



# Weekly Permit Bulletin

October 18, 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

##### [Vuemont HOA VMP](#)

**Location:** 16980 SE 45<sup>th</sup> St, 17550 SE 45<sup>th</sup> St, and 4641 171<sup>st</sup> Ave SE

**Subarea:** Newcastle

**File Number:** 18-120936-LO

**Description:** Application for Critical Areas Land Use Permit approval to conduct vegetation management within three (3) jointly-owned parcels in the Vuemont Homeowners Association neighborhood. The proposal is supported by an updated vegetation management plan supplied by American Forest Management.

**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:** November 1, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 13, 2018

**Completeness Date:** September 13, 2018

**Applicant:** Vuemont Homeowners Association

**Applicant Contact:** Katie Teplicky, 425-829-4705, [katieteplicky@comcast.net](mailto:katieteplicky@comcast.net)

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

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

### [Mira Phase II - Residential](#)

**Location:** 10232 NE 10<sup>th</sup> Street

**Subarea:** Downtown Bellevue

**File Number:** 18-124370-LD

**Description:** High-rise residential building with 150 condominium units, ground floor retail and underground parking.

**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:** November 1, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** November 6, 2018, 6 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** 1E-112

**Date of Application:** September 10, 2018

**Completeness Date:** October 4, 2018

**Applicant:** Create World

**Applicant Contact:** Patrick Farley, MZA, 206-335-2651, [patrick.farley@mza-us.com](mailto:patrick.farley@mza-us.com)

**Planner:** Mark Brennan, 425-452-2973

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

#### NOTICE OF APPLICATION

##### **Hile Short Plat**

**Location:** 16827 SE 34<sup>th</sup> St

**Subarea:** Newcastle

**File Number:** 18-108039-LN

**Description:** Application for Preliminary Short Plat approval to subdivide an existing parcel in the R-5 zoning district into two lots.

**Approvals Required:** Preliminary Short Plat approval, Land Use approval, Concurrency Review and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** November 1, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 10, 2018

**Completeness Date:** September 3, 2018

**Applicant Contact:** Thony B Cheng, 206-385-5226,

**Planner:** Jeremy Hammar, 425-452-2739

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

## NOTICE OF APPLICATION

### Northup Way Mixed Use

**Location:** 12863 Northup Way

**Neighborhood:** Bel-Red

**File Number:** 18-124680-LD

**Description:** Application for Design Review approval to construct an approximately 597,309 sq. ft., 430 unit mixed use apartment building with ground floor retail and 372 below grade parking stalls.

**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.

**Public Meeting:** October 30, 2018, 6 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-118

**Minimum Comment Period Ends:** November 1, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 14, 2018

**Completeness Date:** October 4, 2018

**Applicant:** Epaminondas Trimis,  
[trimisn@baylisarchitects.com](mailto:trimisn@baylisarchitects.com)

**Planner:** Kimo Burden, 425-452-5242

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

## RE-NOTICE OF APPLICATION

### **Block's Eastwood Addition Plat Amendment**

**Location:** 1717 99<sup>th</sup> Ave NE

**Subarea:** North Bellevue

**File Number:** 18-122241-LG

**Description:** Application for Plat Amendment approval to modify a setback line, spanning three lots, from 40-feet to the applicable current City of Bellevue setback for this zone. The project is being renoticed to state that a Public Hearing may be requested within 14 days of this notice.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** November 1, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Public Hearing:** None scheduled. A Public Hearing will only take place if requested by a person receiving notice within 14 days of receipt of this notice.

**Date of Application:** August 23, 2018

**Completeness Date:** September 20, 2018

**Applicant:** Lang Homes

**Applicant Contact:** Emily Larson, Goldsmith Engineering, 425-462-1080,

[elarson@goldsmithengineering.com](mailto:elarson@goldsmithengineering.com)

**Planner:** Drew Folsom, 425-452-4441

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

## NOTICE OF PUBLIC MEETING

### Enatai Short Plat

**Location:** 3020 106<sup>th</sup> Ave SE

**Neighborhood:** Southwest Bellevue

**File Number:** 18-108039-LN

**Project Description** Application for Preliminary Short Plat approval to subdivide an existing parcel in the R-5 zoning district into 3 lots. The City's review of an application for a Preliminary Short Plat approval is continuing and nearing completion. This meeting is another opportunity for residents and interested parties to learn about the proposed project and the permitting process. The applicant will provide a general overview of the project and Bellevue City staff will provide more information about how to engage in the next steps of the process.

**Public Meeting:** Tuesday October 30, 2018, 6:00 PM, Enatai Elementary School, 10700 SE 25th St STEM room.

**Applicant Contact:** Gary Upper,  
[gary@jaymarchomes.com](mailto:gary@jaymarchomes.com)

**Planner:** Jeremy Hammar, 425-452-2739

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

## Public Hearings

### **NOTICE OF FINAL REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION**

#### **2018 Annual Amendments to the Bellevue Comprehensive Plan**

**Notice of Application:** varies

**Approvals required:** Planning Commission recommendation after public hearing to consider Final Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470.

#### **Public Hearing before the Planning**

**Commission:** 6:30 p.m., Wednesday, November 7, 2018, Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110<sup>th</sup> Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior

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to the public hearing or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

**SEPA Determination:** Determination of Non-Significance (DNS)

**SEPA Appeal:** Any appeal of this SEPA threshold determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

**SEPA Planner:** Matthews Jackson AICP, (425) 452-27298

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

**Concurrency Determination:** N/A

A **Description** of the individual amendments under consideration follows.

City Council-initiated:

### East Main

**Location:** The East Main transit-oriented development area that is the subject of these actions is bounded by Main Street, 114<sup>th</sup> Ave SE, SE 8<sup>th</sup> St.; and 112<sup>th</sup> Ave SE.

**Subarea:** Southwest Bellevue

**File Number:** 18-103885-AC

**Description:** Amend Comprehensive Plan maps and text with new designations, definitions, and policies for development of zoning districts to reflect the vision of the East Main Station Area Plan process, approved by the City Council in August 2016 as a part of Bellevue's station area planning efforts. The objectives of these plans are to: better integrate light rail with neighborhoods; ensure stations are as accessible as possible; and optimize the benefits of light rail investment. Through the East Main Station Area Plan, the East Main Citizens Advisory Committee crafted a vision of a mixed-use, transit-oriented development within one-half mile of the station that has a pedestrian-oriented streetscape and provides excellent connectivity to the station. The vision includes increased housing, retail, and

commercial uses that serve the surrounding neighborhoods.

**Staff Recommendation:** Approval

**Date of Application:** February 2, 2018

**Applicant Contact:** Trish Byers, 425-452-4241

**Planner:** Terry Cullen 425-452-4070

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

### Grand Connection Framework Plan

**Location:** The Grand Connection is planned to start at Meydenbauer Bay Park, connect the Downtown Park, integrate with the Pedestrian Corridor, and terminate at the Eastside Rail Corridor.

**File Number:** 18-103888-AC

**Description:** Amend the Comprehensive Plan to incorporate the Grand Connection's high-level vision as a memorable place-making element along its entire corridor length.

**Staff Recommendation:** Approval

**Date of Application:** February 2, 2018

**Applicant Contact:** Emil King AICP 425-452-7223

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

**Planner:** Nicholas Matz AICP, 425-452-5371