



Weekly Permit Bulletin

July 30, 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 APPLICATION

Neil Residence

Location: 1440 W Lake Sammamish Pkwy NE

Subarea: Northeast Bellevue

File Number: 20-103303-LO, 20-110244-LS

Description: Application for Critical Areas Land Use Permit approval and Shoreline Variance approval to construct a 4,200 square-foot single-family residence, lap pool, patio, and deck within a wetland buffer, steep slope structure setback, and shoreline structure setback. The proposal includes a mitigation plan for wetland, wetland buffer, and vegetation conservation area impacts, and is supported by a critical areas report and geotechnical report.

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

SEPA: Exempt

Minimum Comment Period Ends: August 13, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 11, 2020 & June 15, 2020

Completeness Date: July 13, 2020

Applicant Contact: Alex Pittman, The Watershed Company, 425-822-5242, apittman@watershedco.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF APPLICATION

English Ivy & Debris Removal

Location: 3802 127th Ave NE

Subarea: Bridle Trails

File Number: 20-109838-GJ

Description: Land Use review to conduct approximately 7,000 square feet of invasive species and debris removal from a Type-N stream buffer. The application includes a restoration plan using native stream buffer plant species for the affected area.

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: August 13, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 4, 2020

Completeness Date: July 2, 2020

Applicant Contact: Xun Gong, 646-639-4333, hyouuu@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF APPLICATION

Captain Residence

Location: 1258 W Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 20-110765-LO

Description: Application for Critical Areas Land Use Permit approval to construct a 2,400 square-foot single-family residence, deck, patio, and driveway within a steep slope, steep slope buffer, and steep slope structure setback. The proposal is supported by a critical areas report, geotechnical report, and mitigation plan.

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

SEPA: Exempt

Minimum Comment Period Ends: August 13, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 25, 2020

Completeness Date: July 16, 2020

Applicant Contact: Dan Buchser, MacPherson Construction & Design, LLC, 425-391-3333, dan@macphersonconstruction.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bellevue Station](#)

Location: 1525 132nd Avenue NE

Subarea: Bel-Red

File Number: 20-110852-LD

Description: Application for Design Review approval to demolish two one-story buildings and a surface parking lot to allow for new construction of an eight-story mixed-use building with approximately 298 residential units and approximately 10,000 sf of ground floor retail space. Structured parking for approximately 303 cars is located at one above-grade level and two below-grade levels. Approximately 10,000 SF of multifamily play areas are provided.

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: August 13, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: August 25, 2020, 6 PM; online only via Zoom link below

Public Meeting Information: Join Zoom meeting

<https://cityofbellevue.zoom.us/j/6797738586>

MEETING ID: 679 773 8586

PASSWORD: 468517

DIAL IN: +1 253 215 8782

Date of Application: June 29, 2020

Completeness Date: July 23, 2020

Applicant Contact: Derrick Overbay, Encore Architects, 206-240-0409, derricko@encorearchitects.com

Planner: Faheem Darab, 425-452-2731

Planner Email: fdarab@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bellevue Fire Station 10](#)

Location: 1209, 1211, 1213, 1215, 1219, 1221, 1223, 1231, and 1233 112th Avenue NE

Subarea: North Bellevue

File Number: 20-110651-LO and 20-110652-LB

Description: Land Use review of a Critical Area Land Use Permit and Conditional Use Permit for the Bellevue Fire Department to construct a new 26,500 square-foot 2-story fire station on a 116,043 square-foot site consisting of nine lots in the 1200 block of 112th Ave NE. Associated improvements include a new traffic signal, frontage improvements, utilities, fueling infrastructure, emergency generator, trash enclosures, parking, landscaping, and other improvements. A category IV wetland is present on the site and the buffer will be slightly reduced by the proposed project. The entire wetland and site will be restored with native vegetation.

Approvals Required: Critical Areas Land Use Permit approval, Conditional 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: August 13, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: August 6, 2020 at 6pm

Attending Meeting:

<https://cityofbellevue.zoom.us/j/93870078238>,
password: 312265

Date of Application: June 26, 2020

Completeness Date: July 24, 2020

Applicant Contact: Kyle Phillips, Bohlin Cywinski Jackson, 206-204-5621, kphillips@bcj.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Vasa Creek Habitat Improvement Project](#)

Location: 3616 164th Pl. SE and stream crossing under 164th Pl.

Subarea: Eastgate

File Number: 20-110821-LO

Description: Land Use review of a Critical Areas Land Use Permit for King County Wastewater to make habitat improvements to Vasa Creek in the vicinity of where the stream crosses under 164th Pl. SE. Improvements will include installation of a stream simulation channel, removal of invasive vegetation, and planting of native vegetation. The purpose of this project is to provide habitat improvements to offset unanticipated impacts that occurred to Vasa Creek in August of 2018 related to installation of a new sewer main as part of the Sunset and Heathfield Pump Station and Sewer Upgrade project (15-130086-LO and 15-130087-LO).

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

SEPA: Determination of Non-Significance issued September 17, 2015 by King County for the Sunset and Heathfield project. This proposal is an addendum to this issued SEPA determination.

Minimum Comment Period Ends: August 13, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 26, 2020

Completeness Date: July 24, 2020

Applicant Contact: Christopher Dew, King County Wastewater, 206-477-5458, chris.dew@kingcounty.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Li Residence](#)

Location: 12524 SE 47th Place

Subarea: Newcastle

File Number: 19-108027-LO and 19-125860-LS

Description: Critical Areas Land Use Permit approval to construct a single-family residence on an undeveloped property. Site contains a type-N stream, 50-foot stream buffer, category III wetland, 110-foot wetland buffer, steep slope critical areas, 50-foot top-of-slope buffer and associated structure setbacks. Development proposed on this site is allowed per a Reasonable Use Exception (RUE). The proposal includes a Variance for lot coverage to establish the reasonable use allowed by code.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 13, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 21, 2019 (LO) and October 2, 2019 (LS)

Completeness Date: May 17, 2019 (LO) and November 1, 2019 (LS)

Notice of Application Date: May 23, 2019 (LO) and November 21, 2019 (LS)

Applicant: Diane Li

Applicant Contact: Diane Li, 425-789-7766, diane2730@yahoo.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

[Bellevue Manor Apartments Renovation](#)

Location: 143 Bellevue Way SE

Subarea: Southwest Bellevue

File Number: 20-103156-LO & 20-103111-LS

Description: Critical Areas Land Use Permit and Variance approval from lot coverage standards to allow for construction of an approximately 140 square foot fire riser room over an existing impervious surface within a Type F stream critical area structure setback. Meydenbauer Creek is located on the west side of the property and the proposed location of the fire riser room is within the 50-foot Type F stream structure setback. The site currently exceeds the allowable lot coverage maximum for the R-30 Land Use District, requiring a Variance to allow the construction of the additional building.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 13, 2020, 5 PM.

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

Date of Application: February 10, 2020

Completeness Date: February 24, 2020

Notice of Application Date: March 12, 2020

Applicant: King County Housing Authority

Applicant Contact: Jon Kamita, ARC

Architects, 206-322-3322,

kamita@arcarchitects.com

Planner: Christina Behar, 425-452-6997

Planner Email: cbehar@bellevuewa.gov