



Weekly Permit Bulletin

April 2, 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

Selset Dock and Shoreline Restoration

Location: 830 and 832 W Lake Sammamish Parkway NE

Neighborhood: Northeast Bellevue

File Number: 10-112046-WG

Description: Application for a Shoreline Substantial Development Permit approval to construct a new dock and remedy an open code enforcement action for the unpermitted construction of a bulkhead, groins, and fill on the shoreline of Lake Sammamish. These improvements will be removed and the shoreline restored to a beach with soft stabilization techniques. This is a re-notice as the application was originally submitted in 2010 for the dock only.

Approvals Required: 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 Comment Period Ends: May 4, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 2, 2015

Completeness Date: March 24, 2015

Applicant: Ronald Selset

Applicant Contact: Roger MacPherson, MacPherson Construction, 425-391-3333

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Eton School

Location: 2661 NE Bel-Red Road

Neighborhood: Bel-Red

File Number: 14-143143-LA

Description: Application for an Administrative Conditional Use Permit approval to increase enrollment, construct a playground, change use from office to school, and consolidate existing conditional use permits.

Approvals Required: Administrative Conditional 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: April 16, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 23, 2014

Completeness Date: March 24, 2015

Notice of Application Date: April 2, 2015

Applicant: Russell Smith

Applicant Contact: Russell Smith, Eton School, 425-881-4230

Planner: Bradley Calvert, 425-452-6930

Planner Email: bcalvert@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Bellevue Technology Center

Location: 2333 158th Ct. NE, Bldg. A

Neighborhood: Crossroads

File Number: 15-103369-LI

Description: Application for an Administrative Amendment to an approved Planned Unit Development (Unigard) to construct 25 additional parking stalls adjacent to Building A. Building A was developed as part of Phase I of the Unigard PUD. Proposal includes the removal of approximately 11 significant trees from within an existing landscape area to construct the parking stalls, in addition to a tree mitigation planting plan for the removal of these trees.

Approvals Required: Administrative Amendment approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: April 16, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: April 14, 2015, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-112

Date of Application: January 20, 2015

Completeness Date: March 31, 2015

Applicant: Mark Jackson

Applicant Contact: Ian Morrison, McCullough Hill Leary, 206-812-3380

Planner: Laurie Tyler, 425-452-2728

Planner Email: tyler@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Eastside Christian Community Church](#)

Location: 3615 164th Place SE

Neighborhood: Eastgate

File Number: 15-104848-LB

Description: Application for Conditional Use Permit approval to construct a second story addition to the existing Eastside Christian Community Church. No modifications to the existing on-site driveway, parking area or landscaping are proposed. The purpose of the second story addition is to facilitate extra meeting room space for church activities.

Approvals Required: Conditional 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: April 16, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: April 13, 2015, 6 PM; Eastside Christian Community Church; 3615 164th Place SE

Date of Application: February 19, 2015

Completeness Date: March 19, 2015

Applicant: Sik P. Wong

Applicant Contact: Sik P. Wong, 425-898-7586

Planner: Laurie Tyler, 425-452-2728

Planner Email: tyler@bellevuewa.gov

NOTICE OF APPLICATION

Johnson Residence

Location: 1844 W Lake Sammamish Pkwy SE

Neighborhood: Southeast Bellevue

File Number: 15-106388-LO

Description: Application for Critical Areas Land Use Permit approval to obtain required building permits to develop one single-family residence within a steep slope critical area buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: April 16, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 24, 2015

Completeness Date: March 6, 2015

Applicant Contact: Tara Johnson, 206-375-3900

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[PSE Programmatic Vegetation Management Plan](#)

Location: City-wide

Neighborhood: City-Wide

File Number: 15-106580-LO

Description: Application for a programmatic vegetation management plan to manage vegetation along existing transmission and distribution lines throughout the City of Bellevue within critical areas and critical area buffers. Management activities include vegetation and tree pruning or removal.

