



# Weekly Permit Bulletin

June 3, 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: [development.bellevuewa.gov](http://development.bellevuewa.gov)**

---

## 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:** [Kepron Deck](#)

**Location:** 17232 SE 43<sup>rd</sup> St

**Neighborhood:** Eastgate

**File Number:** 21-108599-LO

**Description:** Critical Areas Land Use Permit review of a proposal to construct a 490 square-foot deck addition within a 50-foot steep slope critical area buffer. The proposal is supported by a critical areas report, geotechnical report, and mitigation plan.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 17, 2021, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** May 27, 2021

**Applicant Contact:** David Gilchrist, David Gilchrist Architect, 425-417-8492, [david@dgilchristarchitect.com](mailto:david@dgilchristarchitect.com)

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

### NOTICE OF PUBLIC MEETING

**Project Name:** Pinnacle Bellevue North and Pinnacle Bellevue South

**Location:** 10112 NE 10<sup>th</sup> Street and 10116 NE 8<sup>th</sup> Street

**Neighborhood:** Downtown

**File Number:** Pinnacle North: 21-103192-LP & 21-103195-LD; Pinnacle South: 21-104954-LP

**Description - Pinnacle Bellevue North:** Public meeting regarding the application for Master Development Plan and Design Review approval to construct a seven-tower mixed-use residential development on property located at the corner of 102<sup>nd</sup> Avenue NE and NE 10<sup>th</sup> Street. Towers range in height from nine to 26 stories. Project phasing is not proposed, as this development will be constructed in a single-phase. The total site area is 195,595 square feet (4.49 acres). Three residential towers will include office, commercial and retail uses within a shared podium. The project also includes public outdoor plaza space and three levels of below grade shared parking levels with approximately 1,814 parking stalls. Additional improvements include an east west through block pedestrian connection, landscaping, lighting and water features.

**Description - Pinnacle Bellevue South:** Public meeting regarding the application for Master Development Plan approval to phase construction of an eight-tower mixed-use residential development on property located at the corner of NE 8<sup>th</sup> Street and 102<sup>nd</sup> Avenue NE. Towers range in height from 10 to 26 stories. This development will be constructed in multiple phases and will contain residential towers, commercial and retail uses, office space and a hotel. Three levels of below grade will provide parking for the development, with approximately 2,500-stalls. The total site area is 264,800 square feet (6.08 acres).

**Public Meeting:** June 22, 2021, 6-8 PM; Online only via Zoom link below

**Public Meeting Information:** Join Zoom Webinar:

<https://cityofbellevue.zoom.us/j/91703719822?pwd=anlab2x5aFVKNFZUaU5iQi9tV1VpUT09>

Webinar ID: 917 0371 9822

Passcode: 921520

Dial-In: (For higher quality, dial a number based on your current location):

+1 253 215 8782

+1 346 248 7799

+1 669 900 9128

+1 646 558 8656

+1 301 715 8592

+1 312 626 6799

**Applicant:** Pinnacle International Development Inc.

**Applicant Contact:** Kandice Kwok, JYOM Architects, 425-589-3487,  
[kandice.kwok@jyomarchitects.com](mailto:kandice.kwok@jyomarchitects.com)

**Planner:** Pinnacle North: Laurie Tyler, 425-452-2728, [lyler@bellevuewa.gov](mailto:lyler@bellevuewa.gov)

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

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Chia Residence](#)

**Location:** 15310 SE 38<sup>th</sup> Pl

**Neighborhood:** Eastgate

**File Number:** 20-110916-LO

**Description:** Critical Areas Land Use Permit approval to construct a 280 square-foot addition to the existing single-family residence. The addition is proposed to occur within an area currently occupied by a deck and will be constructed within a 50-foot steep slope critical area buffer. The proposal is supported by a critical areas report, geotechnical report and mitigation plan.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

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

**Date of Application:** June 29, 2020

**Completeness Date:** July 27, 2020

**Notice of Application Date:** August 6, 2020

**Applicant Contact:** Heidi Schmitt, Schmitt Design, 425-765-3878, [heidischmitt@gmail.com](mailto:heidischmitt@gmail.com)

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