



Weekly Permit Bulletin

May 14, 2020

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

****IMPORTANT INFORMATION****

In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>

How to use this Bulletin

To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

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](#)
- To file an appeal electronically please email to cityclerk@bellevuewa.gov and cc: hearingexaminer@bellevuewa.gov or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- 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 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:

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE



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

Summerhill Highland Park

Location: 14021 and 14121 NE 20th St.

Subarea: Bel-Red

File Number: 20-105552-LP, 20-105557-LD, 20-105558-LO

Description: Application for Land Use approval of a Master Development Plan, Design Review, and Critical Areas Land Use Permit to construct 397 apartment units contained in two separate buildings above an underground parking garage. The project is proposed to be built in phases with phase one being a seven story building with 209 units and phase two being a six story building with 188 units. Phase two proposes to impact the 50-foot buffer and 50-foot structure setback of Valley Creek and the 15-foot setback from the buffer of a category III wetland located off-site and will include mitigation for any approved impacts. Site development includes improvements for landscaping and site amenities, street frontage improvements, construction of a new NE 20 Place public right-of-way, and other improvements associated with the proposed units.

Approvals Required: Master Development Plan approval, Design Review 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: May 28, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 3, 2020

Completeness Date: May 1, 2020

Applicant Contact: Constanza Marcheselli, Runberg Architecture Group, 206-956-1970, constanzam@runberg.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

City of Bellevue Transportation Department NE Spring Boulevard Zone 4

Location: NE Spring Boulevard - 130th Avenue NE to 132nd Avenue NE

Subarea: Bel-Red

File Number: 20-104748-GD

Description: Application for SEPA Threshold Determination review to extend NE Spring Boulevard east from 130th Ave NE to 132nd Ave NE. Elements include one vehicle lane and one buffered bike lane in each direction, sidewalks, landscaping, irrigation, , traffic signals, lighting and other street design features.

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: May 28, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 12, 2020

Completeness Date: May 1, 2020

Applicant Contact: Greg Lucas, City of Bellevue Transportation Department, 425-452-4550, glucas@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[City of Bellevue Transportation Department 130th Ave NE](#)

Location: 130th Avenue NE – NE Bel Red Road to Northup Way

Subarea: Bel-Red

File Number: 20-105188-GD

Description: Application for SEPA Threshold Determination review to redevelop the existing 130th Ave NE corridor. This project adds curb, gutter, sidewalks, landscaping, public amenities, bike lanes, and some additional on-street parking. This project also includes intersection modifications, lighting, communication, etc..

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: May 28, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 23, 2020

Completeness Date: May 1, 2020

Applicant Contact: Greg Lucas, City of Bellevue Transportation Department, 425-452-4550, glucas@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Coffer Retaining Wall](#)

Location: 3816 140th Ave NE

Subarea: Bridle Trails

File Number: 20-105471-LO

Description: Application for Land Use approval of a Critical Areas Land Use Permit to replace a rotting wood retaining wall with a block retaining wall. The work is proposed within a Type-F stream buffer (Valley Creek).

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: May 28, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 31, 2020

Completeness Date: May 1, 2020

Applicant Contact: Carmel Gregory, CG Engineering, 425-778-8500, carmelg@cgengineering.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Cook Property](#)

Location: 1860 140th Avenue SE

Subarea: Southeast Bellevue

File Number: 19-130607-LN

Description: Subdivision of a single 1.34-acre parcel into 6 individual single family lots in the R-5 zone.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 28, 2020, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: November 27, 2019

Notice of Application Date: January 9, 2020

Applicant: Mike Walsh, Terrene Homes, 425-822-8848, mike@terreneventures.com

Applicant Contact: Jake Drake, Blueline, 425-250-7232, permits@thebluelinegroup.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[Sale of Old Fire Station 3](#)

Location: 14822 NE Bellevue-Redmond Rd.

Subarea: Crossroads

File Number: 20-105747-LM

Description: Preliminary SEPA review associated with the sale of a City-owned 30,800 square-foot property that was formerly used as Fire Station 3. The site contains a 6,976 square-foot building that is currently leased to commercial tenants. No proposed change of use

is associated with this application. Per WAC 197-11-800(5), this sale is not exempt from SEPA review.

Decision: N/A

Concurrency Determination: N/A

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

Appeal Period Ends: May 28, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 10, 2020

Completeness Date: April 17, 2020

Notice of Application Date: April 23, 2020

Applicant Contact: Ira McDaniel, City of Bellevue Finance , 425-452-4182,

imcdaniel@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov