



# Weekly Permit Bulletin

March 14, 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

##### Anderson Addition

**Location:** 12229 SE 10<sup>th</sup> St

**Subarea:** Richards Valley

**File Number:** 19-103134-LO

**Description:** Application for Critical Areas Land Use Permit approval to reduce a 75-foot toe of steep slope structure setback to 20 feet to allow for the construction of a 406 square-foot home addition and a 475 square-foot deck. The proposal is supported by a geotechnical report authored by PanGEO, INC.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** March 28, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 11, 2019

**Completeness Date:** February 14, 2019

**Applicant:** Tomoe & Andy Anderson

**Applicant Contact:** Grace Huang, Ming Architecture and Design, 206-272-9900, [grace@mingad.com](mailto:grace@mingad.com)

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

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

#### NOTICE OF APPLICATION

##### Moy Tree Removal

**Location:** 15531 SE 43<sup>rd</sup> Pl

**Subarea:** Newcastle

**File Number:** 19-105106-GJ

**Description:** Land Use review to abate nine (9) hazardous trees located on 15531 SE 43<sup>rd</sup> Pl and the open space tract located to the west. Eight (8) of the nine (9) trees are located within the open space tract which contains steep slopes, a stream (Tributary E of Vasa Creek), and stream buffers. The proposal is supported by an arborist assessment, ISA basic tree risk assessment forms, and hazard declaration form.

**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 28, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 1, 2019

**Completeness Date:** February 28, 2019

**Applicant Contact:** Thomas Moy, 206-816-5821, [moyth2001@yahoo.com](mailto:moyth2001@yahoo.com)

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

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

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### 606 106<sup>th</sup> Avenue NE

**Location:** 606 and 620 106<sup>th</sup> Avenue NE

**Subarea:** Downtown Bellevue

**File Number:** 19-104023-LD and 19-104024-LP

**Description:** Application for Design Review and Master Development Plan approval to construct three 600-foot towers over a 40-foot tall podium, and 6 levels of below grade parking, totaling 3,507,371 gross square feet. Proposal includes 2 residential towers to accommodate 1,289 residences and 317 hotel suites and 1 office tower. Approximately 2,318 parking stalls would be accommodated within the 6 levels of below-grade parking. Additional improvements include outdoor plaza space, landscaping, lighting, through-block pedestrian connections and construction of a 30-foot wide section of the Downtown Pedestrian Corridor and a Major Public Open Space. Application includes five requests for

Administrative Departures from Land Use code standards, pursuant to LUC 20.25A.030.D.

**Approvals Required:** Design Review approval, 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:** March 28, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** April 3, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** 1E-108

**Date of Application:** February 1, 2019

**Completeness Date:** February 28, 2019

**Applicant Contact:** Brendan Reeves, ONNI, 604-362-5927, [breeves@onni.com](mailto:breeves@onni.com)

**Planner:** Laurie Tyler, 425-452-2728

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

### Notice of Decision

#### NOTICE OF DECISION

[Project #111 Short Plat](#)

**Location:** 3828 120<sup>th</sup> Ave SE

**Subarea:** Factoria

**File Number:** 18-111651-LN

**Description:** Preliminary Short Plat approval for a proposed 2 lot short plat in the R-5 zone.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** March 28, 2019, 5 PM.

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

**Date of Application:** April 25, 2018

**Completeness Date:** May 25, 2018

**Notice of Application Date:** May 31, 2018

**Applicant Contact:** Joe Naeseth, MN Custom Homes LLC, 425-443-9141,

[permits@mncustom.com](mailto:permits@mncustom.com)

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

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

#### NOTICE OF DECISION

[Cherry Crest Pump Station](#)

**Location:** 2532 127<sup>th</sup> Ave NE

**Subarea:** Bridle Trails

**File Number:** 18-120633-LI

**Description:** Administrative Amendment to an approved Conditional Use Permit approval to replace the existing water pump station with a new pump station building, water mains in the street,

pavement, landscaping and stormwater improvements.

**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:** March 28, 2019, 5 PM.

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

**Date of Application:** August 7, 2018

**Completeness Date:** August 23, 2018

**Notice of Application Date:** August 30, 2018

**Applicant Contact:** Jay Hummel, City of Bellevue Utilities Department, 425-452-4160,

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

**Planner:** Reilly Pittman, 425-452-4350

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

### NOTICE OF AVAILABILITY OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DSEIS)

**Project Name:** [2019-2030 Transportation Facilities Plan \(TFP\)](#)

**Project Proponent:** City of Bellevue Transportation Department

**Location:** Citywide

**City of Bellevue EIS File Number:** 19-107204-LE

**Description:** Adoption of the 2019-2030 Transportation Facilities Plan (TFP); a program of transportation improvements to be implemented over the next 12 years and to provide the basis for the City of Bellevue's Transportation Impact Fees.

**Draft Supplemental Environmental Impact Statement (DSEIS):** This Draft Supplemental Environmental Impact Statement (DSEIS) is prepared to supplement the Final Environmental Impact Statement 2013-2024 Transportation Facilities Plan (TFP), City of Bellevue, July 2013.

The TFP serves as the city's 12-year transportation implementation planning document. The TFP includes high-priority projects from the city's long-range plans that address future transportation and land-use needs. Projects included in the plan may address roadway/intersection capacity, safety/operations, walkway/bikeway mobility, and/or maintenance.

The purpose of a Supplemental EIS is to add updated information and analysis to the previous EIS prepared for the 2013-2024 TFP (Final

Environmental Impact Statement 2013-2024 Transportation Facilities Plan, City of Bellevue, July 2013). The SDEIS updates projected land use data and the planned transportation network.

The SDEIS is a non-project review. Nonproject actions are governmental actions involving decisions on policies, plans or programs that contain standards controlling use or modifications of the environment, or that will govern a series of connected actions.

Specific transportation projects listed in the TFP will undergo separate project-level State Environmental Policy Act (SEPA) review as they are funded for design and/or implementation

**Alternatives:** Two alternatives are considered for the 2019-2030 TFP and are analyzed in this environmental document:

- CIP Network Alternative – This alternative is based on project plans with secured funding and is considered a ‘no action’ alternative.
- TFP Network Alternative – This alternative includes all CIP projects and an additional 31 projects not in the CIP.

**Availability:** Hard copies of the DSEIS are available for review at:

City of Bellevue Service First Desk  
1<sup>st</sup> Floor Bellevue City Hall  
450 110<sup>th</sup> Ave NE  
Bellevue, WA. 98009

Bellevue Library  
1111 110<sup>th</sup> Ave NE  
Bellevue, WA. 98002

Downloadable document are available on the Internet at:  
<https://transportation.bellevuewa.gov/planning/infrastucture-and-subareas/transportation-facilities-plan>

**PUBLIC COMMENT PERIOD:** The comment period for the Draft Supplemental EIS opens March 14, 2019. The deadline for submitting your comments is April 15, 2019. Comments must be submitted in writing. Comments will be accepted by email; however, a valid physical mailing address is required to establish status as an official party of record.

**Comments:** Agencies, affected tribes and members of the public are invited to comment.

You may comment on the alternatives, elements of the environment, probable significant impacts, mitigation measures, and potential conditions on any licenses or approvals to be considered by the City.

**Written comments may be submitted to Lead Agency Contact:**

Peter Rosen, Senior Environmental Planner,  
Development Services Department  
P.O. Box 90012  
Bellevue, WA. 98009-9012.  
Phone: 425-452-5210

**Lead Agency Contact Email:**  
[prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov)

**SEPA Responsible Official:**  
Elizabeth Stead, Land Use Director

**Applicant Contact:** Michael Ingram  
**Applicant Contact Phone:** 425-452-4166  
**Applicant Contact Email:**  
[mingram@bellevuewa.gov](mailto:mingram@bellevuewa.gov)