



Weekly Permit Bulletin

January 4, 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 REVISED APPLICATION [Pine Forest Properties Transit-Oriented Redevelopment](#)

Location: 1415 and 1445 120th Avenue NE
Subarea: Wilburton/NE 8th St.
File Number: 13-113123-LP
Description: Revised application for Master Development Plan (MDP) approval to redevelop 8.2 acres in the Bel-Red Subarea from office/industrial/warehouse use to a mixed-use transit-oriented development. This mixed-use development will contain office space, neighborhood retail space, residential units, underground parking, open space/plazas and new road and utility infrastructure. Proposal includes demolition of three existing buildings (131,574 sq. ft.) on three parcels and construction of six buildings over three phases of development. Approximately 905,200 sq. ft. will be constructed along with approximately 1,385 parking stalls. This total includes approximately 476,000 gross square feet of office, 429,200 gross square feet of residential (437 units), 6,000 gross square feet of neighborhood retail and 509,250 gross square feet of parking. At full build-out the project is expected to house approximately 550 residents and 1,236 office workers and retail employees. The buildings range from 6 to 9 stories in height. The application does not include Design

Review approval for any individual buildings. Design Review for individual buildings will occur under separate permits.

Approvals Required: Master Development Plan 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 18, 2018, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: April 23, 2013
Completeness Date: May 14, 2013
Applicant: Pine Forest Properties, Inc.
Applicant Contact: Tiffany Brown, Burnstead Construction Company, 206-454-1900 x234
Planner: Laurie Tyler, 425-452-2728
Planner Email: tyler@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Belvedere Lot 6 Single Family Residence](#)

Location: 5139 145th PI SE
Subarea: Factoria
File Number: 17-121193-LO
Description: Critical Areas Land Use Permit approval to construct a single-family residence within a top-of-slope steep slope buffer and a toe-of-slope structure setback. The proposal is supported by a Critical Areas Report and Geotechnical Report.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Exempt
Appeal Period Ends: January 18, 2018
Date of Application: September 20, 2017
Completeness Date: September 27, 2017
Notice of Application Date: October 5, 2017
Applicant: Matt Wasse
Applicant Contact: Matt Wasse, Shugart Wasse LLC, 206-405-2537,
matt@shugartwasse.com
Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[Verizon SEA Redbox](#)

Location: 1687 114th Ave SE
Subarea: Southwest Bellevue
File Number: 17-120253-WG

Description: Proposal to install a new wireless facility and support equipment located on an existing commercial building. The project is within 200 feet of a Shoreline of the State and exceeds the exempted cost of construction limit.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: January 25, 2018, 5 PM (or 21 days after State receives mailed copy). Refer to page one for information on how to appeal a project.

Date of Application: August 31, 2017

Completeness Date: October 2, 2017

Notice of Application Date: October 19, 2017

Applicant: Verizon Wireless

Applicant Contact: Becky Todd, MD7, LLC, 206-310-1793, btodd@MD7.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Extension of Interim Official Control regarding the permit process required to establish a homeless shelter and identifying the Land Use Districts where a homeless shelter may be permitted

Location: Citywide

File Number: 17-118783-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its 6:00 pm Extended Study Session meeting on **Monday, January 22, 2018**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance extending interim official control regarding the permit process required to establish a homeless shelter and identifying the Land Use Districts where a homeless shelter may be permitted; providing for severability; and establishing an effective date. On August 7, 2017, the Bellevue City Council adopted Ordinance No. 6368, imposing an interim official zoning control to add clarity about how homeless shelters are permitted and where they can be located within the City. The ordinance was adopted for a period of six months to be in effect while the City develops permanent regulations related to the permitting and siting of homeless shelters. The City is continuing to work on preparing permanent regulations, and the purpose of the January 22

public hearing is to provide an opportunity to take written and oral comments regarding extending the interim regulations for an additional six-month period. The Growth Management Act, RCW 36.70A.390, authorizes cities to renew the interim official zoning control for one or more six-month periods if a public hearing is held and findings of fact are made prior to each renewal.

Comments: Any person may participate in the public hearing by submitting written comments to the City Council in care of Kyle Stannert, City Clerk, P.O. Box 90012, Bellevue, WA 98009, before the public hearing, or by submitting written comments or making oral comments to the City Council at the hearing. Written comments will also be accepted by mail to Carol Helland, Code and Policy Director, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to chelland@bellevuewa.gov. Comments must be received by 5:00 p.m. on January 22, 2018. All written comments received by the City Clerk or Code and Policy Director will be transmitted to the City Council no later than the date of the public hearing.

Applicant Contact: Carol Helland, City of Bellevue Development Services Department, 425-452-2724

Questions relating to the public hearing process: Kyle Stannert, City Clerk, 425-452-6021