



Weekly Permit Bulletin

January 7, 2021

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

RE-NOTICE OF APPLICATION

[Crossroads Multifamily](#)

Location: 15600 NE 8th Street

Subarea: Crossroads

File Number: 18-132391-LD

Description: Re-notice of an application for a Design Review and Development Agreement approval to construct a six-story mixed-use development in Crossroads Mall. The proposal includes 224 residential units, 14,500 square feet of new retail, and two levels of parking with 253 parking stalls. The proposal requires City Council approval of a Development Agreement for public benefits including open space improvements and pedestrian connections. Council considers the Development Agreement prior to a Design Review decision made by the Director. Phased SEPA Review will include Phase 1 SEPA review of the Development Agreement followed by Phase 2 SEPA review of the project proposal.

Approvals Required: Development Agreement, 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: January 21, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 21, 2018; revised December 7, 2020

Completeness Date: December 29, 2020

Applicant: Terranomics Crossroads

Applicant Contact: Mark Taylor, MG2, 206-962-6804, mark.taylor@MG2.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

COMPREHENSIVE PLAN AMENDMENT PROPOSALS (AC) AND LIST OF INITIATED APPLICATIONS AND CONCURRENT REZONES (LQ); 2021 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required for proposals initiated by the public: Comprehensive Plan amendments initiated by the public are subject to a two-step process:

(1) Planning Commission makes Threshold Review recommendations after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.

(2) Planning Commission makes Final Review recommendations on the Comprehensive Plan amendment work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

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

A list of the individual amendments under consideration follows. Proposed plan amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the annual work program.

DASH

Location: 12600 NE 8th St.; 900 124th Ave NE
Subarea: Wilburton/NE 8th
Neighborhood: Wilburton/NE 8th
File Number: 20-114270-AC
Description: This privately-initiated application proposes a site-specific amendment on two parcels totaling 7.5 acres from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU).
Date of Initiation: September 15, 2020
Completeness Date: October 14, 2020
Applicant Contact: Chris Buchanan 206-459-7715, chrisb@dashhousing.org
Planner Email: nmatz@bellevuewa.gov
Planner: Nicholas Matz AICP, 425-452-5371

15 Lake Bellevue

Location: 15 Lake Bellevue Dr.
Subarea: BelRed
Neighborhood: BelRed
File Numbers: 20-114296-AC, 20-114325-LQ
Description:
This privately-initiated application proposes a site-specific amendment on a 2.8-acre site in the BelRed Subarea from BelRed-General Commercial (BR-GC) to BelRed-Office Residential (BR-OR-2), and to amend Policy S-BR-96 for maximum building heights allowances.
Date of Application: September 15, 2020
Completeness Date: October 14, 2020
Applicant Contact: Sean Thorson 425-240-0731, sthorson@acg.com
Planner Email: nmatz@bellevuewa.gov
Planner: Nicholas Matz AICP, 425-452-5371

Notice of Decision

NOTICE OF DECISION

Thorsness Short Plat

Location: 4427 158th Avenue SE
Neighborhood: Newcastle

File Number: 19-121497-LN

Description: Land Use approval of a proposal to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-3.5.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: January 21, 2021, 5 PM.

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

Date of Application: August 28, 2019

Completeness Date: September 10, 2019

Notice of Application Date: September 19, 2019

Applicant: Ronald S. Frederiksen,

rfrederiksen@eastsideconsultants.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF DECISION

600 Bellevue

Location: 600 108th Avenue NE

Subarea: Downtown Bellevue

File Number: 19-131761-LD; 19-131740-LS; 20-101468-LP

Description: Master Development Plan, Design Review and Variance approval to construct a two-phase development that will support two office towers with ground level active uses on property located between 108th Avenue NE and 110th Avenue NE. The Master Development Plan total site area is 155,906 square feet. Phase 1 would redevelop the east portion of the site (approximately 98,084 square feet) with one 43-story office tower and Phase 2 would redevelop the west portion of the site with a future 33-story office tower. Both towers would share an underground parking garage. The Design Review and Variance approval is for Phase 1, which includes the 43-story office tower over six below-grade parking levels with 992 parking stalls, totaling 1,140,035 gross square feet. Additional improvements for Phase 1 include outdoor plaza space, a major public open space, two through block pedestrian connections, landscaping, lighting and construction of a 30-foot wide section of the Major Pedestrian Corridor. A Variance from prescribed land use code standards is requested and approved for the

Phase 1 project to increase the size of the first floorplate above 40' (30,206 sq. ft. in lieu of 24,000 sq. ft.) as measured from average finished grade.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: January 21, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 24, 2019 (LD/LS) and January 17, 2020 (LP)

Completeness Date: January 21, 2020 (LD/LS) and February 6, 2020 (LP)

Notice of Application Date: February 6, 2020

Applicant: Ian Kell, Seneca Group

Applicant Contact: Ben Spicer, NBBJ, 206-223-5555, bspicer@nbbj.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

[Bellevue Home Rehabilitation Program](#)

Location: City-Wide

Subarea: City-Wide

Description: The 2021-2025 City of Bellevue Home Rehabilitation Program will provide rehabilitation and repair to approximately 35 homes with approximately \$500,000 of Community Development Block Grant funds. Specific locations of individual repair and rehabilitation projects will be determined at time of grant/loan application.

Minimum Comment Period Ends: January 22, 2021, 5 PM.

Preparer: David Wong, 425-452-4282

Preparer Email: dwong@Bellevuewa.gov