



The Weekly Permit Bulletin

August 8, 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

[Pine Forest Properties Transit-Oriented Redevelopment](#)

Location: 1215 120th Ave NE

Neighborhood: Wilburton

File Number: 13-113123-LP

Description: Application for Master Development Plan approval (MDP) to redevelop 8.2 acres in the Bel-Red Subarea from office/industrial/warehouse use to a mixed use transit-oriented development. This mixed use development will contain office space, neighborhood retail space, residential units, underground parking, parks and open space, and new road and infrastructure facilities. Proposal includes demolition of four buildings (approximately 131,574 gross square feet) and construction of six buildings. Development is anticipated to occur over two phases. Approximately 1.16 million square feet will be constructed along with approximately 2,200 parking stalls. This total includes approximately 712,000 gross square feet of commercial, 420,000 gross square feet of residential, 25,000 gross square feet of neighborhood retail and approximately one acre of park and other open spaces. At full build out the project is expected to house approximately 670 residents and 2,211 office workers and retail employees. The buildings range from nine to twelve stories. The application does not include Design Review approval for any individual buildings. Design Review for individual buildings will occur under separate permits.

Approvals Required: Master Development Plan and ancillary permits and approvals

SEPA: A Determination of Non-Significance is expected with incorporation by reference of specific elements of the Bel-Red Corridor Project Draft and Final Environmental Impact Statements. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: August 22, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: August 28, 2013, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-108

Date of Application: April 23, 2013

Completeness Date: May 14, 2013

Applicant: Pine Forest Properties, Inc.

Applicant Contact: Tiffany Brown, Burnstead Construction Company, 206-454-1900 x234

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Leading Edge Kickboxing](#)

Location: 399 114th Avenue NE

Neighborhood: West Bellevue

File Number: 13-119007-LA

Description: Application for Administrative Conditional Use Permit approval to allow a recreational use (Kickboxing School) in the Downtown-Office & Limited Business (DNTN-OLB) land use district.

Approvals Required: Administrative Conditional Use Permit approval and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 22, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 24, 2013

Completeness Date: July 11, 2013

Notice of Application Date: July 18, 2013

Applicant: John Stoeck, Regeneration Design

Applicant Contact: John Stoeck, Regeneration Design, 206-390-0287

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

Wall Residence

Location: 1839 Killarney Way SE

Neighborhood: West Bellevue

File Number: 13-114599-LO

Description: Critical Areas Land Use Permit approval to demolish and construct a new single family residence along the shoreline of Lake Washington. The proposal includes modification of the shoreline buffer, shoreline structure setback, steep slope areas, steep slope buffers, and steep slope structure setbacks to accommodate a new single family residence and appurtenant hardscape development. The proposal also includes and is supported by critical areas and geotechnical analysis and mitigation plan meeting the requirements of LUC 20.25H.

Decision: Approval with Conditions

SEPA: Determination of Non-Significance is issued.

Refer to page one for how to appeal SEPA.

Appeal Period Ends: August 22, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 3, 2013

Completeness Date: May 23, 2013

Notice of Application Date: May 30, 2013

Applicant Contact: Tom Kuniholm , 206-625-9010

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@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 110th 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

Responsible Official: Carol Helland, Environmental Coordinator