



Weekly Permit Bulletin

April 7, 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

Mountains to Sound Greenway Trail:

Factoria to 150th Ave SE

Location: 13555 SE 36th St

Subarea: Factoria

File Number: 16-124071-LO

Description: Application for Critical Areas Land Use Permit approval to construct a pedestrian and bicycle path and associated retaining wall within a steep slope.

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: April 21, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 9, 2016

Completeness Date: March 25, 2016

Applicant: City of Bellevue Transportation Department

Applicant Contact: Chris Masek, City of Bellevue Transportation Department, 425 452-4619, cmasek@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

Weber Residence

Location: 15 Crescent Key

Subarea: Factoria

File Number: 16-124087-LO

Description: Land Use review of a Critical Areas Land Use Permit to demolish and construct a new single-family residence. The proposal includes work in the shoreline critical area buffer to remove a patio and replace it with a pervious boardwalk along the canal. A drainage line is also proposed in the buffer. Improvements are also proposed within the structure setback from the buffer which effectively reduces the setback to 4.5 feet. These impacts are proposed under a critical areas report which requires the applicant demonstrate the shoreline environment on the property is degraded ecologically and can be improved as part of the project. Mitigation planting is proposed along the shoreline to meet the requirement for ecological improvement.

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

SEPA: Exempt

Minimum Comment Period Ends: April 21, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 8, 2016

Completeness Date: March 7, 2016

Applicant Contact: Daniel Buchser, MacPherson Construction, 425-391-3333, dan@macphersonconstruction.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

COB Parks Newcastle Beach Park Shoreline Structures Repair

Location: 4400 Lake Washington Blvd. SE

Subarea: Factoria

File Number: 16-126310-WE

Description: Land Use review of proposed minor repairs to existing structures in Lake Washington that serve the Newcastle Beach Park. Repairs include replacement of deteriorated vertical timbers and boards on the bulkhead, tightening and replacing bolts and nails, replacement of bulkhead riprap, and replacement of deteriorated deck timbers.

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: April 21, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: March 7, 2016
Completeness Date: March 31, 2016
Applicant Contact: Bret Wilson, COB Parks, 425-452-2932, bwilson@bellevuewa.gov
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[COB Parks Enatai Beach Park Dock and Bulkhead Repair](#)

Location: 3519 108th Avenue SE
Subarea: Southwest Bellevue
File Number: 16-126312-WE
Description: Land Use review of proposed minor repairs to existing dock and bulkhead in Lake Washington that serve the Enatai Beach Park. Repairs include cleaning the dock of rust and growth, replacing bullrail supports and bolts, replace less than 10 percent or 19 deck surface boards over the life of the approval, replace less than 1 cubic yard of riprap and concrete behind the sheet pile wall and in front of the bulkhead, and remove garbage and debris from swim areas.

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: April 21, 2016, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: March 7, 2016
Completeness Date: March 31, 2016
Applicant Contact: Bret Wilson, COB Parks, 425-452-2932, bwilson@bellevuewa.gov
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC HEARING

[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 Amendments (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.

Approvals Required: City council hearing, adoption of ordinance by City council.
SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.
Minimum Comment Period Ends: April 21, 2015, 5 PM. Refer to page one for information on how to comment on a project.
Public Hearing: April 27, 2016, 7 PM: Bellevue City Hall; 450 110th Ave NE
Hearing Room: 1E-108
Date of Application: March 14, 2016
Completeness Date: March 31, 2016
Applicant: City of Bellevue, Development Services Department

Applicant Contact: Trish Byers, 425-458-4241, tbyers@bellevuewa.gov
SEPA Planner: Matthews Jackson, 425-452-2729, mjackson@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Hyde Square \(formerly known as Sherwood Center\)](#)

Location: 15400 NE 20th Street

Subarea: Bel-Red

File Number: 15-107220-LD

Description: Design Review approval to construct 618 apartment units in four separate buildings over two levels of below grade parking.

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: April 21, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 17, 2015

Completeness Date: April 2, 2015

Notice of Application Date: April 16, 2015

Applicant: Carmel Partners

Applicant Contact: Arne Hall, AJH Development Services, 425-269-9899, arne@arnejhall.net

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov