



# Weekly Permit Bulletin

April 15, 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](mailto:cityclerk@bellevuewa.gov) and cc: [hearinqexaminer@bellevuewa.gov](mailto:hearinqexaminer@bellevuewa.gov) or mail 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](http://www.bellevuewa.gov) and click on Permits/Land Use Development/ Public Notices and Participation/Weekly Permit Bulletins and click 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 450 110<sup>th</sup> 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 Public Meeting

#### NOTICE OF PUBLIC MEETING

##### Washington Square Extended Stay Design Review

**Location:** 830 106<sup>th</sup> Ave NE

**Subarea:** Downtown Bellevue

**File Number:** 20-104855-LD

**Description:** Application for Design Review approval of an eight-story hotel, including below grade parking and at grade uses.

**Approvals Required:** Design Review approval, Concurrence Review, 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 29, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** May 5, 2021, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Join Zoom Meeting:

<https://cityofbellevue.zoom.us/j/92744095742>

Meeting ID: 927 4409 5742

Passcode: 445906

One tap mobile

+12532158782,,92744095742#,,,,\*445906# US (Tacoma)

+13462487799,,92744095742#,,,,\*445906# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC) Meeting

ID: 927 4409 5742

Passcode: 445906

Find your local number:

<https://cityofbellevue.zoom.us/u/aebarDcjz7>

Join by Skype for Business:

<https://cityofbellevue.zoom.us/skype/92744095742>

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

**Completeness Date:** April 9, 2020

**Notice of Application:** May 7, 2020

**Applicant Contact:** Aaron Converse, Washington Square West Hotel, 425-974-7069,

[aaron@west77partners.com](mailto:aaron@west77partners.com)

**Planner:** Mark Brennan, 425-452-2973

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

### Notice of Application

#### NOTICE OF APPLICATION

[Eastgate Tree Removal](#)

**Location:** 4005 151<sup>st</sup> Ave SE

**Subarea:** Newcastle

**File Number:** 20-114067-GJ

**Description:** Land Use review of a proposal to abate 10 hazardous trees from a steep slope critical area above 150<sup>th</sup> Ave SE. This permit request is to retroactively permit emergency removal operations that occurred in late 2020 and early 2021.

**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 29, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 9, 2020

**Completeness Date:** April 6, 2021

**Applicant Contact:** Kyle Bush, 425-830-1292, [kylebushinseattle@gmail.com](mailto:kylebushinseattle@gmail.com)

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

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

#### NOTICE OF APPLICATION

##### Somerset Slope Revegetation and Deck

**Location:** 13607 SE 55<sup>th</sup> Pl.

**Subarea:** Factoria

**File Number:** 21-106667 LO

**Description:** Land Use review of a Critical Areas Land Use Permit to address unpermitted reconstruction of an existing two-level deck and vegetation removal within a steep slope critical area buffer. The proposal is supported by a geotechnical report and a revegetation plan for the top-of-slope buffer.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 29, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 30, 2021

**Completeness Date:** April 7, 2021

**Applicant Contact:** Mike Chaffee, 425-736-7335, [chaffeemichael@hotmail.com](mailto:chaffeemichael@hotmail.com)

**Planner:** Kenneth George, 425-452-5264

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

#### NOTICE OF APPLICATION

[Hazard Tree Removal at 13205 SE 30<sup>th</sup> St.](#)

**Location:** 13205 SE 30<sup>th</sup> St.

**Subarea:** Richards Valley

**File Number:** 21-104669-GB

**Description:** Land Use review of a proposal to remove two cottonwood trees deemed a hazard located adjacent to a parking lot and within the 50-foot stream buffer of Sunset Creek.

**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 29, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 4, 2021

**Completeness Date:** April 1, 2021

**Applicant Contact:** Karen Ngo, SLC Investment LLC, 425-246-3412, [karen@pcacorporation.com](mailto:karen@pcacorporation.com)

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

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

#### NOTICE OF APPLICATION

[Pinnacle Bellevue South](#)

**Location:** 10116 NE 8th St.

**Subarea:** Downtown Bellevue

**File Number:** 21-104954-LP

**Description:** Application for approval of a Master Development Plan that includes phased development of eight mixed-use residential towers on property

located at the corner of NE 8<sup>th</sup> Street and 102<sup>nd</sup> Avenue NE. Towers range in height from ten to twenty-six stories. This development will be constructed in multiple phases and will contain residential towers, commercial and retail uses, office space and a hotel. Three levels of below grade will provide parking for the development, with approximately 2,500-stalls. The total site area is 264,8005 square feet (6.08 acres).

**Approvals Required:** Master Development Plan 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 29, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** To be held at a later date. Future public notification will be provided

**Date of Application:** March 10, 2021

**Completeness Date:** April 7, 2021

**Applicant Contact:** Kandice Kwok, Pinnacle International Development, Inc., 425 589-3487, [kandice.kwok@jyomarchitects.com](mailto:kandice.kwok@jyomarchitects.com)

**Planner:** Carol Orr, 425-452-2896

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

#### Notice of Decision

##### NOTICE OF DECISION

[Feldman Shed](#)

**Location:** 1307 121st Ave SE

**Subarea:** Richards Valley

**File Number:** 20-123659-LO

**Description:** Critical Areas Land Use Permit approval for a proposal to construct a 192 square-foot shed within a steep slope critical area buffer. Request is to modify 192 square feet of existing landscape rock within the critical area buffer to construct the shed. The proposal is supported by a geotechnical report and critical areas report. Mitigation will be required for this proposal.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** April 29, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 28, 2020

**Completeness Date:** January 22, 2021

**Notice of Application Date:** February 4, 2021

**Applicant Contact:** Frederick Feldman,

615-293-4432, [fkfeldman@gmail.com](mailto:fkfeldman@gmail.com)  
**Planner:** Richard Hansen, 425-452-2739  
**Planner Email:** [rhansen@bellevuewa.gov](mailto:rhansen@bellevuewa.gov)

### RE-NOTICE OF DECISION

#### [Adams Short Plat Amendment](#)

**Location:** 16415 SE 37<sup>th</sup> St  
**Subarea:** Southeast Bellevue  
**File Number:** 21-101198-LF  
**Description:** Re-notice of a Land Use approval to modify an approved short plat to change the designation. Re-notice required to add decision documents.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Date of Application:** January 12, 2021

**Completeness Date:** February 10, 2021

**Notice of Application Date:** February 25, 2021

**Applicant:** MN Custom Homes

**Applicant Contact:** Bonnie Babcock, Encompass Engineering, 425-392-0250,  
[bbabcock@encompass.net](mailto:bbabcock@encompass.net)

**Planner:** Leah Chulsky, 425-452-6834

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

### NOTICE OF THRESHOLD DETERMINATION

#### [Unico Bellevue Connection](#)

**Location:** 550 106<sup>th</sup> Ave NE, Bellevue, WA 98004

**Subarea:** Downtown Bellevue

**File Number:** 21-104972-LM

**Description:** State Environmental Policy Act (SEPA) threshold determination. 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.

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

**Appeal Period Ends:** April 29, 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

**Notice of Application Date:** March 18, 2021

**Applicant:** Jon O'Hare

**Applicant Contact:** Kevin Snook, ZGF Architects LLP, 206-582-5450, [kevin.snook@zgf.com](mailto:kevin.snook@zgf.com)

**Planner:** Kenneth George, 425-452-5264

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