



The Weekly Permit Bulletin

October 25, 2012

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

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

[West Lake Sammamish Parkway Slide Repair](#)

Location: 540 W Lake Sammamish Parkway SE

Neighborhood: Sammamish/East Lake Hills

File Number: 12-126716-LO

Description: Application for Critical Areas Land Use Permit approval to review completed emergency repairs to West Lake Sammamish Parkway to restore the road and adjacent slopes following a landslide in the winter of 2012.

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

SEPA: Exempt

Minimum Comment Period Ends: Thursday, November 8, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 9, 2012

Completeness Date: October 17, 2012

Applicant Contact: City of Bellevue, Transportation Department, Paul Krawczyk, 425-452-7905

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF PUBLIC MEETING

Alamo Manhattan Main Street

Location: 10505 Main Street

Neighborhood: West Bellevue

File Number: 12-117760-LD

Description: Second public meeting to discuss the development of a multi-family, mixed-use project with

260 residential units, approximately 7,000 square feet of retail at the ground level, and underground parking with 319 spaces.

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.

Public Meeting: Wednesday, November 14, 2012, 6:30 PM; Bellevue City Hall; 450 110th Ave NE.

Conference Room: 2E-106 (meet at Service First desk on 1st Floor)

Date of Application: July 13, 2012

Completeness Date: August 2, 2012

Notice of Application Date: August 16, 2012

Applicant: Alamo Manhattan Main Street, LLC

Applicant Contact: Robert Lamkin; Hensley Lamkin Rachel, Inc., 972-726-9400 ext. 102

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Washout Way Trail Repair and Construction](#)

Location: 5803 Forest Drive SE

Neighborhood: Somerset

File Number: 12-121501-LO

Description: Critical Areas Land Use Permit approval to repair and restore a portion of a nature trail that failed due to a small landslide, to construct 22 feet of timber boardwalk supported by Diamond Pier footings, and to construct 150 feet of nature trail supported by Envirolok bagged erosion control system. The project also includes installation of native plantings. The project is located within a Type F stream critical area buffer and a steep slope critical area.

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: Thursday, November 8, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 8, 2012

Completeness Date: August 30, 2012

Notice of Application Date: September 6, 2012

Applicant Contact: Kevin Husemann, Bellevue Parks, 425-452-4154

Planner: Kevin LeClair, 425-452-2928
Planner Email: kleclair@bellevuewa.gov

Notice of Recommendation

NOTICE OF PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION

2012 Annual Amendments to the Bellevue Comprehensive Plan (CPA)

Approvals required: Planning Commission recommendation after public hearing on proposed annual amendments to the Comprehensive Plan. The City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470.

Decision: Recommendation

Public Hearing before the Planning Commission: 6:30 p.m., Wednesday, November 14, 2012, Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior 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 of 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, 425-452-2729

SEPA Planner email: mjackson@bellevuewa.gov

Concurrency Determination: N/A

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

Large-Benis

Description: Map change of .83 acres from PO (Professional Office) to CB (Community Business)

Location: 4307, 4317 and 4301 Factoria Blvd SE

File Number: 12-104629-AC

Subarea: Factoria

Neighborhood: Factoria

Staff Recommendation: Do not recommend approval.

Date of Application: January 31, 2012

Completeness Date: February 28, 2012

Applicant: Lorge-Benis

Applicant/Agent Contact: R.W. Thorpe and Assoc., Inc. 206-624-6239

Planner: Nicholas Matz AICP 425-452-5371

Planner email: nmatz@bellevuewa.gov

NOTICE OF DETERMINATION OF SIGNIFICANCE, NOTICE OF ENVIRONMENTAL IMPACT STATEMENT SCOPING PERIOD, AND NOTICE OF PUBLIC MEETING

2013-2024 Transportation Facilities Plan

Location: City Wide

File Number: 12-127104-LE

Description: The City of Bellevue Transportation Department is proposing to update the existing 2009-2020 Transportation Facilities Plan (TFP). The TFP is a financially constrained program of transportation improvements to be implemented over the next 12 years and provides the basis for the City's Transportation Impact Fee Program. The TFP serves as the City's intermediate-range transportation facility planning document.

EIS Required: The City of Bellevue (Lead Agency) has determined that this proposal is likely to have probable significant environmental impacts and an EIS is required.

Approvals required: City Council Adoption

SEPA EIS Scoping and Comment Deadline Ends:

November 15, 2012, 5 p.m. Comments are invited on the scope of the referenced Environmental Impact Statement pursuant to WAC 197-11-408. Comments on the scope of the impacts to be analyzed may be submitted in writing through November 15, 2012 and should be addressed to the Lead Agency contact below. Agencies, affected tribes, and members of the public are invited to comment. Comments on the scoping of the EIS may address reasonable alternatives; probable significant adverse impacts; mitigation measures and impacts that are not significant and may be eliminated from detailed study. Areas of analysis preliminarily identified by the Lead Agency include transportation, air quality, land use, noise, aesthetic and elements of the natural environment. The proposed adoption of this citywide plan is a nonproject action as defined by WAC 197-11-704(b); additional project level review of impacts will occur at the time that individual projects are implemented.

Public Meeting/Open House: Scoping meeting scheduled for November 8 from 5:30-6:30PM at Bellevue City Hall, Room 1E-112.

Applicant Contact: Michael Ingram, City of Bellevue Transportation Dept., 425-452-4166

Applicant Contact Email: mingram@bellevuewa.gov
Mp

Lead Agency Contact: Kevin Leclair, 425-452-2928

Lead Agency Contact Email: kleclair@bellevuewa.gov