



Weekly Permit Bulletin

May 13, 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 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 and click on Permits/Land Use Development/ Public Notices and Participation/Weekly Permit Bulletins. 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 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

DASH Glendale

Location: 12600 NE 8th St.; 900 124th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 20-114270 AC

Description: Privately-initiated application for a site-specific amendment on two parcels totaling 7.5 acres from Multifamily-Medium (MF-M) to Neighborhood Mixed Use (NMU). The City Council recommended inclusion of this CPA in the 2021 Annual Comprehensive Plan Amendment Work Program.

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

Minimum Comment Period Ends: May 27, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 15, 2020

Completeness Date: October 15, 2020

Applicant Contact: Chris Buchanan
206-459-7715, chrisb@dashhousing.org

Comprehensive Plan Amendment Planner:

Gwen Rousseau, grousseau@bellevuewa.gov

SEPA Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

DeVita Residence Remodel & Addition Variance

Location: 3835 139th PI SE

Subarea: Eastgate

File Number: 21-107106-LS

Description: **Application for a Variance** to the Land Use Code for a proposal to reduce the required front yard setback from 20 feet to 6 feet to facilitate the location of a new garage addition.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: May 27, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 6, 2021

Completeness Date: April 28, 2021

Applicant: Thomas Wadkins, SMA

Applicant Contact: Carlos Sierra, SMA,
425-455-3693, thomas@sm-architects.net

Planner: David Wong, 425-452-4282

Planner Email: DWong@Bellevuewa.gov

NOTICE OF APPLICATION

Drollinger Residence

Location: 1250 West Lake Sammamish Parkway NE

Subarea: Northeast Bellevue

File Number: 21-104643-LO

Description: Application for Land Use approval of a Critical Areas Land Use Permit to replace a retaining wall, install a new retaining wall, install new grated-metal steps and install a new parking strip driveway with storage below. The proposed development will occur within a steep slope critical area, buffer and structure setback.

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

SEPA: Exempt

Minimum Comment Period Ends: May 27, 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 22, 2021

Applicant: Heidi Helgeson

Applicant Contact: Lisa Montalvo, H2D
Architecture + Design, 206-524-3734,
lisak@h2darchitects.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Energize Eastside Bellevue North Segment](#)

Location: Within PSE's existing transmission line corridor north of the Lakeside Substation (13615 SE 26th St) to the northern city limits (5755 140th Ave NE).

Subarea: Richards Valley, Southeast Bellevue, Wilburton/NE 8th St., Bel-Red Bridle Trails

File Number: 21-104991 LB and 21-104989 LO

Description: Conditional Use Permit and Critical Areas Land Use Permit for the North Bellevue Segment of the Energize Eastside project. Puget Sound Energy, Inc. (PSE) project includes a new substation in Bellevue ("Richards Creek substation") and the upgrade of 18 miles of two existing 115 kV transmission lines with 230 kV lines (collectively referred to as the "Energize Eastside") from Renton to Redmond. In Bellevue, PSE is proposing to apply for permits to construct the project in two phases. The first phase ("South Bellevue Segment"), included upgrading 3.3 miles (Bellevue Portion) of existing 115 kV lines with 230 kV lines between the Lakeside substation and the southern city limits of Bellevue and land use permits have been approved. The subject proposal for the North Bellevue Segment includes the replacement and upgrading of approximately 5.2 miles of existing 115 kV transmission lines with 230 kV lines north of the Lakeside substation to the northern city limits of Bellevue. This upgrade includes replacing existing wooden H-frame poles with steel monopoles in the existing transmission line corridor. Critical Areas (Steep Slopes, Wetlands, Streams and Habitat of Species of Local Importance) are located within the transmission line corridor.

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

SEPA: A Final Environmental Impact Statement (FEIS) for the Project was prepared and released in March 2018 (File # 15-139122 LE). For more information about the Final EIS, see:

<http://www.energizeeastsideeis.org/>

Minimum Comment Period: May 27, 2021, 5 PM. Refer to page one for information on how to comment on a project. Note that comments may be submitted up until the Director's decision on the Critical Areas Land Use Permit is issued and recommendation on the project is prepared for the Hearing Examiner.

Public Meeting: The first required public meeting will be held as part of the EBCC regular monthly meetings. This courtesy hearing is scheduled for **Tuesday, June 1, 2021, 6:30 PM.**

The courtesy hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the courtesy hearing will be provided on the published agenda and are found at <https://bellevue.legistar.com/Calendar.aspx>.

Date of Application: March 11, 2021

Completeness Date: April 8, 2021

Applicant: Puget Sound Energy

Applicant Contact: Bradley Strauch,
bradley.strauch@pse.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bellevue 600 Phase 2](#)

Location: 600 108th Avenue NE

Subarea: Downtown Bellevue

File Number: 21-106968-LD

Description: Application for Design Review approval to construct a 31-story office tower with ground level active uses on property located at the corner of 108th Avenue NE and NE 6th Street (Transit Center). The total site area is 57,822 square feet (1.3 acres) and is known as Phase 2 of the recently approved 600 Bellevue Master Development Plan (20-101468-LP). The project includes six below-grade parking levels that will tie into the Phase 1 below grade parking garage, which is currently under construction.

Approximately 1,739 parking stalls are proposed for both phases of development, with 741 stalls proposed for Phase 2. Additional improvements include outdoor plaza space, a through-block pedestrian connection, landscaping, lighting and construction of a 30-foot wide section of the Downtown Pedestrian Corridor.

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: May 27, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: May 18, 2021, 6 PM; Online only via Zoom link below.

Public Meeting Information: Join Zoom Meeting:

<https://cityofbellevue.zoom.us/j/92088472638>

Meeting ID: 920 8847 2638

Passcode: 589394

Dial-In 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)

Date of Application: April 5, 2021

Completeness Date: May 3, 2021

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 Decision

NOTICE OF DECISION

Eastgate Tree Removal

Location: 4005 151st 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 150th Ave SE. This permit application is to retroactively permit emergency

removals that occurred in late 2020 and early 2021.

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: May 27, 2021, 5 PM.

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

Date of Application: September 9, 2020

Completeness Date: April 6, 2021

Notice of Application Date: April 15, 2021

Applicant Contact: Kyle Bush, 425-830-1292, kylebushinseattle@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: DWong@Bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Sunset North Lot 10 Rezone

Location: 3002 139th Ave SE

Subarea: Eastgate

File Number: 18-127169-LQ

Description: Land Use recommendation of a Rezone from Office Limited Business (OLB) to Eastgate Transit Oriented Development (EG-TOD); and clarification and/or modification regarding the applicability of Concomitant Zoning Agreements associated with the property.

Approvals Required: City Council approval following Hearing Examiner Recommendation, and ancillary permits and approvals.

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance. Current proposal is within the same scope as the previously approved Comprehensive Plan Amendment and is relying upon the final threshold DNS issued on February 12, 2015.

Virtual Public Hearing: June 3, 2021, 6 PM.

The public may participate in the hearing by either submitting written comments or by joining the hearing remotely to provide oral comments.

Submit written comments via email to hearingexaminer@bellevuewa.gov by 3:00 p.m. on Thursday, June 3, 2021. Click the following link to sign-up to provide oral testimony at the

public hearing: <https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 3:00 p.m. on June 3, 2021.

Date of Application: October 11, 2018

Completeness Date: November 13, 2018

Notice of Application Date: December 13, 2018

Applicant: Sunset North, LLC

Applicant Contact: Jack McCullough,
McCullough, Hill, Leary, PS, 206-812-3388,
jack@mhseattle.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

[Shannon Home Occupancy Permit](#)

Location: 1306 159th SE, Bellevue, WA, 98008

Subarea: Southeast Bellevue

File Number: 21-106546-LH

Description: Approval of a Home Occupation Permit to establish Let's Go! Physical Therapy & Pilates business within the residence on a property zoned Single-Family Residential (R-5) District, pursuant to LUC 20.30N. The home occupation is proposed to operate between 6 AM-9 PM, with no non-resident employees and not more than six client visits per day.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 27, 2021, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: March 25, 2021

Completeness Date: April 6, 2021

Notice of Application Date: April 22, 2021

Applicant: Marilyn Shannon

Applicant Contact: Marilyn Shannon, Property Owner, (425) 577-7258, mdevries_22@yahoo.ca

Planner: Jordan Borst, 425-452-6997

Planner Email: jborst@bellevuewa.gov