



# Weekly Permit Bulletin

June 4, 2015

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 2<sup>nd</sup> 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](http://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 450 110<sup>th</sup> Ave NE

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



## **Notice of Application**

### **NOTICE OF APPLICATION AND PUBLIC MEETING**

**[Belle-View Office Park Rezone](#)**

**Location:** 275/325 118<sup>th</sup> Avenue SE

**Subarea:** Wilburton/NE 8th St.

**File Number:** 15-107116-LQ

**Description:** Application for a Rezone to remove a 1977 Concomitant Zoning Agreement (Ordinance No. 2445). No changes to the existing Office "O" Land Use District are proposed.

**Approvals Required:** City Council 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:** June 18, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 9, 2015, 6 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-108

**Date of Application:** March 11, 2015

**Completeness Date:** May 18, 2015

**Applicant:** JMS Ventures

**Applicant Contact:** Mike McClure, MJR Development, 206-817-1334

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

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

### **NOTICE OF APPLICATION AND PUBLIC MEETING**

**[Crossroads Village](#)**

**Location:** 15751 NE 15<sup>th</sup> Street

**Subarea:** Crossroads

**File Number:** 15-111568-LD

**Description:** Proposal for a mixed-use development that will include 110 townhomes, 123 stacked-flat apartments, and retail spaces on a 7.8-acre site that was formally a grocery store. Public benefits will also be provided, including a connection to Crossroads Park.

**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.

**Minimum Comment Period Ends:** June 18, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 23, 2015, 6:30 PM;

Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-112

**Date of Application:** April 24, 2015

**Completeness Date:** May 21, 2015

**Applicant:** Crossroads Village LLC

**Applicant Contact:** Pete Lymberis, Intracorp, 206-728-6500

**Planner:** Sally Nichols, 425-452-2727

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

### **NOTICE OF APPLICATION**

**[Zhou Vegetation Management](#)**

**Location:** 6121 145<sup>th</sup> PI SE

**Subarea:** Factoria

**File Number:** 15-111721-LO

**Description:** Critical Areas Land Use Permit review of a Vegetation Management Plan to remove a previously topped tree within a steep slope critical area. The proposal includes installation of native vegetation within the steep slope critical area. This project is associated with Enforcement Action 15-103374-EA.

**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:** June 18, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 29, 2015

**Completeness Date:** May 21, 2015

**Applicant:** Jie Sheng

**Applicant Contact:** Jie Sheng, HomeTech, 425-444-9740

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

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

### **NOTICE OF APPLICATION**

**[Marvel Homes Single Family Residence](#)**

**Location:** 6251 116<sup>th</sup> Ave SE

**Subarea:** Newport Hills

**File Number:** 15-113153-LO

**Description:** Request for Critical Areas Land Use Permit approval to construct a single family residence on a vacant site. Site contains a Type

If wetland, Type N stream and associated buffers. The site contains less than 2,160 square feet of developable area outside the critical areas and buffers therefore the site is subject to the reasonable use provisions of LUC 20.25H.

**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:** June 18, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 6, 2015

**Completeness Date:** May 28, 2015

**Applicant Contact:** Rene Pham, Marvel Homes, 206-265-1131

**Planner:** Heidi Bedwell, 425-452-4862

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

#### **NOTICE OF APPLICATION**

**Fan Residence**

**Location:** 5820 155<sup>th</sup> Ave SE

**Subarea:** Newcastle

**File Number:** 15-113168-LO

**Description:** Critical Areas Lane Use Permit for a Vegetation Management plan to snag two previously topped trees within a steep slope critical area. The plan also includes mitigation planting using native species within the steep slope 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:** June 18, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 6, 2015

**Completeness Date:** May 26, 2015

**Applicant Contact:** Trudy Holly, 425-644-6812

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

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

#### **NOTICE OF APPLICATION AND PUBLIC MEETING**

**[846 108<sup>th</sup> Avenue](#)**

**Location:** 846 108<sup>th</sup> Avenue NE

**Subarea:** Downtown Bellevue

**File Number:** 15-113442-LD

**Description:** Proposal to construct 159 residential units in a 19-story tower with 5 levels of below-grade parking for 211 vehicles.

**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.

**Minimum Comment Period Ends:** June 18, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 25, 2015, 6:30 PM;

Bellevue City Hall; 450 110th Ave NE

**Conference Room:** 1E-118

**Date of Application:** May 12, 2015

**Completeness Date:** May 21, 2015

**Applicant Contact:** David Johnson, Hewitt Architects, 206-834-3822

**Planner:** Sally Nichols, 425-452-2727

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

#### **Notice of Decision**

#### **NOTICE OF DECISION**

**[BOP – Arbor Capital Exterior Upgrades](#)**

**Location:** 1621 114<sup>th</sup> Ave SE

**Subarea:** Southwest Bellevue

**File Number:** 15-106601-WG

**Description:** Shoreline Substantial Development Permit Approval to replace an existing wood canopy covering a building entry with a new steel and glass canopy along with replacement of handrails and building exterior changes. The project is within 200 feet of a Shoreline of the State and exceeds the exempted cost of construction limit.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** June 25, 2015, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 2, 2015

**Completeness Date:** March 25, 2015

**Notice of Application Date:** April 2, 2015

**Applicant:** Dan Butler

**Applicant Contact:** Chris Ackerman, JPC Architects, 425-641-9200

**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

**NOTICE OF DECISION**

**BOP – Conifer Capital Exterior Upgrades**

**Location:** 1450 114<sup>th</sup> Ave SE

**Subarea:** Southwest Bellevue

**File Number:** 15-106602-WG

**Description:** Shoreline Substantial Development Permit Approval to replace an existing wood canopy covering a building entry with a new steel and glass canopy along with replacement of handrails. The project is within 200 feet of a Shoreline of the State and exceeds the exempted cost of construction limit.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** June 25, 2015, 5 PM.  
Refer to page one for information on how to appeal a project.

**Date of Application:** March 2, 2015

**Completeness Date:** March 25, 2015

**Notice of Application Date:** April 2, 2015

**Applicant:** Dan Butler

**Applicant Contact:** Chris Ackerman, JPC Architects, 425-641-9200

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

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

**NOTICE OF DECISION**

**BOP – Woodridge Capital Exterior Upgrades**

**Location:** 1715 114<sup>th</sup> Ave SE

**Neighborhood:** Southwest Bellevue

**File Number:** 15-106609-WG

**Description:** Shoreline Substantial Development Permit Approval to replace an existing wood canopy covering a building entry with a new steel and glass canopy; replacement of handrails; and installation of metal paneling at mid spandrel band around perimeter of the building. The project is within 200 feet of a Shoreline of the State and exceeds the exempted cost of construction limit.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** June 25, 2015, 5 PM.  
Refer to page one for information on how to appeal a project.

**Date of Application:** March 2, 2015

**Completeness Date:** March 25, 2015

**Notice of Application Date:** April 2, 2015

**Applicant:** Dan Butler

**Applicant Contact:** Chris Ackerman, JPC Architects, 425-641-9200

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

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

**NOTICE OF DECISION**

**Goldberg Home Occupation**

**Location:** 4632 149<sup>th</sup> Ave SE

**Subarea:** Newcastle

**File Number:** 15-108536-LH

**Description:** Land Use Approval to operate an in-home Federal Firearms License transfer business. Hours of operation will be weekdays between 4:00 p.m. and 8:00 p.m., and Saturdays between 8:00 a.m. and 4:00 p.m.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** June 18, 2015, 5 PM.  
Refer to page one for information on how to appeal a project.

**Date of Application:** April 8, 2015

**Completeness Date:** May 1, 2015

**Notice of Application Date:** May 7, 2015

**Applicant:** David Goldberg

**Applicant Contact:** David Goldberg, 425-641-7106

**Planner:** Carol Orr, 425-452-2896

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