



# Weekly Permit Bulletin

January 23, 2020

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](http://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 450 110<sup>th</sup> 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

##### Stone Gardens Addition

**Location:** 15600 NE 8<sup>th</sup> St Ste C1

**Subarea:** Crossroads

**File Number:** 19-124719-LM

**Description:** Application for Preliminary SEPA Review for an 8,150 SF, 45-foot height building addition to the existing Stone Gardens Rock Climbing Center (existing building area is 40,780 SF). The new addition would consist of new locker rooms, restrooms, a mezzanine for viewing and climbing walls. Twenty-nine existing parking stalls would be removed, required parking will be met through the Crossroads Mall shared parking agreement.

**Approvals Required:** Preliminary SEPA Review, Land Use Exemption 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:** February 6, 2020. Refer to page one for information on how to comment on a project.

**Date of Application:** November 27, 2019

**Completeness Date:** December 9, 2019

**Applicant Contact:** Tom Jordan, MG2, 206-962-6580, [tom.jordan@mg2.com](mailto:tom.jordan@mg2.com)

**Planner:** Peter Rosen, 425-452-5210

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

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### Fana 305

**Location:** 305 108<sup>th</sup> Ave NE

**Subarea:** Downtown Bellevue

**File Number:** 19-130679-LD

**Description:** Application for Design Review approval to construct a 33-story mixed use building that will contain a hotel, restaurant, residential units and associated parking.

**Approvals Required:** Design Review approval, Concurrency 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:** February 6, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** January 30, 2020, 6 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-112

**Date of Application:** December 2, 2019

**Completeness Date:** December 19, 2019

**Applicant Contact:** Dan Nelson, Via Architecture, 206-812-1943, [dnelson@via-architecture.com](mailto:dnelson@via-architecture.com)

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

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

#### NOTICE OF APPLICATION

##### **FANA Land Use Code Interpretation**

**Location:** 320-350 106<sup>th</sup> Avenue

**Subarea:** Downtown Bellevue

**File Number:** 19-131714-DA

**Description:** Application for Land Use Code Interpretation (Part 20.30K LUC) regarding the manner and requirements, if any, of allocating floor area available from a currently non-conforming, future-phased portion to a first-phased portion, where the project limit/site is newly defined to include both

phases under a Master Development Plan. Specifically, the applicant seeks confirmation that under LUC 20.25A.040 and other relevant sections of the LUC, such allocation of floor area within an expanded project limit/site do not actually “change” the nonconforming site conditions of the future-phased portion and therefore do not require bringing the site nonconformities in this future-phase portion into conformance.

**Approvals Required:** N/A

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 6, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 23, 2019

**Completeness Date:** December 23, 2019

**Applicant:** FANA Group of Companies

**Applicant Contact:** John C. McCullough, McCullough Hill Leary, PS, 206-812-3388, [jack@mhseattle.com](mailto:jack@mhseattle.com)

**Planner:** Trisna Tanus, 425-452-2970

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

## NOTICE OF APPLICATION

### [Zhang Hazardous Tree Removal](#)

**Location:** 14515 SE 42<sup>nd</sup> Pl

**Subarea:** Newcastle

**File Number:** 19-131862-GJ

**Description:** Land Use review of a proposal to remediate three (3) hazardous bigleaf maple trees located within a steep slope and 75-foot steep slope structure setback. The proposal is supported by an arborist report and replanting plan.

**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:** February 6, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 30, 2019

**Completeness Date:** January 8, 2020

**Applicant Contact:** Larry Zhang, 206-427-1443, [lzhang84@hotmail.com](mailto:lzhang84@hotmail.com)

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

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

## RE-NOTICE OF APPLICATION

### [Stehr – Tam Preliminary Short Plat](#)

**Location:** 9818 NE 31st St

**Subarea:** North Bellevue

**File Number:** 19-131168-LN

**Reason for Re-Notice:** To clarify access to lots.

**Description:** Application for Land Use approval to sub-divide one lot totaling 20,700 square feet, (.47 acres), zoned R-4, into two lots. Sufficient square footage to subdivide will be achieved through a Boundary Line Adjustment as reviewed under 19-131169-LW. The existing home on the parcel will be retained. All lots will be accessed from NE 31st Street, and will average .23 acres.

**Approvals Required:** Preliminary Short Plat approval, Boundary Line Adjustment approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 6, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 11, 2019

**Completeness Date:** January 9, 2020

**Applicant:** Bjorn Stehr

**Applicant Contact:** Maher Joudi, DR Strong Consulting Engineers, 425-827-3063, [maher.joudi@drstrong.com](mailto:maher.joudi@drstrong.com)

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

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

## NOTICE OF APPLICATION

### [Sandpiper East Tree Removal](#)

**Location:** 13917 NE 14<sup>th</sup> St

**Subarea:** Wilburton/NE 8th St.

**File Number:** 19-130577-GB

**Description:** Land Use review of a proposal to remediate 18 hazardous trees located throughout the site. Five (5) trees are located within the stream buffer of Kelsey Creek, a fish-bearing stream. The proposal is supported by an arborist report.

**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:** February 6, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 26, 2019

**Completeness Date:** January 16, 2020

**Applicant Contact:** Anne Morey, A&M Tree Service, 425-867-2307,

[aandmmorey@comcast.net](mailto:aandmmorey@comcast.net)

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

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Broadstone Bellevue Gateway**

**Location:** 11100 Main Street

**Subarea:** Downtown Bellevue

**File Number:** 19-128762-LD and 19-128763-LP

**Description:** Application for Design Review and Master Development Plan (MDP) approval to remove an existing office building on approximately 1.9 acres and to construct 3 buildings in one phase. This includes a 22-story independent living building and two 7-story multifamily buildings (336 total units) with approximately 7,000 square feet of ground floor active use. Approximately 250 underground parking stalls are proposed. The MDP would also utilize unused floor area from approved Design Review #18-116053-LD.

**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:** February 6, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** February 11, 2020, 6 PM;

Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-108

**Date of Application:** November 8, 2019

**Completeness Date:** December 5, 2019

**Applicant Contact:** Thomas Hembra, Encore Architects, 206-673-1893,

[thomash@encorearchitects.com](mailto:thomash@encorearchitects.com)

**Planner:** Faheem Darab, 425-452-2731

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Four 106**

**Location:** 350 106<sup>th</sup> Avenue NE

**Subarea:** Downtown Bellevue

**File Number:** 19-130426-LD and 19-130395-LP

**Description:** Application for two-phase Master Development Plan approval to replace 2 existing office buildings with a 17-story office tower and a 7-story office tower with ground floor active use and approximately 1,100 underground parking stalls. Design Review for 17-story office building at intersection of NE 4th Street and 106th Avenue NE.

**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:** February 6, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** February 13, 2020, 6 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-108

**Date of Application:** November 23, 2019

**Completeness Date:** December 12, 2019

**Applicant Contact:** Timothy Bissmeyer, CollinsWoerman, 206-245-2047,

[tbissmeyer@collinswoerman.com](mailto:tbissmeyer@collinswoerman.com)

**Planner:** Faheem Darab, 425-452-2731

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



## Notice of Decision

### NOTICE OF DECISION

#### [Bellevue Way Townhomes](#)

**Location:** 1124 Bellevue Way SE

**Subarea:** Southwest Bellevue

**File Number:** 18-120399-LD

**Description:** Design Review approval of a proposal to develop a 2-unit, 4,106 square-foot townhome project.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** February 6, 2020, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 2, 2018

**Completeness Date:** August 23, 2018

**Notice of Application Date:** August 30, 2018

**Applicant:** Scott Jepson

**Applicant Contact:** Steve Dorsey, Dorsey Architecture, 253-845-5106, [steve@dorseyarchitecture.com](mailto:steve@dorseyarchitecture.com)

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

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

### NOTICE OF DECISION

#### [The Spring District Retail & Bike Pavilion](#)

**Location:** 12040 NE Spring Boulevard

**Subarea:** Bel-Red

**File Number:** 19-105409-LD & 19-116200-LS

**Description:** Design Review and Variance approval for the construction of a 15,700 square foot two-story retail pavilion structure over one level of below grade bicycle storage.

The development also includes partial development of an adjacent public plaza space. A request for a Variance from the Land Use Code (LUC) provisions of 20.25D.110.D to deviate from a required ten-foot landscape buffer along all interior property lines is also included. The project limit area is .47 acres (20,520 sq. ft.).

**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:** February 6, 2020, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 8, 2019

**Completeness Date:** March 8, 2019

**Notice of Application Date:** March 21, 2019

**Applicant Contact:** Carolyn Wennblom, Wright Runstad, 206-805-5830, [cwennblom@wrightrunstad.com](mailto:cwennblom@wrightrunstad.com)

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

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