



Weekly Permit Bulletin

March 16, 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

RE-NOTICE OF APPLICATION

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

Location: 1215 120th Avenue NE

Subarea: Bel-Red

File Number: 16-148666-LM

Description: Application for Preliminary SEPA Review for a Development Agreement consistent with enabling language in the Land Use Code to allow code modifications and provide incentives for the Pine Forest Properties Transit Oriented Redevelopment that represent the kind of market-driving catalyst development considered necessary to trigger larger redevelopment of BelRed in the manner envisioned in the City Comprehensive Plan.

Approvals Required: City Council Approval

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

Minimum Comment Period Ends: March 30, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 13, 2016

Completeness Date: January 10, 2017

Applicant: Pine Forest Properties

Applicant Contact: Tiffany Brown, Pine Forest Properties, 206-454-1900,

tiffany@burnstead.com

Planner: Elizabeth Stead, 425-452-2725

Planner Email: eastead@bellevuewa.gov

SEPA Planner: Heidi Bedwell, 425-452-4862

SEPA Planner Email:

hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

[Lam Short Plat](#)

Location: 171 124th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 17-106279-LN

Description: Application for Preliminary Short Plat approval for two parcels to be divided into two lots and access easement.

Approvals Required: Preliminary Short Plat 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 30, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 17, 2017

Completeness Date: March 9, 2017

Applicant: Howard Lam

Applicant Contact: Choomeng Chin, C2MY Engineers, 206-451-7856

cmchin.c2my@gmail.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION

[East Shore Unitarian Commuter Parking](#)

Location: 12700 SE 32nd St

Subarea: Richards Valley

File Number: 17-107692-LA

Description: Application for Administrative Conditional Use Permit approval for a commuter parking facility of no more than 50 stalls during 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: March 30, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 1, 2017

Completeness Date: March 9, 2017

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

chris.ward@soundtransit.org

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

Tsiprin Residence

Location: 840 134th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 17-106078-LO

Description:

Application for Critical Areas Land Use Permit approval to construct a new single-family dwelling and pool on a site containing a Category III wetland. The proposal is supported by a geotechnical report and Critical Areas Report.

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

SEPA: Exempt

Minimum Comment Period Ends: March 30, 2017. Refer to page one for information on how to comment on a project.

Date of Application: February 14, 2017

Completeness Date: February 27, 2017

Applicant Contact: Elena Tsiprin, 425-577-3221

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[St. Luke Lutheran Development](#)

Location: 3030 Bellevue Way NE

Neighborhood: North Bellevue

File Number: 17-106408-LO

Description: Construct approximately 63 units of affordable housing over an existing parking lot located east of the existing St. Luke Lutheran Church on 4.34 acres. Underbuilding parking, landscaping, and pedestrian pathways will be developed with this application. Critical Areas are present on this site in the form of steep slopes and a stream. The proposed housing will encroach into the prescribed buffers.

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: March 30, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: March 30, 2017, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-121

Date of Application: February 21, 2017

Completeness Date: March 10, 2017

Applicant: Red Vines 1

Applicant Contact: Arne Hall, Arne J. Hall, 425-269-9899

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Butte Short Plat](#)

Location: 1857 173rd Ave NE

Neighborhood: Northeast Bellevue

File Number: 15-125885-LN

Description: Preliminary Short Plat approval to subdivide an existing 21,924 square foot lot (0.50 acre) into 3 single-family lots, located in the R-5 land use district.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: March 30, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 27, 2015

Completeness Date: November 16, 2015

Notice of Application Date: November 25, 2015

Applicant Contact: Greg Seiler, 206-660-0803, seiler.greg@comcast.net

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION

[Gardner Voluntary Compliance](#)

Location: 9545 Lake Washington Blvd

Subarea: Southwest Bellevue

File Number: 16-130929-LO

Description: Critical Areas Land Use Permit approval to construct multiple wall systems and other landscaping improvements on a steep slope critical area maintained as landscaping to address work done without permits.

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 30, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: April 22, 2016

Completeness Date: May 5, 2016

Notice of Application Date: May 12, 2016

Applicant: Polly E. Gardner

Applicant Contact: Levy von Beck, Sanford Levy, 206-626-5444, info@levy-law.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[99NN Company LLC Home Project](#)

Location: 9209 Shoreland Drive SE

Neighborhood: Southwest Bellevue

File Number: 16-137748-LO

Description: Critical Areas Land Use Permit approval to modify the steep slope buffer to a distance of 5-15 feet and reduce the steep slope structure setback to a distance of 35-65 feet, in order to construct a new single-family home. The project includes a slope enhancement plan and is supported by a geotechnical report.

Decision: Approval with Conditions

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

Appeal Period Ends: March 30, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: July 25, 2016

Notice of Application Date: September 1, 2016

Applicant Contact: Mark Elster, AOME Architects, 206-462-4598

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuwa.gov

NOTICE OF DECISION

[5629 Pleasure Point Ln](#)

Location: 5629 Pleasure Point Ln

Subarea: Factoria

File Number: 16-144111-LO

Description: Critical Areas Land Use Permit approval to demolish an existing residence and construct a new single family house and associated improvements within the 75-foot toe-

of-slope structure setback from a steep slope critical area.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: March 30, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: October 12, 2016

Completeness Date: November 4, 2016

Notice of Application Date: November 10, 2016

Applicant Contact: Ed Horner, Horner Design Associates, 425-226-8281, ed@hornerdesign.net

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[SAMBICA Playfield](#)

Location: 4114 W Lake Sammamish Pkwy SE

Neighborhood: Newcastle

File Number: 16-146383-LM

Description: Threshold determination for State Environmental Policy Act (SEPA) review to renovate an existing grass playfield into a field that includes approximately 20,000 square feet of artificial turf and 10,000 square feet of natural grass. Approximately 387 cubic yards of existing grass and organic material will be removed from the site and 800 cubic yards of existing soils will be regraded. Approximately 500 cubic yards of base rock and pea gravel will be imported to prepare the base for the synthetic turf, and approximately 250 cubic yards of topsoil will be imported to repair the natural grass area.

Decision: Approval

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

Appeal Period Ends: March 30, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: November 10, 2016

Notice of Application Date: December 22, 2016

Applicant: Ryan Gilbert, SAMBICA

Applicant Contact: Dave Andrews, Andrews Landscape Architects, 206-930-8220

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

**NOTICE OF RECOMMENDATION AND
PUBLIC HEARING**

[Hazelwood Preliminary Plat](#)

Location: 6018 Lk Wa Blvd SE

Subarea: Newport Hills

File Number: 16-131396-LL

Description: Recommendation of approval to subdivide four existing parcels into 22 single family lots within the R-5 zoning district.

Concurrency Determination: N/A

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

Appeal Period Ends: March 30, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

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

Hearing Room: Council Chambers

Date of Application: May 2, 2016

Completeness Date: May 30, 2016

Notice of Application Date: June 16, 2016

Applicant: Mark Wittman

Applicant Contact: Jim Merritt, J.R. Merritt
Construction, 206-660-1400,

jmerrittconstruction@comcast.net

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov