



Weekly Permit Bulletin

October 22, 2020

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

****IMPORTANT INFORMATION****

In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>

How to use this Bulletin

To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

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](#)
- To file an appeal electronically please email to cityclerk@bellevuewa.gov and cc: hearingexaminer@bellevuewa.gov or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- 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:

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

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE



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 PRE-APPLICATION PUBLIC MEETING

[Congregations for the Homeless](#)

Location: 13620 SE Eastgate Way

Subarea: Richards Valley

File Number: 20-112704-DB

Description: Congregations for the Homeless has completed its Pre-Application Conference which was held on September 7, 2020. The Land Use Code 20.20.455.E.2 requires that a homeless services provider hold a public informational meeting prior to submittal of a Conditional Use Permit application. The purpose of this meeting will be to begin identifying key issues for development of a permanent men's shelter early in the application process while also establishing connections and dialogue with the adjacent community.

Approvals Required: Conditional Use Permit approval and ancillary permits and approvals
Pre Application Date: November 5th 2020, 6PM

Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join.

<https://cityofbellevue.zoom.us/j/97632683291>

Passcode: 505520

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 669 900 9128 or +1 346 248 7799 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 976 3268 3291

Passcode: 505520

International numbers available:

<https://cityofbellevue.zoom.us/j/97632683291>

Date of Application: August 7, 2020

Notice of Application Date: October 22, 2020

Applicant: Congregations for the Homeless

Applicant Contact: Linda Hall, Congregations for the Homeless, 425-495-0015,

lindah@cfhomeless.org

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Northup Way Mixed Use](#)

Location: 12863 Northup Way

Subarea: Bel-Red

File Number: 18-124680-LD, 19-123381-LP, 19-128688-LO

Description: Design Review Permit approval, Critical Areas Land Use Permit approval and a Master Development Plan approval to construct an approximately 545,886 sq. ft., 402-unit mixed use apartment building with ground floor retail and 366 below grade parking stalls.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued October 22, 2020

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

Appeal Period Ends: November 5, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Dates of Application: 19-123381-LP, September 4, 2019; 18-124680-LD, September 14, 2018; 19-128688-LO, November 8, 2019.

Completeness Dates: 19-123381-LP, September 6, 2019; 18-124680-LD, October 4, 2018; 19-128688-LO, November 18, 2019.

Notice of Application Dates: 19-123381-LP, October 17, 2019; 18-124680-LD, October 18, 2018; 19-128688-LO, December 5, 2019.

Applicant Contact: Epaminondas Trimis,
trimisn@baylisarchitets.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF DECISION

[Stehr Tam Preliminary Short Plat](#)

Location: 9818 NE 31st Street

Subarea: North Bellevue

File Number: 19-131168-LN

Description: Preliminary Short Plat approval to sub-divide one lot totaling 20,700 square feet , (.47 acres), zoned R-4, into two lots. Sufficient square footage to subdivide was achieved through Boundary Line Adjustment as reviewed under 19-131169-LW. The existing home on the parcel will be retained. All lots will be accessed from NE 31st Street, and will average .23 acres.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 5, 2020, 5 PM.

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

Date of Application: December 11, 2019

Completeness Date: January 9, 2020

Notice of Application Date: January 23, 2020

Applicant: Bjorn Stehr

Applicant Contact: Maher Joudi, DR Strong,
Consulting Engineers, 9425-827-3063,

maher.joudi@drstrong.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov