



# Weekly Permit Bulletin

June 16, 2022

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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.

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## 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](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:** [Early Learning Center](#)

**Location:** 1919 152<sup>nd</sup> PI NE

**Neighborhood Area:** Crossroads

**File Number:** 22-106012-LA

**Description:** Land Use review of proposal to convert existing first floor office space to provide primary education for grades K-2 and associated improvements.

**Approvals Required:** Administrative Conditional Use Permit approval, Land Use Exemption approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 30, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 2, 2022

**Completeness Date:** June 10, 2022

**Notice of Application Date:** June 16, 2022

**Applicant Contact:** Patricia Albert, Architect 206-949-1758, [pattyalbertarchitect@msn.com](mailto:pattyalbertarchitect@msn.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [LWallgren@bellevuewa.gov](mailto:LWallgren@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** [Leary Hazard Tree Removals](#)

**Location:** 2308 157th PI SE & 15800 SE 24th St

**Neighborhood Area:** Lake Hills & West Lake Sammamish

**File Number:** 22-111060-GJ

**Description:** Land Use review of a proposal to conduct hazardous tree removal on five (5) alder trees within the stream buffer associated with Phantom Creek, a Type-F stream. The proposal is supported by an arborist assessment and a replanting plan.

**Approvals Required:** 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:** June 30, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 4, 2022

**Completeness Date:** June 1, 2022

**Applicant Contact:** Amanda Bliggenstorfer, Devoted Tree Solutions, 509-679-9802, [amanda@devotedgroup.com](mailto:amanda@devotedgroup.com)

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

## NOTICE OF APPLICATION

**Project Name:** [Mader Bulkhead](#)

**Location:** 2047 Killarney Way

**Neighborhood Area:** West Bellevue

**File Number:** 21-132636-WE

**Description:** Land Use review of a proposal to replace approximately 80 feet of existing basalt rock bulkhead within the Lake Washington shoreline with approximately 80 feet of new basalt rock bulkhead.

**Approvals Required:** 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:** June 30, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 24, 2021

**Completeness Date:** May 26, 2022

**Applicant:** Mark Kushino, Waterfront Construction, 206-407-5859, [mark@waterfrontconstruction.com](mailto:mark@waterfrontconstruction.com)

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

## NOTICE OF APPLICATION

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

**Location:** 1094 W Lake Sammamish Pkwy NE

**Neighborhood Area:** Northeast Bellevue

**File Number:** 22-102871-LO

**Description:** Application of a Critical Areas Land Use Permit to demolish the existing single-family residence and construct a new three-story, approximately 7000 sf single family residence. The proposal is located within the steep slope critical areas its associated buffer and structure setback. The proposal is supported by a critical areas report with mitigation plan and geotechnical report.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 30, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 27, 2022

**Completeness Date:** May 25, 2022

**Applicant Contact:** Sanjeev Sharma, Design Lyric LLC, 206-853-9874, [seattlearchitect@gmail.com](mailto:seattlearchitect@gmail.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [lwallgren@bellevuewa.gov](mailto:lwallgren@bellevuewa.gov)

## NOTICE OF APPLICATION

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

**Location:** 425 94<sup>th</sup> Ave SE

**Neighborhood Area:** West Bellevue

**File Number:** 22-103090-LO

**Description** Application for a Critical Areas Land Use Permit to demolish the existing single-family residence and construct a new two-story, approximately 9,950 sf single family residence and outdoor pool. The proposal is located within the steep slope critical area buffer and seeks to reduce the top of slope buffer from 50-feet down to 15-feet. The proposal is supported by a critical areas report with mitigation plan and geotechnical report.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 30, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 2, 2022

**Completeness Date:** May 26, 2022

**Applicant Contact:** Lisa Lu, Baylis Architects, 425-454-0566, [lul@baylisarchitects.com](mailto:lul@baylisarchitects.com)

**City Planner Contact:** Leticia Wallgren, 425-452-2044, [lwallgren@bellevuewa.gov](mailto:lwallgren@bellevuewa.gov)

## Notices of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Increasing Affordable Housing on Faith-Owned Properties \(Affordable Housing Strategy Action C-1, Phase Two\) Comprehensive Plan Amendment \(CPA\), Land Use Code Amendment, and Area-Wide Rezone](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 22-105258-AC

**Description:** Amend Comprehensive Plan policies and Land Use Map to increase capacity for affordable housing on certain faith-owned properties in single family land use districts as part of the 2022 annual CPA work program. A Land Use Code Amendment (LUCA) will follow adoption of the CPA and will include specific development regulations for qualifying development and an area-wide rezone of qualifying properties.

**Approvals Required:** Planning Commission recommendation, Adoption of ordinance by the City Council 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:** June 30, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 29, 2022, 6:30 PM; Online only via Zoom link below.

**Public Meeting Info:** Join Zoom meeting: <https://cityofbellevue.zoom.us/j/82034613776>

**Meeting ID:** 820 3461 3776, Passcode: 980110

**Dial In:** 253-215-8782

**Date of Application:** May 10, 2022

**Completeness Date:** June 10, 2022

**Applicant Contact:** Gwen Rousseau, 425.452.2743, [grousseau@bellevuewa.gov](mailto:grousseau@bellevuewa.gov)

**City Planner Contact:** Thara Johnson, 425.452.4087, [tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)

## Notices of Application and Public Hearing

### NOTICE OF PUBLIC HEARING

**Project Name:** Supportive/Emergency Housing Interim Official Control Extension

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 21-111195-AD

**Description:** NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its Regular Meeting on **Tuesday, July 5, 2022**, to consider an Ordinance extending an interim official control under Ordinance No. 6585, amending sections 20.10.440, 20.25A.050, 20.25D.070, 20.25F.010, 20.25L.020, and 20.25P.050 of the Land Use Code (LUC) to allow permanent supportive housing and transitional housing in all land use districts where residential dwellings and/or hotels and motels are allowed, and to allow Homeless Services Uses in all land use districts where hotels and motels are allowed; amending the definition of Homeless Services Uses in LUC 20.20.455 for conformance and consistency with state law; providing for severability; and establishing an effective date. The purpose of the July 5 public hearing is to provide an opportunity to take public comments regarding the proposed extension of interim regulations. The Growth Management Act, RCW 36.70A.390, authorizes cities to extend interim official zoning controls for an additional six months provided a public hearing is held.

**SEPA:** Exempt

**Public Hearing:** July 5, 2022, 6 PM; City Council Chamber; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004.

**Hearing Info:** Details on attending the meeting and providing 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>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email [councilcoordinators@bellevuewa.gov](mailto:councilcoordinators@bellevuewa.gov) or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

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](mailto: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 Caleb Miller, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [cwmiller@bellevuewa.gov](mailto:cwmiller@bellevuewa.gov).

Comments must be received by **3:00 PM on July 5, 2022**. 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:** July 12, 2021

**Completeness Date:** July 12, 2021

**Applicant:** Caleb Miller, Senior Planner, Development Services Department, 425-452-4574, [CWMiller@bellevuewa.gov](mailto:CWMiller@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Bell 10](#)

**Location:** 10350 NE 10<sup>th</sup> Street

**Neighborhood Area:** Downtown Bellevue

**File Number:** 21-116730-LD

**Description:** Design review approval to demolish an existing single-story building and associated surface parking to construct an eight-story residential building (approximately 134,332 gross square foot) with 102 apartments and 2,000 square of retail/restaurant uses on .36 acres. Three levels of below grade parking will be provided along with site landscaping. The applicant proposes to participate in the City's Multifamily Tax Exemption (MFTE) program to provide a mixed-use proposal that will contain both affordable and market rate units.

**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 30, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 6, 2021

**Completeness Date:** September 16, 2021

**Notice of Application Date:** September 23, 2021

**Applicant:** MRM Bellevue Way, LLC

**Applicant Contact:** Melissa Wechsler, Runberg Architecture, 206-518-5030, [melissaw@runberg.com](mailto:melissaw@runberg.com)

**City Planner Contact:** Toni Pratt, 425-452-5374, [tpratt@bellevuewa.gov](mailto:tpratt@bellevuewa.gov)

### NOTICE OF DECISION

**Project Name:** [City of Bellevue Transportation Department 98<sup>th</sup> Avenue SE and SE 11<sup>th</sup> Street Slope Stabilization](#)

**Location:** 9600 SE 11<sup>th</sup> Street

**Neighborhood Area:** West Bellevue

**File Number:** 21-122155-LO

**Description:** Critical Areas Land Use Permit approval of the construction of a new soldier pile wall at the southwest corner of the 98th Avenue SE (97th Place SE) and SE 11th Street intersection within a steep slope to prevent further moving of the slope and prevent undermining the



roadway. The project also includes the replacement of an existing water main; pavement overlay and mitigation for slope impacts.

**Decision:** Approval with Conditions

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

**Appeal Period Ends:** June 30, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 14, 2021

**Completeness Date:** November 18, 2021

**Notice of Application Date:** December 9, 2021

**Applicant Contact:** Chris Masek, City of Bellevue Transportation

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)