



Weekly Permit Bulletin

September 28, 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. [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

Kelsey Creek Hazard Tree Removal

Location: 15063 Main St

Subarea: Southeast Bellevue

File Number: 17-116864-GB

Description: Land Use review to remediate 16 hazardous trees adjacent to on-site trail and parking lot. The proposal is supported by an arborist evaluation and replanting 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: October 12, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 29, 2017

Completeness Date: August 31, 2017

Applicant Contact: Neal Baker, ArboristsNW LLC., 206-779-2579, neal@arboristsnw.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Kellin Variance

Location: 550 99th Ave SE

Subarea: Southwest Bellevue

File Number: 17-119305-LS

Description: Application for Land Use Variance approval to reduce the required 25 foot rear yard setback to 15 feet in the R-3.5 zoning district.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: October 12, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 15, 2017

Completeness Date: September 12, 2017

Applicant Contact: Brandon Kelly, Kellin Homes, 425-584-7704,

brandon@kellinhomes.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

Lower Coal Creek Flood Hazard Reduction (LCCHRP)

Location: Multiple locations – Cascade Key culvert replacement adjacent to 9, 11, 14 and 16 Cascade Key; Newport Key culvert replacement adjacent to 45, 47 Orcas Key, 46 Newport Key and 60 Skagit Key; Grand Canal Outfall – 53,55 Skagit Key; Newport Yacht Club Outfall (Lake Washington) – 81 Skagit Key

Subarea: Factoria

File Number: 17-120054-WG, 17-120050-LO

Description: The Lower Coal Creek Flood Hazard Reduction Project (LCCHRP) proposes to replace a total of five culverts in the Newport Shores neighborhood with new single-span bridge structures that meet current design guidelines for fish passage, flood conveyance, debris passage, and traffic safety. The subject application is to replace two culverts located where Coal Creek is crossed by Cascade Key and Newport Key. In addition, existing stormwater outfalls that currently discharge into Coal Creek will be rerouted to the Grand Canal and to Lake Washington via two new outfalls.

Approvals Required: Shoreline Substantial Development Permit approval, Critical Areas Land Use Permit approval, and ancillary permits and approvals. No permits will be issued until easements are obtained.

SEPA: Determination of Non-Significance for the entire LCCHRP was previously issued under permit 16-145319-LO.

Minimum Comment Period Ends: October 30, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 29, 2017

Completeness Date: September 12, 2017

Notice of Application Date: September 28, 2017

Applicant Contact: Debbie Harris, City of Bellevue Utilities Department, 425-452-4367, dharris@bellevuewa.gov

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Operations and Maintenance Facility East](#)

Location: 1899 120th Ave NE

Subarea: Bel-Red

File Numbers: 17-119386-LD and 17-119388-LP

Description: The applicant requests approval of a Master Development Plan and Design Review to construct a new operations and maintenance facility to support the expansion of the Central Puget Sound Regional Transit Authority's (Sound Transit) Link light rail transit (LRT) system to the east side of the region. The project includes an Operations and Maintenance Facility (OMF) building, a Maintenance Of Way (MOW) building, light rail vehicle (LRV) movement and storage tracks, and associated ancillary structures such as a guard house and Traction Power Substation. The OMF East project also includes a 6.8-acre potential Transit-Oriented Development (TOD) site on the southern portion of the OMF East that will be developed in a future phase or phases. The design concept for the TOD proposes a mixed-use TOD project with a urban design scale of approximately 1,100,000 square feet of development. The site plan allows for six structures featuring a diversity of uses including multifamily housing, office, retail space, and amenity areas.

Approvals Required: Master Development Plan approval, Design Review approval, and ancillary permits and approvals

SEPA: Sound Transit published the Link Light Rail Operations and Maintenance Satellite Facility (OMSF) Final Environmental Impact Statement (Final EIS) on September 25, 2015. The Link Light Rail Operations and

Maintenance Satellite Facility (OMSF) Final Environmental Impact Statement (Final EIS) fulfills State Environmental Policy Act requirements for the proposed OMF East project and is incorporated by this reference under the terms of BCC22.02.037 and WAC 197-11-600.

Minimum Comment Period Ends: October 12, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: October 11, 2017; 6 PM – 7PM

Meeting Room: 1919 120th Ave NE

Date of Application: August 16, 2017

Completeness Date: August 30, 2017

Owner: Sound Transit

Applicant Contact: Brian Gustine, Hensel Phelps Construction Co.,

bgustine@henselphelps.com; 408-206-5289

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov

NOTICE OF APPLICATION AND LIST OF INITIATED APPLICATIONS

2017 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required: Comprehensive Plan amendments initiated by the City Council are subject to the following process:

Planning Commission makes Final Review recommendations on the Annual CPA Work Program after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action under RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed amendments are subject to SEPA review as part of the Annual Comprehensive Plan Amendment Work Program.

City-Council initiated:

Site Specific:

[Old Seattle Times Building*](#)

Location: 10777 Main Street

Subarea: Downtown/Southwest Bellevue

Neighborhood: Downtown/Southwest Bellevue

File Number: 17-121068-AC

Description: Proposed site-specific map change of .95 acres from split Downtown Mixed Use (DNTN-MU) and Professional Office (PO) to all DNTN-MU.

Date of Initiation: September 18, 2017

Completeness Date: September 22, 2017

Applicant Contact: Ian Morrison, McCollough Hill Leary PS 206 812 3388

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

*Notice of Application for this application is together with the Complete Streets and Downtown Transportation Plan CPAs also initiated by the City Council into the 2017 work program noticed on September 21, 2017.

Notice of Decision

NOTICE OF DECISION

[Morgan Bridge Replacement](#)

Location: 624 131st Avenue NE

Subarea: Wilburton/NE 8th St.

File Number: 17-116664-LO

Description: Critical Areas Land Use Permit approval to replace an existing private bridge providing pedestrian and golf cart access from a single-family residence crossing over Kelsey Creek to reach the Glendale Golf Course.

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: October 12, 2017, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: June 26, 2017

Completeness Date: July 24, 2017

Notice of Application Date: August 10, 2017

Applicant: Victor M. Morgan, Property Owner

Applicant Contact: Clover McIngalls, The Watershed Company, 425-451-1388,

cmcingalls@watershedco.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

