



Weekly Permit Bulletin

May 12, 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.
- 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 AND PUBLIC MEETING

[Kelsey Creek Building E](#)

Location: 106 148th Avenue SE

File Number: 16-128897-LD

Description: Application for Design Review approval of a mixed use medical office and retail building of 5,853 square feet with 26 parking stalls, landscaping and amenities

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: May 26, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 7, 2016, 6:30 PM; East Bellevue Community Council (EBCC), Lake Hills Clubhouse, 15230 Lake Hills Blvd.

Date of Application: April 5, 2016

Completeness Date: May 3, 2016

Applicant Contact: Michael Chen, Mackenzie, 206-749-9993, mchen@mcknze.com

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov

NOTICE OF APPLICATION

[Heberling Single Family Residence](#)

Location: 672 West Lake Sammamish Pkwy NE

Subarea: Northeast Bellevue

File Number: 16-129442-LO

Description: Application for Critical Areas Land Use Permit approval and Critical Areas Report to permit construction of a single-family residence in a steep slope hazard area and structure setback from shoreline buffer

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: May 26, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 14, 2016

Completeness Date: May 5, 2016

Applicant Contact: Brian Heberling, 425-890-9186, brian@alloydg.com

Planner: Michael Paine, 425-452-2739

Planner Email: mpaine@bellevuewa.gov

NOTICE OF APPLICATION

Hartson/Wade Code Interpretation

Location: 110 148th Ave NE

Neighborhood: Crossroads

File Number: 16-129554-DA

Description: Code Interpretation of relevant provisions of LUC 20.25H including reasonable use provisions, application of LUC 20.25H.055B, LUC 20.25H.200 A-4, LUC 20.25H.195, and density calculation provisions at LUC 20.25H.045B.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Date of Application: April 18, 2016

Completeness Date: May 4, 2016

Applicant: Ron Hartson

Applicant Contact: Brent Carson, Van Ness Feldman, LLP, 206-623-9372

Planner: Michael Paine, 425-452-2739

Planner Email: mpaine@bellevuewa.gov

NOTICE OF APPLICATION

[Gardner Voluntary Compliance](#)

Location: 9545 Lake Washington Blvd

Subarea: Southwest Bellevue
File Number: 16-130929-LO
Description: Application for Critical Areas Land Use Permit approval to construct multiple wall systems on critical slopes, construction of a patio and a gazebo without required permits.
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: May 26, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: April 22, 2016
Completeness Date: May 5, 2016
Applicant: Todd and Polly Gardner
Applicant Contact: Sanford Levy, Levy, von Beck and Associates, Inc., 206 6236 5444, info@levy-law.com
Planner: Michael Paine, 425-452-2739
Planner Email: mpaine@comcast.net

Notice of Decision

NOTICE OF DECISION

Bloch Cabana
Location: 9535 SE 11th St
Subarea: Southwest Bellevue
File Number: 15-125705-LO
Description: Critical Areas Land Use Permit approval to construct a 663 square foot cabana within a steep slope critical area.
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: May 26, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: November 23, 2015
Completeness Date: December 7, 2015
Notice of Application Date: February 11, 2016
Applicant Contact: Jason Henry, Berger Partnership, 206-325-6877, jasonh@bergerpartnership.com
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

Spring District Block 14 - GIX
Location: 1255 123rd Avenue NE – Block 14 of The Spring District
Subarea: Bel-Red
File Number: 15-126163-LD
Description: Design Review approval to construct a 3-story office building consisting of approximately 90,390 square feet of university/office space and below grade parking, and 3,473 square feet of ground floor retail space. There will be 2 levels of underground parking with approximately 210 parking stalls. Site improvements include street improvements, site utilities, landscaping, and pedestrian circulation. The proposed structure will be used for the Global Innovation Exchange (GIX), a joint venture between the University of Washington and Tsinghua University, to create a technology master's program. The project limit area is 1.4 acres.
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: May 26, 2016, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: November 2, 2015
Completeness Date: November 19, 2015
Notice of Application Date: December 3, 2015
Applicant Contact: Tara Howard, Wright Runstad & Company, 206-805-5850, thoward@wrightrunstad.com
Planner: Laurie Tyler, 425-452-2728
Planner Email: lyler@bellevuewa.gov

Public Hearings

**NOTICE OF THRESHOLD REVIEW
PUBLIC HEARING, STAFF
RECOMMENDATION AND
GEOGRAPHIC SCOPING
2016 Annual Amendments to the Bellevue
Comprehensive Plan**

**2016 List of Initiated Applications
Notice of Application:** February 18, 2016
Approvals required: (1) Planning Commission recommendation after public hearing to consider

Threshold Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470. (2) The City shall consider the geographic scope of site-specific amendments through LUC 20.30L.130.A.1.a.ii. The proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

A list of the individual amendments under consideration follows.

Public Hearing before the Planning

Commission: 6:00 p.m., Wednesday, June 1, 2016, Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior to the public hearing or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

Site Specific:

[Naficy Mixed Use](#)

Location: 15700 NE Bel-Red Rd

Subarea: Crossroads

Neighborhood: Crossroads

File Number: 16-123605-AC

Description: Map change of 0.574 acres from Office (O) to Bel-Red Residential-Commercial node 3 (BR-RC-3)

Staff Recommendation: Do not include the application in the CPA 2016 annual work program.

Geographic Scope: Expand the geographic scope.

Date of Application: January 28, 2016

Completeness Date: February 18, 2016

Applicant Contact: Baylis Architects 425 454-0566

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[Eastgate Office Park](#)

Location: 15320 SE 30th Pl

Subarea: Eastgate

Neighborhood: Eastgate

File Number: 16-123765-AC

Description: Map change of 14 acres from Office (O) to Office Limited Business (OLB)

Staff Recommendation: Include the application in the CPA 2016 annual work program.

Geographic Scope: Expand the geographic scope.

Date of Application: January 31, 2016

Completeness Date: February 18, 2016

Applicant Contact: John C. McCullough, 206 812-3388

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[Newport Hills Comprehensive Plan](#)

Location: 5600 119th Ave SE

Subarea: Newport Hills

Neighborhood: Newport Hills

File Number: 16-123752-AC

Description: Map change of a portion of 5.9 acres from Neighborhood Business (NB) to Multifamily-High (MF-H)

Staff Recommendation: Include the application in the CPA 2016 annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 31, 2016

Completeness Date: February 18, 2016

Applicant Contact: Jessica Clawson, 206 812-3388

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Non Site-Specific

[Park Lands Policy \(#1\)](#)

Location: citywide

File Number: 15-129232-AC

Description: Propose three new policies to the Parks, Recreation and Open Space Element restricting or regulating changes in use of park lands and park property.

Staff Recommendation: Do not include the application in the CPA 2016 annual work program.

Geographic Scope: Not applicable

Date of Application: December 1, 2015

Completeness Date: January 8, 2016

Applicant Contact: Geoff Bidwell 425 453-9265

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Park Lands Policy (#2)

Location: citywide

File Number: 16-122081-AC

Description: Propose four new policies to the Parks, Recreation and Open Space Element restricting or regulating changes in use of park lands and requiring city-owned park lands to be zoned with a 'Park' zoning designation.

Staff Recommendation: Do not include the application in the CPA 2016 annual work program.

Geographic Scope: Not applicable

Date of Application: January 8, 2016

Completeness Date: February 1, 2016

Applicant Contact: Mary Smith, 425 453-9919

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371