



## 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

##### **1250 112<sup>th</sup> Ave – Conditional Use Permit and Design Review**

**Location:** 1250 & 1252 112<sup>th</sup> Ave NE

**Subarea:** North Bellevue

**File Number:** 20-113617-LB & 20-113615-LD

**Description:** Application for a Conditional Use Permit and Design Review approval to allow eight (8) attached residential dwelling units separated into two 4-story buildings. The units will be accessed by a single driveway off 112<sup>th</sup> Ave NE. The property is located within the Office District (O), which limits residential to no more than 50% of each building, unless Conditions Use Permit approval is obtained. No commercial development is proposed with these applications. This will be a public meeting to provide general information about the proposed project. Public comment on this application can be submitted until the staff report with decision and a recommendation to the Hearing Examiner is issued. You may contact the planner for more information regarding the proposal or to submit public comments. Questions or comments may be emailed to the planner prior to the meeting to facilitate the conversation.

**Approvals Required:** Conditional Use Permit approval, Design Review approval and ancillary permits and approvals

**Public Meeting:** April 22, 2021, 6 PM

**Public Meeting Information:** This meeting will be held using the zoom videoconference platform. You may join the conference using the following credentials:

Zoom Link:

<https://cityofbellevue.zoom.us/j/95652127483>

Meeting ID: 956 5212 7483

Password: 360179

Dial in by phone: +1 (253) 215-8782

Join by Skype for Business:

<https://cityofbellevue.zoom.us/skype/95652127483>

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

**Completeness Date:** September 25, 2020

**Notice of Application Date:** October 29, 2020

**Applicant:** Schuyler Tutt, Medici Architects

**Applicant Contact:** Kelly Hallstrom, Medici Architects, 425-453-9298,

[kelly@mediciarchitects.com](mailto:kelly@mediciarchitects.com)

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

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

### Notice of Application

#### NOTICE OF APPLICATION

[Pinnacle Bellevue North](#)

**Location:** 10112 NE 10<sup>th</sup> Street

**Subarea:** Downtown Bellevue

**File Number:** 21-103192-LP and 21-103195-LD

**Description:** Application for Master Development Plan and Design Review approval to construct a seven-tower mixed-use residential development on property located at the corner of 102<sup>nd</sup> Avenue NE and NE 10<sup>th</sup> Street. Towers range in height from nine to twenty-six stories. Project phasing is not proposed, as this development will be constructed in a single-phase. The total site area is 195,595 square feet (4.49 acres). Three residential towers will include office, commercial and retail uses within a shared podium. The project also includes public outdoor plaza space and three levels of below grade shared parking levels with

approximately 1,814 parking stalls. Additional improvements include an east west through block pedestrian connection, landscaping, lighting and water features.

**Approvals Required:** Master Development Plan Approval, 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:** April 22, 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:** February 22, 2021 (LP/LD)

**Completeness Date:** March 22, 2021

**Applicant:** Pinnacle International Development Inc.

**Applicant Contact:** Kandice Kwok, JYOM Architects, 425-589-3487,  
[kandice.kwok@jyomarchitects.com](mailto:kandice.kwok@jyomarchitects.com)

**Planner:** Laurie Tyler, 425-452-2728

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

## NOTICE OF APPLICATION

### [88 Degrees](#)

**Location:** 1733 127<sup>th</sup> Avenue NE

**Neighborhood:** Bel-Red

**File Number:** 21-102574-LD & 21-102598-LO

**Description:** Design Review and Critical Areas Land Use Permit to construct 16 separate townhome buildings, consisting of 80 units located on a 4.1 acres site. A portion of an internal access road and buildings 2, 4 and 6 are proposed to be located within the 50 ft. top of slope critical area buffer.

**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.

**Public Meeting:** April 28, 2021, 6 PM; Online only via Zoom link below

**Public Meeting Information:** Join Zoom Meeting:

<https://cityofbellevue.zoom.us/j/98962329750>

**Meeting ID:** 989 6232 9750

**Passcode:** 024482

**Dial-In:** 253-215 8782

**Minimum Comment Period Ends:** April 22, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** 21-102574-LD February 9, 2021 & 21-102598 LO February 11, 2021

**Completeness Date:** 21-102574-LD March 26, 2021 & 21-102598-LO March 26, 2021

**Applicant:** Ryan Kohlmann,

[ryan.kohlmann@pultegroup.com](mailto:ryan.kohlmann@pultegroup.com)

**Planner:** Kimo Burden, 425-452-5242

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

## RE-NOTICE OF APPLICATION

### [Summit Classical Christian School](#)

**Location:** 5130 164<sup>th</sup> Avenue SE

**Subarea:** Newcastle

**File Number:** 21-102600-LA

**Description:** Renoticing to correct date and time of Public Meeting. Application for Land Use approval to establish a K-12 private school at an existing religious services facility.

Approximately 193 students proposed to attend, and will arrive via private bus service. No modification the building exterior is proposed.

**Approvals Required:** Administrative 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:** April 15, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** April 14, 2021, 6 PM; Virtual Meeting

**Conference Room:**

Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/95712238266>

Meeting ID: 957 1223 8266

Passcode: 515083

One tap mobile

+12532158782,,95712238266#,,,\*515083#

US (Tacoma)

+13462487799,,95712238266#,,,,\*515083#  
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)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)

Meeting ID: 957 1223 8266

Passcode: 515083

Find your local number:

<https://cityofbellevue.zoom.us/j/95712238266>

Join by Skype for Business

<https://cityofbellevue.zoom.us/j/95712238266>

**Date of Application:** February 8, 2021

**Completeness Date:** March 10, 2021

**Notice of Application Date:** April 1, 2021

**Applicant:** Stephen Hammer

**Applicant Contact:** Stephen Hammer, BPH Architects, 425-774-4701 ext 14,  
[steve@BPHArch.com](mailto:steve@BPHArch.com)

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

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

## Notice of Decision

### NOTICE OF DECISION

**Adams Short Plat Amendment**

**Location:** 16415 SE 37<sup>th</sup> St

**Subarea:** Southeast Bellevue

**File Number:** 21-101198-LF

**Description:** Land Use approval to modify an approved short plat to change the designation.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** April 22, 2021, 5 PM.

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

**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

[Crispin Watercraft Lifts](#)

**Location:** 4833 Lakehurst Lane SE

**Subarea:** Factoria

**File Number:** 21-101539 WE

**Description:** Land Use review of a proposal to install one free-standing boatlift with a light penetrating canopy, one dock mounted Personal Water Craft (PWC) lift and one buoy associated with an existing dock.

**Approvals Required:** Land Use approval and ancillary permits and approvals

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

**Appeal Period Ends:** April 22, 2021, 5 PM.

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

**Date of Application:** January 19, 2021

**Completeness Date:** February 16, 2021

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

**Applicant:** Dennis Crispin

**Applicant Contact:**

[DJCRISPIN@HOTMAIL.COM](mailto:DJCRISPIN@HOTMAIL.COM)

**Planner:** Heidi Bedwell, 425-452-4862

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

### NOTICE OF DECISION

[Temple B'Nai Torah and TC4](#)

**Location:** 15727 NE 4<sup>th</sup> Street

**Neighborhood:** Crossroads

**File Number:** 21-102615-LZ

**Description:** To provide temporary encampment for members of Tent City 4 (TC4) as an interim solution to eastside homelessness.

**Approvals Required:** Temporary Encampment approval and ancillary permits and approvals

**Decision:** Approval of Extended Temporary Encampment Permit with Conditions

**Concurrency Determination:** N/A

**SEPA:** This DNS is issued after using the optional DNS process in WAC 197-11-355. **This decision may be appealed to Superior Court by filing a land use petition meeting the requirements set forth in Chapter 36.70C RCW. See LUC 20.35.070. There is a 21-day appeal period to end on April 29, 2021.**

**Date of Application:** February 9, 2021

**Completeness Date:** February 18, 2021

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

**Applicant Contact:** Rabbi Sydney Danziger, Temple B'nai Torah, 425-603-9677

**Planner:** Toni Pratt, 425-452-5374

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

## NOTICE OF DECISION

[Zheng Vegetation Management Plan](#)

**Location:** 4040 165<sup>th</sup> Place SE

**Subarea:** Newcastle

**File Number:** 20-123672-LO

**Description:** Critical Areas Land Use Permit approval for Vegetation Management to restore unpermitted vegetation removal that has occurred within a type-F stream buffer. Unpermitted vegetation clearing associated with Enforcement Action 20-114215-EA.

**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:** April 22, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 29, 2020

**Completeness Date:** February 2, 2021

**Notice of Application Date:** March 11, 2021

**Applicant Contact:** Cong Zheng, , 404-426-1958, [ZC1988104@gmail.com](mailto:ZC1988104@gmail.com)

**Planner:** Drew Folsom, 425-452-4441

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

## Notice of Public Hearing

### NOTICE OF PUBLIC HEARING

[Grand Connection Sequence One Guidelines and Standards Land Use Code Amendment](#)

**Location:** City-Wide

**Subarea:** City-Wide

**File Number:** 20-114098-AD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the **Bellevue Planning Commission** will

hold a public hearing during its virtual meeting on **Wednesday, April 28, 2021**, to consider a Land Use Code Amendment ) for Sequence One of the Grand Connection, creating a new section 20.25A.175 in the Land Use Code (LUC). The proposed LUCA is to amend the existing Pedestrian Corridor and Major Public Open Space Design Guidelines and LUC

20.25A.090.C.1-2, to implement key elements of the vision illustrated in the Grand Connection Framework Plan and the 2018 Grand Connection Comprehensive Plan Amendment, Ordinance No. 6449. Sequence One of the Grand Connection addresses the area from the intersection of 100th Avenue NE and Main Street to the east end of the Transit Center (NE 6th Street and 110th Avenue NE).

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

**Public Hearing:** April 28, 2021 at 6:30 PM;

**Hearing Room:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at

<https://bellevue.legistar.com/Calendar.aspx>.

**Comments:** Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to

[PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov) before the public hearing, or by submitting written

comments or signing up to make oral comments to the Planning Commission at the hearing. Written comments will also be accepted by mail to Nick Whipple, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov). Comments must be received by 3:00 PM on April 28, 2021. All written comments timely received by the Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

**Date of Application:** September 10, 2020

**Completeness Date:** September 17, 2020

**Applicant Contact:** Nick Whipple, Senior Planner, Development Services Department, 425-452-4578, [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

**SEPA Planner:** Matthews Jackson, Planning Manager, Development Services Department, 425-452-2729, [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)