



Weekly Permit Bulletin

November 29, 2018

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. [Link to Form](#)
- 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.

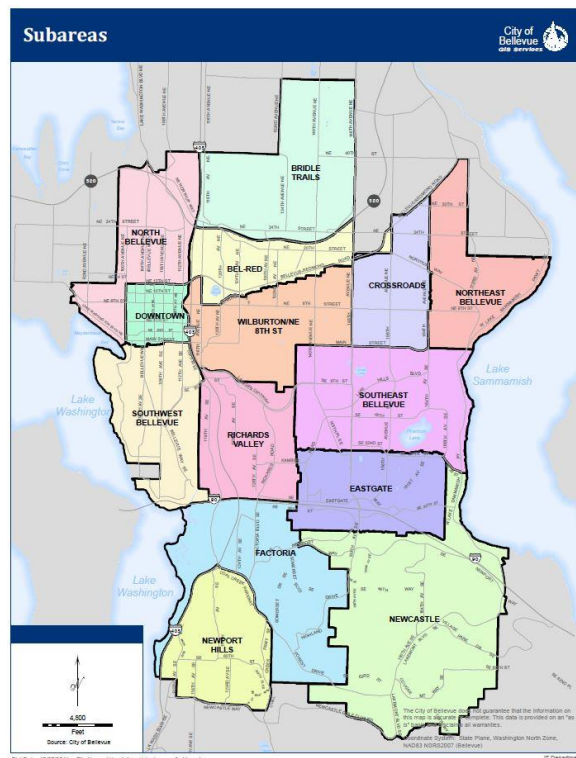
To receive the bulletin by email:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. 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

[Ning Li Short Plat](#)

Location: 17023 SE Newport Way

Subarea: Newcastle

File Number: 18-127588-LN

Description: Application for Preliminary Short Plat approval to subdivide a single lot into two lots within the R-3.5 Single Family Residential District.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals, and concurrency review.

SEPA: Exempt

Minimum Comment Period Ends: December 13, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 17, 2018

Completeness Date: November 15, 2018

Applicant Contact: Nicole Mecum, 425-392-0250, nmecum@encompasses.net

Planner: Faheem Darab, 425-452-2731

Planner Email: fdarab@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bellevue Plaza Phase 1](#)

Location: 117 106th Avenue NE

Subarea: Downtown Bellevue

File Number: 18-128612-LD and 18-128613-LP

Description: Application for Design Review and Master Development Plan approval to demolish

existing buildings on 4.05 acres and to construct three 17-story office buildings totaling approximately 880,000 square feet to include approximately 40,000 square feet of ground floor active and retail uses facing a public plaza above approximately 2,400 underground parking spaces. **Approvals Required:** Design Review and Master Development Plan 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: December 13, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: December 13, 2018, 6 PM; Bellevue City Hall; 450 110th Ave NE

Date of Application: October 19, 2018

Completeness Date: November 15, 2018

Applicant: Bellevue Investors I LLC

Applicant Contact: Jon O'Hare, Permit Consultants NW, 425-301-9541,

jon@permitcnw.com

Planner: Faheem Darab, 425-452-2731

Planner Email: fdarab@bellevuewa.gov

NOTICE OF APPLICATION

[Bellevue Plaza Phase 1-Utilities Relocation](#)

Location: 117 106th Avenue NE

Subarea: Downtown Bellevue

File Number: 18-128614-LM

Description: Application for Preliminary SEPA Review for phased utilities work associated with Design Review and Master Development Plan applications. Phased utilities work will relocate various utilities from the central strip retail portion of the site to an access easement along the western portion of the property in anticipation of major excavation of the larger site.

Approvals Required: Preliminary SEPA 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: December 13, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 19, 2018

Completeness Date: November 15, 2018

Applicant: Bellevue Investors I LLC

Applicant Contact: Jon O'Hare, Permit Consultants NW, 425-301-9541, jon@permitcnw.com

Planner: Faheem Darab, 425-452-2731

Planner Email: fdarab@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bellevue Cadillac Office Towers](#)

Location: 1001 106th Avenue NE

Neighborhood: Downtown Bellevue

File Number: 18-129442-LD and 18-130092-LP

Description: Application for Design Review approval and a Master Development Plan for TC Northwest Development, Inc. to demolish the existing structures to construct two, 15-story office buildings (East and West Towers) containing a total of approximately 646,900 square foot of gross floor area above a seven level, below grade parking garages. Total parking count is 710 for the East Tower and 697 parking stalls in the West Tower. No project phasing will occur with this development proposal.

Approvals Required: Design Review approval, Master Development Plan 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: December 13, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: December 12, 2018, 6:00 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-108

Date of Application: November 19, 2018

Completeness Date: November 20, 2018

Applicant Contact: Mike Nelson, TC Northwest Development, Inc., 206-694-5810

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF APPLICATION

[Mizrahi Pier](#)

Location: 70 Cascade Ky

Subarea: Factoria

File Number: 18-130010-WG

Description: Application for a Shoreline Substantial Development Permit approval to repair an existing dock; consisting of repairing 13 wood piles and replacing solid decking with a fully-grated deck. Proposal also includes installing a

dual jet-ski lift, a 12' x 6' grated platform lift, and installing a shoreline planting plan.

Approvals Required: Shoreline Substantial Development approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process.

Minimum Comment Period Ends: December 28, 2018. Refer to page one for information on how to comment on a project.

Date of Application: November 16, 2018

Completeness Date: November 21, 2018

Applicant: Shimon and Julie Mizrahi

Applicant Contact: Jessica Olason, Seaborn Pile Driving, 360-961-2543,

jessicaolason1@gmail.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Puesta del Sol Elementary School](#)

Location: 301 151st Place NE

Neighborhood: Crossroads

File Number: 18-130014-LB and 18-130015-LO

Description: The Bellevue School District seeks Conditional Use and Critical Areas Land Use Permit approvals to demolish an existing school to construct a new two-story 102,143 square foot elementary school (pre-K through 5th grade) on an existing site that is 9.93 acres. A synthetic play field along with a covered play area will be provided. Landscaping and 105 parking stalls will be provided as well. The site contains critical areas: two wetlands (Category II and IV); thus, requiring a Critical Areas Land Use Permit (CALUP) to modify associated buffers. The new facility is designed for up to 650 students. The District anticipates that construction will begin in June 2019 with completion estimated August 2019.

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

SEPA: Determination of Non-Significance Issued October 9, 2018, by the Bellevue School District #405

Minimum Comment Period Ends: December 13, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 16, 2018

Completeness Date: November 20, 2018

Notice of Application Date: November 29, 2018

Applicant: Bellevue School District, #405
Applicant Contact: Carlos Sierra, Sierra Martin Architects, 425-455.3693
Planner: Toni Pratt, 425-452-5374
Planner Email: tp Pratt@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Zheng Short Plat Amendment

Location: 1719 163rd Ct NE

Neighborhood: Crossroads

File Number: 18-105709-LF

Description: Approval for a Final Short Plat Amendment to modify the tree preservation plan shown on the face of the short plat (King Co. Rec. #20161227900003). The applicant requests the amendment to remove non-viable cottonwood trees, Douglas fir trees, and Western red cedar trees, and plant ten replacement trees within Lots 1-4. No other modifications to the short plat have been requested.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: December 13, 2018, 5 PM.

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

Date of Application: February 22, 2018

Notice of Application Date: March 22, 2018

Applicant Contact: Jack Zheng West Pacific Development LLC, 425-442-9628

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION

Block's Eastwood Addition Plat Amendment

Location: 1717 99th Ave NE

Subarea: North Bellevue

File Number: 18-122241-LG

Description: Plat Amendment approval to modify a setback line, spanning three lots, from 40-feet to the applicable existing City of Bellevue requirement for this zone.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 13, 2018, 5 PM.

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

Date of Application: August 23, 2018

Completeness Date: September 20, 2018

Notice of Application Date: October 18, 2018

Applicant: Lang Homes

Applicant Contact: Emily Larson, Goldsmith Engineering, 425-462-1080,

el Larson@goldsmithengineering.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

Propet Columbia Plaza -Building B

Location: 13427 NE 20th Street

Subarea: Bel-Red

File Number: 18-126790-LM

Description: State Environmental Policy Act (SEPA) Threshold Determination for a minor commercial building permit to remove a portion of the fire-damaged building and retain the existing slab.

Decision: Approval

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

Appeal Period Ends: December 13, 2018, 5 PM.

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

Date of Application: October 3, 2018

Completeness Date: October 23, 2018

Notice of Application Date: November 1, 2018

Applicant Contact: Eddie King, 425-829-8781,

edking11@hotmail.com

Planner: Veronica Guenther, 425-452-2044

Planner Email: vguenther@bellevuewa.gov