



# Weekly Permit Bulletin

May 5, 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](http://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 450 110<sup>th</sup> 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 PUBLIC MEETING

### Highland Village Townhomes

**Location:** 600 146<sup>th</sup> Ave NE

**Subarea:** Wilburton/NE 8th St.

**File Number:** 16-124908-LD

**Description:** East Bellevue Community Council meeting to discuss a Design Review to construct an 87-unit townhome development.

**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.

**Public Meeting:** June 7, 2016, 7 PM; East Bellevue Community Council, Lake Hills Clubhouse, 15230 Lake Hills Boulevard

**Date of Application:** February 23, 2016

**Completeness Date:** March 22, 2016

**Applicant:** Anna Thompson

**Applicant Contact:** Lis Soldano, IS Property Investments, LLC, 206-728-6521

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

## Notice of Application

## NOTICE OF APPLICATION AND THRESHOLD DETERMINATION

### Li Tree Removal

**Location:** 4760 140<sup>th</sup> Ave NE

**Subarea:** Bridle Trails

**File Number:** 16-123683-GJ

**Description:** SEPA Threshold Determination for a proposal to remove two hazardous trees within a Type-F stream buffer. A replanting plan has been included with this proposal.

**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:** May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 29, 2016

**Completeness Date:** April 1, 2016

**Applicant:** Debbie Li

**Applicant Contact:** Anne Morey, A&M Tree Service NW Inc., 425-867-2307

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

## RE-NOTICE OF APPLICATION AND PUBLIC MEETING

### Bellevue Place Helistop

**Location:** 10500 NE 8<sup>th</sup> Street

**Subarea:** Downtown Bellevue

**File Number:** 16-124851-LB

**Description:** Application for Conditional Use Permit approval to revoke Kemper Development Company's helistop conditional use permit (Ordinance 6000).

**Approvals Required:** Conditional Use Permit approval and ancillary permits and approvals

**Reason for Re-notice:** Scheduling conflict.

**SEPA:** Exempt

**Minimum Comment Period Ends:** May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** May 19, 2016; presentation starts at 5 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** Please see readerboard

**Date of Application:** February 23, 2016

**Completeness Date:** February 24, 2016

**Applicant:** Mrs. Ina Tateuchi

**Applicant Contact:** Josh Whited, [whited@ekwlaw.com](mailto:whited@ekwlaw.com), 206-441-1069

**Planner:** Carol Hamlin, 425-452-2731

**Planner Email:** [chamlin@bellevuewa.gov](mailto:chamlin@bellevuewa.gov)

**NOTICE OF APPLICATION AND THRESHOLD DETERMINATION**

[Overlook Tree Removal](#)

**Location:** 5305 Lakemont Blvd SE

**Subarea:** Newcastle

**File Number:** 16-126441-GB

**Description:** Application for SEPA Threshold Determination to remove five trees within a Type-N stream buffer. A replanting plan has also been included with this proposal.

**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:** May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 9, 2016

**Completeness Date:** April 25, 2016

**Applicant Contact:** Doug Lundstrom, The Northwest Gardener Inc., 425-478-9627

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

**NOTICE OF APPLICATION AND THRESHOLD DETERMINATION**

[Jansson-Wong Landscape Project](#)

**Location:** 15140 SE 53<sup>rd</sup> Pl

**Subarea:** Newcastle

**File Number:** 16-128345-GJ

**Description:** Application for SEPA Threshold Determination to conduct restoration landscaping critical area planting within a Steep Slope and Steep Slope Buffer. Proposal includes invasive species removal and a planting plan utilizing native species.

**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:** May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 25, 2016

**Completeness Date:** April 22, 2016

**Applicant:** Gustav Jansson, 206-218-5450

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

**NOTICE OF APPLICATION**

[Beddoe Residence](#)

**Location:** 9449 Lake Washington Blvd NE

**Neighborhood:** North Bellevue

**File Number:** 16-129263-LO

**Description:** Application for Critical Areas Land Use Permit approval for landscape and hardscape improvements within the 25-foot shoreline buffer and 25-foot shoreline structure setback. This proposal also includes the reconfiguration of an existing deck associated with the single-family residential structure. This proposal is a reissuance of a previously-granted Critical Areas Land Use Permit (14-125970-LO).

**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 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 12, 2016

**Completeness Date:** April 25, 2016

**Applicant Contact:** Dan Brevick, Gordon Construction, 425-216-0318

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

**NOTICE OF APPLICATION**

[Morgan Residence](#)

**Location:** 1314 183<sup>rd</sup> Ave NE

**Subarea:** Northeast Bellevue

**File Number:** 16-129663-LO

**Description:** Application for Critical Areas Land Use Permit approval to construct an addition, deck and patio area on an existing single-family dwelling within a steep slope and steep slope buffer. The proposal is supported by a Critical Areas Report, geotechnical report, and a slope enhancement planting plan.

**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 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 14, 2016

**Completeness Date:** April 25, 2016

**Applicant:** Michael & Melinda Morgan

**Applicant Contact:** Andy Noone, The Watershed Company, 425-822-5242

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

## **NOTICE OF APPLICATION**

[Green Theory Factoria \(Green Grotto\)](#)

**Location:** 12827 SE 40<sup>th</sup> Pl.

**Subarea:** Factoria

**File Number:** 16-129278-LA and 16-129277-LF

**Description:** Application for Final Short Plat and Administrative Conditional Use Permit approval to allow a marijuana retail store to establish on the site and review of an associated Binding Site Plan to divide the property into two lots in order to satisfy the 1,000-foot separation required from a school.

**Approvals Required:** Administrative Conditional Use Permit approval, Binding Site Plan approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** May 19, 2016, 5 PM. Refer to page one for information on how to comment on a project. Comments are accepted until a decision is issued.

**Date of Application:** April 12, 2016

**Completeness Date:** May 3, 2016

**Applicant:** George Garrett, Green Grotto, 425-822-0100

**Applicant Contact:** Robert Miller, Robert S. Miller and Associates, 425-822-0100 x23, [rsm@spaceplan.com](mailto:rsm@spaceplan.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## **Notice of Decision**

### **NOTICE OF DECISION**

[Hilltop Community Vegetation Management](#)

**Location:** 5389 146<sup>th</sup> Ave SE

**Neighborhood:** Newcastle

**File Number:** 14-141200-GJ

**Description:** Land Use approval for vegetation management within commonly owned area of

the Hilltop Community with the primary objective of maintaining historical view corridors and levels of vegetation on commonly owned lands. Actions include invasive species and shrub removal as well as tree pruning and removal in a critical area. Restoration of disturbed areas is proposed with trees and shrubs.

**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 19, 2016, 5 PM.

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

**Date of Application:** September 16, 2014

**Completeness Date:** October 14, 2014

**Notice of Application Date:** November 13, 2014

**Applicant Contacts:** Marianne Emerson and Alex Harris, 206-486-4143

**Planner:** Heidi Bedwell, 425-452-4862

**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

### **NOTICE OF DECISION**

[Sound Transit East Link Central Bellevue Segment](#)

**Location:** Approximately SE 4<sup>th</sup> St on 112<sup>th</sup> Ave SE to 120<sup>th</sup> Ave NE

**Neighborhood:** Southwest Bellevue, Downtown, Bel Red

**File Number:** 15-102719-LD

**Description:** Approval of Sound Transit's request for a Design and Mitigation Permit for the portions of its East Link light rail transit system that will be within Central Bellevue from approximately SE 4<sup>th</sup> St on 112<sup>th</sup> Ave SE to 120<sup>th</sup> Ave NE. This application includes the proposed East Main, Downtown Transit Center, and Hospital stations. Design and Mitigation Permit review is a mechanism by which the City shall ensure that the design and proposed mitigation for temporary and permanent impacts of a regional light rail transit system and facility is consistent with:

- a. The Comprehensive Plan including without limitation Light Rail Best Practices; and the policies set forth in Land Use Code (LUC) 20.25M.010.B.7; and

c. All applicable standards and guidelines contained in City Codes including the procedures related to involvement of a Citizens Advisory Committee (CAC) as required by LUC 20.25M.035.

Sound Transit must also demonstrate compliance with Design and Mitigation Permit decision criteria as outlined in LUC 20.25M.030.C.3. Design and Mitigation Permit approval is a Process II Administrative Decision subject to the requirements of LUC 20.35.200 - 250.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Final Environmental Impact Statement (FEIS) was issued for the East Link Regional Light Rail Transit project on July 15, 2011. Following issuance of the FEIS, a SEPA addendum was issued on March 26, 2013. This FEIS, addendum, and supporting documentation fulfills State Environmental Policy Act requirements for the proposal. Measures intended to mitigate impacts have been incorporated in the project design.

**Appeal Period Ends:** May 19, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 5, 2015

**Completeness Date:** February 2, 2015

**Notice of Application Date:** February 26, 2015

**Applicant:** Sound Transit

**Applicant Contact:** Justin Lacson, Sound Transit, 206-302-8126

**Planner:** Matthews Jackson, 425-452-2729

**Planner Email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)

## NOTICE OF DECISION

[Spring District Residential Phase 2](#)

**Location:** 1209 124<sup>th</sup> Avenue NE

**Subarea:** Bel-Red

**File Number:** 15-119249-LD

**Description:** Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) for the construction of three residential buildings (279 units) with ground-floor uses, including retail, restaurant, office, fitness center, bike club, and Wi-Fi café. The buildings will be between 6 and 9 stories in height, with a total of approximately 261,059 gross square feet, excluding the parking areas. There will be 2 levels of underground

parking with 246 parking stalls. Site improvements to include, but are not limited to: ROW improvements, site utility connections, landscaping, and installation of a multi-family play area. The subject property is currently undeveloped. This secondary phase of residential construction is a continuation of the Phase 1 residential construction, located west of the subject site. The project site area is comprised of 1.9 acres (parcels 22-23) of the 36 acre "The Spring District" Master Development Plan.

**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 19, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 29, 2015

**Completeness Date:** August 26, 2015

**Notice of Application Date:** September 3, 2015

**Applicant:** Security Properties

**Applicant Contact:** Michael Nanney, Security Properties, 206-628-8003

[MichaelN@secprop.com](mailto:MichaelN@secprop.com)

**Planner:** Laurie Tyler, 425-452-2728

**Planner Email:** [lyler@bellevuewa.gov](mailto:lyler@bellevuewa.gov)