



Weekly Permit Bulletin

December 1, 2022

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

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](https://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: [LX Bellevue New House](#)

Location: 10789 SE 3rd Street

Neighborhood Area: West Bellevue

File Number: 22-117067-LO

Description: Critical Areas Land Use Permit review of a proposal to modify a top-of-slope critical area buffer from approximately 16 feet to 5 feet for the demolition of an approx. 1,240-square foot existing single-family residence and replace it with an approx. 2,185-square foot single-family residence. The proposal includes a Geotechnical Report, a Critical Areas Report within the former, and an Arborist Report.

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

SEPA: Exempt

Minimum Comment Period Ends: December 15, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 29, 2022

Completeness Date: November 14, 2022

Applicant Contact: David Wu, dwudesign, 425-512-1780, dwudesign@gmail.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Bellevue High School Stadium Storage](#)

Location: 10416 SE Wolverine Way, Bellevue

Neighborhood Area: West Bellevue

File Number: 22-119286-LO

Description: Critical Areas Land U Permit review of a proposal to replace an existing 818 square foot wood-framed storage building located in the southeast corner of the existing stadium with a new 1,152 square foot steel framed storage building adjacent to a steep slope critical area and within the toe-of-slope structure setback. Proposal also includes removal of two (2) significant trees in steep slope critical areas.

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

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

Minimum Comment Period Ends: December 15, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 13, 2022

Completeness Date: November 10, 2022

Applicant Contact: Thomas Wadkins, 425-455-3693, thomas@sm-architects.net

City Planner Contact: Leticia Wallgren, 425-452-2044, lwallgren@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Harrison Bellevue Residence](#)

Location: 1808 Killarney Way

Neighborhood Area: West Bellevue

File Number: 22-116110-LO

Description: Land Use review of a Critical Area Land Use Permit to construct a 631square-foot second story addition above an existing patio within a 50-foot steep slope buffer that will be impacted by the proposal.

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

SEPA: Exempt

Minimum Comment Period Ends: December 15, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 9, 2022

Completeness Date: November 7, 2022

Applicant Contact: Henry Lo, HhLodesign, 206-229-8082, hhlodesign@gmail.com

City Planner Contact: Lauren Anderson, 425-452-4241, LAnderson@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Holland Chambers Apartment and Northup Way Mixed Use Master Development Plan](#)

Location: 1829 and 1831 130th Ave NE and 12863 Northup Way

Neighborhood Area: BelRed

File Number: 22-119283-LP

Description: Application for Land Use approval of a Master Development Plan (MDP) for the projects at 1829 and 1831 130th Avenue NE and 12863 Northup Way. Project has associated Design Review permits 22-102857-LD and 18-124680-LD. These two projects will now be combined within one MDP project limit. The Northup Mixed Use Project (18-124680-LD) was previously approved October 22, 2020 and involves construction of a new 586,000 gross square foot mixed use building with more than 400 units including affordable housing and three (3) new streets to be dedicated to COB for new Bel-Red street grid. The Holland Chambers Apartments Project (22-102857-LD) involves construction of a new seven (7)-story multifamily building containing

approximately 268,000 sf of gross floor area (224 apartments) and four (4) levels of below-grade parking with 187 vehicle parking spaces.

Approvals Required: Master Development Plan approval and ancillary permits and approvals
SEPA: Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 15, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 13, 2022

Completeness Date: November 14, 2022

Applicant Contact: Yujia Ren, MZA, 425-767-0908, yujia.ren@mza-us.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [NCR Building Rezone](#)

Location: 15400 SE 30th Place

Neighborhood Area: Eastgate

File Number: 22-127108-LQ

Description: Rezone to amend the City's Generalized Zoning Map from Office (O) to Office Limited Business 2 (OLB-2) to be consistent with the current Comprehensive Plan Land Use Designation of Office-Limited Business (OLB). If approved, the rezone request would allow for a potential future development scenario with greater density for office uses.

Approvals Required: City Council approval.

SEPA: Determination of Non-Significance. Current proposal is within the same scope as the previously approved Comprehensive Plan Amendment (16-123765-AC) and is relying upon the final threshold DNS issued on October 12, 2017.

Minimum Comment Period Ends: December 15, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Meeting Information: Virtual Public Meeting: December 14, 2022, 6 PM

Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/87287857436>

Meeting ID: 872 8785 7436; Passcode: 422409

Dial-In: 253-215-8782

If you wish to attend the meeting but have difficulty connecting virtually, please contact [Amy Tarce](#) at least one day prior to the meeting.

Date of Application: October 24, 2022

Completeness Date: November 17, 2022

Applicant: NCR Building, LLC

Applicant Contact: Keaton Hille, 425-454-3374, khille@hansonbaker.com

City Planner Contact: Amy Tarce, 425-452-2896, atarce@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Tang Vegetation Management Plan](#)

Location: 15647 SE 54th Street and Tracts A, and F of the Summit Division No. 02 Plat.

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 18-112269-LO

Description: Critical Areas Land Use Permit approval for Vegetation Management to restore unpermitted vegetation removal that has occurred within a steep slope, buffer, and structure setback. Unpermitted vegetation clearing associated with Enforcement Action 18-104254-EA.

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: December 15, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 8, 2018

Completeness Date: July 30, 2018

Notice of Application Date: August 9, 2018

Applicant Contact: Zhaohui Tang, 425-502-9398, zhaotang@adsage.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Knapp Property](#)

Location: 12678 NE 5th Ct

Neighborhood Area: Wilburton

File Number: 21-115970-LO

Description: Land Use approval of a Critical Areas Land Use Permit to modify a 50-foot steep slope buffer to demolish an existing home and rebuild a new, 3,350 square-foot single-family residence. The proposal is supported by a Critical Areas Report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 15, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 22, 2021

Completeness Date: August 12, 2021

Notice of Application Date: August 26, 2021

Applicant: Napoleon Esperanza

Applicant Contact: Sheri Murata, Core Design Inc., 425-885-7877, permits@coredesigninc.com

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