



# Weekly Permit Bulletin

January 14, 2016

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.

### 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 2<sup>nd</sup> 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.

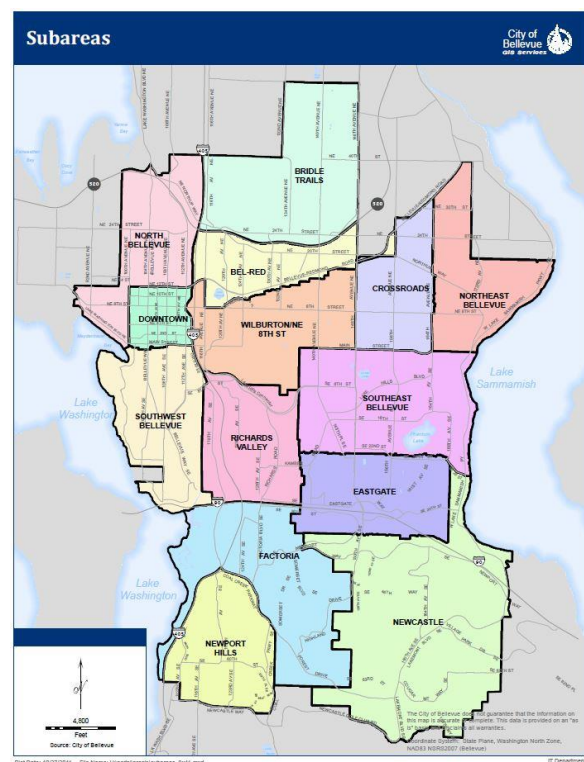
### To receive the bulletin by email:

Please access our city website at [www.bellevuewa.gov](http://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 450 110<sup>th</sup> 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 Public Meeting

#### NOTICE OF PUBLIC MEETING

##### Open Window School

**Location:** 6128 168<sup>th</sup> Place SE

**Subarea:** Newcastle

**File Number:** 15-118262-LI

**Description:** Application for a Land Use approval and Amendment to a Conditional Use Permit. The following changes are proposed: modify school dismissal process, modify method of neighborhood noticing, and increase student enrollment cap.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Public Meeting:** January 28, 2016, 6:00 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-113

**Date of Application:** July 9, 2015

**Completeness Date:** July 30, 2015

**Notice of Application Date:** August 6, 2015

**Applicant:** Open Window School

**Applicant Contact:** Jeff Stroebel, Open Window School, 425-747-2911

**Planner:** Toni Pratt, 425-452-5374

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

## Notice of Application

### NOTICE OF APPLICATION

#### Shared Commuter Parking

**Location:** Bellevue Four Square – 2015 Richards Road, Lake Hills Baptist Church – 506 140<sup>th</sup> Ave NE, Overlake Park Presbyterian – 1836 156<sup>th</sup> Ave NE

**Subarea:** Multiple

**File Number:** 15-126319-LA

**Description:** Application for Administrative Conditional Use Permit approval to allow existing parking lots at the above referenced addresses to be used as commuter parking facilities (Bellevue Four Square – 20 stalls, Lake Hills Baptist Church – 50 stalls, Overlake Park Presbyterian – 50 stalls) to offset impacts resulting from the temporary closure of the South Bellevue Park and Ride for the construction of East Link.

**Approvals Required:** Administrative Conditional Use Permit approval, Land Use approval, Concurrency Review 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:** January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 4, 2015

**Completeness Date:** December 15, 2015

**Applicant:** Sound Transit

**Applicant Contact:** Chris Ward, Sound Transit, 206-903-7790,

[chris.ward@soundtransit.org](mailto:chris.ward@soundtransit.org)

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

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

### NOTICE OF APPLICATION

#### Nyman Residence

**Location:** 4560 151<sup>st</sup> Avenue SE

**Subarea:** Newcastle

**File Number:** 15-129145-LO

**Description:** Application for Critical Areas Land Use Permit approval to establish a single-family residence on an undeveloped lot encumbered by steep slopes and buffers.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.  
**Date of Application:** December 1, 2015  
**Completeness Date:** December 29, 2015  
**Applicant Contact:** Alan Ness, Ten Directions Design, 206-323-6677, [alan@tddseattle.com](mailto:alan@tddseattle.com)  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **NOTICE OF APPLICATION**

##### Gaspard Preliminary Short Plat

**Location:** 1423 173rd Ave NE

**Subarea:** Northeast Bellevue

**File Number:** 15-129343-LN

**Description:** Application for Land Use approval to subdivide one parcel zoned R-3.5 into two lots. Both lots propose to be accessed and gain utilities services from a private easement on an adjacent parcel. The two new lots will average .24 acres.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 4, 2015

**Completeness Date:** December 31, 2015

**Notice of Application Date:** January 14, 2016

**Applicant:** Napoleon Esperanza

**Applicant Contact:** Sheri Murata, Core Design, Inc., 425-885-7877,

[shm@coredesigninc.com](mailto:shm@coredesigninc.com)

**Planner:** Carol Orr, 425-452-2896

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

#### **NOTICE OF APPLICATION**

##### Bell Residence Height Variance

**Location:** 1302 102<sup>nd</sup> Ave NE

**Subarea:** North Bellevue

**File Number:** 15-130015-LS

**Description:** Application for a Land Use Code Variance approval for a new single family residence. Due to the non-conforming size of the lot, height of the new home will be subject to height restriction, per LUC 20.20.070.B.

**Approvals Required:** Land Use Code Variance approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 18, 2015

**Completeness Date:** January 8, 2016

**Applicant:** Peter Strandell

**Applicant Contact:** Peter Strandell, Madrona Custom Homes, 425-828-6771,

[peter@madronacustomhomes.com](mailto:peter@madronacustomhomes.com)

**Planner:** Carol Orr, 425-452-2896

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

#### **NOTICE OF APPLICATION**

##### NE Spring Blvd – Roadway Improvements

**Location:** 11608 NE 12<sup>th</sup> St

**Subarea:** Bel-Red

**File Number:** 15-130016-LO

**Description:** Land Use review of a Bellevue Transportation Department proposal under SEPA and a Critical Areas Land Use Permit to construct a new east-west roadway between 116th Avenue NE and 124th Avenue NE in the City of Bellevue that is proposed to be built in three zones, 1A, 1B, and 2. Review includes all associated systems, utilities, improvements, landscaping, demolition of one structure and impacts to the buffer of a Category III wetland adjacent to the Sound Transit Rail Corridor. The proposed roadway cross section of NE Spring Boulevard from 116th Avenue and 120th Avenue NE will include two travel lanes in each direction with a separated multi-use path on the north side and sidewalk on the south side.

Between 120th Avenue NE and 124th Avenue NE, the cross section will feature two travel lanes in each direction with widened outside lanes for shared bicycle use and a wide sidewalk on both sides. In addition, the new corridor will feature five new signalized intersections (NE 12th Street, 120th Avenue NE, 121st Avenue NE, 123rd Avenue NE, and 124th Avenue NE) connected to the city's traffic adaptive control system, right turn pockets and center turn lanes where appropriate, urban landscaping, lighting, and stormwater treatment and drainage facilities consistent with the Bel-Red Corridor design standards. New utilities will be installed to accommodate stormwater, water, sewer, underground electricity, telephone, and natural gas. These new mainline services will require connection to the existing system on either end of the project. The NE Spring Boulevard Multi-

Modal project is one of several high-priority transportation improvements that resulted from the City of Bellevue's Bel- Red Corridor Plan to address residential and commercial growth anticipated in the Bel-Red area.

**Approvals Required:** Land Use approval, 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:** January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 18, 2015

**Completeness Date:** January 8, 2016

**Applicant Contact:** Steve Costa, City of Bellevue Transportation Department, 425-452-2845, [scosta@bellevuewa.gov](mailto:scosta@bellevuewa.gov)

**Planner:** Reilly Pittman, 425-452-4350

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

#### **NOTICE OF APPLICATION**

[Sunset and Heathfield Pump Station and Force Main Upgrade](#)

**Location:** 3810 W Lake Sammamish Parkway SE (Sunset) and 3514 163<sup>rd</sup> Avenue SE (Heathfield)

**Subarea:** Newcastle and Eastgate

**File Number:** 15-130086-WG and 15-130087-LO

**Description:** Land Use review of a Shoreline Substantial Development Permit and Critical Areas Land Use Permit for the King County Wastewater Treatment Division proposal to upgrade the King County sewer pumps and supporting equipment at the Sunset and Heathfield pump stations near Lake Sammamish in the southwest portion of Bellevue. A new 24-inch sewer force main is proposed to replace the existing 12-inch main that connects the pump stations approximately following the alignment of SE 38<sup>th</sup> Pl, 164<sup>th</sup> Pl SE, and SE 35<sup>th</sup> Pl to reach the Eastgate Interceptor at the intersection of SE 35<sup>th</sup> Pl and SE Eastgate Way. The scope of work proposed is within the shoreline buffer and 100-year floodplain associated with Lake Sammamish, the stream buffer of Vasa Creek, and is near or within other smaller streams, wetlands, and their buffers.

**Approvals Required:** Shoreline Substantial Development Permit approval, Critical Areas

Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance was issued on September 17, 2015 by the King County Wastewater Treatment Division for the proposed work.

**Minimum Comment Period Ends:** February 15, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 21, 2015

**Completeness Date:** January 6, 2016

**Applicant Contact:** Chris Dew, King County Wastewater Treatment Division, 206-477-5458, [chris.dew@kingcounty.gov](mailto:chris.dew@kingcounty.gov)

**Planner:** Reilly Pittman, 425-452-4350

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

#### **NOTICE OF APPLICATION**

[Evergreen Plaza Variance](#)

**Location:** 10845 NE 2<sup>nd</sup> Place

**Subarea:** Downtown Bellevue

**File Number:** 16-122105-LS

**Description:** Application for a Land Use Code Variance approval to reduce the size of the proposed sidewalk on NE 2<sup>nd</sup> Place from 8 feet to 6 feet, in conjunction with the proposed residential building currently under Design Review – Permit Number 15-103556-LD.

**Approvals Required:** Land Use Code Variance approval, 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:** January 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 11, 2016

**Completeness Date:** January 11, 2016

**Applicant Contact:** Joe Kolmer, Weber Thompson Architects, 206-344-5700, [jkolmer@weberthompson.com](mailto:jkolmer@weberthompson.com)

**Planner:** Sally Nichols, 425-452-2727

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

#### **Notice of Decision**

#### **NOTICE OF DECISION**

[Marvel Homes Single Family Residence](#)

**Location:** 6251 116<sup>th</sup> Ave SE

**Subarea:** Newport Hills

**File Number:** 15-113153-LO

**Description:** Approval of a Critical Areas Land Use Permit to construct a single family residence on a vacant site. Site contains a Type II wetland, Type N stream critical areas and associated buffers. The site contains less than 2,160 square feet of developable area outside the critical areas and buffers therefore the site is subject to the reasonable use provisions of LUC 20.25H.

**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:** January 28, 2016, 5 PM.  
Refer to page one for information on how to comment on a project.

**Date of Application:** May 6, 2015

**Completeness Date:** May 28, 2015

**Notice of Application Date:** June 4, 2015

**Applicant Contact:** Rene Pham, Marvel Homes, 206-265-1131

**Planner:** Heidi Bedwell, 425-452-4862

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

#### NOTICE OF DECISION

[King County Coal Creek Trunk Emergency Repair](#)

**Location:** 4431 Coal Creek Pkwy SE

**Subarea:** Newport Hills

**File Number:** 15-115009-LO

**Description:** Critical Areas Land Use Permit approval for retroactive permitting to re-align the stream channel and stabilize the bank of Coal Creek to protect a King County Wastewater Treatment Division regional sewer trunk link and manhole access point. The project is supported by a Critical Areas Report and Includes mitigation and restoration plans. The project qualifies as an emergency under LUC 20.25H.055.C.3.b.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance was issued by King County on June 10, 2015.

**Date of Application:** May 26, 2015

**Completeness Date:** June 4, 2015

**Notice of Application Date:** June 11, 2015

**Applicant:** King County Wastewater Treatment Division, Cindy Clark, 206-477-3532

**Planner:** David Wong, 425-452-4282

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

#### NOTICE OF DECISION

[Gilchrest Retaining Wall](#)

**Location:** 15137 SE 66<sup>th</sup> St.

**Subarea:** Newcastle

**File Number:** 15-120220-LO

**Description:** Critical Areas Land Use Permit approval to permit the reconstruction of a 6 foot tall rockery into two smaller rockeries.

Applicant constructed the rockery without permits (EA 15-108403). Approval includes requirement to restore area disturbed by the construction of the original rockery.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Appeal Period Ends:** January 28, 2016, 5 PM.

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

**Date of Application:** August 21, 2015

**Completeness Date:** September 23, 2015

**Notice of Application Date:** September 24, 2015

**Applicant:** Alan and Jeanine Gilchrest

**Planner:** Heidi Bedwell, 425-452-4862

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

#### NOTICE OF THRESHOLD

##### DETERMINATION

[Ford of Bellevue Reconstruction](#)

**Location:** 411 116<sup>th</sup> Avenue NE

**Subarea:** Wilburton/NE 8th St.

**File Number:** 15-120509-LM

**Description:** SEPA Threshold Determination to construct a new Ford dealership (including sales and service). The new building will be 34,693 square feet. The Ford dealership was destroyed by fire in April 2015. (A prior LM was issued for demolition/temporary trailers under 15-115248-LM).

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

**Appeal Period Ends:** January 28, 2016, 5 PM.

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

**Date of Application:** August 7, 2015

**Completeness Date:** August 21, 2015

**Notice of Application Date:** October 15, 2015

**Applicant:** Lance Mueller & Associates  
**Applicant Contact:** Kathleen Schilb, 206-325-2553, [kathy@lmueller.com](mailto:kathy@lmueller.com)  
**Planner:** Carol Hamlin, 425-452-2731  
**Planner Email:** [chamlin@bellevuewa.gov](mailto:chamlin@bellevuewa.gov)

## NOTICE OF DECISION

### [Crossroads Village](#)

**Location:** 15751 NE 15<sup>th</sup> Street

**Subarea:** Crossroads

**File Number:** 15-111568-LD

**Description:** Design Review approval for a mixed-use development that will include 176 townhomes in 29 building on a 7.8-acre site that was formally a grocery store. Also included is approximately 15,500 SF of commercial/retail space along an interior retail street. 277 parking spaces in garages and 112 surface parking spaces will be provided. Public benefits will also be provided, including a Pedestrian Connection to Crossroads Park.

**Decision:** Approval with Conditions

**Concurrency Determination:** Certificate of Concurrency Issued

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

**Appeal Period Ends:** January 28, 2016, 5 PM.  
Refer to page one for information on how to appeal a project.

**Date of Application:** April 24, 2015

**Completeness Date:** May 21, 2015

**Notice of Application Date:** June 5, 2014

**Applicant:** Crossroads Village, LLC

**Applicant Contact:** Nick Abdelnour, Polygon Homes, 425-568-7700,

[nicka@polygonhomes.com](mailto:nicka@polygonhomes.com)

**Planner:** Sally Nichols, 425-452-2727

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