



# The Weekly Permit Bulletin

August 15, 2013

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

##### Bellevue Square Southeast Corner

**Location:** 523 Bellevue Way NE

**Neighborhood:** West Bellevue

**File Number:** 13-113024-LD

**Description:** Application for Design Review approval to construct a new mixed use project with 3-story retail podium, three residential towers each 17 stories over the podium. The southern tower has a hotel (96 hotel rooms) on the lower 10 floors and residential units on the upper 7 floors. The total number of residential units for all three towers will be 303 units. The total square footage is approx. 785,531 gross square feet, excluding the parking areas. There will be 5 levels of underground parking with 1,756 parking stalls total. The project includes demolition of the Bellevue Square southeast corner parking garage and Oriental Rug Store (approx. 76,980 square feet demolition for the parking garage and approx. 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:** September 11, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** Tuesday, September 10, 2013 starting at 6pm (presentation), City Hall, 450 110th Avenue NE, Room 1E-126 Council Chambers.

**Date of Application:** April 22, 2013

**Completeness Date:** May 16, 2013

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

**Planner:** Carol Hamlin, 425-452-2731

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

#### NOTICE OF APPLICATION

##### NE 15<sup>th</sup> Street Duplex

**Location:** 10403 NE 15<sup>th</sup> Street

**Neighborhood:** Northwest Bellevue

**File Number:** 13-121502-LD

**Description:** Application for Design Review Permit approval to construct a duplex. The site is located within the R-10 zoning district within the Single-Family Transition Overlay Area.

**Approvals Required:** Design Review approval, Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** August 29, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 24, 2013

**Completeness Date:** August 6, 2013

**Applicant:** JW3 LLC

**Applicant Contact:** Ross Worthington, 206-255-3636

**Planner:** Leah Chulsky, 425-452-6834

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

#### NOTICE OF APPLICATION

##### Jabbarzadeh Residence

**Location:** 3933 151<sup>st</sup> Avenue SE

**Neighborhood:** Eastgate

**File Number:** 13-121540-LO

**Description:** Application for a Critical Areas Permit approval to construct a single family residence proposing to modify steep slope critical area, top-of-slope buffers, and toe-of-slope setback that are protected by the City Critical Areas Ordinance, Land Use Code 20.25H.

**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:** August 29, 2013,

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

**Date of Application:** July 25, 2013

**Completeness Date:** August 8, 2013

**Applicant:** Amir Jabbarzadeh

**Applicant Contact:** Tom Cross, Stanbrooke Custom Homes, 253-345-5055

**Planner:** Reilly Pittman, 425-452-4350

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

## **Notice of Decision**

### **NOTICE OF DECISION**

[First United Methodist Church of Bellevue—Camp Unity](#)

**Location:** 1934 108<sup>th</sup> Avenue NE

**Neighborhood:** Northwest Bellevue

**File Number:** 13-117082-LZ

**Description:** Temporary Encampment Permit approval to provide temporary encampment for members living at Camp Unity as an interim solution to eastside homelessness.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued.

**Appeal Period Ends:** Thursday, September 5, 2013, 5 PM. This decision may be appealed to Superior Court by filing a land use petition meeting the requirements set forth in Chapter 36.70C RCW. *See* LUC 20.35.070.

**Date of Application:** June 3, 2013

**Completeness Date:** July 2, 2013

**Notice of Application Date:** July 11, 2013

**Applicant Contact:** Joe Matson, First United Methodist Church of Bellevue, 425-453-7266

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

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

### **NOTICE OF DECISION**

[Ryan Pier](#)

**Location:** 1650 W. Lake Sammamish Pkwy NE

**Neighborhood:** Northeast Bellevue

**File Number:** 13-117118-WG

**Description:** Approval of a Shoreline Substantial Development Permit to construct a new 416 square foot fixed pile pier within the waters of Lake Sammamish. The pier walkway will be 4 feet wide and 70 feet in length. The pier platform is 6 feet by 26 feet oriented in a north south direction. The entire pier is proposed to be flow thru grating. Project also includes installation of shoreline vegetation along the length of the lot lake frontage.

**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:** August 29, 2013, 5 PM.

**Shoreline Substantial Appeal Period Ends:** September 5, 2013 Refer to page one for information on how to appeal a project.

**Date of Application:** June 4, 2013

**Completeness Date:** June 13, 2013

**Applicant:** Heidi Ryan

**Applicant Contact:** Greg Ashley, Ashley Shoreline Design and Permitting, 425-957-9381

**Planner:** Heidi Bedwell, 425-452-4862

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

### **NOTICE OF DECISION**

[Cypress Building Lobby Renovation](#)

**Location:** 1500 114<sup>th</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 13-119251-WG

**Description:** Shoreline Substantial Development Permit approval to construct a new at grade entry, stairway and elevator to provide handicap accessibility to an existing building within Shoreline jurisdiction.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Shoreline Substantial Development Appeal Period**

**ends:** September 5, 2013. Refer to page one for information on how to appeal a project.

**Date of Application:** June 27, 2013

**Completeness Date:** July 1, 2013

**Notice of Application Date:** July 3, 2013

**Applicant:** Charlie Foushee

**Applicant Contact:** Hanh Yammamoto, JPC Architects, 425-641-9200 ext. 303

**Planner:** Heidi Bedwell, 425-452-4862

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

### **NOTICE OF DECISION**

[KFS 3 LLC Short Plat](#)

**Location:** 14402 SE 40<sup>th</sup> St

**Neighborhood:** Eastgate/Cougar Mountain

**File Number:** 12-133000-LN

**Description:** Preliminary Short Plat approval to subdivide .27-acres (11,958 square feet) into 2 lots and a private access tract for the development of detached single-family dwellings in the R-5 zone. This application is vested to King County regulations in effect, May 3, 2012 under King County file # L12S0007.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** August 29, 2013, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 31, 2012

**Completeness Date:** May 3, 2013

**Notice of Application Date:** June 12, 2012

**Applicant:** Kuei-Fang Yushan

**Applicant Contact:** Chad Allen, Encompass Engineering, 425-392-0250

**Planner:** Drew Folsom, 425-452-4441

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

## **Notice of Public Meeting**

### **NOTICE OF PUBLIC MEETING**

#### **Severson Lot 27 Rosemont Beach Setback Variance**

**Location:** 1600 W Lake Sammamish Parkway NE

**Neighborhood:** Northeast Bellevue

**File Number:** 13-119701-LS

**Description:** Notice of public meeting to discuss application for a Land Use Code Variance proposal to reduce the required 10 foot setback from an access easement.

**Approvals Required:** Land Use Code Variance approval, Concurrence Review and ancillary permits and approvals

**SEPA:** Exempt

**Public Meeting:** August 28, 2013, 7 PM; Bellevue City Hall; 450 110th Ave NE.

**Conference Room:** 1E-126 (Council Chambers)

**Date of Application:** July 8, 2013

**Completeness Date:** July 18, 2013

**Notice of Application Date:** July 25, 2013

**Applicant Contact:** Elliott Severson, 425-286-1640

**Planner:** Leah Chulsky, 425-452-6834

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

### **NOTICE OF ACTION – Adoption of 2013-2024**

#### **Transportation Facilities Plan**

**Location:** Citywide

**File Number:** 12-127104-LE

**Description:** Notice is given under SEPA, RCW 43.21C.080, that the City of Bellevue Adopted the 2013-2024 Transportation Facilities Plan (TFP) on August 5, 2013. The 12-year TFP serves as the City's intermediate-range transportation facility planning document and includes a program of transportation improvements needed over the next 12 years to implement the City's transportation policies in the Comprehensive Plan. Improvements identified include roadway projects to support the long-range land use vision for the city and accommodate development activity anticipated in the 12-year plan period and projects to continue building out elements of the pedestrian and bicycle system networks. Capacity projects identified in the TFP provide the basis for the City's Transportation Impact Fee Program.

**Draft EIS Available:** April 11, 2013

**Final EIS Available:** July 25, 2013

Copies of the Draft and Final EIS will be available for review at the Service First Desk, Main Floor, Bellevue City Hall, 450 110<sup>th</sup> Ave NE, Bellevue, WA. The FEIS may be purchased for \$5.00 at the Service First Desk or viewed at no cost. The document is available on the City website at <http://www.bellevuewa.gov/transportation->

[facilities-plan.htm](#).

**Appeal Deadline:** Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of noncompliance with the provisions of chapter 43.21C RCW (State Environmental Policy Act) shall be commenced on or before September 5, 2013.

**Agency Proponent Contact:** City of Bellevue Transportation Department, Michael Ingram, Senior Planner

**Lead Agency Contact Email:**

[mingram@bellevuewa.gov](mailto:mingram@bellevuewa.gov)

**Responsible Official:** Carol Helland, Environmental Coordinator