



Weekly Permit Bulletin

April 21, 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 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 Application

NOTICE OF APPLICATION

Sai Short Plat

Location: 13009 SE Newport Way

Subarea: Factoria

File Number: 15-130120-LN

Description: Application for Preliminary Short Plat approval to subdivide a 16,478 square foot parcel into 2 lots in the R-5 zoning district.

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

SEPA: Exempt

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

Date of Application: February 19, 2016

Completeness Date: April 1, 2016

Applicant Contact: Sindiri Sai Bharat, 425-785-5210, sindiri@hotmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

11210 LLC

Location: 1021 112th Ave NE

Subarea: Downtown Bellevue

File Number: 16-127213-LD

Description: Application for Design Review approval to construct a 27-story residential

tower with a 7 story midrise residential building adjacent to the residential tower above a retail podium. The project is placed above 5 levels of underground parking. The tower and midrise residential building will contain approximately 258 units. Ground level and second story retail and amenities will front NE 10th Street, 111th Ave NE, and NE 11th Street. The 5 levels of underground parking will provide for approximately 439 parking spaces for residential, retail and visitor uses.

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

Public Meeting: May 10, 2016, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-121

Date of Application: March 23, 2016

Completeness Date: April 14, 2016

Applicant: Linda Abe, Su Development, 425-453-8886 ext 313,

lindaabe@sudevelopment.com

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Highland Village Townhomes

Location: 600 146th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 16-124908-LD

Description: Application for Design Review approval 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.

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

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

Notice of Decision

NOTICE OF DECISION

[Auto Nation BMW](#)

Location: 11959 Northup Way

Subarea: Bel-Red

File Number: 15-129670-LO

Description: Critical Areas Land Use Permit approval for a minor modification of a Type II wetland buffer (20,064 square feet) to remove invasive species and install new native plantings within the existing wetland buffer along the south side of the Lowe's property. Project includes demolition of 80,220 square feet of the existing Lowe's structure in order to construct a new BMW auto establishment of 152,969 square feet. 61,178 square feet of the existing Lowe's building will remain. The proposal includes onsite parking, utilities and landscaping.

Decision: Approval

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

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

Date of Application: December 11, 2015

Notice of Application Date: December 17, 2015

Applicant: Jeff Shupert, Auto Nation

Applicant Contact: Larry Tidball, Stantec Architecture, 949-923-6903,

Larry.Tidball@Stantec.com

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF SEPA THRESHOLD DETERMINATION AND PUBLIC MEETING

[FAR Increase for Assisted Living Uses through Provision of Affordable Housing Land Use Code Amendments](#)

Location: Bel-Red and Downtown Subarea

Subarea: Bel-Red and Downtown

File Number: 16-126684-AD

Description: This Land Use Code Amendment (LUCA) will enable increased density expressed by Floor Area Ratio (FAR) for assisted living facilities in multifamily districts where

combined with on-site or fee-in-lieu provision of affordable housing. These amendments are provided in the Bel-Red subarea where residential density is governed by Floor Area Ratio (FAR); the FAR amenity system doesn't apply; and assisted living, congregate care, and nursing home uses are permitted. These districts have been identified as the Bel-Red Medical Office (BR-MO) and Bel-Red Office Residential (BR-OR). In Downtown, the bonus would be available in any land use district where assisted living, congregate care and nursing homes are permitted. These amendments in both Bel-Red and Downtown would except up to 1 Floor Area Ratio (FAR) of affordable housing from the calculation of FAR for a residential project if certain criteria are met. If the affordable housing is provided on-site, the amount of excepted FAR would be negotiated through a Council-approved development agreement. The project would also be required to meet design criteria, show a public benefit from the provision of affordable housing, and record an agreement that the affordable housing would remain on site for the life of the project. If the affordable housing is not provided on site, then the applicant would be required to pay a fee-in-lieu and execute an agreement to ensure that the affordable housing would remain on site for the life of the project.

SEPA: Determination of Non-Significance. An appeal of the SEPA Threshold Determination on a code amendment is required to be combined with any appeal to the Growth Management Hearings Board of the underlying final action by the City Council.

Public Hearing before the Planning

Commission: April 27, 2016, 6:30 p.m. at Bellevue City Hall

Date of Application: March 31, 2016

Notice of Application: April 7, 2016

Applicant: City of Bellevue, Development Services Department

Applicant Contact: Carol Helland, 425-452-2724, chelland@bellevuewa.gov

SEPA Planner: Matthews Jackson, 425-452-2729, mjackson@bellevuewa.gov