



Weekly Permit Bulletin

February 26, 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 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

Sound Transit East Link Extension Central Bellevue

Location: Approximately SE 4th St on 112th Ave SE to 120th Ave NE

Neighborhood: Southwest Bellevue, Downtown, Bel Red

File Number: 15-102719-LD

Reason for Re-notice: To ensure proper sign installation along the Central Bellevue route.

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 4th St on 112th Ave SE to 120th 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 12, 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

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

NOTICE OF APPLICATION

Wolter Short Plat

Location: 1023 143rd Avenue SE

Neighborhood: West Lake Hills

File Number: 15-103397-LN

Description: Application for Preliminary Short Plat approval to divide a 19,267 square foot single family residential lot into two single family residential lots. The project includes a new 20' wide joint use access easement and tree retention. The property is zoned R-5 with a minimum lot size of 7,200 square feet.

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

SEPA: Exempt

Minimum Comment Period Ends: March 12, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 21, 2015

Completeness Date: February 17, 2015

Applicant: Thomas Wolter, 206-200-3325

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

Notice of Decision

NOTICE OF THRESHOLD DETERMINATION

South Commons Shops

Location: 300 Bellevue Square

Neighborhood: Downtown

File Number: 14-142045-LM

Description: SEPA Threshold Determination to convert an existing 3-story Penney's department store as a single anchor tenant into multi-tenant retail space. The total area of the 3-story building is 198,000 square feet. The project includes conversion of 66,000 square feet of the lowest level from interior tenant space to approximately 35,500 square feet for 65 parking stalls and 30,500 square feet for new retail space. Upper levels will be converted to multiple tenant spaces. The exterior building footprint will not enlarge. Approximately 66,000 square feet of the lower level will be demolished for the lower level work.

Decision: Approval with Conditions

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: March 12, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 1, 2014

Completeness Date: October 2, 2014

Notice of Application Date: October 16, 2014

Applicant: Bradley Smith, Sclater Partners, 206-624-8682

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF DECISION

Enatai Elementary School

Location: 10615 SE 23rd Street

Neighborhood: Southwest Bellevue

File Number: 14-1433363-LA

Description: Administrative Conditional Use Permit approval to demolish the existing elementary school and portables to construct a new two story school approximately 93,000 square feet on 8.52 acres. The existing sports field will be relocated with this application. Parking and landscaping modifications will occur as well.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance Issued October 14, 2014, by Bellevue School District #405.

Appeal Period Ends: March 12, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 28, 2014

Completeness Date: November 13, 2014

Notice of Application Date: November 26, 2014

Applicant: Bellevue School District, #405

Applicant Contact: Kyle McLeod, Bellevue School District, 425-456-4646

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF DECISION

Moen Residence

Location: 1650 W. Lake Sammamish Pkwy NE

Neighborhood: Northeast Bellevue

File Number: 14-141868-LO

Description: Critical Areas Land Use Permit and Critical Areas Report approval to modify the shoreline structure setback and the toe-of-slope setback from a steep slope geohazard area, shoreline structure setback and shoreline buffer. Mitigation sequencing is required and a detailed mitigation package is proposed that includes extensive native shoreline plantings and upland forest planting at the base of the steep slope.

Decision: Approval with Conditions

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Concurrency Determination: N/A

Appeal Period Ends: March 12, 2015, 5 PM.

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

Date of Application: September 29, 2014

Completeness Date: March 3, 2014

Notice of Application Date: October 30, 2014

Applicant: Andrew Finch

Applicant Contact: Andrew Finch, Finch Production and Design, 206-633-1333

Planner: Michael Paine, 425-452-2739

Planner Email: mpaine@bellevuewa.gov

NOTICE OF DECISION

King County Metro East Bus Base

Location: 1975 124th Ave NE

Neighborhood: Bel-Red

File Number: 14-144291-LO

Description: Approval of a Critical Areas Land Use Permit to construct a 3 foot tall block wall at the toe of a steep slope critical area. The modification is necessary in order to locate new electrical podiums for portable electric heaters for bus maintenance.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: March 12, 2015, 5 PM.

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

Date of Application: November 17, 2014

Completeness Date: December 11, 2014

Notice of Application Date: December 18, 2014

Applicant: King County Metro Transit

Applicant Contact: Jennifer Ash, King County Real Property, 206-477-5976

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov