



Weekly Permit Bulletin

March 29, 2018

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. [Link to Form](#)
- 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:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. 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

[KCHA Highland Village Phase 2](#)

Location: 14526 NE 7th Place

Subarea: Wilburton/NE 8th St.

File Number: 18-107756-LD

Description: Application for Design Review approval for a 3-story 36-unit affordable housing apartment building with office and outdoor play area.

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: April 12, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 27, 2018

Completeness Date: March 27, 2018

Applicant: Scott Rhodes – INNOVA Architects

Applicant Contact: Scott Rhodes, INNOVA Architects, 253-572-4903,

srhodes@innovaarchitects.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION

[Harmonic Piano Studio – Home Occupation](#)

Location: 14601 NE 40th Street Unit K4

Neighborhood: Bridle Trails

File Number: 18-108800-LH

Description: Application for Land Use approval of a Home Occupation Permit to perform private piano lessons. No exterior or interior alteration of the home is proposed.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: April 13, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 21, 2018

Completeness Date: March 23, 2018

Applicant: Pei-Hsin Kao, peihsin@gmail.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

Notice of Decision

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

NOTICE OF DECISIONS

[Highland Middle School](#)

Location: 15027 NE Bellevue-Redmond Road

Neighborhood: Crossroads

File Numbers: 17-128804-LB, 18-103077-LD and 17-131043-LO

Description: The Bellevue School District (BSD) seeks Conditional Use Permit, Design Review, and Critical Areas Land Use Permit approvals to construct a new two/three story facility for middle school students (6th through 8th grades) on an existing 20-acre site. A synthetic play field and revised tennis courts along with a covered play area will be provided. Landscaping and 131 parking stalls will be provided as well. A critical area (wetland) exists at the southwest corner of the site. The BSD will encroach into this area; thus, requiring a Critical Areas Land Use Permit (CALUP) to modify associated buffers. The BSD anticipates that construction will begin in June 2018 with completion estimated August 2020.

Recommendation: 17-128808 LB, Approval with Conditions

Decisions: 18-103077-LD and 17-131043 LO Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance Issued May 3, 2017, by the Bellevue School District #405.

Appeal Period Ends: April 12, 2018, 5 PM.
Refer to page one for information on how to appeal a project.

Public Hearing: April 12, 2018, 6:00 PM;
Bellevue City Hall; 450 110th Ave NE

Hearing Room: Council Chambers

Date of Applications: November 21, 2017,
December 21, 2017, and January 11, 2018

Completeness Dates: December 28, 2017,
January 25, 2017, and February 1, 2018

Applicant: Bellevue School District, #405

Applicant Contact: Jim O'Malley, Bellevue
School District #405, 425-456-4558

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF DECISION

[Kang Boat Lift](#)

Location: 4601 Lake Washington Blvd SE

Subarea: Factoria

File Number: 17-127850-WG

Description: Land use approval of a Shoreline
Substantial Development Permit to replace an
existing boat lift and remove an existing boat
canopy.

Decision: Approval

Concurrency Determination: N/A

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

Minimum Comment Period Ends: April 19,
2018, 5 PM. Refer to page one for information
on how to appeal a project.

Date of Application: December 11, 2017

Completeness Date: January 24, 2018

Notice of Application Date: February 1, 2018

Applicant: Thomas Kang

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

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

[McQuarrie Residence Hazardous Tree Removal](#)

Location: 604 177th Lane NE

Subarea: Northeast Bellevue

File Number: 18-103357-GJ

Description: Approval to remove two (2)
hazardous trees, one (1) 12 in. Madrona and one
(1) 24 in. Douglas Fir.

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 12, 2018, 5 PM.
Refer to page one for information on how to
comment on a project.

Date of Application: January 18, 2018

Completeness Date: February 2, 2018

Notice of Application Date: February 22,
2018

Applicant: Thor Atkisson,

thor@evergreentlc.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF DECISION

[The Spring District – REI Main Building – Parcel's 9, 11, 15](#)

Location: 1209 124th Avenue

Subarea: Bel-Red

File Number: 17-108853-LD

Description: Design Review approval for the
construction of the Recreational Equipment, Inc.
(REI) corporate headquarters. The proposal
consists of a 5-story, 349,234 gross square foot
office building with ground level retail spaces
located over parcels 9 and 11 within The Spring
District. One level of below grade parking is
proposed for 213 stalls. Parcel 15 which lies
directly east of Parcels 9 and 11 will incorporate
a multi-functional private outdoor landscaped
area. The project site area is comprised of 6.03-
acres of the 36-acre "The Spring District"
Master Development Plan.

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: April 12, 2018, 5 PM.
Refer to page one for information on how to
appeal a project.

Date of Application: March 23, 2017

Completeness Date: April 20, 2017

Notice of Application Date: May 4, 2017

Applicant: Wright Runstad & Company

Applicant Contact: Joleen Peterson, JMJ
Team, 206-596-2020, joleen@jmjteam.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF DECISION

The Spring District – REI West Development – Parcel 7

Location: 1209 124th Avenue NE

Subarea: Bel-Red

File Number: 17-130738-LD & 17-108852-LO

Description: Design Review approval for the construction of Parcel 7 improvements for the Recreational Equipment, Inc. (REI) headquarters. The proposal consists of a 2-story office building, a single story public market, and four levels of below grade parking consisting of approximately 260,561 square feet. 637 parking stalls will be accommodated within the 4 levels of below grade parking. A Critical Areas Land Use Permit is also approved as part of this decision to construct the proposed building within a critical area steep slope, running north-south adjacent to 120th Avenue NE. The project site area is comprised of 1.74 acres of the 36 acre “The Spring District” Master Development Plan.

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: April 12, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: 3/23/17 & 12/15/17

Completeness Date: 4/20/17 & 1/12/18

Notice of Application Date: May 4, 2017

Applicant: Wright Runstad & Company

Applicant Contact: Joleen Peterson, JMJ Team, 206-596-2020, joleen@jmjteam.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov