



# Weekly Permit Bulletin

August 20, 2020

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](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 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:

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 450 110<sup>th</sup> 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

##### Factoria Self Storage Hazard Tree Removal

**Location:** 13120 SE 30<sup>th</sup> St

**Subarea:** Richards Valley

**File Number:** 20-111912-GD

**Description:** Land Use review to remove and replace four (4) hazardous, black cottonwood (*Populus trichocarpa*) trees located within the Type-F stream buffer and 100-year floodplain associated with Richards Creek and within a steep slope. The proposal is supported by an arborist report and a mitigation 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:** September 3, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 22, 2020

**Completeness Date:** August 13, 2020

**Applicant:** Clark Chuka, Security Storage Associates LLC

**Applicant Contact:** Kenny Booth, The Watershed Company, 425-822-5242,

[kbooth@watershedco.com](mailto:kbooth@watershedco.com)

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

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

#### NOTICE OF APPLICATION AND PUBLIC MEETING

##### Cloudvue

**Location:** 10855 NE 8th Street

**Subarea:** Downtown Bellevue

**File Number:** 20-111224-LD

**Description:** Application for Design Review approval to demolish office buildings and surface parking lots to build three (3) 600-foot tall towers on a 4.5 acre site. Tower 1, located at the northwest corner of the site fronting NE 8th Street and 108th Avenue NE is office use with ground floor retail. Tower 2, located in the center of the site along the south property line, is hotel and multi-family residential use with ground floor retail. Tower 3, located at the northeast corner of the site fronting NE 8th Avenue and 110th Avenue NE is office use with ground floor retail. All three towers sit on top of a below grade garage with seven (7) levels and approximately 2,200 parking stalls. The primary vehicular access to the garage will be via the east-west running mid-block connector road along the southern edge of the property that will share access with the proposed development directly to the south of the subject property. Vehicular access to the subject property is also provided via single-lane in and single-lane out curb cuts off NE 8th Street to a circular auto-drop off area. The loading dock will be in the garage directly underneath Tower 2 and accessed via the mid-block connector road.

**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:** September 3, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** September 8, 2020, 6 PM; online only via Zoom link below

**Public Meeting Information:** Join Zoom meeting

<https://cityofbellevue.zoom.us/j/6797738586>

MEETING ID: 679 773 8586  
PASSWORD: 468517  
DIAL IN: +1 253 215 8782 (may only allow audio and no video)

**Date of Application:** July 8, 2020  
**Completeness Date:** August 3, 2020  
**Applicant Contact:** Todd Stine, ZGF Architects, 206-521-3430, [todd.stine@zgf.com](mailto:todd.stine@zgf.com)  
**Planner:** Faheem Darab, 425-452-2731  
**Planner Email:** [fdarab@bellevuewa.gov](mailto:fdarab@bellevuewa.gov)

## Notice of Decision

### RE-NOTICE OF DIRECTOR'S RECOMMENDATION AND PUBLIC HEARING

[Puesta del Sol Elementary School](#)

**Location:** 301 151<sup>st</sup> Place NE

**Neighborhood:** Crossroads

**File Number:** 18-130014-LB

**Description:** The Bellevue School District seeks Conditional Use Permit approval to demolish an existing school and construct a new three-story 102,143 square foot elementary school (pre-K through 5<sup>th</sup> grade) on an existing site that is 9.93 acres. A synthetic play field along with a covered play area will be provided. Landscaping and 110 parking stalls will be provided as well. The site contains critical areas, and the City approved a Critical Areas Land Use Permit, with conditions, on March 19, 2020. The new facility is designed for up to 650 students. The District anticipates that construction will begin in 2021 with completion estimated 2022.

**Conditional Use Recommendation:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance Issued October 9, 2018, by the Bellevue School District #405

**Virtual Public Hearing:** September 10, 2020, 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](mailto:hearingexaminer@bellevuewa.gov) by 3:00 p.m. on Thursday, September 10, 2020. 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 September 10, 2020.

**Date of Application:** November 16, 2018

**Completeness Date:** November 20, 2018

**Notice of Application Date:** November 29, 2018

**Applicant:** Bellevue School District, #405

**Applicant Contact:** Carlos Sierra, Sierra Martin Architects, 425-455-3693

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

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

### NOTICE OF DECISION

[Stull Residence](#)

**Location** 10042 NE 33<sup>rd</sup> St

**Subarea:** North Bellevue

**File Number:** 19-119545-LO

**Description:** Critical Areas Land Use Permit approval to retroactively permit backyard patio and deck improvements which encroach into wetland, stream and steep slope buffers and the stream structure setback.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance

**Appeal Period Ends:** September 3, 2020

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

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

**Notice of Application Date:** August 15, 2019

**Applicant:** James Stull

**Applicant Contact:** Kenny Booth, The Watershed Company, 425-822-5242,

[kbooth@watershedco.com](mailto:kbooth@watershedco.com)

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

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

### NOTICE OF DECISION

[PSE Pole Replacement](#)

**Location:** 326 and 354 W Lake Sammamish Pkwy. NE

**Subarea:** Northeast Bellevue

**File Number:** 20-104336-LO

**Description:** Critical Area Land Use Permit approval for Puget Sound Energy (PSE) to relocate electrical utility infrastructure as part of

the approved City of Bellevue Transportation project for Phase 2 of the W Lake Sammamish Parkway Trail. PSE will replace and relocate six existing power poles and make other minor changes within the top-of-slope buffer and toe-of-slope setback along the east and west unimproved sides of W Lake Sammamish Parkway respectively. This work requires the removal of four additional trees located in the steep slope critical areas east of the parkway that were not accounted for in the approval of the City's trail project as well as require additional mitigation for this removal.

**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:** September 3, 2020, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 4, 2020

**Completeness Date:** April 1, 2020

**Notice of Application Date:** April 30, 2020

**Applicant Contact:** Kathryn Hodges, Puget Sound Energy, 425-456-2952,

[Kathryn.hodges@pse.com](mailto:Kathryn.hodges@pse.com)

**Planner:** Reilly Pittman, 425-452-4350

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

## NOTICE OF THRESHOLD DETERMINATION

### [NE 12<sup>th</sup> St Multipurpose Path](#)

**Location:** North side of NE 12<sup>th</sup> St, between 108<sup>th</sup> Ave NE & 112<sup>th</sup> Ave NE

**Subarea:** North Bellevue

**File Number:** 20-108826-GD

**Description:** The City of Bellevue Transportation proposal for State Environmental Policy Act (SEPA) review. The project involves replacing the existing 5-foot wide concrete sidewalk between 108<sup>th</sup> Ave NE and 112<sup>th</sup> Ave NE with a 12-foot wide concrete multi-use trail with a minimum 5-foot wide planter strip. This work will include reconstruction of existing curb ramps and existing driveway approaches, replacement of one signal pole at the northeast

corner of 108<sup>th</sup> Ave NE and NE 12<sup>th</sup> St, removal of the existing pedestrian bridge foundation and approach slabs, and landscape enhancement. The project will be constructed in both the right-of-way and a portion of McCormick Park and entails approximately 2,300 cubic yards of cut/fill: 1,300 cubic yards of excavation and 1,000 cubic yards of fill.

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

**Appeal Period Ends:** September 3, 2020, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 11, 2020

**Completeness Date:** June 8, 2020

**Notice of Application Date:** July 9, 2020

**Applicant Contact:** Sara Hail, City of Bellevue Transportation, 425-452-7835,

[shaile@bellevuewa.gov](mailto:shaile@bellevuewa.gov)

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

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