



# Weekly Permit Bulletin

January 13, 2022

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

**Bellevue City Hall is now open for limited services and hours. For more information:**  
[development.bellevuewa.gov](http://development.bellevuewa.gov)

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## How to use this bulletin

### To learn more about a project:

- Click the name of the project to view digital documentation.
- Submit a request online to review the project file at [Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records](http://Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records)
- Call the planner assigned to the project to arrange to review the project files. The planner's contact information is in the notice.

### To comment on a project:

- Send your comments in writing to the Development Services Department. 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 or SEPA determination:

- 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](#).
- To file an appeal electronically please email to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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 Shoreline Hearing Board at 360-459-6327.

## Receive the bulletin by email

Go to the Weekly Permit Bulletin page on our city website at [bellevuewa.gov/permit-bulletin](http://bellevuewa.gov/permit-bulletin). Click the Subscribe button to join the mailing list. You will continue to receive the bulletin weekly until you unsubscribe from this service.

## How to reach us

450 110th Ave NE | 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.

[View a larger Neighborhood map](#)



For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-6800 (voice) or email [servicefirst@bellevuewa.gov](mailto:servicefirst@bellevuewa.gov). For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

## General Information Regarding Use of Optional DNS Process

When the SEPA field indicates a Determination of Non-significance (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.

## Notices of Application

### NOTICE OF APPLICATION

**Project Name:** [Newport Sewer Basin Capacity Improvements](#)

**Location:** The project is located entirely within the right-of-way of Cascade Key between 62 Cascade Key and 2 Cascade Key. Vicinity Map available in project file.

**Neighborhood Area:** Newport

**File Number:** 21-129635-WG and 21-129634-LO

**Description:** Land Use review of a Shoreline Substantial Development Permit and Critical Areas Land Use Permit for the City of Bellevue Utilities to construct an 8" diameter force main to improve capacity and reliability for the conveyance of excess wastewater within the vicinity of Cascade Key and the surrounding neighborhood. This work is within 200 feet of the Lake Washington shoreline jurisdiction. Additionally, the proposed main crosses Coal Creek.

**Approvals Required:** Shoreline Substantial Development Permit approval, Critical Areas Land Use Permit, and ancillary permits and approvals

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

**Minimum Comment Period Ends:** February 14, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 1, 2021

**Completeness Date:** November 18, 2021

**Applicant Contact:** Birol Shaha, City of Bellevue Utilities, 425-452-4477, [bshaha@bellevuewa.gov](mailto:bshaha@bellevuewa.gov)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [LWallgren@bellevuewa.gov](mailto:LWallgren@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** [COB PCD 164<sup>th</sup> Ave NE LID Retrofit](#)

**Location:** 164<sup>th</sup> Ave NE between NE 8<sup>th</sup> St and Northup Way

**Neighborhood Area:** Northeast Bellevue

**File Number:** 21-132432-GD

**Description:** Land Use review of a proposal to install enhanced landscaping and irrigation within the Right of Way on 164<sup>th</sup> Ave NE between NE 8<sup>th</sup> St and Northup Way. The proposal includes the use of bioretention planters, bioswale plantings, and other landscape improvements along the existing path on the east side of 164<sup>th</sup> Ave NE.

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

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

**Minimum Comment Period Ends:** January 27, 2022, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** December 17, 2021

**Applicant Contact:** Kat Phillips, City of Bellevue, 425-457-4966, [KPhillips@bellevuewa.gov](mailto:KPhillips@bellevuewa.gov)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## Notices of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Lochleven Townhomes](#)

**Location:** 417 99<sup>th</sup> Ave NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 21-134239-LD

**Description:** A proposed Design Review Permit to construct two separate townhome buildings consisting of seven units, located on a 0.358 Acre site.

**Approvals Required:** Design Review approval and ancillary permits and approvals

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

**Minimum Comment Period Ends:** January 27, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** January 19, 2022 at 6:00 PM

**Meeting Info:** Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/93433237724>

**Meeting ID:** 934 3323 7724 Passcode: 962135

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

**Date of Application:** December 16, 2021

**Completeness Date:** December 27, 2021

**Applicant Contact:** Naoko Yamagishi, Freiheit Architecture, 425-827-2100, [nyamagishi@freiheitarch.com](mailto:nyamagishi@freiheitarch.com)

**City Planner Contact:** Kimo Burden, 425-452-5242, [CBurden@bellevuewa.gov](mailto:CBurden@bellevuewa.gov)

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [108<sup>th</sup> Street Mixed Use](#)

**Location:** 10850 & 10900 NE 8<sup>th</sup> Street

**Neighborhood Area:** Downtown

**File Number:** 21-129755-LD and 21-134717-LP

**Description:** Application for Design Review and Master Development Plan approval to construct a five (5) story addition to an existing parking garage. The project will provide approximately 3680 SF of active uses, 312 units, and 900 parking spaces within the existing parking garage. The existing garage will be retained as built to provide parking for the proposal and adjacent commercial buildings.

**Approvals Required:** Design Review approval, Master Development Plan approval, and ancillary permits and approvals

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

**Minimum Comment Period Ends:** January 27, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** January 27, 2022, 6 PM

**Meeting Info:** Join Zoom Meeting <https://cityofbellevue.zoom.us/j/95041242870>

**Meeting ID:** 950 4124 2870 Passcode: 731383

**Date of Application:** November 3, 2021

**Completeness Date:** December 1, 2021

**Applicant Contact:** Jon O'Hare, Permit Consultants NW, 425-301-9541, [Jon@PermitCNW.com](mailto:Jon@PermitCNW.com)

**City Planner Contact:** Carol Orr, 425-452-2896, [COrr@bellevuewa.gov](mailto:COrr@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Chen/Porwal Somerset Hillside Planting](#)

**Location:** 4342 Somerset Blvd. SE

**Neighborhood Area:** Somerset

**File Number:** 21-107579-LO

**Description:** Approval of a Critical Areas Land Use Permit for planting on a steep slope portion of the property facing Somerset Blvd SE with mostly native shrubs, perennials and groundcover. Proposal includes the removal of four cherry trees in the public right-of-way and replacement with four Adirondack Crabapple trees, native grasses, ground covers and shrubs in the ROW. No grading is proposed.

**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:** January 27, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 13, 2020

**Completeness Date:** November 9, 2020

**Notice of Application Date:** January 14, 2021

**Applicant:** Kim Rooney, Landscape Architect

**Applicant Contact:** Kim Rooney, Kim Rooney Landscape Architect, 206-920-1323, [kimerooney@gmail.com](mailto:kimerooney@gmail.com)

**City Planner Contact:** Kenneth George, 425-452-5264, [KGeorge@bellevuewa.gov](mailto:KGeorge@bellevuewa.gov)

## RE-NOTICE OF DECISION

**Project Name:** [400 108th Ave NE Office Tower](#)

**Location:** 400 108<sup>th</sup> Ave NE

**Neighborhood Area:** Downtown

**File Number:** 21-102758-LD

**Description:** Re-notice of Design Review approval for a 19-story 323 ft. tall (345 ft, with mechanical) office building consisting of ground floor amenity spaces, outdoor plaza and 670 below-grade parking spaces to correct errors in the staff report on pages 5, 10, 16, 18, 20, 23, 33, 37, 38, 42, and 47, including revisions to the Utilities Technical Review.

**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:** January 27, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 11, 2021

**Completeness Date:** March 9, 2021

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

**Applicant:** CLPF 400 108th LLC

**Applicant Contact:** Kate Freels, ZGF Architects, 206-521-3442, [Kate.Freels@ZGF.com](mailto:Kate.Freels@ZGF.com)

**City Planner Contact:** Leah Chulsky, 425-452-6834, [LChulsky@bellevuewa.gov](mailto:LChulsky@bellevuewa.gov)