



# Weekly Permit Bulletin

June 28, 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](http://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 450 110<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 Application

#### NOTICE OF APPLICATION

##### **Verizon Small Cell Infrastructure Administrative Conditional Use**

**Location:** Right of Way Adjacent to - 512 121<sup>st</sup> PL NE, 600 124<sup>th</sup> Ave NE, 12804 NE 4<sup>th</sup> PL, 600 159<sup>th</sup> PL NE, 522 131<sup>st</sup> Ave NE, 300 131<sup>st</sup> Ave NE, 234 129<sup>th</sup> Ave NE, 315 124<sup>th</sup> PL NE, 12431 NE 20<sup>nd</sup> PL, 12649 NE 2<sup>nd</sup> St, 118 130<sup>th</sup> Ave NE, 161 131<sup>st</sup> Ave NE, 4 128<sup>th</sup> Ave NE, 12840 SE 2<sup>nd</sup> St, 404 12923 SE 5<sup>th</sup> PL, 12923 SE 5<sup>th</sup> PL, 12815 SE 7<sup>th</sup> PL, 12609 NE 5<sup>th</sup> St.

**Subarea:** City-Wide

**File Number:** 18-112112-LA

**Description:** Application for Administrative Conditional Use Permit approval to install a network of small cell wireless communication facilitates to Puget Sound Energy utility poles located within City of Bellevue Right of Way.

**Approvals Required:** Administrative Conditional Use Permit approval, Land Use approval, Concurrency Review and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** July 12, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 7, 2018

**Completeness Date:** June 21, 2018

**Applicant:** Verizon Wireless

**Applicant Contact:** Becky Todd, MD7 LLC, 206-310-1793, [btodd@md7.com](mailto:btodd@md7.com)

**Planner:** Leah Chulsky, 425-452-6834

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

### Notice of Decision

#### NOTICE OF DECISION

##### Pine Forest Properties Transit-Oriented Development

**Location:** 1415 and 1445 120<sup>th</sup> Avenue NE

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

**File Number:** 13-113123-LP

**Description:** Master Development Plan (MDP) approval to redevelop 8.35 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 889,200 sq. ft. will be constructed along with approximately 1,394 parking stalls.

This total includes approximately 458,000 gross square feet of office, 431,200 gross square feet of residential (435 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 608 residents and 2,551 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.

**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:** July 12, 2018, 5 PM.

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

**Date of Application:** April 23, 2013

**Completeness Date:** May 14, 2013

**Notice of Application Date:** January 4, 2018

**Applicant:** Pine Forest Properties, Inc.

**Applicant Contact:** Tiffany Brown, Burnstead Construction Company, 206-454-1900 x 234,

[Tiffany@burnstead.com](mailto:Tiffany@burnstead.com)

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

**Planner Email:** [lt Tyler@bellevuewa.gov](mailto:lt Tyler@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, July 23, 2018**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance extending the 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. That interim official control was extended for an additional six-month period on January 22, 2018, when the Bellevue City Council adopted Ordinance No. 6398. These interim ordinances have been adopted for consecutive six-month periods to be in effect while the City develops permanent regulations related to the permitting and siting of homeless shelters. The City is nearing completion of its work on preparing permanent regulations, and is expected to adopt permanent regulations before the interim official control expires on August 7, 2018. The City Council has scheduled a public hearing to extend the interim official control adopted by Ordinance No. 6398 for an additional six months in the event the permanent regulations are not adopted before August 7, 2018. If permanent regulations are adopted prior to the public hearing, the public hearing will be canceled. The purpose of the July 23 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](mailto:chelland@bellevuewa.gov). Comments must be received by 5:00 p.m. on July 23, 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