



Weekly Permit Bulletin

January 28, 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 2nd 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 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 AVAILABILITY OF PHASE 1 DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)

NOTICE OF PUBLIC MEETINGS/OPEN HOUSES

Project Name: [Energize Eastside](http://www.EnergizeEastside.org)

Project Proponent: Puget Sound Energy

Location: Portions of Bellevue, Kirkland, Newcastle, Redmond, Renton, and unincorporated King County between the Sammamish Substation at 9221 Willow Road NE, Redmond, WA 98052, and the Talbot Hill Substation at 2400 South Puget Drive, Renton, WA 98055. Note: Alternatives considered in the Phase 1 DEIS could extend further east and west and potentially impact portions of Issaquah, Sammamish, Yarrow Point, Hunts Point, Clyde Hill, Medina, and Beaux Arts.

City of Bellevue EIS File Number: 14-139122-LE

Description: Construct and operate a new transformer served by approximately 18 miles of new 230 kilovolt (kV) electrical transmission line to supply future electrical capacity and improve electrical grid reliability for Eastside communities. Complete project description is available in the project file and on the project website at www.EnergizeEastsideEIS.org.

EIS Required: The Environmental Coordinator of the City of Bellevue, serving as lead agency, has determined that this proposal could have a significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is required under the Revised Code of Washington (RCW) 43.21C.

Approvals required: Local permit review and approval within each affected jurisdiction. The Energize Eastside EIS is not a permit - it is one of many sets of information permitting agencies will consider as they decide whether to approve the project and issue necessary permits.

Draft EIS Available: The Phase 1 Draft EIS will be available to the public on January 28, 2016. It will be accessible online at www.EnergizeEastsideEIS.org.

Printed copies are available for review at the following libraries:

Redmond Library, 15990 NE 85th St., Redmond, WA, 98052

Newport Way Library, 14250 SE Newport Way, Bellevue, WA 98006

Lake Hills Library, 15590 Lake Hills Blvd., Bellevue, WA 98007

Newcastle Library, 12901 Newcastle Way, Newcastle, WA 98056

Bellevue Library, 1111 110th Ave. NE, Bellevue, WA 98004

Renton Library, 100 Mill Ave S., Renton, WA 98057

Renton Highlands Library, 2902 NE 12th St., Renton, WA 98056 (moving to 2801 NE 10th St., Renton, 98056 as of February 20th)

Copies of the document are also available for review at the following city offices:

City of Bellevue Development Services Department, City Hall, 450 110th Ave NE, Bellevue, WA 98004

City of Renton Planning Division, 1055 South Grady Way, Renton, WA 98057

City of Redmond Planning and Community Development, City Hall, 15670 NE 85th St Redmond, WA 98052

City of Newcastle Planning Division, City Hall, 12835 Newcastle Way, Suite 200, Newcastle, WA, 98056

Electronic copies of the EIS (Adobe PDF) on compact disk may be obtained free of charge at the following City offices (addresses above): Bellevue, Newcastle, Redmond, and Renton.

Printed copies of the EIS may be ordered and purchased by contacting Info@EnergizeEastsideEIS.org or calling Environmental Science Associates at 206-789-9658.

Public Comment: Agencies, affected tribes, and members of the public are invited to comment on the Phase 1 Draft EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Public Meeting/Open House Dates, Times, and Locations:

Tuesday February 23, 2016 6:00 - 8:00 PM: Kirkland Justice Center/11750 NE 118th St., Kirkland WA

Thursday February 25, 2016 6:00 - 8:00 PM: Renton City Hall/1055 South Grady Way, Renton, WA

Saturday February 27, 2016 2:00 - 4:00 PM: Newcastle Elementary School, 8440 136th Ave. SE, Newcastle, WA

Monday February 29, 2016 6:00 - 8:00 PM: Redmond City Hall/15670 NE 85th St., Redmond, WA

Tuesday March 1, 2016 6:00 - 9:00 PM: Bellevue City Hall/450 110th Ave. NE, Bellevue, WA

PUBLIC COMMENT PERIOD: The deadline for submitting comments is Monday March 14, 2016. All comments related to the DEIS must be received by this date. Mailed items that are postmarked by March 14, 2016 will be accepted. Comments may be submitted orally at the public meetings or in writing. Comments will be accepted by email; however, a valid physical mailing address is required to establish status as an official party of record.

Written comments may be submitted:

Online at www.EnergizeEastsideEIS.org
By email to Info@EnergizeEastsideEIS.org
By mail to: City of Bellevue

Development Services Department
Attn: Heidi M. Bedwell
450 110th Avenue NE
Bellevue, WA 98004

For questions about public meetings or commenting, email info@EnergizeEastsideEIS.org or contact:

Heidi M. Bedwell, Senior Land Use
Planner/Energize Eastside EIS Program
Manager
City of Bellevue Development Services
Department
425-452-4862

Applicant Contact: Jens Nedrud, Puget Sound Energy

Applicant Contact Email:

jens.nedrud@pse.com

Lead Agency Contact: Heidi M. Bedwell, City of Bellevue

Lead Agency Contact Phone: 425-452-4862

Lead Agency Contact Email:

hbedwell@bellevuewa.gov

Notice of Application

NOTICE OF APPLICATION

Coal Creek Parkway Trailhead

Location: 4551 Coal Creek Pkwy SE

Subarea: Newport Hills

File Number: 15-125733-LO

Description: Application for Critical Areas Land Use Permit approval to modify and expand existing gravel parking area to provide new paved parking within wetland and stream buffers and a toe-of-slope setback in the vicinity of Coal Creek.

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: February 11, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 23, 2015

Completeness Date: November 20, 2015

Applicant Contact: Geoff Bradley, City of Bellevue Parks, 425-452-2740,

gbradley@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Meydenbauer Bay Sewer Line Relocation

Location: Multiple Properties

Subarea: North Bellevue and Southwest Bellevue

File Number: 15-129126-WD

Description: Land Use review under the State Environmental Policy Act and City's Shoreline Master Program of a City of Bellevue Utilities Department proposal to replace and realign 1,400 feet of existing Meydenbauer Bay sewer line in Lake Washington resulting in a replaced sewer line of 634 feet in the Lake. On-shore work includes sewer line replacement and replacement of wet wells and pumps at the Grange Pump Station. Work in Lake Washington will include sewer line replacement and will utilize fish exclusion measures, coffer dams, and will be conducted during the fish work window regulated by the USACE.

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: February 11, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 7, 2015

Completeness Date: January 4, 2016

Applicant Contact: Birol Shaha, City of Bellevue Utilities, 425-452-4477,

bshaha@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Joyce Short Plat](#)

Location: 16729 SE Newport Way

Subarea: Newcastle

File Number: 15-129877-LN

Description: Application for Preliminary Short Plat approval to subdivide a 32,530 square foot parcel into two (2) lots within the R-3.5 single-family residential land use district.

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

SEPA: Exempt

Minimum Comment Period Ends: February 11, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 16, 2015

Completeness Date: January 13, 2016

Applicant: Mary & Norlin Joyce

Applicant Contact: Patrick Danner, GeoDimensions, 425-233-6086,

patrickd@geodimensions.net

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Plaza Residential](#)

Location: 10850 NE 8th Street

Subarea: Downtown Bellevue

File Number: 15-130005-LD

Description: Application for Design Review approval to construct a 21-story residential tower containing approximately 200 units, in front of the existing parking garage structure. Ground level retail uses and the residential entry lobby will front NE 8th Street.

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: February 11, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: February 11, 2016, 6 PM;

Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-120

Date of Application: December 18, 2015

Completeness Date: January 15, 2016

Notice of Application Date: January 28, 2016

Applicant: KB SOR, Plaza Bellevue, LLC

Applicant Contact: Mark Jackson, 206-737-

4321, mark.jackson@transwestern.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF APPLICATION

[Vista Homes](#)

Location: 1811 132nd Pl. SE

Subarea: Richards Valley

File Number: 15-130325-LO

Description: Application for Critical Areas Land Use Permit approval to reduce a 75-foot toe-of-slope structure setback in order to construct a new single-family residence.

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

SEPA: Exempt

Minimum Comment Period Ends: February 11, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 29, 2015

Completeness Date: January 26, 2016
Applicant: Donald Tsai, Than Associates LLC
Applicant Contact: Charles Jackson, Vista Land Development Corp, 206-914-6187, charles@vista-dc.com
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[124th Ave NE – NE Spring Blvd to Northup Way - COBT](#)

Location: 124th Ave NE from NE Spring Blvd to Northup Way

Subarea: Bel-Red

File Number: 15-118691-LO

Description: Land Use review of a project to widen 124th Ave NE to five lanes from NE Spring Blvd to Northup Way. Project includes a multi-purpose pathway, sidewalk, landscaping, replacement of the West Tributary culvert, wetland mitigation, and associated improvements.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance issued on September 18th 2014 for all project phases

Appeal Period Ends: February 11, 2016, 5PM.
Refer to page one for information on how to appeal a project.

Date of Application: July 17, 2015

Completeness Date: July 23, 2015

Notice of Application Date: July 30, 2015

Applicant Contact: Marina Arakelyan, City of Bellevue Transportation, 425-452-4632, marakelyan@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[BDR Bellevue IX Steep slope Buffer Reduction](#)

Location: 106 97th Avenue NE

Subarea: North Bellevue

File Number: 15-125481-LO

Description: Critical Areas Land Use Permit approval to reduce the 50-foot top-of-slope buffer on two lots under common ownership in order to construct a house on each lot.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: February 11, 2016, 5PM.
Refer to page one for information on how to appeal a project.

Date of Application: October 19, 2015

Completeness Date: November 4, 2015

Notice of Application Date: November 5, 2015

Applicant: Jim Dwyer, BDR Holdings

Applicant Contact: Kevin Cleary, Goldsmith Engineering, 425-462-1080,

kcleary@goldsmithengineering.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[Living Montessori Daycare](#)

Location: 2445 140th Ave NE

Subarea: Bridle Trails

File Number: 15-127303-LM

Description: SEPA Threshold Determination to establish a 8,000 square foot daycare within an existing multi-building office park. The new use requires approximately 54 parking spaces.

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: February 11, 2016, 5PM.
Refer to page one for information on how to appeal a project.

Date of Application: November 24, 2015

Completeness Date: December 10, 2015

Notice of Application Date: December 17, 2015

Applicant: Afrose Amlani, Living Montessori Daycare

Applicant Contact: Nazim Nice, Motion-Space Architecture, 206-204-0490,

nazim@motion-space.com

Planner: Carol Orr, 425-452-2896

Planner Email: COrr@bellevuewa.gov