



Weekly Permit Bulletin

October 17, 2019

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

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](#)
- 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.

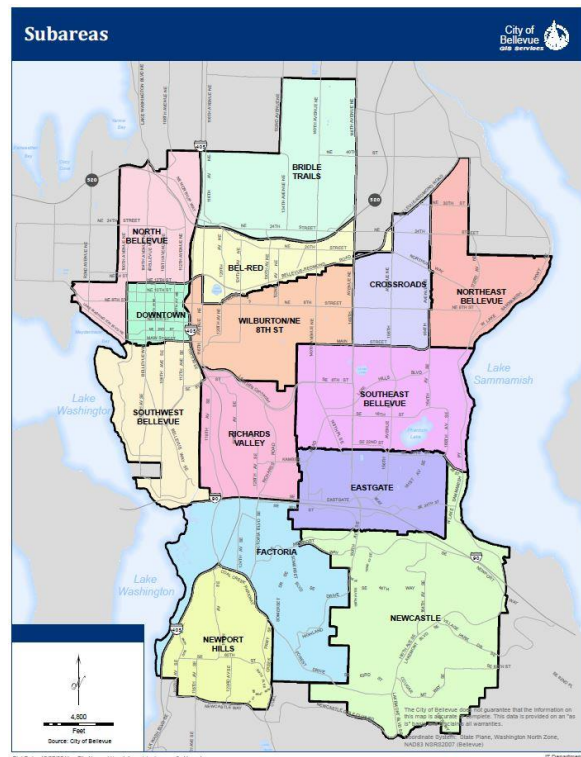
To receive the bulletin by email:

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:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



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

[Northup Way Mixed Use](#)

Location: 12863 Northup Way

Neighborhood: Bel-Red

File Number: 19-123381-LP

Description: Application for Master Development Plan Permit approval to construct an approximately 565,016 square foot, 403-unit mixed use apartment building with ground floor retail and 373 below grading parking stalls.

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: October 29, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-118

Minimum Comment Period Ends: October 31, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 4, 2019

Completeness Date: September 6, 2019

Applicant: Epaminondas Trimis, trimisn@baylisarchitets.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF APPLICATION

[Boat and Dual Jet Ski Lifts](#)

Location: 10015 SE 25th St

Subarea: Southwest Bellevue

File Number: 19-124538-WG

Description: Application for a Shoreline Substantial Development Permit to relocate and permit an existing dual jet ski lift and to remove an existing 18-inch wide finger pier to the jet ski lift. Proposal is also to permit an existing boat lift located adjacent to the existing dock.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process.

Minimum Comment Period Ends: November 18, 2019. Refer to page one for information on how to comment on a project.

Date of Application: September 24, 2019

Completeness Date: October 4, 2019

Notice of Application Date: October 17, 2019

Applicant: Mohamad Daher

Applicant Contact: William Gottlieb, Plan One, 206-612-8511, wmgottlieb@planone.biz

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Urban Oasis](#)

Location: 12032 SE 42nd St.

Subarea: Factoria

File Number: 19-124713-LH

Description: Application for Home Occupation Permit approval for a home business to rent two bedrooms for not more than 30 days at one time for up to two people total. The owner will occupy the premises while renting to short-term renters and provide two off-street parking spaces.

Approvals Required: Home Occupation Permit approvals

SEPA: Exempt

Date of Application: September 26, 2019

Completeness Date: October 10, 2019

Applicant Contact: Carlo Gimenez, 206-832-7604; cjimene@gmail.com

Planner: Christina Behar, 425-452-6997

Planner Email: cbehar@bellevuewa.gov

Notice of Decision

NOTICE OF THRESHOLD DETERMINATION

[City of Bellevue Parks – Downtown Park NE Gateway](#)

Location: 10201 NE 4th Street

Subarea: Downtown Bellevue

File Number: 19-120830-LM

Description: State Environmental Policy Act Threshold Determination for improvements to the NE corner of the City of Bellevue's Downtown Park, located at the corner of NE 4th Street and Bellevue Way. This project is the next phase of improvements to the Downtown Park, and includes a new pedestrian gateway plaza, lighting, water feature, public art, landscape and infrastructure enhancements, frontage improvements and formal pedestrian connection to the main area of the Downtown Park. The project site is approximately 1.77 acres (76,000 square feet) of the 17.8-acre Downtown Park.

Decision: Approval

Concurrency Determination: N/A

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

Appeal Period Ends: October 31, 2019, 5 PM.

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

Date of Application: August 15, 2019

Completeness Date: September 12, 2019

Notice of Application Date: September 12, 2019

Applicant Contact: Ken Kroeger, City of Bellevue Parks and Community Development, 425-452-4624, KKroeger@bellevuewa.gov

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF DECISION

[1001 Office Towers](#)

Location: 1001 106th Avenue NE

Neighborhood: Downtown Bellevue

File Number: 18-129442 LD and 18-130092 LP

Description: TC Northwest Development, Inc. seeks Master Development Plan and Design Review approval to demolish an existing one-story commercial development with approximately 141 surface parking stalls to construct two 15-story commercial office buildings with approximately 12,407 square feet of retail/restaurant spaces on

2.62 acres. Approximately 1,459 parking stalls will be provided within 8 levels of underground parking. The applicant proposes to complete development of this proposal in one phase.

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: October 31, 2019, 5 PM.

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

Date of Application: November 19, 2018

Completeness Date: November 20, 2018

Notice of Application Date: November 29, 2018

Applicant Contact: Mike Nelson, TC Northwest Development, Inc., 206-694-5810

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov