



Weekly Permit Bulletin

June 30, 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
- 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: [The Reserve at Phantom Lake](#)

Location: 15824 SE 16th ST

Neighborhood Area: Lake Hills

File Number: 22-112080-LN

Description: Application for a six (6)-lot preliminary short plat of a 1.72-acre site zoned R-5 with access provided from a new private access and utilities easement from SE 16th Street to serve the proposed lots. A stormwater detention vault is proposed on Lot 1.

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

SEPA: Exempt

Minimum Comment Period Ends: July 14, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 31, 2022

Completeness Date: June 16, 2022

Notice of Application Date: June 30, 2022

Applicant: Trey Woodruff

Applicant Contact: Kevin Cleary, Goldsmith Engineering, 425-462-1080 x1010, kcleary@goldsmithengineering.com

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

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Main Street Place](#)

Location: 103 110th Avenue NE

Neighborhood Area: Downtown

File Number: 22-111765-LP & 22-112163-LD

Description: Application for a Master Development Plan for a two-phased development which includes four (4) commercial office towers, two (2) residential buildings, ground level active use spaces, and 2,133 parking stalls to be accommodated within below grade parking structures. Also included is an application for Design Review for Phase 1 of this Master Development Plan, which includes commercial office towers 1 & 2 and residential buildings 1 & 2. Proposal includes north-south and east-west through block pedestrian connections, an outdoor plaza space, street frontage improvements, interior landscaping and lighting.

Approvals Required: Master Development Plan approval, Design Review 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: July 14, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: July 12, 2022, 6 PM; Online only via Zoom link below.

Meeting Info: Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/84550003286>

Meeting ID: 845 5000 3286; Passcode: 212616

Dial-In by your location: 253-215-8782

Date of Application: May 18, 2022 (LP) & May 26, 2022 (LD)

Completeness Date: June 15, 2022 (LP) & June 23, 2022 (LD)

Applicant Contact: Jon Hall, GGLO, 206-551-7340, jhall@gglo.com

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

Notices of Application and Public Hearing

NOTICE OF PUBLIC HEARING

Project Name: [East Bellevue Community Council \(EBCC\) Sunset Land Use Code Amendment \(LUCA\)](#)

Location: City-Wide (EBCC)

Neighborhood Area: City-Wide (EBCC)

File Number: 22-112471-AD

Description: Amendments to the Land Use Code (LUC) in response to the pending expiration of the EBCC, as mandated by the Washington State Legislature through House Bill 1769.

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

Appeal Period Ends: July 14, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: July 18, 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 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, 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.

Comments must be received by 3:00 PM on July 18, 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: June 9, 2022

Completeness Date: June 9, 2022

Notice of Application Date: June 9, 2022

City Planner Contact: Caleb Miller, 425-452-4574, CWMiller@bellevuewa.gov

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Bellevue Parks and Open Space System Plan Update](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-111811-LM

Description: SEPA Threshold Determination for the proposed 2022 updates to the Parks and Open Space System Plan which is one of the long-range policy planning documents for the Parks and Community Services Department. This plan guides the City's decisions regarding acquisition, development, management, and capital investment in the parks and open spaces city-wide.

Concurrency Determination: N/A

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

Appeal Period Ends: July 14, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 18, 2022

Completeness Date: June 3, 2022

Notice of Application Date: June 9, 2022

Applicant Contact: Ryan Walker, COB Parks, 425-452-4280, rwalker@bellevuewa.gov

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

Notices of Decision

NOTICE OF DECISION

Project Name: [1038 89th Avenue Short Plat](#)

Location: 1038 89th Avenue NE

Neighborhood Area: Northwest Bellevue

File Number: 20-110768-LN

Description: Preliminary Short Plat approval to subdivide a 33,038 square foot parcel into two (2)-single-family lots in the R-3.5 land use district.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 14, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 25, 2020

Completeness Date: February 24, 2021

Notice of Application Date: March 11, 2021

Applicant Contact: Josh Beloff, JBeloff Homes, LLC, 425-985-9228, jhbeloff@hotmail.com

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

NOTICE OF DECISION

Project Name: [Yu-Fu Height Variance](#)

Location: 1310 102nd Ave NE

Neighborhood Area: Northwest Bellevue

File Number: 22-102567-LS

Description: Land Use Code Variance approval to increase the allowed building height to 33.1-feet from the current maximum allowed height of 30.1-feet.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 14, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 22, 2022

Completeness Date: March 2, 2022

Notice of Application Date: March 10, 2022

Applicant Contact: Katie Baumly, Puget Sound Permits, 206-300-2277,
katie@pugetsoundermits.com

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