



Weekly Permit Bulletin

May 6, 2021

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 and cc: hearingexaminer@bellevuewa.gov or mail 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 and click on Permits/Land Use Development/ Public Notices and Participation/Weekly Permit Bulletins. Click 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 110th 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

[Ferguson Residence](#)

Location: 4946 165th Place SE

Neighborhood: Newcastle

File Number: 21-107357-LO

Description: Application for a Critical Areas Land Use Permit approval for the previous removal of six significant trees (two Alder and four Birch) located in the buffer of Lewis Creek a Type F Stream. This permit is required due to the enforcement action under permit number 21-101258 EA.

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: May 20, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 15, 2021

Completeness Date: September 23, 2020

Applicant: William Ferguson,

russ_ferguson@yahoo.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF APPLICATION

[Cloudvue Variance](#)

Location: 10855 NE 8th Street

Subarea: Downtown Bellevue

File Number: 21-107245-LS

Description: Application for Land Use Code Variance approval to increase the maximum floorplate for one level of the hotel/residential building (Tower 2) above 80 feet to 14,560 square feet. The Variance is associated with Design Review 20-111224-LD for a new development with three 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.

Approvals Required: Land Use Code Variance approval.

SEPA: SEPA review under associated application 20-111224-LD

Minimum Comment Period Ends: May 20, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 9, 2021

Completeness Date: April 26, 2021

Applicant Contact: Todd Stine, ZGF Architects, 206-521-3430, todd.stine@zgf.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[The Artise](#)

Location: 788 106th Ave NE

Subarea: Downtown Bellevue

File Number: 20-109940 LD

Description: SWB Bellevue II, LLC seeks Design Review approval to demolish two existing two-story commercial buildings to construct a 25-story office building (618,629 GSF) with approximately 6,188 square feet of active uses over 5.5 levels of underground parking which total 927 stalls on a 1.46-acre site.

Decision: Approval with Conditions

Appeal Period Ends: May 20, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Concurrency Determination: Certificate of Concurrency Issued

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

SEPA Appeal Period Ends: May 20, 2021, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: June 8, 2020
Completeness Date: June 29, 2020
Notice of Application Date: July 9, 2020
Applicant: SWB Bellevue II, LLC
Applicant Contact: Nancy Lim, NBBJ, 206-515-4659, nlim@nbbj.com
Planner: Toni Pratt, 425-452-5374
Planner Email: tp Pratt@bellevuewa.gov

NOTICE OF DECISION

[Royal Crest Homes](#)

Location: 15001 NE 8th St

Subarea: Crossroads

File Number: 18-123590-LO

Description: Critical Areas Land Use Permit and Land Use Code Variance approval to allow 4,315 square feet of permanent disturbance to construct a single-family residence. The site contains a category II wetland and buffer and there is no buildable area outside of critical area and buffer. The site is subject to the Reasonable Use Exception (RUE) limiting total disturbance to a maximum of 3,000 square feet. The Variance request is to exceed this maximum by approximately 1,315 square feet. The proposal is supported by a critical areas study, geotechnical report, and mitigation planting plan

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 20, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 24, 2018

Completeness Date: September 14, 2018

Notice of Application Date: September 27, 2018, October 25, 2018

Applicant Contact: Richard DeJong, Royal Crest Homes, 425-319-9060, richardroyalcrest@juno.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Faghih Pier and Floodplain Restoration](#)

Location: 448 W Lake Sammamish Pkwy. NE

Subarea: Northeast Bellevue

File Number: 21-101772-WG

Description: Shoreline Substantial Development Permit approval of a proposal to construct a new pier with 477 square feet of water coverage with 14 six-inch steel piles, 2 four-inch steel piles, 2 two-inch pin

piles, grated decking, one boatlift with translucent canopy, and two watercraft lifts. Proposal includes removal of unpermitted block wall and patio improvements and fill placed in the floodplain of Lake Sammamish. This proposed pier replaces the prior wooden structure that protected the city's storm outfall and provided moorage which was removed by the City under separate shoreline exemption 20-114533-WD.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Refer to page one for how to appeal SEPA.

SEPA Appeal Period Ends: May 20, 2021, 5 PM.

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

Shoreline Permit Appeal Period: 21-days from the date Department of Ecology receives this decision

Date of Application: January 25, 2021

Completeness Date: February 22, 2021

Notice of Application Date: March 4, 2021

Applicant: Jamshid Faghih

Applicant Contact: Gregory Ashley, Ashley Shoreline Design and Permitting, 425-957-4499, greg@shoreline-permitting.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov