



Weekly Permit Bulletin

February 23, 2017

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 to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

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.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- 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 Check Status / Weekly Permit Bulletin / Alerts. 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

NOTICE OF APPLICATION

[Eastgate Interceptor Rehabilitation Phase III](#)

Location: 15500 SE 16th St

Subarea: Newport Hills

File Number: 17-104289-LO and 17-104290-WG

Description: Application for Critical Areas Land Use Permit approval and Shoreline Substantial Development Permit approval for King County Wastewater Treatment Division to rehabilitate approximately 4,000 linear feet of two existing sewer lines with diameters between 24 and 48 inches. Temporary roads are proposed to access six staging pads where equipment will be stored for the duration of construction that is necessary to reline the interior of the sewer pipes. The project area is on some private property but is mostly within the Lake Hills Greenbelt owned by the City of Bellevue. The project area proposes to temporarily impact wetlands, Kelsey Creek and tributaries, the 100-year floodplain, and associated protective buffers and structure setbacks. Kelsey Creek and associated wetlands at this location are a Shoreline of the State and as a result a portion of the project area is within the Shoreline Jurisdiction of Kelsey Creek. In addition to environmental disturbances, the proposed repairs proposal will temporarily disrupt recreational uses in the Lake Hills

Greenbelt including trails, parking, and garden plots and improvements. All impacts resulting from construction are proposed to be restored.

Approvals Required: Critical Areas Land Use Permit approval, Shoreline Substantial Development Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance was issued on January 24, 2017 by the King County Wastewater Treatment Division for the proposed work.

Minimum Comment Period Ends: March 27, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 24, 2017

Completeness Date: February 16, 2017

Applicant Contact: Christopher Dew, King County Wastewater Treatment Division, 206-477-5458, chris.dew@kingcounty.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Bellevue Montessori](#)

Location: 11033 NE 24th Street

Subarea: North Bellevue

File Number: 17-104304-LA

Description: Application for Administrative Conditional Use Permit approval for a change of use of 4,644 SF Office to Child Care on 1st floor, 4,633 SF of Office to Education (Primary School) on 2nd floor, the addition of building area to 1st floor and non-structural tenant improvement to all floors.

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: March 9, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 24, 2017

Completeness Date: February 16, 2017

Applicant: Chesmore Buck Architecture
Applicant Contact: Rick Chesmore, 425-679-0907, rick@chesmorebuck.com

Planner: Mark Brennan, 425-452-2973

Planner Email: MCBrennan@bellevuewa.gov

NOTICE OF APPLICATION

[Eastgate Plaza Improvements](#)

Location: 15100 SE 38th Street

Neighborhood: Eastgate

File Number: 17-102673-GD

Description: Application for a Clearing and Grading permit and State Environmental Policy Act (SEPA) review to resurface an existing parking lot with an asphalt overlay. The clearing and grading activity will include approximately 77,200 square of area and approximately 1,510 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: March 9, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 12, 2017

Completeness Date: February 8, 2017

Applicant Contact: Jeremy Febus, KPFF Consulting Engineers, 206-926-0675

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION AND LIST OF INITIATED APPLICATIONS

2017 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required: Comprehensive Plan amendments initiated by the public are subject to a two-tiered process:

(1) Planning Commission makes Threshold Review recommendations after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.

(2) Planning Commission makes Final Review recommendations on the CPA work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action under RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the annual work program.

Site Specific:

[Crossroads Subarea/Bellevue Technology Center](#)

Location: 15805 NE 24th St

Subarea: Crossroads

Neighborhood: Crossroads

File Number: 17-104627-AC

Description: Propose new policies in the General Land Use and Economics sections of the Crossroads Subarea Plan; amend Policies S-CR-16, S-CR-63 and S-CR-6; and amend Figure S-CR.1 accordingly.

Date of Application: January 31, 2017

Completeness Date: February 23, 2017

Applicant Contact: Mark Jackson - KBS SOR 156th Ave NE, LLC 206-737-4321

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Notice of Decision

NOTICE OF DECISION

[Walter Residence](#)

Location: 17301 SE 42nd Ct.

Subarea: Newcastle

File Number: 16-122324-LO

Description: Critical Areas Land Use Permit approval to construct a 481 square-foot home addition and expand an existing deck within a steep slope critical area, top-of-slope buffer, and toe-of-slope structure setback.

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 is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: March 9, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: January 14, 2016

Completeness Date: May 18, 2016

Notice of Application Date: July 7, 2016

Applicant Contact: Eric Koch, Partners
Architectural Design Group, 425-636-8006,
eric@padgi.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[Wilburton Elementary School](#)

Location: 12300 Main Street

Neighborhood: Wilburton/NE 8th St.

File Number: 16-126128-LB and 16-126129-LO

Description: Conditional Use Permit approval and Critical Areas Land Use Permit approval to construct a new two story elementary school approximately 83,725 square feet in size on 9.34 acres. A synthetic play field along with a covered play area will be provided. Additional improvements will include 91 parking stalls and a bus loop will be provided. Additionally, the site contains wetlands and one stream. A Critical Areas Land Use Permit is necessary as required buffers for the wetland and streams, some of which, will be modified with this application.

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance Issued November 13, 2015, by the Bellevue School District #405.

Minimum Comment Period Ends: March 9, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: March 9, 2017, 6 PM;
Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers

Date of Application: March 3, 2016

Completeness Date: March 11, 2016

Notice of Application Date: March 17, 2016

Applicant: Bellevue School District, #405

Applicant Contact: Andy Cottrill, BLRB
Architects, 253-627-5599

Planner: Toni Pratt, 425-452-5374

Planner Email: tp Pratt@bellevuewa.gov

NOTICE OF DECISION

[Lower Coal Creek Flood Hazard Reduction](#)

Location: Culverts adjacent to 5-8 Skagit Key, 52 & 54 Skagit Key, 51 & 54 Glacier Key, 46 and 60 Skagit Key, 45 & 47 Orcas Key, 66, 68, 73 & 75 Skagit Key

Subarea: Factoria

File Number: 16-145319-LO

Description: Critical Areas Land Use Permit approval for the Lower Coal Creek Flood Hazard Reduction Project to replace five culverts in the Newport Shores neighborhood with five new single-span bridge structures that meet current design guidelines for fish passage, flood conveyance, debris passage, and traffic safety. In addition, existing stormwater that currently discharges to Coal Creek will be rerouted to Lake Washington via two new outfalls. Replacement structures would be located where Coal Creek is crossed by the following roadways: Cascade Key, upper Skagit Key, Glacier Key, Newport Key, and lower Skagit Key. The project will be implemented in stages due to budget limitations and to minimize construction-related disturbance to the neighborhood. The subject application includes a Critical Areas Land Use Permit for the first culvert replacement at upper Skagit Key (adjacent to 5-8 Skagit Key) and SEPA review for all of the projects. The four remaining culverts will be replaced in subsequent years, at a rate of one to two culverts per year.

Construction of the new stormwater outfalls will occur during or immediate following replacement of the existing culverts. The total timeframe for project implementation will be four to five years.

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: March 9, 2017, 5 PM.
Refer to page one for information on how to comment on a project.

Date of Application: October 21, 2016

Completeness Date: November 14, 2016

Notice of Application Date: December 29, 2016

Applicant Contact: Debbie Harris, City of Bellevue Utilities Department, 425-452-4367,
dharris@bellevuewa.gov

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

NOTICE OF DECISION

Lot 20 Woodmere Final Plat Modification

Location: 10248 NE 20th Pl

Subarea: North Bellevue

File Number: 16-149350-LF

Description: Final Short Plat approval to modify a previous approval. Remove 35' building setback along the south line of lot 20 block 2 as shown on the plat.

Decision: Approval with Conditions

Concurrency Determination: N/A

Appeal Period Ends: March 9, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: December 30, 2016

Completeness Date: January 12, 2017

Notice of Application Date: January 26, 2017

Applicant Contact: Napoleon Esperanza,
napoleon@murrayfranklyn.com, 206-423-5758

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov