



The Weekly Permit Bulletin

May 3, 2012

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. 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 AND PUBLIC MEETING

PSE Transmission Line – Lake Hills Substation to Phantom Lake Substation

Location: 16315 NE 8th Street to 15555 SE 16th St. via 148th Avenue

Neighborhood: City-Wide

File Number: 11-131123-LB, 11-131125-LO, 11-131124-WG

Description: Proposal to construct a new, 115kV transmission line to connect the existing Lake Hills Substation with the Phantom Lake Substation. The line route and new poles will be in the rights-of-way along SE 16th Street, 148th Avenue SE and NE, and NE 8th Street. Work will also include upgrades to the existing substations and required mitigation for tree removal and construction within a floodplain and wetlands along the route.

Approvals Required: Conditional Use Permit (CUP) approval, Critical Areas Land Use Permit (CALUP) approval, 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 CUP, CALUP, and SEPA Comment

Period Ends: Thursday, May 17, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Minimum Shoreline Substantial Development Permit

Comment Period Ends: Monday, June 4, 2012, 5 PM.

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

Public Meeting: Thursday, May 31, 2012, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-108

Date of Application: December 30, 2011

Completeness Date: January 27, 2012

Applicant Contact: Jeff McMeekin, PSE, 425-462-3824

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF APPLICATION

Huston Property Short Plat

Location: 10060 NE 24th Street

Neighborhood: Northwest Bellevue

File Number: 12-111525-LN

Description: Land Use review of a preliminary short plat to subdivide two properties with a combined area of 2.48 acres into a total of 8 single-family lots and one open space tract in an R-3.5 zone.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, May 17, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 19, 2012

Completeness Date: April 25, 2012

Applicant: Murray Franklin

Applicant Contact: Todd Oberg, The Blueline Group, 425-216-4051 ex. 224

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Moger Residence Pool

Location: 14003 SE 43rd Street

Neighborhood: Somerset

File Number: 12-111763-LO

Description: Application for Critical Areas Land Use Permit to install pool within steep slope critical area buffer and steep slope structure setback.

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

SEPA: Exempt

Date of Application: April 26, 2012

Completeness Date: April 27, 2012
Minimum Comment Period Ends: Thursday, May 17, 2012, 5 PM. Refer to page one for information on how to comment on a project.
Applicant Contact: Jim Bergstrom, Aquaquip, 206-354-8719
Planner: David Pyle, 425-452-2973
Planner Email: dpyle@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Harbison Garage/Studio Addition

Location: 1820 W. Lake Sammamish Pkwy NE
Neighborhood: Northeast Bellevue
File Number: 11-130013 LO and 12-103998 LS
Description: Proposal is to increase the height an existing nonconforming detached structure located within a steep slope critical area, an access easement and front yard setback. Application approval requested for Critical Areas Land Use permit to locate accessory structure within a steep slope, and Variance permit for height of an accessory structure in excess of 15 feet. Proposed building height is 33 feet.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Determination of Non-Significance
Appeal Period Ends: Thursday, May 17, 2012, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: November 30, 2011 and January 11, 2012
Completeness Date: January 12, 2012
Applicant: MacPherson Construction and Design
Applicant Contact: Robert Sorensen, 425-391-3333
Planner: Heidi Bedwell, 425-452-4862
Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

The Spring District Master Development Plan

Location: 1227 124th Avenue NE
Neighborhood: Wilburton
File Number: 11-125943-LP
Description: A Master Development Plan (MDP) to redevelop 36 acres in the Bel-Red Subarea from industrial use to an urban village which is transit-oriented. This mixed use development will contain office space, neighborhood retail space, housing units, a hotel, parks, and new road/infrastructure facilities. Proposal includes demolition of 6 buildings (approximately 700,000 gross square feet) and construction of 29 buildings. Development is anticipated to occur over 7 phases and approximately 15 years. Approximately 5.4 million gross square feet will be constructed along with approximately 10,000 parking spaces. At full build-out, it is expected to house approximately 3,000 residents, 200 retail/hotel workers,

and 18,560 office workers. The buildings range from 11 to 14 stories. The applicant's MDP represents the maximum anticipated development potential. This application does not include Design Review approval for any individual buildings. Design Review for individual buildings will occur under separate permits.

Decision: Approval with Conditions

Concurrency Determination: N/A. For purposes of approving the Master Development Plan, concurrency analysis shall not be required at the time of master development plan application. The required concurrency analysis and determination shall be conducted on each phase of the Master Development Plan at time of Design Review application.

SEPA: Determination of Non-Significance

Appeal Period Ends: May 19, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 7, 2011

Completeness Date: December 2, 2011

Notice of Application Date: December 15, 2011

Applicant: Wright Runstad & Company

Applicant Contact: Cindy Edens, Wright Runstad & Company, 206-447-9000

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov