



# Weekly Permit Bulletin

## February 22, 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.

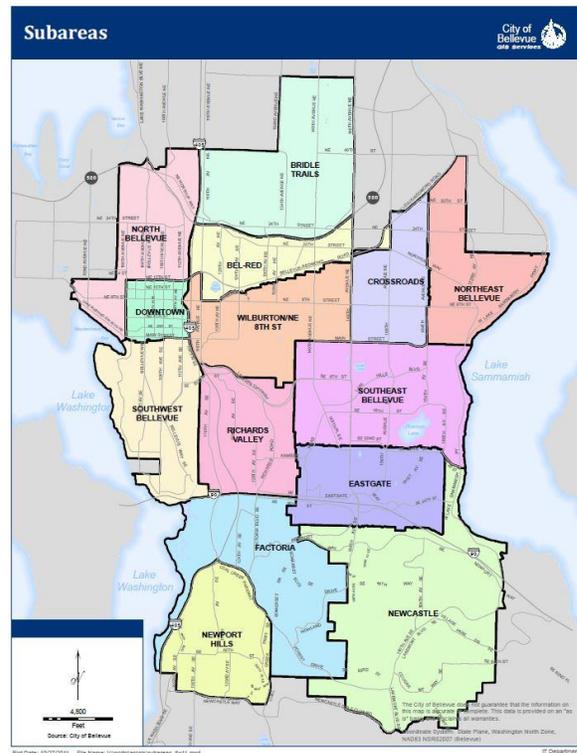
#### ***To receive the bulletin by email:***

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

[McQuarrie Residence Hazardous Tree Removal](#)

**Location:** 604 177<sup>th</sup> Lane NE

**Subarea:** Northeast Bellevue

**File Number:** 18-103357-GJ

**Description:** Removal of two (2) hazardous trees, one (1) 12 in. Madrona and one (1) 24 in. Douglas Fir.

**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:** March 8, 2018, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 18, 2018

**Completeness Date:** February 2, 2018

**Applicant:** Angus McQuarrie

**Applicant Contact:** Thor Atkisson, Evergreen Tree Care, 206-669-7174,

[thor@evergreentlc.com](mailto:thor@evergreentlc.com)

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

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

### Notice of Decision

#### NOTICE OF DECISION

[Bellevue South](#)

**Location:** 316 116<sup>th</sup> Avenue NE

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

**File Number:** 17-109122-LD, 17-110736-LO, and 17-119914-LA

**Description:** 1) Design Review approval for a mixed-use building which will include retail, grocery and medical office uses with approximately 695 parking spaces. 2) Critical Areas Land Use Permit approval to modify a critical areas steep slope and steep slope structure setback. 3) Administrative Conditional Use approval to allow a "Commercial Amusements: Video Arcades, Electronic Games" use in mixed use development within the Community Business (CB) land use district.

**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:** March 8, 2018, 5 PM. Refer to page one for information on how to appeal a project.

**Notice of Application Date:** June 1, 2017 (LD, LO, SEPA) / October 5, 2017 (LA)

**Applicant Contact:** Andrew Coates, KG Investment Management LLC, 425-688-3906, [acoates@kgip.com](mailto:acoates@kgip.com)

**Planner:** Sally Nichols, 425-452-2727

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

#### NOTICE OF THRESHOLD DETERMINATION

[Walker Bulkhead Repair](#)

**Location:** 10101 SE 30<sup>th</sup> Street

**Subarea:** Southwest Bellevue

**File Number:** 17-119531-WE

**Description:** Land Use approval to repair an existing rock bulkhead by restacking rocks and adding drainage landward of the bulkhead. The project will remove and reuse existing fallen bulkhead rocks. Twenty-five cubic yards of 2-inch minus spawning gravel mix will be added along the shoreline.

**Decision:** Approval

**Concurrency Determination:** N/A

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

**Appeal Period Ends:** March 8, 2018, 5 PM.  
Refer to page one for information on how to appeal a project.

**Date of Application:** August 21, 2017

**Completeness Date:** October 10, 2017

**Notice of Application Date:** October 26, 2017

**Applicant Contact:** Evan Wehr, Ecco Design, Inc., 206 706-3937, [evan@eccodesigninc.com](mailto:evan@eccodesigninc.com)

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

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

#### NOTICE OF DECISION

[McShane Critical Areas Land Use Permit](#)

**Location:** 9537 Lake Washington Blvd

**Subarea:** North Bellevue

**File Number:** 17-121086-LO

**Description:** Land Use approval to install a required storm water utilities. Directional drilling will be used to install the pipe. Disturbance within the structure setback is limited to an exit pit for the equipment measuring 3' wide and 6' deep.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Date of Application:** September 19, 2017

**Completeness Date:** October 26, 2017

**Notice of Application Date:** November 2, 2017

**Applicant:** McClellan Architects

**Applicant Contact:** Joey Pasquinelli, McClellan Architects, 260-728-0780, [joey@mccarch.com](mailto:joey@mccarch.com)

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

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

#### NOTICE OF DECISION

[Lottinville Code Interpretation](#)

**Location:** 9602 SE 7<sup>th</sup> Street

**Subarea:** Southwest Bellevue

**File Number:** 17-129929-DA

**Description:** Formal Land Use Code Interpretation (Part 20.30K LUC). Applicant seeks a Code Interpretation of the City of Bellevue's Land Use Code regarding the applicability of the general definition of the term Façade for purposes of determining the maximum building height for any individual building façade under LUC 20.20.010 Footnote

45 for a new single-family home located in a Single-Family Land Use District.

**Decision:** N/A

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** March 8, 2018, 5 PM.  
Refer to page one for information on how to appeal a project.

**Notice of Application Date:** November 28, 2017

**Applicant:** Rane Lottinville

**Applicant Contact:** Joseph Eiffert, 425-821-9817, [jeiffert@gmail.com](mailto:jeiffert@gmail.com)

**Planner:** Trisna Tanus, 425-452-2970

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

#### NOTICE OF DECISION

[Spanish Revival](#)

**Location:** 5449 Lake Washington Blvd SE

**Subarea:** Newport Hills

**File Number:** 17-131132-LH

**Description:** Land Use approval for a Home Occupation permit to operate a short-term bedroom rental business. Hours of operation will be 24 hours per day.

**Decision:** Approval

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** March 8, 2018, 5 PM.  
Refer to page one for information on how to appeal a project.

**Date of Application:** December 26, 2017

**Completeness Date:** January 17, 2018

**Notice of Application Date:** January 25, 2018

**Applicant Contact:** Kathleen Voelbel, 386-479-3402, [kathleen.voelbel@gmail.com](mailto:kathleen.voelbel@gmail.com)

**Planner:** Veronica Guenther, 425-452-2044

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

#### NOTICE COMPREHENSIVE PLAN AMENDMENTS

**COMPREHENSIVE PLAN AMENDMENT PROPOSALS (AC) AND LIST OF INITIATED APPLICATIONS; CONCURRENT REZONES (LQ); AND LAND USE CODE AMENDMENTS (AD) 2018 Annual Amendments to the Bellevue Comprehensive Plan**

**Approvals required for proposals initiated by the public:** Comprehensive Plan amendments

initiated by the public are subject to a two-tiered process:

(1) Planning Commission makes Threshold Review recommendations after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.

(2) Planning Commission makes Final Review recommendations on the CPA work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action under RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

**Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the annual work program.**

Site Specific:

[City Dacha LLC](#)

**Location:** 160 118<sup>th</sup> Ave SE  
**Subarea:** Wilburton  
**Neighborhood:** Wilburton  
**File Numbers:** 17-131046-AC, 17-131047-LQ  
**Description:** Map change of 0.43 acres from Public/Single Family-Low (P/SF-L) to Multifamily-Medium (MF-M)  
**Date of Application:** December 22, 2017  
**Completeness Date:** February 1, 2018  
**Applicant Contact:** Greg Krape Consulting LLC, 206-910-8779  
**Planner:** Nicholas Matz AICP, 425-452-5371  
**Planner Email:** [nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)

