



# The Weekly Permit Bulletin

April 11, 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

##### Main Street Gateway

**Location:** 10328 Main Street

**Neighborhood:** West Bellevue

**File Number:** 13-107469-LD

**Description:** Application for Design Review approval to develop a 6-story, multi-family, mixed-use project with 369 residential units, approximately 24,475 square feet of commercial space at the ground level and underground parking with 625 spaces.

**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 25, 2013, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** March 22, 2013

**Applicant:** Vander Hoek Corporation

**Applicant Contact:** Kevin Cleary, Baylis Architects, 425-454-0566

**Planner:** Elizabeth Stead, 425-452-2725

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

#### NOTICE OF APPLICATION

##### COB – Northup Way Bike Lane Extension

**Location:** Northup Way, 168<sup>th</sup> Ave NE to 170 Ave NE

**Neighborhood:** Northeast Bellevue

**File Number:** 13-111443-GC

**Description:** Application for Land Use Permit approval to widen existing shoulder to extend a bike lane on Northup Way. The project includes approximately 910 cubic yards of earth movement.

**Approvals Required:** Land Use 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 25, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 20, 2013

**Completeness Date:** March 21, 2013

**Applicant Contact:** Chris Masek, City of Bellevue Transportation Department, 425-452-4619

**Planner:** Matthews Jackson, 425-452-2729

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

### Notice of Decision

#### NOTICE OF DECISION

##### Huang Short Plat

**Location:** 441 140<sup>th</sup> Ave NE

**Neighborhood:** Crossroads

**File Number:** 12-127860-LN

**Description:** Preliminary Short Plat approval to divide one existing 31,927 square foot lot into two (2) lots of 14,667 and 17,260 square feet in the R-2.5 zone.

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

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** April 25, 2013, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 2, 2012

**Completeness Date:** November 22, 2012

**Notice of Application Date:** December 13, 2012

**Applicant:** Thom Gebhard, Murray Franklin, 425-644-2323

**Planner:** David Pyle, 425-452-2973

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

#### NOTICE OF DECISION

##### Factoria Shell Station Wetland Buffer Enhancement

**Location:** 3204 Richards Road

**Neighborhood:** Factoria

**File Number:** 12-124243-LO

**Description:** Critical Areas Land Use Permit approval for a Vegetation Management Plan to enhance a portion of onsite wetland buffer. Enhancement plan includes restoration plantings and a maintenance and monitoring plan.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** Thursday, April 25, 2013, 5 PM.  
Refer to page one for information on how to comment on a project.

**Date of Application:** September 11, 2011

**Completeness Date:** October 3, 2012

**Notice of Application Date:** October 11, 2012

**Applicant Contact:** Dan Baggen, 425-825-8992

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

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

#### NOTICE OF DECISION

[Gowdy Vegetation Management](#)

**Location:** 610 97<sup>th</sup> Place SE

**Neighborhood:** West Bellevue

**File Number:** 13-106152-LO

**Description:** Critical Areas Land Use Permit approval for vegetation management on a steep slope critical area buffer. Vegetation management consists of tree pruning, tree removal, wildlife snag creation and planting with native plant species.

**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 25, 2013, 5 PM.  
Refer to page one for information on how to appeal a project.

**Date of Application:** January 29, 2013

**Completeness Date:** February 7, 2013

**Notice of Application Date:** February 14, 2013

**Applicant Contact:** John Gowdy, 425-467-0492

**Planner:** Kevin LeClair, 425-452-2928

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

#### NOTICE OF DECISION

[Lakeview Heights](#)

**Location:** 16805 SE 43<sup>rd</sup> St

**Neighborhood:** Eastgate/Cougar Mountain

**File Number:** 13-107255-LN

**Description:** Preliminary Short Plat approval to subdivide 4.48 acres into 4 lots for the development of detached single-family dwellings in the R-4 zone. The proposed lot sizes range from 13,135 square feet to 2.37 acres, and the proposed density of the subdivision is .89 dwelling units per acre. This application is vested to King County regulations in effect, December 12, 2011 under King County File No. L12S0002.

**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 25, 2013, 5 PM.  
Refer to page one for information on how to appeal a project.

**Date of Application:** February 20, 2012

**Completeness Date:** May 8, 2012

**Notice of Application Date:** May 23, 2012

**Applicant Contact:** Troy Schmeil, 425-818-8829

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

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

#### NOTICE OF INITIATION OF COMPREHENSIVE PLAN UPDATE AND PUBLIC MEETING

[Bellevue Comprehensive Plan Update – 2014](#)

**Location:** Citywide

**File Number:** 12-127970-AC

**Description:** Review and update of the Bellevue Comprehensive Plan in accordance with the Growth Management Act requirement to conduct a periodic update of a comprehensive plan (RCW 36.70A.130(1)).

**Approvals Required:** City Council action to adopt a work program for the 2014 Comprehensive Plan update. Final action to amend the Comprehensive Plan by the City Council will occur following a Planning Commission public hearing and recommendation.

**SEPA:** Comprehensive Plan amendments will be subject to SEPA review.

**Public Meeting:** Bellevue Planning Commission meeting to discuss draft work program, April 24, 2013, Bellevue City Hall, 6:30 PM.

**Comments:** Written comments may be mailed or e-mailed to Nicholas Matz, Senior Planner, Planning and Community Development, City of Bellevue, P. O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to [NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov). Comments on the update work program will be accepted until the City Council takes actions to adopt the 2014 update work program.

**Website:** <http://www.bellevuewa.gov/comp-plan-update.htm>

**Applicant Contact:** Nicholas Matz, City of Bellevue, Department of Planning and Community Development, 425-452-5371

**Planner:** Matthews Jackson, 425-452-2729

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

#### NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

[2013-2024 Transportation Facility Plan](#)

**Location:** Citywide

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

This Draft EIS is being issued by the City of Bellevue and analyzes impacts associated with the no action alternative and the proposed 12-year Transportation Facility Plan (TFP). The 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. The TFP environmental analysis is part a phased review (in accordance with WAC 197-11-060(5)). The analysis in this Draft EIS focuses on impacts resulting from adoption of the proposed plan, including,

- Broad policy implications of adoption of alternatives,
- Impacts on the transportation system,
- Impacts related to traffic, including air quality and noise,
- Impacts on human and natural environments.

Specific projects listed in the TFP will undergo separate, project-level State Environmental Policy Act review as they are funded for design or implementation. Capacity projects identified in the TFP provide the basis for the City's Transportation Impact Fee Program.

**Proponent:** City of Bellevue Transportation Department  
**Proponent Contact:** Michael Ingram, City of Bellevue Transportation Department, PO Box 90012, Bellevue, WA 98009-9012. Phone 425-452-4166

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

**Comments:** Agencies, affected tribes, and members of the public are invited to comment. Comments should be as specific as possible and may address either the adequacy of the document or the merits of the alternatives or both. You may comment on the methodology, alternatives, elements of the environment, mitigation measures, probable significant impacts and potential conditions on any licenses or approvals to be considered by the City.

**Comment Period:** Comments on the Draft EIS may be submitted in writing through May 13, 2012 and should be addressed to the lead agency contact below.

Lead Agency Contact: Kevin LeClair, City of Bellevue Department of Development Services, PO Box 90012, Bellevue WA 98009-9012. Phone: 425-452-2739

**Lead Agency Contact Email:** [kleclair@bellevuewa.gov](mailto:kleclair@bellevuewa.gov)

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