



Weekly Permit Bulletin

March 18, 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

NOTICE OF APPLICATION AND PUBLIC MEETING

[400 108th Ave NE Office Tower](#)

Location: 400 108th Ave NE

Subarea: Downtown Bellevue

File Number: 21-102758-LD

Description: Application for Design Review approval of an 18-story office tower with active uses and pedestrian amenities and the ground level with eight levels of below grade parking.

Approvals Required: Design Review approval, Land Use approval, Concurrency Review 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 1, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: April 20, 2021, 6 PM;
Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/94794824619>

Password:203063

Date of Application: February 11, 2021

Completeness Date: March 9, 2021

Applicant: CLPF 400 108th LLC

Applicant Contact: Kate Freels, ZGF Architects, 206-521-3442,

KATE.FREELS@ZGF.COM

Planner: Leah Chulsky, 425-452-6834

Planner Email: Ichulsky@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bel-Red Medical Building](#)

Location: 15650 NE 24th St

Subarea: Southeast Bellevue

File Number: 21-104361-LD

Description: Application for Design Review approval of a 3-story mixed-use office tower with below grade parking.

Approvals Required: Design Review approval, Land Use approval, Concurrency Review 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 1, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: March 31, 2021, 6 PM;
Join Zoom Meeting:

<https://cityofbellevue.zoom.us/j/91890243636>

Password: 121708

Date of Application: March 1, 2021

Completeness Date: March 9, 2021

Applicant: Cornell Petrisor

Applicant Contact: Joel Riehl, Frieheit Architects, 425-444-8702,

JRIEHL@FREIHEITARCH.COM

Planner: Leah Chulsky, 425-452-6834

Planner Email: Ichulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Day Property](#)

Location: 17281 SE 43rd Street

Subarea: Newcastle

File Number: 21-102524-LO

Description: Application for Critical Areas Land Use Permit to allow the construction of a new single-family house and improvements. The site is subject to LUC 20.25H.190 reasonable use exception limiting the maximum allowed disturbance to 2,625 square feet due to the

presence of steep slope critical areas, 50-foot-top-of-slope buffer, 75-foot toe-of-slope setback, a Type-O stream, and a 25-foot stream buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: April 1, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 5, 2021

Completeness Date: March 5, 2021

Applicant: Vadim Scherbinin

Applicant Contact: Michael Moody, Core Design Inc., 425-885-7877, mam@coredesigninc.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[McGowan Retaining Wall](#)

Location: 1406 W Lake Sammamish Pkwy. NE

Subarea: Northeast Bellevue

File Number: 21-102789-LO

Description: Application for Critical Areas Land Use Permit to address unpermitted excavation and construction of a wall at the toe of a steep slope critical area. The site will be restored to the condition that existed prior to construction including installation of a wall. All disturbance to the steep slope and toe-of-slope structure setback is to be restored with replaced soil and native vegetation.

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: April 1, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 11, 2021

Completeness Date: March 11, 2021

Applicant: Ken and Kris McGowan

Applicant Contact: Kenny Booth, The Watershed Company, 425-957-1250, kbooth@watershedco.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Unico Bellevue Connection](#)

Location: 550 106th Ave NE, Bellevue, WA 98004

Subarea: Downtown Bellevue

File Number: 21-104972 LM

Description: Application for a State Environmental Policy Act (SEPA) review. The project involves modifications to the Bellevue Connection building and uses. These modifications include interior changes to the second level by enclosing 4,725 square feet of existing open-to-below area and increasing the third level existing mezzanine by 7,299 square feet. This will add a total of 12,024 square feet of new gross floor area to the building. There is no proposed expansion of the existing footprint. The modifications also include minor exterior design changes by relocating the private lobby entry from the south side of compass plaza to the west side of the plaza (no change in floor area), and new roof mounted mechanical equipment and screens. Other modifications proposed for the ground floor include changes of occupancy uses from recreation facility to office use and from office use to retail.

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: April 1, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 10, 2021

Completeness Date: March 11, 2021

Applicant: Jon O'Hare

Applicant Contact: Kevin Snook, ZGF Architects LLP, 206-582-5450, kevin.snook@zgf.com

Planner: Kenneth George, 425-452-5264

Planner Email: kgeorge@bellevuewa.gov

NOTICE OF DECISION

NOTICE OF DECISION

[The Spring District – Block 5](#)

Location: 1615 123rd Avenue NE – Block 5A

Subarea: Bel-Red

File Number: 19-130632-LD and 19-131669-LS

Description: Land Use approval to construct a new 11 story , 301,888 square foot office building with approximately 3,800 square feet of ground floor retail and 574 underground parking spaces..

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: April 1, 2021, 5 PM.

Refer to page one for information on how to.

Date of Application: November 27, 2019

Completeness Date: March 12, 2020

Notice of Application Date: March 26, 2020 and July 9, 2020

Applicant Contact: Carolyn Wennblom, Wright Runstad & Company, 206-805-5830,

CWennblom@wrihtrunstad.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov