



Weekly Permit Bulletin

April 10, 2014

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.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

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.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2nd floor on the appeal deadline indicated in the notice.
- 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:

Please access our city website at www.bellevuewa.gov and click on How do I / Get involved / E-mail News. 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 110th 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 AND PUBLIC MEETING

[Bel-Kirk Office Park Rezone](#)

Location: 11100 NE 33rd PI

Neighborhood: North Bellevue

File Number: 13-106133-LQ

Description: Application to rezone an existing parcel from Light Industrial (LI) to Office (O). An associated Comprehensive Plan Amendment was approved October 13, 2013.

Approvals Required: Adoption of Ordinance by City Council.

SEPA: Determination of Non-Significance was previously issued October 13, 2013.

Minimum Comment Period Ends: April 24, 2014, 5 PM. Refer to page one for information on how

Public Meeting: April 23, 2014, 7 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-111

Date of Application: January 29, 2014

Completeness Date: February 13, 2014

Applicant Contact: Jack Burns, 425-646-6344

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Vasa Conservation Short Plat](#)

Location: 3425 W. Lake Sammamish Pkwy SE

Neighborhood: Sammamish/East Lake Hills

File Number: 13-133321-LN and 14-126063-LO

Description: Application for Preliminary Conservation Short Plat and Critical Areas Land Use Permit approval to subdivide a 3.19 acre site into 8 lots. The site contains type F and type N streams, wetlands, and associated flood plain and buffers. Project is being renoticed to include a Critical Areas Land Use permit with Critical Areas Report to modify the stream and wetland buffers.

Approvals Required: Preliminary Short Plat 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: April 24, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 29, 2013 and March 4, 2014

Completeness Date: December 5, 2013 and April 1, 2014

Applicant: John F. Buchan Homes

Applicant Contact: Mike Delile, Buchan Homes, 425-827-2266

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Nyce Gardens](#)

Location: 15824 SE 24th Street

Neighborhood: Southeast Bellevue

File Number: 14-123719-LO

Description: Application for Critical Areas Land Use Permit approval of a vegetation management plan to rehabilitate a Category 3 wetland buffer and shoreline buffer through the installation of native vegetation. Proposal also includes replacement of an existing brick path, patio, and installation of a rain garden feature.

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: April 24, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 28, 2014

Completeness Date: February 10, 2014

Applicant Contact: Tina Nyce, Nyce Gardens, 425-830-5810

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Foster Short Plat

Location: 3220 106th Avenue SE

Neighborhood: Southwest Bellevue

File Number: 14-125784-LN

Description: Application for Preliminary Short Plat approval to subdivide one single-family lot into 2 lots in the R-5 zoning district.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: April 24, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 26, 2014

Completeness Date: March 26, 2014

Applicant: Jan Foster

Applicant Contact: C. Shawn O'Brien, 425-746-3992

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF APPLICATION

SE01914A Solvang

Location: 4624 164th Avenue SE

Neighborhood: Newcastle

File Number: 14-125792-LA

Description: Application for Administrative Conditional Use Permit approval to upgrade an existing antenna array at the top of an existing utility pole, located within the right-of-way. Modifications include replacing the 2 existing antennas with 2 new antennas, and installation of ancillary equipment. Minor changes to the existing equipment within the adjacent shed are also proposed. The purpose of these modifications is for network upgrades related to the transition to LTE – 4G.

Approvals Required: Administrative Conditional 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: April 24, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 26, 2014

Completeness Date: March 26, 2014

Applicant: T-Mobile, c/o Lexcom Development

Applicant Contact: Tom Johnson, Lexcom Development Corporation, 206-351-0893

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF APPLICATION

Somerset Short Plat

Location: 15016 SE 51st St.

Neighborhood: Newcastle

File Number: 14-126585-LN

Description: Application for Preliminary Short Plat approval to subdivide a 20,527 square foot lot into two lots. The property is zoned R-3.5.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: April 24, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 13, 2014

Completeness Date: April 3, 2014

Applicant Contact: Todd Sherman SG Land Group, LLC 206-909-8187

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

Bellevue Transit Master Plan

Location: City-Wide

Neighborhood: City-Wide

File Number: 14-126790-LM

Description: City of Bellevue Transit Master Plan. The Transit Master Plan (TMP) identifies the types of policies, services, and facilities required to meet Bellevue's transit needs through 2030. Specifically, the TMP identifies Frequent Transit Network corridors that warrant speed and reliability treatments, non-motorized

infrastructure enhancements, and bus stop and commuter parking investments that support efficient and effective transit operations.

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: April 24, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 18, 2014

Completeness Date: April 3, 2014

Applicant Contact: Franz Loewenherz, City of Bellevue, Transportation Department, 425-452-4077

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

Yang Short Plat

Location: 16434 SE 35th St

Neighborhood: Eastgate

File Number: 14-126940-LN

Description: Application for Land Use approval of a Preliminary Short Plat to subdivide an existing parcel in the R-5 zoning district into two single family lots.

Approvals Required: Land Use approval, Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: April 24, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 20, 2014

Completeness Date: April 2, 2014

Applicant: Chubu Yang

Applicant Contact: Tom Waldendorp, Site Surveying, 425-298-4412

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Jabbarzadeh Residence

Location: 3933 151st Avenue SE

Neighborhood: Eastgate

File Number: 13-121540-LO

Description: Critical Areas Land Use Permit approval to construct a single family residence proposing to modify steep slope critical area, top-of-slope buffers, and toe-of-slope setback that are protected by the City Critical Areas Ordinance, Land Use Code 20.25H.

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: April 24, 2014, 5 PM.

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

Date of Application: July 25, 2013

Completeness Date: August 8, 2013

Notice of Application Date: August 15, 2013

Applicant: Amir Jabbarzadeh

Applicant Contact: Tom Cross, Stanbrooke Custom Homes, 253-345-5055

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

AAA Washington Parking Lot Repair

Location: 1745 114th Avenue SE

Neighborhood: Southwest Bellevue

File Number: 13-133882-GD

Description: Land Use approval to repair an existing parking lot including placement of fill, drainage repair, and asphalt paving located within wetland and wetland buffers associated with Mercer Slough.

Decision: Approval

Concurrency Determination: N/A

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

Appeal Period Ends: April 24, 2014, 5 PM.

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

Date of Application: November 8, 2013

Completeness Date: December 6, 2013

Notice of Application Date: December 12, 2013

Applicant Contact: Dave Armstrong, AAA Washington, 425-646-2142

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

**NOTICE OF ACTION – SEPA
THRESHOLD DETERMINATION AND
LAND USE APPROVAL**

**Best Buy Store Modification and Parking
Garage Construction**

Location: 457 120th Ave NE

File Number: 14-109111-LM

Description of Action: Notice is given under SEPA, RCW 43.21C.080, that the City of Bellevue has issued a final SEPA Threshold Determination and Land Use Approval in support of the Best Buy store modification and parking garage construction. The project SEPA Threshold Determination and Land Use Approval was issued on March 20, 2014 subject to a 14 day appeal period. No appeals were filed with the City on this decision.

Project Description: Modification of the Best Buy store and site to accommodate the City of Bellevue NE 4th Street extension between 116th Ave NE and 120th Ave NE. The project includes the following actions as necessary to preserve store operations and accommodate the City's road project in the following order: 1) Property boundary adjustment to the north of the existing building. 2) Expansion to the north side of the retail building by adding 9,964 square feet of new retail space. 3) Demolition of a portion of the south side of the retail building through removal of 11,021 square feet of retail space. 4) Shifting of the retail floor space into the new building retail area. 5) Establishment of temporary parking in the area of demolition and the future right of way and in a portion of the adjacent rail right of way by paving and striping per the requirements of temporary parking plans submitted with the right of way permit to be issued for this project. 6) Construction of a new single story parking garage on the eastern portion of the site in area currently dedicated to parking to accommodate up to 226 vehicles. 7) Establishment of new site landscaping, including approval of landscaping through the Alternative Landscape Option allowing modifications to perimeter, parking lot and required total percentage of landscaping. 8) Vacation and demolition of area to be used for construction of the City's NE 4th Street extension. The proposal includes installation and relocation of utilities and infrastructure as necessary to accommodate site modifications.

Best Buy operations will be modified with this project to include restricted off hour use of the new NE 4th Street roadway for backing of delivery and service trucks at the store delivery point in the southwest corner of the property. After modification the final retail store structure is proposed to be 45,520 square feet and the parking deck is proposed to be 32,800 square feet. The project will require approximately 2,000 cubic yards of cut and fill.

SEPA: Determination of Non-Significance was issued on March 20, 2014

Appeal Deadline: In accordance with RCW 43.21C.080(2)(a) any challenge or judicial appeals regarding this SEPA Threshold Determination of Non-significance and Land Use Decision shall be commenced by Thursday May 5, 2014, 5 PM.

Date of Application: January 15, 2014

Completeness Date: January 17, 2014

Notice of Application Date: January 23, 2014

Applicant Contact: Brendon Stuckey, Development Manager, Best Buy, 612-804-6524

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov

RE-NOTICE OF DECISION

Bellevue Office Tower

Location: 833 108th Avenue NE

Neighborhood: Northwest Bellevue

File Number: 13-119862-LD

Reason for Re-notice: To amend the party of records list.

Description: Design Review approval to demolish an existing building to construct a 19-story Office building with two levels of underground parking on 1.5 acres. A detached 7-story, above ground parking garage will be constructed along with six levels of underground parking.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: Thursday, April 24, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 10, 2013

Completeness Date: July 16, 2013

Notice of Application Date: July 25, 2013
Applicant: TC Northwest Development, Inc.
Applicant Contact: Craig Dobbs, Trammel
Crow, 206-708-6128
Planner: Toni Pratt, 425-452-5374
Planner Email: tpratt@bellevuewa.gov

**NOTICE OF APPLICATION STATUS
CHANGE TO "ON HOLD"**

Bellevue Place Helistop

Location: 10500 NE 8th Street

Neighborhood: Downtown

File Numbers: 13-107448-LI and 14-126065-
DA

Status: After the March 18, 2014, helicopter crash in Seattle, the applicant submitted a letter dated April 4, 2014, requesting the City suspend review of its application until the National Transportation Safety Board completes its investigation and final report of the March 18, 2014, helicopter crash in Seattle. Safety information from the NTSB's investigation will be relevant to the City's review of this application. Both the LI and associated DA applications will be put **on hold** with this request. The City will re-notice the project once project review resumes.

Project Description: Applicant approval to modify Condition #A.3 of the approved Conditional Use Permit, 08-135262-LB, to allow single engine helicopters at the Bellevue Place Helistop.

Director's Formal Code Interpretation: The Director has initiated a formal code interpretation under section 20.30K of the Land Use Code (LUC) regarding application of LUC 20.30B.170 to the Kemper Development Company's (KDC) proposal to modify its conditional use approval to operate a Helistop at Bellevue Place (13-107448-LI)

Approvals Required: Administrative Amendment to Conditional Use Permit and ancillary permits and approvals (LI); Director's Formal Code Interpretation per Part 20.30K LUC.

Date of Application: February 22, 2013 (LI);
March 04, 2014 (DA)

Completeness Date: March 26, 2013 (LI);
March 04, 2014 (DA)

Applicant Contact: Keith Dearborn for
Kemper Development Company, 206-923-0812

(LI); Catherine Drews, City of Bellevue,
Development Services Department, 425-452-
6134 (DA)

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov