



# Weekly Permit Bulletin

March 12, 2020

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](http://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 450 110<sup>th</sup> 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

[Oak Street Law Group – Home Occupation](#)

**Location:** 125 100<sup>th</sup> Ave NE

**Neighborhood:** North Bellevue

**File Number:** 20-101362-LH

**Description:** Application for Home Occupation Permit approval to use a portion of the residence as a home office with client visits. No exterior or interior alterations of the home are proposed.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** March 26, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 16, 2020

**Completeness Date:** February 21, 2020

**Applicant:** Brinette Bobb,  
[bbobb@oakstreetlaw.com](mailto:bbobb@oakstreetlaw.com), 425-452-2645

**Planner:** Kimo Burden, 425-452-5242

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

#### NOTICE OF APPLICATION

[Nann Pier Repair and Platform Lift](#)

**Location:** 148 W Lake Sammamish Pkwy SE

**Subarea:** Southeast Bellevue

**File Number:** 20-101542-WG

**Description:** Application for Shoreline Substantial Development Permit approval to repair an existing residential pier and to reduce the overall size by removing an 80 square-foot finger section. In addition to pier repair, the proposal includes removal of an existing boatlift canopy, removal of one (1) mooring pile, and installation of one (1) platform lift.  
**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:** April 13, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 17, 2020

**Completeness Date:** February 14, 2020

**Applicant Contact:** Gregory Ashley, Ashley Shoreline Design & Permitting, 425-957-9381,  
[greg@shoreline-permitting.com](mailto:greg@shoreline-permitting.com)

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@Bellevuewa.gov](mailto:dwong@Bellevuewa.gov)

#### NOTICE OF APPLICATION

[BelleVista Place](#)

**Location:** 100 112<sup>th</sup> Avenue NE

**Subarea:** Downtown Bellevue

**File Number:** 20-102773-LD, 20-102776-LP

**Description:** Application for Master Development Plan and Design Review approval to construct a two phased development that will support three office towers and one residential building on property located on 112<sup>th</sup> Avenue NE, between NE 2<sup>nd</sup> to the north and Main Street to the south. The Master Development Plan total site area is 213,175 square feet.

Phase 1 would redevelop the southern portion of the site (approximately 104,889 square feet) and include one 16-story office tower (380,000 sq. ft.) and one 7-story residential building (133,000 sq. ft.) with 138 units. Phase 2 would redevelop the north portion of the site (approximately 108,285 square feet) and include one 16-story office tower (375,000 sq. ft.) and one 14-story office tower (330,000 sq. ft.)

ft.). Both phases will include ground floor active uses and will support 5 levels of below grade parking for up to 2,400 parking stalls. Additional improvements for both phases include outdoor plaza space, a through block pedestrian connection, landscaping and lighting.

**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:** March 26, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 30, 2020

**Completeness Date:** February 27, 2020

**Applicant:** PMF Investments

**Applicant Contact:** Timothy Bissmeyer, CollinsWoerman, 206-245-2047, [tbissmeyer@collinswoerman.com](mailto:tbissmeyer@collinswoerman.com)

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

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

## NOTICE OF APPLICATION

[Bellevue Manor Apartments Renovations](#)

**Location:** 143 Bellevue Way SE

**Subarea:** Southwest Bellevue

**File Number:** 20-103156-LO, 20-103111-LS

**Description:** Application for a Critical Areas Land Use Permit and Variance from lot coverage standards to allow for construction of an approximately 140 square foot fire riser room over an existing impervious surface within a 50-foot Type F stream critical area structure setback. The site currently exceeds the allowable lot coverage maximum for the R-30 Land Use District.

**Approvals Required:** Critical Areas Land Use Permit approval, Land Use Code Variance approval

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

**Minimum Comment Period Ends:** March 26, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 10, 2020

**Completeness Date:** February 24, 2020

**Applicant:** King County Housing Authority

**Applicant Contact:** Jon Kamita, ARC Architects, 206-322-3322,

[kamita@arcarchitects.com](mailto:kamita@arcarchitects.com)

**Planner:** Christina Behar, 425-452-6997

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

## Notice of Decision

### NOTICE OF DECISION

[Ning Li Short Plat](#)

**Location:** 17023 SE Newport Way

**Subarea:** Newcastle

**File Number:** 18-127588-LN

**Description:** Preliminary Short Plat approval to subdivide a single lot into two lots within the R-3.5 Single Family Residential District.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** March 26, 2020, 5 PM.

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

**Date of Application:** October 17, 2018

**Completeness Date:** November 15, 2018

**Notice of Application Date:** November 29, 2018

**Applicant Contact:** Nicole Mecum, 425-392-0250, [nmecum@encompasses.net](mailto:nmecum@encompasses.net)

**Planner:** Faheem Darab, 425-452-2731

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

### NOTICE OF DECISION

[SummerHill BelRed](#)

**Location:** 1600 132<sup>nd</sup> Ave NE

**Subarea:** Bel-Red

**File Number:** 18-128615-LD

**Description:** Design Review Permit approval to construct a 249-unit multifamily residential building, common amenity areas and parking for 187 vehicles. The building will be an 8-story podium building with one level of below-grade parking. The proposal also includes

street frontage improvements, utilities and site landscaping.

**Decision:** Approval with Conditions

**Concurrency Determination:** Certificate of Concurrency Issued

**SEPA:** Determination of Non-Significance is issued.

**Appeal Period Ends:** March 26, 2020

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

**Date of Application:** October 19, 2018

**Notice of Application Date:** November 15, 2018

**Applicant:** Larry Flack, Runberg Architecture Group

**Applicant Contact:** Constanza Marcheselli, Runberg Architecture Group, 206-956-1970, [constanzam@runberg.com](mailto:constanzam@runberg.com)

**Planner:** Peter Rosen, 425-452-5210

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

## NOTICE OF DECISION

[Shabalin-Liborski Residence](#)

**Location:** 856 West Lake Sammamish Parkway NE

**Subarea:** Northeast Bellevue

**File Number:** 19-116945-LO

**Description:** Critical Areas Land Use Permit approval to construct a new single family home and modify an existing carport within a steep slope structure setback and modify existing landscaping and impervious surface within a flood plain.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** March 26, 2020, 5 PM.

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

**Date of Application:** June 27, 2019

**Completeness Date:** October 9, 2019

**Notice of Application Date:** October 24, 2019

**Applicant:** Valeri Liborski and Kira Shabalin

**Applicant Contact:** Ellen Cecil, Graham Baba Architects, (206) 323-9932, [ellen@grahambaba.com](mailto:ellen@grahambaba.com)

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

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

## NOTICE OF DECISION, RECOMMENDATION, AND PUBLIC HEARING

[Enatai Interceptors Upgrade](#)

**Location:** Lake Washington, Enatai Beach Park, Enatai Neighborhood, Mercer Slough, and Sweyolocken Pump Station

**Subarea:** Southwest Bellevue and Factoria

**File Number:** 19-113671-WA, 19-113673-WG, 19-113670-LB, and 19-113672-LO

**Description:** Land Use review of a Shoreline Conditional Use Permit, Shoreline Substantial Development Permit, Conditional Use Permit, and Critical Areas Land Use Permit to repair and replace the King County sewer mains that cross Lake Washington from Mercer Island to reach the Sweyolocken Pump Station on Bellevue Way SE. A new sewer main will be bored underground from the Enatai Beach Park, under the Enatai neighborhood to reach the Sweyolocken Pump Station facility. The existing sewer line in Lake Washington that handles low flows and services houses along Lake Washington through the Mercer Slough is proposed to be repaired. Temporary construction impacts from this project include disturbance of Lake Washington and lake bed, disturbance of steep slopes, disturbance of wetlands in Mercer Slough, temporary closure of Enatai Beach Park, and temporary impacts from a sewer bypass located on private properties south of I-90 and north of Lake Washington. The objective of the Enatai Interceptor Upgrade Project is to improve reliability and increase the capacity of the existing facility and pipeline components of the regional wastewater system in the southwest portion of Bellevue and the Town of Beaux Arts Village.

**Decision Issued:** Approval with Conditions for Critical Area Land Use Permit and Shoreline Substantial Development Permit

**Recommendation to Hearing Examiner:** Approval with Conditions for Shoreline Conditional Use Permit and Conditional Use Permit

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance was issued by King County on May 23, 2019

**Critical Area Land Use Permit Appeal**

**Period Ends:** March 26, 2020, 5 PM. Refer to page one for information on how to appeal a project.

**Public Hearing:** April 2, 2020, 6 PM;  
Bellevue City Hall; 450 110th Ave NE,

**Hearing Room:** 1E-113

**Date of Application:** May 23, 2019

**Completeness Date:** June 20, 2019

**Notice of Application Date:** June 27, 2019

**Applicant Contact:** Darlene Gaziano, King County Wastewater, 206-263-0562,

[dgaziano@kingcounty.gov](mailto:dgaziano@kingcounty.gov)

**Planner:** Reilly Pittman, 425-452-4350

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