



# Weekly Permit Bulletin

May 27, 2021

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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.

## 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: [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 plans.
- Submit online a request to review the project file [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 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 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:** [Northeast Bellevue Neighborhood Area Plan, Comprehensive Plan Amendment](#)

**Location:** Northeast Bellevue Subarea

**File Number:** 21-100173-AC

**Description:** On June 1, 2020, City Council re-initiated the neighborhood area planning process for Northeast Bellevue, adding it to the 2021 annual Comprehensive Plan Amendment (CPA) work program. Neighborhood area plans comprise Volume 2 of the Comprehensive Plan and require periodic updates. The proposed CPA would update the existing Northeast Bellevue Subarea Plan, including updating the boundaries of the subarea and significantly altering the content of the plan to reflect current needs and desires of Northeast Bellevue community members. A total of three land use plans will be updated as part of this CPA (Northeast Bellevue, Crossroads, and Southeast Bellevue) to adjust to the new Northeast Bellevue boundary. The land use designations set within these plans do not include proposed alterations.

**SEPA:** Determination of Non-Significance is expected. Refer to page 3 General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** June 10, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 7, 2021

**Completeness Date:** January 14, 2021

**SEPA Planner:** Kimo Burden, 425-452-5242, [cburden@bellevuewa.gov](mailto:cburden@bellevuewa.gov)

**Planner:** Elizabeth de Regt, 425-452-2890, [ederegt@bellevuewa.gov](mailto:ederegt@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** [Northwest Bellevue Neighborhood Area Plan, Comprehensive Plan Amendment](#)

**Location:** Northwest Bellevue Subarea

**File Number:** 21-100174-AC

**Description:** On June 1, 2020, City Council re-initiated the neighborhood area planning process for Northwest Bellevue, adding it to the 2021 annual Comprehensive Plan Amendment (CPA) work program. Neighborhood area plans comprise Volume 2 of the Comprehensive Plan and require periodic updates. The proposed CPA would update the existing Northwest Bellevue Subarea Plan, including significant alterations to the content of the plan to reflect current needs and desires of Northeast Bellevue community members. No land use plans will be updated as part of this CPA. The land use designations set within the existing plan does not include proposed alterations.

**SEPA:** Determination of Non-Significance is expected. Refer to page 3 General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** June 10, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** January 7, 2021

**Completeness Date:** January 14, 2021

**SEPA Planner:** Kimo Burden, 425-452-5242, [cburden@bellevuewa.gov](mailto:cburden@bellevuewa.gov)

**Planner:** Elizabeth de Regt, 425-452-2890, [ederegt@bellevuewa.gov](mailto:ederegt@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [101 Meydenbauer](#)

**Location:** 101 101<sup>st</sup> Avenue SE

**Neighborhood:** West Bellevue

**File Number:** 20-122493-WG

**Description:** Land Use review of a Shoreline Substantial Development Permit for proposed shoreline stabilization along the shoreline frontage of Meydenbauer Bay in Lake Washington. The shoreline is also a delineated Category III Lake Fringe wetland with a 110-foot buffer.

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

**SEPA:** Determination of Non-Significance is expected. Refer to page 3 General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** June 28, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 30, 2020

**Completeness Date:** May 17, 2021

**Applicant:** Tom Ichelson, 101 Meydenbauer Owners Association

**Applicant Contact:** Amanda McIntosh, Waterfront Construction, 206-548-9800, [amanda@waterfrontconstruction.com](mailto:amanda@waterfrontconstruction.com)

**Planner:** Reilly Pittman, 425-452-4350, [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## RE-NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [NE 8th Partners Rezone](#)

**Location:** 13635 and 13655 NE 8<sup>th</sup> Street

**Neighborhood:** Crossroads

**File Number:** 21-104902-LQ

**Description:** Application for Land Use approval for a site specific rezone of two adjacent parcels on NE 8<sup>th</sup> Street. The two parcels measure approximately 40,570 square feet and are proposed to be rezoned from Office (O) to Multi-Family Residential (R-30) An amendment to the city's Comprehensive Plan to amend the Wilburton - NE 8<sup>th</sup> Street Subarea Plan map from Office (O) to Multi-Family High Density (MF-H) was approved under Ordinance 6560 in December of 2020.

**Approvals Required:** City Council approval following Hearing Examiner recommendation, and ancillary permits and approvals

**SEPA:** The current proposal is within the same scope as the previously approved Comprehensive Plan amendment, and is therefore relying upon the SEPA Threshold Determination of Non-Significance issued under permit 20-102741-AC on October 8, 2020.

**Minimum Comment Period Ends:** June 3, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 1, 2021, 6:30 PM; East Bellevue Community Council Courtesy Hearing. The courtesy hearing will be held virtually via Zoom Webinar. Details on how to view the meeting, and provide written comments or sign up to provide oral testimony at the courtesy hearing, will be provided on the published agenda and can be found at:

<https://bellevue.legistar.com/Calendar.aspx>.

**Date of Application:** March 10, 2021

**Completeness Date:** April 2, 2021

**Applicant Contact:** Harold Moniz, Collins Woerman, 206-351-3088,  
[HMoniz@collinswoerman.com](mailto:HMoniz@collinswoerman.com)

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

## Notices of Decision

### Notice of Decision

**Project Name:** [Fox Deck Remodel](#)

**Location:** 3400 W Lake Sammamish Pkwy SE

**Neighborhood:** W Lake Sammamish

**File Number:** 20-121814-LO

**Description:** Critical Areas Land Use Permit approval to construct a 449 square-foot deck addition within a Type-F stream buffer and stream structure setback. The proposal is supported by a critical areas report and mitigation plan for approximately 449 square feet of native planting.

**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:** June 10, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 12, 2020

**Completeness Date:** December 4, 2020

**Notice of Application Date:** December 31, 2020

**Applicant Contact:** Pauline Fox, 425-466-8275, [paulinefox@gmail.com](mailto:paulinefox@gmail.com)

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

### Notice of Decision

**Project Name:** [Lee Pier Repair and Boatlift Replacement](#)

**Location:** 254 W Lake Sammamish Pkwy NE

**Neighborhood:** W Lake Sammamish

**File Number:** 20-122371-WG

**Description:** Shoreline Substantial Development Permit approval to relocate one (1) existing boatlift and to replace one (1) pier-mounted personal watercraft lift with a ground-based watercraft lift. The proposal also includes repair of piles, caps and stringers, and grated panel decking installation on an existing pier.

**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:** June 17, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 25, 2020

**Completeness Date:** December 21, 2020

**Notice of Application Date:** December 31, 2020

**Applicant Contact:** Gregory Ashley, Ashley Shoreline Design & Permitting, 425-957-9381  
[greg@shoreline-permitting.com](mailto:greg@shoreline-permitting.com)

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

## Notice of Decision

**Project Name:** [Four 106](#)

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

**Neighborhood:** Downtown

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

**Description:** Approval of a two-phase Master Development Plan (MDP) and Design Review of Phase One. The MDP will replace three existing office buildings with a 21-story office tower, a 5-story office building with ground floor active use, and approximately 966 underground parking stalls. Design Review for Phase One will include a 21-story office tower at the intersection of NE 4th Street and 106th Avenue NE, a one-story retail pavilion, and associated frontage and site improvements.

**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:** June 10, 2021, 5 PM. Refer to page one for information on how to appeal a project.

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

**Completeness Date:** December 12, 2019

**Notice of Application Date:** May 28, 2020

**Applicant Contact:** Timothy Bissmeyer, Collins Woerman, 206-245-2047  
[tbissman@collinswoerman.com](mailto:tbissman@collinswoerman.com)

**Planner:** Mark Brennan, 425-452-2973, [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)

## Notice of Threshold Determination

**Project Name:** [115 Demolition](#)

**Location:** 115 100<sup>th</sup> Ave NE

**Subarea:** Northwest Bellevue

**File Number:** 20-120879-BE

**Description:** The project is for the demolition of the existing building and carport (known as the Chimneys Condominium). The building will be demolished down to the concrete slab on grade and the carport will be demolished down to the asphalt paving. Both the existing concrete slab and asphalt paver will remain. The proposal is for demolition only, no grading or construction have been proposed at this time. Pursuant to the State Environmental Policy Act (SEPA), review is required for the demolition of a structure, the construction of which would exceed the categorical

exemptions listed in WAC 197-11-800. The structure to be demolished exceeds the categorical exemptions; therefore, SEPA review and threshold determination is required.

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

**Appeal Period Ends:** June 10, 2021, 5 PM. Refer to page one for information on how to appeal SEPA.

**Date of Application:** November 10, 2020

**Completeness Date:** January 15, 2021

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

**Applicant Contact:** Gary Mo, 425-289-8039, [mokgary@gmail.com](mailto:mokgary@gmail.com)

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