[Bellevue Nursery](#)

**Location:** 842 104<sup>th</sup> Ave SE  
**Subarea:** Southwest Bellevue  
**Neighborhood:** Southwest Bellevue  
**File Numbers:** 18-103877-AC, 18-103878-LQ

**Description:** Map change of 0.53 acres from Single Family-High (SF-H) to Neighborhood Business (NB)

**Date of Application:** January 30, 2018

**Completeness Date:** February 1, 2018

**Applicant Contact:** MZA Architects Brad Smith 425-559-7586

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

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

[Red Town](#)

**Location:** 16425 SE Cougar Mountain Way

**Subarea:** Newcastle

**Neighborhood:** Newcastle

**File Numbers:** 18-103926-AC, 18-103927-LQ

**Description:** Map change of 1.56 acres from Single Family-Medium (SF-M) to Single Family-Urban Residential (SF-UR)

**Date of Application:** January 31, 2018

**Completeness Date:** February 1, 2018

**Applicant Contact:** Shawn Bliss 206-910-9680

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

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

[DASH Glendale](#)

**Location:** 12600 NE 8<sup>th</sup> St

**Subarea:** Wilburton

**Neighborhood:** Wilburton

**File Numbers:** 18-103949-AC, 18-103950-LQ

**Description:** Map change of 3.8 acres from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU)

**Date of Application:** January 31, 2018

**Completeness Date:** February 1, 2018

**Applicant Contact:** Chris Buchanan 206-459-7715

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

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

[Jewish Day School](#)

**Location:** 15749 NE 4<sup>th</sup> St

**Subarea:** Crossroads

**Neighborhood:** Crossroads

**File Numbers:** 18-103963-AC, 18-103964-LQ

**Description:** Map change of 6.2 acres from Single Family-Low (SF-L) to Single Family-High (SF-H)

**Date of Application:** January 31, 2018

**Completeness Date:** February 1, 2018

**Applicant Contact:** Michael Langston 425-827-2100

**Planner:** Nicholas Matz AICP, 425-45-5371

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

Newport Hills Shopping Center Redevelopment

**Location:** 5600 119<sup>th</sup> Ave SE, 11905 and 11919 SE 56<sup>th</sup> St, and 12235 SE 56<sup>th</sup> St.

**Subarea:** Newport Hills

**Neighborhood:** Newport Hills

**File Numbers:** 18-103965-AC, 18-103967-LQ

**Description:** Map change of 6.4 acres from Neighborhood Business (NB) and Multifamily-High (MF-H) to Neighborhood Mixed Use (NMU); and amendments to the text of the Land Use Element

**Date of Application:** January 31, 2018

**Completeness Date:** February 1, 2018

**Applicant Contact:** Charles Hare 425-825-5319

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

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

**Approvals required for proposals initiated by the City:** Comprehensive Plan amendments initiated by the City Council are subject to the following process:

Planning Commission makes Final Review recommendations on the Annual CPA Work Program after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action under RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed amendments are subject to SEPA review as part of the Annual Comprehensive Plan Amendment Work Program.

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.

**File Number:** 18-103885-AC, 17-125852-AD, 17-125853-LQ

**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. The Land Use Code Amendment (AD) and the legislative rezone (LQ) will advance transit-oriented development by examining building heights and urban form, urban design guidelines, and public amenities. The Land Use Code Amendment includes but is not limited to: an amenity incentive system, building form and height, design guidelines, smaller block sizes, light rail interface, mechanical screening, parking, landscaping, open space, permitted uses, and signage.

**Date of Initiation:** November 13, 2017

**Completeness Date:** February 2, 2018

**Applicant Contact:** Michael Kattermann AICP, 425-452-2042, Trish Byers, 425-452-4241

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

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

**Grand Connection Framework Plan**

**Location:** The Grand Connection is planned to start at Meyenbauer 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.

**Date of Initiation:** December 11, 2017

**Completeness Date:** February 2, 2018

**Applicant Contact:** Bradley Calvert AICP 425-452-6930

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

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