

City of Bellevue

Weekly Permit Bulletin

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

Publish Date: 10-9-08

How to Use this Bulletin

To learn more about a project:

- Call the planner assigned to the project.
- Visit the Development Services Center between 8 a.m. and 4 p.m. (10 a.m. to 4 p.m. on Wednesdays) and review the project files.
- For more detailed project information, please refer to our city website at <http://www.bellevuewa.gov>; click on See / City Documents / Weekly Permit Bulletin

To comment on a project:

- 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).
- The planner can provide you with details regarding the project review schedule.
- Send your comments in writing to DSD, and be sure to include your name and address.
- If you submit a written comment, we will send you a 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. 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 Shoreline 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 Department Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE



**NOTICE OF DETERMINATION OF SIGNIFICANCE,
SCOPING MEETING, AND REQUEST FOR PUBLIC
COMMENT ON THE SCOPE OF AN ENVIRONMENTAL
IMPACT STATEMENT**

Meydenbauer Bay Park and Land Use Plan

Location: The project's "primary study area" is generally bounded by 98th Place NE/Meydenbauer Beach Park on the west, NE 1st Street on the north, 101st Avenue SE on the east, and Meydenbauer Way SE and Meydenbauer Bay on the south. The primary study area includes approximately 10 acres of city-owned property, including the existing Meydenbauer Beach Park and the Bellevue Marina, in addition to privately-owned property. A larger "secondary study area" arcing around the perimeter of the primary study area has also been identified.

File Number: 08-133559-LE

Description: The proposal is to develop a long-range land use and park master plan for the study area. The basis for the proposal is embodied in the City of Bellevue Comprehensive Plan and Parks & Open Space System Plan 2003. Policies contained in these documents envision a graceful pedestrian connection from Downtown Park through Old Bellevue to Meydenbauer Bay; the recognition of Meydenbauer Bay's historical significance in the region's development; a visual and physical connection from Downtown Park to Meydenbauer Bay that provides unique recreation, retail, and tourism opportunities; increased waterfront access; and the provision of waterfront opportunities for future generations. The ultimate goal expressed by the Comprehensive Plan and the Parks & Open Space System Plan 2003 is to connect the city-owned properties along Meydenbauer Bay to the Downtown area, creating a significant citywide park and waterfront destination. The City Council, on March 19, 2007, adopted planning principles to help guide the proposal, addressing these twelve topics: Remarkable and memorable shoreline experience; spectrum of activities; complementary land uses; increased physical and visual access; pedestrian priority; economic vitality; superior design; environmental stewardship; history; neighborhood enhancement and protection; coordinated planning process; and commitment to implement. The proposal is intended to achieve the goals and policies expressed in the Comprehensive Plan and Parks & Open Space Plan 2003 as well as the twelve planning principles.

The proposal includes the development of a master plan for a public park on the north shore of Meydenbauer Bay, incorporating the existing Meydenbauer Beach Park and additional city-owned property along Meydenbauer Bay, and a land use plan for nearby upland properties to improve visual and physical connections to the waterfront. Substantial opportunity for public comment is provided through Steering Committee meetings, meetings of the Planning Commission, Parks & Community Services Board,

and City Council, and public workshops and open houses. Once the final recommendations resulting from the planning process are accepted by the City Council, implementation of these recommendations will begin, likely in late 2009. These implementing actions are expected to include amendments to the City's comprehensive plan, sub area plans, and Land Use Code, and may include amendments to other City policy or regulatory documents.

EIS Required: The City of Bellevue (Lead Agency) has determined that this proposal is likely to have a probable significant environmental impact and an EIS is required.

Alternatives: A No Action Alternative will assume the continuation of existing zoning within the study area, existing boundaries and uses of Meydenbauer Beach Park, committed and planned transportation system changes (unrelated to this project), and adopted regional growth assumptions. The No Action Alternative will provide a baseline for comparison with up to four alternatives or sub-alternatives including varying assumptions of types, forms, locations, and intensities of program elements, and pedestrian and vehicle circulation.

Approvals Required: City Council Adoption

SEPA EIS Scoping and Comment Deadline Ends:

October 30, 2008 at 5 pm. Comments are invited on the scope of this Environmental Impact Statement pursuant to WAC 197-11-408. Comments on the scope of the impacts to be analyzed may be submitted in writing through October 30, 2008 and should be addressed to the Lead Agency contact below. Agencies, affected tribes, and members of the public are invited to comment. Comments on the scoping of the EIS may address: reasonable alternatives; probably significant adverse impacts; mitigation measures; and impacts that are not significant and may not be eliminated from detailed study. Areas of analysis preliminarily identified by the Lead Agency include: impacts to earth, water resources, plants, animals, noise, land and shoreline use, housing, aesthetics, light and glare, recreation, historic/cultural preservation, transportation, public services, and utilities.

Public Meeting: Wednesday, October 29, 2008, 5:00-6:30 pm. Bellevue City Hall, 1E-108/113, 450 110th Avenue NE

Applicant Contact Email: mbergstrom@bellevuewa.gov

Applicant Contact: Michael Bergstrom, 425-452-6866 and Robin Cole, 425-452-6195

Lead Agency Email: mpaine@bellevuewa.gov

Lead Agency Contact: Michael Paine, 425-452-2739