



# The Weekly Permit Bulletin

August 29, 2013

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

##### **Renwick Short Plat**

**Location:** 2612 131<sup>st</sup> PL NE

**Neighborhood:** Bridle Trails

**File Number:** 13-119064-LN

**Description:** Application for Preliminary Short Plat approval to short plat one existing lot into three lots. The site is zoned R-2.5, a single family zoning district requiring a minimum 13,500 square feet of lot area for each newly created lot. An existing structure is proposed to be demolished in order to create the three new lots.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** September 12, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 25, 2013

**Completeness Date:** July 25, 2013

**Applicant Contact:** Mike Renwick, Renwick Homes, 206-769-4223

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

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

#### NOTICE OF APPLICATION

##### **Ai Bao Bao International**

**Location:** 14044 NE 8<sup>th</sup> St

**Neighborhood:** Crossroads

**File Number:** 13-121417-LM

**Description:** Application for Preliminary SEPA Permit approval to convert an existing office building to a preschool with an outdoor playground.

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** September 12, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 23, 2013

**Completeness Date:** August 21, 2013

**Applicant:** Studio 19 Architects, Brian Kim

**Applicant Contact:** Brian Kim, Studio 19 Architects, (206) 466-1225

**Planner:** Drew Folsom, 425-452-4441

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

#### NOTICE OF APPLICATION

##### **Bellefield Office Park Pavement Maintenance Phase II**

**Location:** 1756 114<sup>th</sup> Ave SE

**Neighborhood:** West Bellevue

**File Number:** 13-121778-GD/13-121777-WE

**Description:** Application for SEPA Threshold Determination to repair and restore existing parking lot by lifting parking surface 1 to 2 feet through the addition of fill material. A total of 1,310 cubic yards of cut and fill is proposed.

**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:** September 12, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 30, 2013

**Completeness Date:** August 14, 2013

**Applicant Contact:** Charlie Foushee, Talon Portfolio Services, LLC, 206-607-2572

**Planner:** David Pyle, 425-452-2973

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

#### NOTICE OF APPLICATION

##### **Phantom Lake Aerator Removal**

**Location:** 16357 SE 16<sup>th</sup> Street

**Neighborhood:** Sammamish/East Lake Hills

**File Number:** 13-121812-GD

**Description:** Application for SEPA Threshold Determination to remove an aerator from Phantom Lake. The aerator was originally installed to improve Phantom Lake water quality and has since been abandoned. Aerator equipment will be floated using salvage buoys, moved to the shoreline, and removed with an excavator to a flatbed truck. Four significant trees will be removed along the shoreline to facilitate placement of the excavator and removal of the aerator. All disturbed area will be restored under a vegetation restoration plan.

**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:** September 12, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 31, 2013

**Completeness Date:** August 14, 2013

**Applicant Contact:** Don McQuilliams, City of Bellevue Utilities Department, 425-452-7865

**Planner:** David Pyle, 425-452-2973

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

## **NOTICE OF APPLICATION**

### **Lukens Dock**

**Location:** 2015 Killarney Way

**Neighborhood:** West Bellevue

**File Number:** 13-122010-WG

**Description:** Application for Shoreline Substantial Development Permit approval to construct a new dock and install a ground based boatlift. The proposed dock would be fully grated, 4 feet in width, and 45 feet in length supported by five 8" steel piles. The dock will be located a minimum of 12 feet from the extended property lines. The boatlift is proposed to be installed on the north side of the dock. Applicant also proposes to install shoreline planting at the water's edge.

**Approvals Required:** Shoreline Substantial Development 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:** September 30, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 5, 2013

**Completeness Date:** August 22, 2013

**Applicant:** Terrence Lukens

**Applicant Contact:** Ted Burns, Seaborn Pile Driving, 206-947-4010

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

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

## **NOTICE OF APPLICATION**

### **Overbrook Construction Steep Slope Buffer Reduction**

**Location:** 9705 NE 1<sup>st</sup> Street

**Neighborhood:** West Bellevue

**File Number:** 13-122705-LO

**Description:** Application for Critical Areas Land Use Permit approval to reduce the top of slope regulatory buffer to accommodate construction of a new home as allowed under LUC 20.25H. The proposal is supported by a critical areas report and a geotechnical report.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** September 12, 2013, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 15, 2013

**Completeness Date:** August 20, 2013

**Applicant Contact:** Dana Oliver, Overbrook Construction, 425-213-9567

**Planner:** David Pyle, 425-452-2973

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

## **Notice of Decision**

### **NOTICE OF DECISION**

#### **Eyas Global Montessori School**

**Location:** 14219 Lake Hills Blvd

**Neighborhood:** West Lake Hills

**File Number:** 13-113308-LD

**Description:** Design Review approval to renovate and add an additional 885 square feet to an existing structure to locate a new child care use. Design review is required because the property is located in a transition area design district overlay adjacent to a single family residential zoning district. The site is also located in the East Bellevue Community Council boundary.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** September 12, 2013, 5 PM. Refer to page one for information on how to appeal SEPA.

**East Bellevue Community Council Public Meeting:** June 4, 2013.

**Date of Application:** May 1, 2013

**Completeness Date:** May 15, 2013

**Notice of Application Date:** April 26, 2013

**Applicant:** Melanie Corey-Ferrini

**Applicant Contact:** Andrew Phillips, Dynamik Space, 206-686-2525

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

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

## NOTICE OF THRESHOLD DETERMINATION

### 24<sup>th</sup> Street Neighborhood Park

**Location:** 2402 134<sup>th</sup> Avenue NE

**Neighborhood:** Bridle Trails

**File Number:** 13-112739-GD

**Description:** SEPA Threshold Determination for installation of a neighborhood park, which includes wetland buffer restoration, a play area, picnic area, parking lot, pathways, native plantings and a wild meadow.

**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:** September 12, 2013, 5 PM.

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

**Date of Application:** April 16, 2013

**Completeness Date:** April 24, 2013

**Notice of Application Date:** May 2, 2013 & July 25, 2013

**Applicant:** Bellevue Parks & Community Services

**Applicant Contact:** Scott Vander Hyden, City of Bellevue, Parks & Community Services, 425-452-4169

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

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

## ADDENDUM TO EXISTING ENVIRONMENTAL DOCUMENT

### Bellevue at Main

**Location:** 15 Bellevue Way

**Neighborhood:** West Bellevue

**File Number:** 11-125426-LD

**Description:** Proposed are the following changes to utilities work approved under the DNS: 1) Replacement of an existing 8-inch water main with a 12-inch water main, extending west from Bellevue Way across the Bellevue at Main project frontage on Main Street to 103<sup>rd</sup> Avenue NE and connection to the existing 6-inch water main, and 2) Replacement of a short section of 4-inch pipe in 103<sup>rd</sup> Avenue NE with an 8-inch pipe and connection to the new 12-inch water main.

**Date of Application:** October 25, 2011

**Completeness Date:** November 7, 2011

**Notice of Application Date:** November 17, 2011

**Notice of Decision Date:** July 26, 2012

**Applicant:** SRM Development, Andy Loos, 425-629-4433

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

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

## NOTICE OF AVAILABILITY OF ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

### [2013-2024 Transportation Facilities Plan](#)

**Location:** The 2013-2024 Transportation Facilities Plan identifies roadway capacity, safety/operational and non-motorized system improvements citywide. This **addendum** pertains to a proposed addition of a project on Newport Way SE, from Somerset Boulevard to 150<sup>th</sup> Avenue SE.

**File Number:** 12-127104-LE

**Description:** The City of Bellevue issued a programmatic Draft Environmental Impact Statement (DEIS) for the 2013-2024 Transportation Facilities Plan on April 11, 2013. A Final Environmental Impact Statement (FEIS) for the plan was issued on July 25, 2013. The City Council adopted the 2013-2024 Transportation Facilities Plan on August 5, 2013 (Resolution #8617) and also directed that analysis be performed to consider addition of a project on Newport Way SE, from Somerset Blvd to 150<sup>th</sup> Avenue SE. Accordingly, the City has prepared this **addendum** to the FEIS to document the anticipated impacts of the addition of a project to undertake a preliminary design study and community involvement process to refine the scope and cost of improvements that may include adding sidewalks, bicycle facilities, pedestrian crossings vehicular turn pockets at cross streets and other roadway improvements. Under Washington Administrative Code (WAC) section 197-11-706, an **addendum** is defined as "an environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts of alternatives in the existing environmental document."

**Proponent:** City of Bellevue Transportation Department

**Final EIS Available:** July 25, 2013

**Addendum to the Final EIS Available:** August 29,

2013. Copies of the Draft EIS, Final EIS and **Addendum** to the Final EIS will be available for review at the Service First Desk, Main Floor, Bellevue City Hall, 450 110<sup>th</sup> Avenue NE, Bellevue, WA. The documents may also be viewed on the City of Bellevue website at, <http://www.bellevuewa.gov/transportation-facilities-plan.htm>

**Purchase of previously issued FEIS:** The FEIS may be purchased for \$5.00 at the Service First Desk, Main Floor, Bellevue City Hall, 450 110<sup>th</sup> Avenue NE, Bellevue, WA.

**Responsible Official:** Carol V. Helland, Environmental Coordinator, 425-452-2724; [chelland@bellevuewa.gov](mailto:chelland@bellevuewa.gov)

**Lead Agency Contact:** Michael Paine, Planning Manager, [mpaine@bellevuewa.gov](mailto:mpaine@bellevuewa.gov); 425-452-2739