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: April 16, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 27, 2015

Completeness Date: March 26, 2015

Applicant: Puget Sound Energy (PSE)

Applicant Contact: Kerry Kriner, PSE, 425-462-3821

Planner: Heidi Bedwell, 425-452-4862
Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

[BOP – Arbor Capital Exterior Upgrades](#)

Location: 1621 114th Ave SE

Neighborhood: Southwest Bellevue

File Number: 15-106601-WG

Description: Land Use review of a proposal to replace an existing wood canopy covering a building entry with a new steel and glass canopy along with replacement of handrails and building exterior changes. The project is within 200 feet of a Shoreline of the State and exceeds the exempted cost of construction limit.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: May 4, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 2, 2015

Completeness Date: March 25, 2015

Applicant: Dan Butler

Applicant Contact: Chris Ackerman, JPC Architects, 425-641-9200

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[BOP – Conifer Capital Exterior Upgrades](#)

Location: 1450 114th Ave SE

Neighborhood: Southwest Bellevue

File Number: 15-106602-WG

Description: Land Use review of a proposal to replace an existing wood canopy covering a building entry with a new steel and glass canopy along with replacement of handrails. The project is within 200 feet of a Shoreline of the State and exceeds the exempted cost of construction limit.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: May 4, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 2, 2015

Completeness Date: March 25, 2015

Applicant: Dan Butler

Applicant Contact: Chris Ackerman, JPC Architects, 425-641-9200

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Downtown Park – Complete the Circle, Inspiration Playground & 1997 Downtown Park Master Plan Update](#)

Location: 131 103rd Ave NE; 10001 NE 4th St.; 10201 NE 4th St.; 204 100th Ave NE; 210 100th Ave NE

Neighborhood: Downtown Bellevue

File Number: 15-107579-LM

Description: Application for State Environmental Policy Act (SEPA) review regarding the Downtown Park Complete the Circle and Inspiration Playground improvement projects. The Complete the Circle improvements include (but are not limited to): physically connecting the circular canal, promenade, existing tree line and overall landscaping; installation of a terraced grassy slope, seating walls, and an event space with a stage area; consolidation of parking through the expansion of an existing parking lot adjacent to 100th Ave NE; the creation of a formal connection to Old Bellevue at the termination of 102nd Street NE; and demolition of the existing Ballet Arts building to facilitate the expanded parking lot and adjacent park areas. The Inspiration Playground project aims to expand the existing playground in the southwest corner of the park from 0.14 acres to 0.42 acres.

Through the installation of a diversity of play areas, the playground will include new interactive features to engage the senses, create inclusiveness, and accommodate children of all abilities. In addition, this SEPA review also includes a concurrent programmatic review of the 1997 Downtown Park Master Plan Update, which supports both the Complete the Circle and Inspiration Playground improvement projects.

Approvals Required: Environmental 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 16, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: May 7, 2015, 6 PM;
Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-113

Date of Application: March 20, 2015

Completeness Date: March 26, 2015

Applicant: City of Bellevue, Parks Department

Applicant Contact: Ken Kroeger, City of Bellevue, Parks, 425-452-4624

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

RE-NOTICE OF APPLICATION

Avalon Bay Newcastle

Location: 6620 Coal Creek Parkway SE

Neighborhood: Newport Hills

File Number: 15-106573-LO

Description: Construction of street frontage improvements along Coal Creek Parkway in support of the Avalon Newcastle development project located within the jurisdiction of the City of Newcastle. Under the conditions of the project SEPA DNS issued by the City of Newcastle, the developer must expand and improve portions of the City of Bellevue owned and maintained ROW to provide necessary operational capacity within the ROW. Sections of the proposed ROW expansion are within regulated stream and wetland buffers. The developer, Avalon Bay Communities, has submitted application for Critical Areas Land Use Permit to expand and improve the existing ROW as allowed under LUC 20.25H.055.B. The application is supported by construction plans and mitigation plans designed to avoid, minimize, and mitigate impacts to the site's stream and wetland resources and associated buffers. Project re-notice is needed to correctly establish an appropriate comment period as required under LUC 20.35.225.

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

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance previously issued by the City of Newcastle on October 26, 2014 under Newcastle file #'s 13-PL-058/59/60

Minimum Comment Period Ends: April 16, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 27, 2015

Completeness Date: March 13, 2015

Applicant: Avalon Bay Communities

Applicant Contact: Jill Routt, Goldsmith (Applicant's Agent), 425-462-7719

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov