



Weekly Permit Bulletin

July 8, 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

As of July 6, City Hall is open for limited services and hours.

The Permit Center will remain virtual.

For more information: development.bellevuewa.gov

How to use this bulletin

To learn more about a project:

- Click the name of the project to view digital documentation.
- Submit a request online to review the project file at 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. 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 and cc: 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. 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. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email 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: [Zhong Residence LO](#)

Location: 212 108th Ave SE

Neighborhood Area: West Bellevue

File Number: 21-109475-LO

Description: Land Use review of a Critical Areas Land Use Permit to demolish an existing single-family residence to the foundation and construct a new 1,942 sq. ft. single-family residence located in the 75 ft. toe of slope structure setback. The majority of the new structure will be located within the footprint of the existing homes foundation. The subject site is located in the R-4 zoning district.

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

SEPA: Exempt

Minimum Comment Period Ends: July 8, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 28, 2021

Completeness Date: June 11, 2021

Applicant Contact: Mei Yang, 425-922-5926, meiyang173@gmail.com

City Planner Contact: Kimo Burden, 425-452-5242, CBurden@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Linda Cook Short Plat](#)

Location: 4554 165th Ave SE

Neighborhood Area: Eastgate

File Number: 21-110945 LN

Description: Land Use review of a proposal to subdivide one (1) existing parcel of 22,788 square feet into two (2) lots located in the R-3.5 zone.

Approvals Required: Preliminary Short Plat approval, and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: July 22, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 29, 2021

Completeness Date: June 30, 2021

Applicant Contact: Jeff Morgan, David Evans & Assoc., 425-415-2000, jeff.morgan@deainc.com

City Planner Contact: Kimo Burden, 425-452-5242, CBurden@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Park Row](#)

Location: 201 Bellevue Way NE

Neighborhood Area: Downtown

File Number: 21-109345-LD

Description: Application for Design Review approval to construct a 21- story residential tower containing approximately 142 units, with ground level active uses. Three (3) levels of below grade parking are proposed to accommodate approximately 330 parking stalls. Application also includes street frontage improvements, landscaping, exterior lighting, a through-block pedestrian connection (E-W) and design coordination with the Downtown Park. The site is located at the corner of NE 2nd Street and Bellevue Way NE, in the Downtown-Mixed Use (DT-MU) land use district and is approximately 1.07 acres (46,934 sq. ft.) in size.

Approvals Required: Design Review 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: July 22, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: July 28, 2021, 6 PM; Online only via Zoom link below.

Public Meeting Info: Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/99181042854>

Meeting ID: 991 8104 2854

Passcode: 315688

Dial-In by your location:

- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 900 9128 US (San Jose)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)

Date of Application: May 24, 2021

Completeness Date: June 21, 2021

Applicant Contact: Hossein Amanat, Amanat Architect, 604-433-9812, mail@amanatarchitect.com

City Planner Contact: Laurie Tyler, 425-452-2728, LTyler@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Cascade Yard Master Development Plan](#)

Location: 3380 146th Place SE

Neighborhood Area: Eastgate

File Number: 21-109695-LP

Description: Master Development Plan for phased redevelopment of Cascade Yard including approximately 600,000 sq. ft. of new office space in two 11-story towers, 280,000 SF/300 units of multi-family residential, up to 30,000 SF of retail and 1,150 stall parking structure.

Approvals Required: Land Use 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: July 22, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: August 11, 2021, 6 PM via Zoom

Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/94687172146> Meeting ID: 946 8717 2146

Passcode: 193356

One tap mobile

+12532158782,,94687172146#,,,,*193356# US (Tacoma)

+13462487799,,94687172146#,,,,*193356# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 946 8717 2146

Passcode: 193356

Find your local number: <https://cityofbellevue.zoom.us/u/adgL6NPiVN>

Join by Skype for Business

<https://cityofbellevue.zoom.us/skype/94687172146>

Date of Application: June 1, 2021

Completeness Date: June 24, 2021

Applicant Contact: Mark Arnold, LMN Architects, 206-682-3460, marnold@lmnarchitects.com

City Planner Contact: Mark Brennan, 425-452-2973, MCBrennan@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Filoteo Reasonable Use and Variance](#)

Location: 4628 125th Ave SE

Neighborhood Area: Newport

File Number: 20-109420-LO & 21-101797-LS

Description: Critical Areas Land Use Permit (LO) approval to construct a new single-family residence, driveway, walkway and deck within a Type-F stream buffer, category III wetland buffer, and a steep slope structure setback through a reasonable use exception, and associated Variance (LS) granted to exceed the allowable lot coverage of the R-2.5 zone due to encumbrances of critical areas and buffers.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 22, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 26, 2020 & January 25, 2021

Completeness Date: June 23, 2020 & April 9, 2021

Notice of Application Date: July 16, 2020 & April 22, 2021

Applicant: Jerry Filoteo

Applicant Contact: Samuel Payne, The Watershed Company, 425-822-5242, spayne@watershedco.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Cloudvue](#)

Location: 10855 NE 8th Street

Neighborhood Area: Downtown

File Number: 20-111224-LD & 21-107245-LS

Description: Design Review and Variance approval to construct two (2) 600-foot tall office towers, one (1) 600-foot tall hotel/residential tower, and associated site improvements. This project is Phase One of the Cloudvue Master Development Plan (19-118270-LP). The Variance request is to increase the floorplate square footage on one floor level above 80 feet from 13,500 square feet to 14,560 square feet. The proposal is located within the Downtown-O-1 Land Use District.

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: July 22, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 8, 2020

Completeness Date: August 3, 2020

Notice of Application Date: August 20, 2020

Date of Application: April 9, 2021

Completeness Date: April 26, 2021

Notice of Application Date: May 6, 2021

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

City Planner Contact: Sally Nichols, 425-452-2727, SPNichols@bellevuewa.gov

NOTICE OF DECISION, RECOMMENDATION AND PUBLIC HEARING

Project Name: [1250 112th Ave – Conditional Use Permit and Design Review](#)

Location: 1252 & 1250 112th Ave NE

Neighborhood Area: Northeast Bellevue

File Number: 20-113617 LB & 20-113615-LD

Description: The **Hearing Examiner** will hold a public hearing during its virtual meeting on July 29, 2021, to consider the application for a Conditional Use Permit and Design Review approval. The application would allow eight (8) attached residential dwelling units separated into two 4-story buildings. The property is located within the Office District (O), which limits residential to no more than 50 percent of each building, unless Conditions Use Permit approval is granted. No commercial uses are proposed with these applications. The property is also located within the Transition Area Design District due to the Single-Family Residential District located across the street. The units will be accessed by a single driveway off 112th Ave NE.

Recommendation to hearing Examiner: Approval with Conditions for Conditional Use Permit and Design Review

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

SEPA Appeal Period Ends: July 22, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Virtual Public Hearing: July 29, 2021, 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 by 3:00 p.m. on Thursday, July 29, 2021. 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 July 29.

Date of Application: August 28, 2020

Completeness Date: September 25, 2020

Notice of Application Date: October 29, 2020

Applicant: Schuyler Tutt, Medici Architects

Applicant Contact: Kelly Hallstrom, Medici Architects, 425-453-9298, kelly@mediciarchitects.com

City Planner Contact: Kenneth George, 425-452-5264, KGeorge@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [East Main Land Use Code Amendment and Rezone](#)

Location: The East Main transit-oriented development area that is the subject of this project is bounded by Main Street to the north, 114th Ave SE to the east, SE 8th Street to the south, and 112th Ave SE to the west

Neighborhood Area: Southwest Bellevue

File Number: 17-125852-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its virtual meeting on Monday, July 26, 2021 to consider a Land Use Code Amendment (LUCA) for the East Main Station Area or Transit Oriented Development (TOD), creating a new Part 20.25Q in the Land Use Code. The City adopted the East Main amendment to the Comprehensive Plan (CPA), Ordinance No. 6545, in May 2019, which included the vision, goals and policies for the East Main TOD, and amended the citywide and Southwest Bellevue Land Use Plans to add an EM-TOD designation on the East Main CPA site. This LUCA is intended to implement the East Main CPA and includes requirements, standards, and design guidelines for land uses, height and form, Floor Area Ratio (density), the amenity system, landscaping, parking, street and pedestrian circulation, pedestrian bridge, and other development elements in the East Main Station Area. The East Main LUCA will include the rezone of parcels in the East Main Station Area to EM-TOD-H and EM-TOD-L Land Use Districts pursuant to the new EM-TOD designation created by the East Main CPA.

SEPA: Determination of Non-Significance for the East Main Station Area Plan was issued on October 18, 2018. Refer to page one for how to appeal the SEPA threshold determination.

Public Hearing: July 26, 2021, 6 PM

Hearing Info: The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Nick Whipple, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to nwhipple@bellevuewa.gov.

Comments must be received by 3:00 PM on July 26, 2021. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the City Council no later than the date and time of the public hearing.

Date of Application: February 2, 2018

Completeness Date: February 2, 2018

Notice of Application Date: February 22, 2018

Applicant Contact: Nick Whipple, Senior Planner, Development Services Department, 425-452-4578, nwhipple@bellevuewa.gov

SEPA Planner Contact: Matthews Jackson, 425-452-2729, Mjackson@bellevuewa.gov