



# Weekly Permit Bulletin

September 12, 2019

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

[Temporary Encampment Land Use Code Amendment – Integrated SEPA and GMA Action](#)

**Location:** Citywide

**Neighborhood:** Citywide

**File Number:** 18-123567-AD

**Description:** Development of this Temporary Encampment Land Use Code Amendment (LUCA) is authorized to update Land Use Code Chapter 20.30U, which covers permitting of temporary encampments hosted by religious organizations on their property, and is following the adoption process for a development regulation under the State Growth Management Act (GMA) integrated with review required under the State Environmental Policy Act (SEPA). Further information on this topic may be found at:

<https://bellevuewa.gov/discover-bellevue/about-us/hot-topics-initiatives/homelessness-in-bellevue/temporary-encampment>

**Approvals Required:** City Council approval

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** September 26, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 24, 2018

**Completeness Date:** August 24, 2018

**Applicant Contact:** City of Bellevue, Toni Pratt, 425-452-5374, [tpratt@bellevuewa.gov](mailto:tpratt@bellevuewa.gov)

**Planner:** Peter Rosen, 425-452-5210,

[prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov)

**Code Amendment Project Email:**

[TempEncampmentLUCA@bellevuewa.gov](mailto:TempEncampmentLUCA@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Le Short Plat](#)

**Location:** 14426 NE 16<sup>th</sup> Pl

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

**File Number:** 19-119489-LN

**Description:** Land Use review of a proposal to subdivide an existing 49,635 SF single-family lot into two single-family parcels measuring 35,245 SF (Lot 1) and 14,390 SF (Lot 2) in the R-2.5 zone.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** September 26, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 22, 2019

**Completeness Date:** August 15, 2019

**Applicant:** Tuan Le

**Applicant Contact:** Kevin Cleary, Goldsmith Engineering, 425-462-1080,

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

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

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

#### NOTICE OF APPLICATION

[City of Bellevue Parks – Downtown Park NE Gateway](#)

**Location:** 10201 NE 4<sup>th</sup> Street

**Subarea:** Downtown Bellevue

**File Number:** 19-120830-LM

**Description:** Application for State Environmental Policy Act (SEPA) review regarding improvements to the NE corner of the City of Bellevue's Downtown Park, located at the corner of NE 4<sup>th</sup> Street and Bellevue Way. This project is the next phase of improvements to the Downtown Park, and includes a new pedestrian gateway plaza, lighting, water feature, public art, landscape and infrastructure enhancements, frontage improvements and formal pedestrian connection to the main area of the Downtown Park. The project site is approximately 1.77 acres (76,000 square feet) of the 17.8-acre Downtown Park.

**Approvals Required:** State Environmental Policy Act 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:** September 26, 2019, 5 PM. Refer to page one for information on how to comment on a project.  
**Date of Application:** August 15, 2019  
**Completeness Date:** September 12, 2019  
**Applicant Contact:** Ken Kroeger, City of Bellevue Parks, 425-452-4624, [KKroeger@bellevuewa.gov](mailto:KKroeger@bellevuewa.gov)  
**Planner:** Laurie Tyler, 425-452-2728  
**Planner Email:** [tyler@bellevuewa.gov](mailto:tyler@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### [Park Pointe PUD Preliminary Plat](#)

**Location:** 7219 and 7331 Lakemont Blvd SE  
**Subarea:** Newcastle  
**File Number:** 19-121109-LL  
**Description:** Application for Land Use approval for a preliminary plat consisting of 35 single-family lots on a 12.3 acre site, zoned R-3.5. The site includes steep slope critical areas, wetlands and streams. Coal Creek (Type F stream) borders the southwest portion of the site and there are 3 tributary (Type N) streams on site. There are 2 Category IV and 1 Category III wetlands on the site. Critical areas and open space are proposed to be set aside in a separate tract. Two (2) existing single family residences on the site are proposed to be demolished. The proposal also includes previous land use permit applications for a Planned Unit Development (PUD) (16-143970-LK) and a Critical Areas Land Use Permit (16-145946-LO).

**Approvals Required:** Preliminary Plat approval, Planned Unit Development approval, 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:** September 26, 2019, 5 PM. Refer to page one for information on how to comment on a project.  
**Public Meeting:** September 24, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE,  
**Conference Room:** 1E-113  
**Date of Application:** August 21, 2019  
**Completeness Date:** September 3, 2019  
**Applicant Contact:** Jeff Wegener, Isola Homes, 206-413-6361, [wegenerj@nwbf.com](mailto:wegenerj@nwbf.com)

**Planner:** Peter Rosen, 425-452-5210  
**Planner Email:** [prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### [Washington Square Master Development Plan](#)

**Location:** 10620 NE 8<sup>th</sup> Street  
**Subarea:** Downtown Bellevue  
**File Number:** 19-121114-LP  
**Description:** Previous Master Development Plan application #19-105108 LP has been cancelled due to a change in the project's scope. New Master Development Plan application #19-121114 includes a smaller project limit and proposes an office tower instead of a residential tower. Application #19-121114 is a 2-phase mixed use project on 1.52 acres. Phase 1 is an 8-story hotel with ground floor active use above underground parking. Phase 2 is a 20-story office building with ground floor active use above underground parking.

**Approvals Required:** Master Development Plan 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:** September 26, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** September 24, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** 1E-108

**Date of Application:** August 21, 2019

**Completeness Date:** September 5, 2019

**Applicant Contact:** Kerri Findlay, West77 Partners, 425-974-7076,

[kerri@west77partners.com](mailto:kerri@west77partners.com)

**Planner:** Faheem Darab, 425-452-2731

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

#### NOTICE OF APPLICATION

##### [Milestones NW Townhomes](#)

**Location:** 1020 & 1026 Bellevue Way SE

**Subarea:** Southwest Bellevue

**File Number:** 19-119946-LD

**Description:** Application for Land Use Design Review approval to construct a 5 townhome units on a single site. Two parking spaces will be provided for each unit within attached garages. The site is approximately 20,951 SF (.48 acres).

**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:** September 19, 2019, 5 PM. Refer to page one for information on how to comment on a project.  
**Public Meeting:** September 26, 2019, 7 PM; Bellevue City Hall; 450 110th Ave NE,  
**Conference Room:** 1E-109  
**Date of Application:** July 30, 2019  
**Completeness Date:** August 22, 2019  
**Applicant Contact:** Scott McMillen, Architectural Innovations P.S, 425-641-5320, [scottm@kapplerhomeplans.com](mailto:scottm@kapplerhomeplans.com)  
**Planner:** Carol Orr, 425-452-2896  
**Planner Email:** [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)

### **Notice of Decision**

#### **NOTICE OF DECISION**

##### **3020 Short Plat**

**Location:** 3804 156<sup>th</sup> Ave SE  
**Subarea:** Eastgate  
**File Number:** 18-110541-LN  
**Description:** Land Use approval to subdivide an existing 14,881 square-foot residential lot into two residential lots (Lot A – 7,463 SF; Lot B – 7,418 SF). Access is proposed to be provided by an access easement located adjacent to the southern boundary line of Lot A.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Exempt  
**Appeal Period Ends:** September 26, 2019, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** April 4, 2018  
**Completeness Date:** April 25, 2018  
**Notice of Application Date:** May 10, 2018  
**Applicant Contact:** Gary Upper, JayMarc Homes, 425-281-2706, [gary@jaymarchomes.com](mailto:gary@jaymarchomes.com)  
**Planner:** David Wong, 425-452-4282  
**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **Cantu Remodel**

**Location:** 5229 120<sup>th</sup> Ave SE  
**Neighborhood:** Newport Hills  
**File Number:** 18-124741-LO  
**Description:** Critical Areas Land Use Permit approval to modify a steep slope buffer to construct a single-family addition and new deck.

The project is supported by a geotechnical report and includes mitigation and restoration plantings.  
**Decision:** Approval with Conditions  
**SEPA:** Exempt  
**Appeal Period Ends:** September 26, 2019, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** September 17, 2018  
**Notice of Application Date:** October 25, 2018  
**Applicant Contact:** Brian Howard, Property-Effects, 425-218-8044, [brian@property-effects.com](mailto:brian@property-effects.com)  
**Planner:** Nick Whipple, 425-452-4578  
**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **West Lake Sammamish Parkway Phase 2**

**Location:** W Lake Sammamish Pkwy NE from 122 W Lake Sammamish Pkwy NE to 638 W Lake Sammamish Pkwy NE  
**Subarea:** Southeast Bellevue and Northeast Bellevue  
**File Number:** 19-107341-LO  
**Description:** Critical Areas Land Use Permit approval to construct non-motorized improvements along W Lake Sammamish Parkway NE to provide an approximately ten-foot wide multi-purpose trail with a landscape buffer between two and five feet wide, pedestrian crossings, signal improvement, and associated improvements for drainage and water quality. The project proposes impacts to steep slopes and includes mitigation and restoration for permanent and temporary impacts.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Exempt per BCC 22.02.032 and WAC 197-11-800(2)(d)  
**Appeal Period Ends:** September 26, 2019, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** March 8, 2019  
**Completeness Date:** April 5, 2019  
**Notice of Application Date:** April 11, 2019  
**Applicant Contact:** Paul Krawczyk, City of Bellevue Transportation Dept., 425-452-7905, [pkrawczyk@bellevuewa.gov](mailto:pkrawczyk@bellevuewa.gov)  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **NOTICE OF DECISION**

##### **Pool Removal**

**Location:** 130 130<sup>th</sup> PI NE

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

**File Number:** 19-116004-LO

**Description:** Critical Areas Land Use Permit approval to demolish and existing residential pool and detached deck within a 50-foot stream buffer to the West Tributary, a Type-F stream.

**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:** September 26, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 12, 2019

**Completeness Date:** July 3, 2019

**Notice of Application Date:** August 1, 2019

**Applicant Contact:** Carolyn Baker, 608-338-5145, [syaulei@gmail.com](mailto:syaulei@gmail.com)

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

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