



Weekly Permit Bulletin

August 27, 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

[200 112th Avenue NE](#)

Location: 200 112th Avenue NE

Subarea: Downtown Bellevue

File Number: 20-111596-LD

Description: Application for Design Review approval to construct a 16-story commercial office tower with ground level active uses, over six levels of below grade parking to accommodate approximately 550 parking stalls. Additional project improvements include outdoor plaza space on NE 2nd Street and 112th Avenue NE, landscaping and lighting throughout the project site, and construction of a multi-purpose path along 114th Avenue NE.

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: September 10, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: September 1, 2020, 6 PM; Online only via Zoom link below

Public Meeting Information: Join Zoom Meeting:

<https://cityofbellevue.zoom.us/j/97534596456>

Meeting ID: 975 3459 6456

Passcode: 742687

Dial-In: (253) 215-8782

Date of Application: July 15, 2020

Completeness Date: August 12, 2020

Applicant: Columbia Pacific Advisors

Applicant Contact: Rebecca Bloom, Columbia Pacific Advisors, 310-650-5052, rebeccab@columbiapacific.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lt Tyler@bellevuewa.gov

NOTICE OF APPLICATION

[Seattle Boat Lot 6 Boat Storage](#)

Location: 11688 SE 40th St.

Subarea: Factoria

File Number: 20-112136-WG

Description: Land Use review of a Shoreline Substantial Development Permit for Seattle Boat to expand existing boat storage capacity on a paved parcel east of the marina facility that is currently used for boat storage. The proposal includes construction of three exterior boat storage racks, boat warehouse and parking.

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: September 28, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 28, 2020

Completeness Date: August 20, 2020

Applicant Contact: Michael Conover, Krannitz Kent Architects, 206-547-8233, michael@krannitzkent.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[NE 24th St at 172nd Ave NE Slope Stabilization](#)

Location: 16910 NE 24th Street

Subarea: Northeast Bellevue

File Number: 20-111002-LO

Description: Application for Land Use approval of a Critical Areas Land Use Permit to construct a soldier pile wall to stabilize the existing slope on the north side of NE 24th Street between 171st Avenue NE and 172nd Avenue NE. The project includes disturbance and impacts within a Type-F stream buffer and steep slope critical area.

Approvals Required: Critical Areas Land 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: September 10, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 1, 2020

Completeness Date: August 4, 2020

Applicant: City of Bellevue Transportation Department

Applicant Contact: Jun An, City of Bellevue Transportation Department, 425-452-4230, jan@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Eastgate Housing Campus](#)

Location: 13620 SE Eastgate Way

Subarea: Richards Valley

File Number: 20-112403 LP and 20-112548 LO

Description: Proposal to demolish an existing parking lot to construct a planned master development campus in three phases on 9.81 acres via a binding site plan. The Inland Group will develop Phase I which will be composed of 354 affordable, multi-family units along with a 10,000 square foot early learning center. Congregations for the Homeless will develop Phase II which will be composed of the 100-bed permanent men's shelter, and the Horizon Housing Alliance will develop Phase III which will be composed of 95 multi-family housing units for individuals transitioning from homelessness. Landscaping and 352 parking stalls will be provided with this application.

Approvals Required: Master Development Plan, Critical Areas Land Use Permit approvals 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: September 10, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: September 16, 2020, 6 PM; online only via Zoom link below

Public Meeting Information: Join Zoom Meeting
Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/97410471153>

Meeting ID: 974 1047 1153

Passcode: 493665

One tap mobile

+12532158782,,97410471153#,,,,,0#,,493665# US
(Tacoma)

Date of Application: July 31, 2020

Completeness Date: August 21, 2020

Notice of Application Date: August 27, 2020

Applicant: Inland Group

Applicant Contact: Brent Parrish, Inland Group, 702-235-8326,

brentp@inlandconstruction.com

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF APPLICATION

[Affordable Housing Strategy Action C-1 Comprehensive Plan Amendment](#)

Location: Citywide

File Number: 20-112885-AC

Description: On July 20, 2020 City Council initiated the C-1

Comprehensive Plan Amendment into the 2020 annual CPA work program. C-1 is a strategy in the adopted Affordable Housing Strategy that would be implemented through the plan amendment process. City Council also initiated an associated Land Use Code Amendment (LUCA) that would be implemented through future regulatory action consistent with the policy direction in the

proposed plan amendment. The proposed plan amendment would add policy to the Housing Element supporting by-right density incentives whose application to qualifying faith-owned, nonprofit housing corporation, or publicly surplus properties would be regulated in the Land Use Code. A future LUCA will amend LUC Section 20.20.128 Affordable Housing and other applicable sections which will establish qualifying properties and the type and amount of density incentive.

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

Minimum Comment Period Ends: September 10, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 12, 2020

Completeness Date: August 17, 2020

SEPA Planner: Heidi Bedwell, 425-452-4862
hbedwell@bellevuewa.gov

Planner: Janet Lewine 425-452-4884

Planner Email: jlewine@bellevuewa.gov

NOTICE OF APPLICATION

[Glendale Golf Course CPA](#)

Location: 13440 Main St

Subarea: Wilburton/NE 8th

File Number: 20-102772-AC

Description: State Environmental Policy Act (SEPA) review of a proposed Comprehensive Plan Amendment. This privately-initiated application proposes a site-specific amendment to a 3.3-acre portion of the (currently undivided) Glendale Country Club property in the Wilburton/NE 8th Street Subarea from Single Family-Low (SF-L) to Multifamily-Medium (MF-M). The area is shaped like a triangle and fronts on NE 8th St.

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

Minimum Comment Period Ends: September 10, 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 13, 2020

Applicant Contact: Brenda Barnes 206-259-2601

SEPA Planner: Heidi Bedwell, 425-452-4862
hbedwell@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Planner Email: nmatz@bellevuewa.gov

NOTICE OF APPLICATION

[NE 8th Street Partners](#)

Location: 13635 and 13655 NE 8th St

Subarea: Wilburton/NE 8th

File Number: 20-102741-AC

Description: State Environmental Policy Act (SEPA) review of a proposed Comprehensive Plan Amendment. This privately-initiated application proposes a site-specific amendment to two parcels on a nearly one-acre site in the Wilburton/NE 8th Street Subarea from Office (O) to Multifamily-High (MF-H).

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

Minimum Comment Period Ends: September 10, 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 13, 2020

Applicant Contact: Harold Moniz 206-245-2016

SEPA Planner: Heidi Bedwell, 425-452-4862
hbedwell@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Planner Email: nmatz@bellevuewa.gov

NOTICE OF APPLICATION

[Safeguard Self Storage](#)

Location: 1015 164th Ave NE

Subarea: Crossroads

File Number: 20-102660-AC

Description: State Environmental Policy Act (SEPA) review of a proposed Comprehensive Plan Amendment. This privately-initiated application proposes a site-specific amendment

to five parcels totaling 6.4 acres in the Crossroads Subarea from Office (O) to Community Business (CB).

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

Minimum Comment Period Ends: September 10, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 29, 2020

Completeness Date: February 13, 2020

Applicant Contact: Larry Martin 425-646-6153

SEPA Planner: Heidi Bedwell, 425-452-4862

hbedwell@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Planner Email: nmatz@bellevuewa.gov

NOTICE OF APPLICATION

[100 Bellevue Way](#)

Location: 100 Bellevue Way SE

Subarea: Downtown Bellevue/Southwest Bellevue

File Number: 20-102643-AC

Description: State Environmental Policy Act (SEPA) review of a proposed Comprehensive Plan Amendment. This privately-initiated application proposes a site-specific amendment to a 0.87-acre site in the Downtown and Southwest Bellevue Subareas from a split Downtown Mixed Use DNTN-MU and Office (O) to a single DNTN-MU.

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

Minimum Comment Period Ends: September 10, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 28, 2020

Completeness Date: February 13, 2020

Applicant Contact: Jon O'Hare 425-301-9541

SEPA Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Planner Email: nmatz@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Wolter Short Plat

Location: 1023 143rd Avenue SE

Subarea: Southeast Bellevue

File Number: 19-106735-LN

Description: Short plat an existing parcel into two new parcels in the R-5 land use district.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 10, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 25, 2019

Completeness Date: March 25, 2019

Notice of Application Date: March 28, 2019

Applicant: Tejvir Basra

Applicant Contact: Adam E. Paul, PE, AP Consulting Engineers, 253-737-4173,

apce@apconsultingengineers.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF DECISION

Milestones NW Townhomes

Location: 1020 & 1026 Bellevue Way SE

Subarea: Southwest Bellevue

File Number: 19-119946-LD

Description: Design Review approval to construct 5 townhome units on a single site. Two parking spaces will be provided for each unit within attached garages. The site is approximately 20,951 SF (.48 acres).

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: September 10, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 30, 2019

Completeness Date: August 22, 2019

Notice of Application Date: September 5, 2019

Applicant: Scott McMillen

Applicant Contact: Scott McMillen,
Architectural Innovations P.S., 425-641-5320,
scott@kapplerhomeplans.com
Planner: Carol Orr, 425-452-2896
Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

[Vasa Creek Habitat Improvement Project](#)

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

Subarea: Eastgate

File Number: 20-110821-LO

Description: Critical Areas Land Use Permit approval 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-WG and 15-130087-LO).

Decision: Approval with Conditions

Concurrency Determination: N/A

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.

Appeal Period Ends: September 10, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 26, 2020

Completeness Date: July 24, 2020

Notice of Application Date: July 30, 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

[Skaran Boat Lift](#)

Location: 3911 Lake Washington Blvd SE

Subarea: Factoria

File Number: 20-109719-WG

Description: Shoreline Substantial Development Permit approval to install a boat lift in slip A-31 of the Newport Yacht Basin on Lake Washington.

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: September 17, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 3, 2020

Completeness Date: July 1, 2020

Notice of Application Date: July 23, 2020

Applicant: Evan Wehr

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 THRESHOLD DETERMINATION

[O'Connor Tree Removal](#)

Location: 14464 NE 12th Place

Subarea: Wilburton/NE 8th St.

File Number: 20-110039-GJ

Description: Remove two large maples on a site with steep slope critical area and a type-F stream (Kelsey Creek).

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: September 10, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 10, 2020

Completeness Date: July 8, 2020

Notice of Application Date: July 23, 2020

Applicant: Robert O'Connor

Applicant Contact: Robert O'Connor, 425-747-7493, moconnor@seattleu.edu

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov