



# The Weekly Permit Bulletin

December 15, 2011

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.

### Application

#### NOTICE OF APPLICATION

##### Wiesinger-Andrews Residence Landscaping

**Location:** 1831 177<sup>th</sup> Avenue NE

**Neighborhood:** Northeast Bellevue

**File Number:** 11-130277-LO

**Description:** Land Use review of this application is required to remove code enforcement action 11-118842-EA. The proposal will restore and manage vegetation on a steep slope critical area as mitigation for unpermitted tree cutting in a critical area.

**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:** Thursday, December 29, 2011, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 7, 2011

**Completeness Date:** December 12, 2011

**Applicant Contact:** Frederick Wiesinger, Property Owner, 425-296-9346

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

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

#### RENOUNCE OF APPLICATION

**Purpose of Renounce:** To correct the SEPA minimum comment period on the cover sheet for the Optional DNS Notice Materials. There are no other changes to the documents.

**The Spring District Master Development Plan**

**Location:** 1227 124<sup>th</sup> Avenue NE

**Neighborhood:** Wilburton

**File Number:** 11-125943-LP

**Description:** Application for Master Development Plan approval (MDP) to redevelop 36 acres in the Bel-Red Subarea from industrial use to an urban village which is transit-oriented. This mixed use development will contain office space, neighborhood retail space, housing units, a hotel, parks, and new road/infrastructure facilities. Proposal includes demolition of 6 buildings (approximately 700,000 gross square feet) and construction of 29 buildings. Development is anticipated to occur over 7 phases and approximately 15 years. Approximately 5.4 million gross square feet will be constructed along with approximately 10,000 parking spaces. At full build-out, it is expected to house approximately 3,000 residents, 200 retail/hotel workers, and 18,560 office workers. The buildings range from 11 to 14 stories. The applicant's MDP represents the maximum anticipated development potential. This application does not include Design Review approval for any individual buildings. Design Review for individual buildings will occur under separate permits.

**Approvals Required:** Master Development Plan and ancillary permits and approvals.

**Concurrency Determination:** N/A. For purposes of approving the Master Development Plan, concurrency analysis shall not be required at the time of master development plan application. The required concurrency analysis and determination shall be conducted on each phase of the Master Development Plan at time of Design Review application.

**SEPA:** A Determination of Non-Significance is expected with incorporation by reference of specific elements of the Bel-Red Corridor Project Draft and Final Environmental Impact Statements. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Thursday, December 29, 2011, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 7, 2011

**Completeness Date:** December 2, 2011

**Applicant:** Wright Runstad & Company

**Applicant Contact:** Cindy Edens, Wright Runstad & Company, 206-447-9000

**Planner:** Carol Hamlin, 425-452-2731

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