-133534-LA

Description: Administrative Conditional Use Permit approval to upgrade an existing 3-panel antenna array by relocating the 3-panel antennas on the existing array to accommodate the addition of three (3) new panel antennas and three (3) new diplexers. In addition, three (3) new diplexers will be installed within the existing equipment shed. The upgraded 6-panel antenna array will be painted to match the

existing monopole and antennas. No increase in height to the existing monopole is proposed. The purpose of the upgraded panel antenna array is to accommodate coverage and technology improvements.

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: Thursday, April 10, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 1, 2013

Completeness Date: January 27, 2014

Notice of Application Date: February 6, 2014

Applicant: Verizon Wireless

Applicant Contact: Melissa Helland, Apeiron Real Estate, 425-308-8710

Planner: Laurie Tyler, 425-452-2728

Planner Email: tyler@bellevuewa.gov

NOTICE OF DECISION

[LDS Temple Residence](#)

Location: 2808 148th Avenue SE

Neighborhood: Eastgate

File Number: 12-131861-LO

Description: Critical Areas Land Use Permit approval to construct a single family residence within a steep slope critical area buffer and within a habitat performance area.

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: Thursday, April 10, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 3, 2012

Completeness Date: December 20, 2012

Notice of Application Date: January 3, 2013

Applicant: The Church of Jesus Christ of Latter Day Saints

Applicant Contact: Brian Harron, Harron & Associates, 206-674-4659

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

[Bellevue Office Tower](#)

Location: 833 108th Avenue NE

Neighborhood: Northwest Bellevue

File Number: 13-119862-LD

Description: Design Review Permit approval to demolish an existing building to construct a 19-story Office building with two levels of underground parking on 1.5 acres. A detached 7-story, above ground parking garage will be constructed along with six levels of underground parking.

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: Thursday, April 10, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 10, 2013

Completeness Date: July 16, 2013

Notice of Application Date: July 25, 2013

Applicant: TC Northwest Development, Inc.

Applicant Contact: Craig Dobbs, Trammel Crow, 206-708-6128

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov