



Weekly Permit Bulletin

June 1, 2017

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 to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

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.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- 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 Check Status / Weekly Permit Bulletin / Alerts. 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

Quasi-Judicial Land Use Code Amendment

Location: 450 110th Ave NE, Bellevue, WA 90012

Subarea: City-Wide

File Number: 17-114136-AD

Description: Amendment to the Land Use Code to remove Quasi-Judicial appeals to the City Council from Hearing Examiner Decisions and Recommendations on Process I and Process III land use matters.

Approvals Required: City Council approval

SEPA: Exempt

Minimum Comment Period: Remains open until the City Council takes final action.

Public Hearing: To be scheduled. A public hearing on this topic before the City Council is anticipated in July 2017.

Date of Application: April 10, 2017

Completeness Date: May 22, 2017

Applicant: City of Bellevue

Applicant Contact: Matt McFarland, Assistant City Attorney, 452-5284,
mmcfarland@bellevuewa.gov

Planner: Carol Helland, Code and Policy Director, 425-452-2724

Planner Email: chelland@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Bellevue South

Location: 316 116th Avenue NE

Subarea: Wilburton/NE 8th St.

File Number: 17-109122-LD and 17-110736-LO

Description: Application for Design Review approval and Critical Areas Land Use Permit approval for a mixed-use building which will include retail, grocery and medical office uses with approximately 675 parking spaces and to modify a critical areas steep slope and steep slope structure setback.

Approvals Required: Design Review 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: June 15, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 22, 2017, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-108

Date of Application: March 29, 2017

Completeness Date: April 26, 2017

Applicant Contact: Andrew Coates, KG Investment Management LLC, 425-688-3906,
acoates@kginvestment.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Overlake Medical Center – Future CARE

Location: 1035 116th Avenue NE

Subarea: Wilburton/NE 8th St.

File Numbers: 17-111083-LD and 17-111079-LP

Description: The applicant requests approval of a new Master Development Plan to add a new east tower (approximately 230,000 square feet) and make revisions to the internal campus, including landscaping, pedestrian access, vehicular circulation, parking and demolition of a 3-story hospital bed wing (approximately 60,000 square feet). The applicant also requests Design Review approval for the new east tower,

5 stories in height, with approximately 120 beds (relocated from existing hospital buildings). There will be 15 net new parking stalls, new site landscaping and associated utilities.

Approvals Required: Master Development Plan approval, 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 15, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 15, 2017; 6 PM; Overlake Hospital, 1035 116th Avenue NE

Meeting Room: Paccar Auditorium, Conferencing Center (Level 1 of the West Garage building). Free parking after 6pm in the West Garage and North Garage (free gate opening for any departures after 6pm).

Date of Application: April 19, 2017

Completeness Date: May 11, 2017

Owner: Overlake Hospital Medical Center

Applicant Contact: Jack McCullough, jack@mhseattle.com, 206-812-3388

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Worthington Duplex

Location: 10408 NE 15th St

Subarea: North Bellevue

File Number: 17-111391-LD

Description: Application for Design Review approval to demolish a one-story home and construct a two-story duplex. The property is zoned R-10 and is within a single-family transition design district.

Approvals Required: Design Review approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: June 15, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 14, 2017, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-118

Date of Application: April 25, 2017

Completeness Date: May 18, 2017

Applicant: Ross Worthington, Worthington Custom Homes, 425-949-7833,

ross@wcustom.net

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

[Belvedere Lot 7 Critical Areas Land Use Permit and Height Variance](#)

Location: 5133 145th Pl SE

Subarea: Factoria

File Number: 17-111555-LO and 17-113262-LS

Description: Application Critical Areas Land Use Permit approval and Height Variance to construct a pile supported single residence. The proposal will disturb or modify steep slopes and requests a height variance to 46' from average existing grade.

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

SEPA: Exempt

Minimum Comment Period Ends: June 15, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 9, 2017

Completeness Date: May 25, 2017

Applicant: GIS International Group

Applicant Contact: Matt Wasse, Shugart Wasse, LLC, 206-405-2537, matt@sww-ai.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Summit III](#)

Location: 320 108th Avenue NE

Neighborhood: Downtown Bellevue

File Number: 17-113353-LD

Description: Application for Design Review approval to construct a 17-story office tower with, 370,000 gross square foot located above an existing 7-level, 255,000 gross square foot below grade parking garage. This is the third office building being built on the 153,502 square foot site that was anticipated with 98-006595-LD. The proposal will include new and revised landscaping with this application

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 15, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 10, 2017

Completeness Date: May 25, 2017

Applicant Contact: Patrick Woodruff, Hines Interests, LP, 206-839-8400

Planner: Toni Pratt, 425-452-5374

Planner Email: tp Pratt@bellevuewa.gov

NOTICE OF APPLICATION

[Seattle Boat NYB](#)

Location: 3911 Lake Washington Blvd. SE

Subarea: Factoria

File Number: 17-111545-WG

Description: Application for Shoreline Substantial Development Permit approval to install one ground based boat lift and one floating boat lift in slips at the Newport Yacht Basin.

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: July 3, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 27, 2017

Completeness Date: May 25, 2017

Applicant: Alan Bohling, Seattle Boat

Applicant Contact: Evan Wehr, Ecco Design, 206-706-3937, evan@eccodesigninc.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Padhye Conservation Short Plat](#)

Location: 4008 148th Place SE

Neighborhood: Eastgate

File Number: 15-130076-LO and 16-102655-LN

Description: Preliminary Short Plat approval to subdivide an existing 31,213 square foot lot (0.72 acre) into two lots and establish a Native

Growth Protection Area tract. The site will be developed as a conservation short plat due to the presence of on-site steep slopes, which are protected through the City of Bellevue's Critical Areas Ordinance. The proposal includes a critical areas report with a request to modify the steep slope structure setback.

Decision: Approval with Conditions

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

Appeal Period Ends: June 15, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 4, 2016 and December 21, 2015

Notice of Application Date: March 3, 2016

Applicant Contact: Nishant Padhye, 425-623-3753, nishantp@live.com

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION

[Bellevue Urban Homes](#)

Location: 10631 SE 2nd Street

Subarea: Southwest Bellevue

File Number: 16-123385-LD and 16-123376-LO

Description: Design Review approval for a proposal to construct 8 townhomes in 2 buildings on a site containing steep slope critical areas. Critical Areas Land Use approval required to modify steep slope and steep slope buffer.

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: June 15, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 25, 2016

Completeness Date: February 11, 2016

Notice of Application Date: March 3, 2016

Applicant Contact: Jonathan Lemons, Lemons Architecture PLLC, 206-306-5952,

Jon@LemonsArchitecture.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

[City of Bellevue Utility Woodridge Open Space Sewer Replacement](#)

Location: 1121 Lake Hills Connector

Subarea: Richards Valley

File Number: 17-107830-LO

Description: Critical Areas Land Use Permit approval to replace an existing deteriorated underground sewer pipeline with approximately 1,275 feet of 8-inch diameter high-density polyethylene (HDPE) pipe. The replacement line will be constructed primarily on the existing group surface. The pipe will be located within steep slopes, wetlands, Type-N and Type-F streams; and associated buffers and structure setbacks. One 20-inch-wide steel support bridge will cross a Type N-Stream and one 10-inch-diameter steel support pipe will cross a Type-F stream. A new manhole structure is proposed adjacent to the Lake Hills connector. The project includes mitigation planting of native vegetation

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: June 15, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: March 3, 2017

Completeness Date: March 16, 2017

Notice of Application Date: March 23, 2017

Applicant Contact: Shaha Birol, City of Bellevue Utilities Department, 425-452-4477, sbirol@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov