



# Weekly Permit Bulletin

**August 25, 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:** [Krikon Addition](#)

**Location:** 251 174<sup>th</sup> PL NE, Bellevue, WA 98008

**Neighborhood Area:** Northeast Bellevue

**File Number:** 22-112801-LO

**Description:** Critical Areas Land Use Permit review of a proposal to demolish a deck and replace it with an approximately 313 square-foot addition and porch to the existing single-family residence within a toe-of-slope critical area structure setback. The applicant proposes 100 square feet of mitigation and is supported by a geotechnical report and a criticals areas report within it.

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

SEPA: Exempt

**Minimum Comment Period Ends:** September 8, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 7, 2022

**Completeness Date:** August 15, 2022

**Applicant Contact:** Yifat Ish-Am, Jifa Planning & Design, (425) 553-9392, [jifa.arch@gmail.com](mailto:jifa.arch@gmail.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

### NOTICE OF APPLICATION

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

**Location:** 13025 NE 1st St

**Neighborhood Area:** Wilburton

**File Number:** 22-114133 LO

**Description:** Critical Areas Land Use Permit review of a proposal to remodel the main floor of a house, add a roof over existing deck, and construct bedroom dormers on the upper floor of an existing single-family residence within a stream buffer. Proposal includes the removal of a concrete walkway within the stream buffer and roughly 350 square feet of mitigation planting within the buffer.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** September 8, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 5, 2022

**Completeness Date:** July 29, 2022

**Applicant Contact:** Mark Nelson, Nelson Architecture, 206-617-8069, [mark@nelsonarchitecture.net](mailto:mark@nelsonarchitecture.net)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)

## Notices of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Amity Court Multi-Family Development](#)

**Location:** 14400 NE Bellevue-Redmond Rd

**Neighborhood Area:** BelRed

**File Number:** 22-114102-LD

**Description:** Application for Design Review approval to construct a multi-family building within the Bel-Red Commercial/Residential (BR-CR) zone. The proposal includes an eight-story building comprised of 201 residential units, common accessory residential amenities, and 203 parking stalls. Additional improvements include right-of-way frontage improvements along Bel-Red Road and landscaping.

**Approvals Required:** 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:** September 8, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** September 13, 2022, 6 PM; Virtual Zoom Meeting

**Public Meeting Info:** Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/83587308545>

**Meeting ID:** 835 8730 8545 **Passcode:** 620734

**Dial-in by your location:** 253-215-8782

**Date of Application:** July 12, 2022

**Completeness Date:** July 28, 2022

**Applicant:** Amity Court LLC

**Applicant Contact:** Karla Gonzalez, Clark Barnes, (360)244-4661, [kgonzalez@clarkbarnes.com](mailto:kgonzalez@clarkbarnes.com)

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [The Woodlands at Bellevue Parking Garage](#)

**Location:** 2802 160<sup>th</sup> Ave SE

**Neighborhood Area:** Eastgate

**File Number:** 22-114453-LD

**Description:** Application for Design Review approval to construct a new four-level parking garage structure with 594 parking stalls on the existing developed site within a Single-Family Transition Area Overlay District. The proposal also includes landscaping improvements surrounding the new structure; existing landscaping surrounding the site will be retained.

**Approvals Required:** 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:** September 8, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** September 14, 2022, 6 PM; Virtual Zoom Meeting

**Public Meeting Info:** Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/84943625556>

**Meeting ID:** 849 4362 5556, Passcode: 179278

**Dial-in:** 253-215-8782

**Date of Application:** July 18, 2022

**Completeness Date:** August 4, 2022

**Applicant:** EGBW38R LLC

**Applicant Contact:** Owen Keeper, Lance Mueller & Associates, 206-325-2553 ext. 115, [owen@lmueller.com](mailto:owen@lmueller.com)

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Century One Development](#)

**Location:** 13401 NE Bellevue-Redmond Road

**Neighborhood Area:** BelRed

**File Number:** 22-115212-LD

**Description:** Application for Design Review approval to construct 41 four-story town home units, with tuck under parking, throughout a total of eight buildings. Application also includes street frontage improvements, landscaping, common outdoor amenity spaces, play areas, and internal circulation. This site is located at the southeast corner of NE Bellevue-Redmond Road and 134<sup>th</sup> Avenue NE, in the BelRed-Office/Residential Transition (BR-ORT) Land Use District and is approximately 2.10 acres (91,476 sq. ft.) in size.

**Approvals Required:** 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:** September 8, 2022, 5 PM. Refer to page one for information on how to comment on a project.

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

**Meeting Info:** Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/85725227071>

**Meeting ID:** 857 2522 7071, **Passcode:** 735034

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

**Date of Application:** July 22, 2022

**Completeness Date:** August 19, 2022

**Applicant Contact:** Victoria Arthur, Freiheit Architecutre, 425-827-2100, [varthur@freiheitarch.com](mailto:varthur@freiheitarch.com)

**City Planner Contact:** Sydney Prusak, 425-452-4856, [SPrusak@bellevuewa.gov](mailto:SPrusak@bellevuewa.gov)

## **NOTICE OF APPLICATION AND PUBLIC MEETING**

**Project Name:** [SRM Polynesia](#)

**Location:** 1125 102nd Ave NE

**Neighborhood Area:** Downtown

**File Number:** 22-114105-LD

**Description:** Application for Design Review approval to construct a multi-family residential building within the Downtown Residential (DT-R) zone. The proposal includes a six (6)-story building comprised of 167 residential units, common accessory residential amenities, and 146 parking stalls. Additional improvements include right-of-way frontage improvements along 102<sup>nd</sup> Ave. and landscaping.

**Approvals Required:** Design Review approval and ancillary permits and approvals

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

**Minimum Comment Period Ends:** September 8, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** September 15, 2022, 6 PM; Virtual Zoom Meeting

**Meeting ID:** 892 1688 9668, Passcode: 465393

**Dial-in:** 253-215-8782

**Date of Application:** July 5, 2022

**Completeness Date:** July 29, 2022

**Applicant Contact:** Brad Austin, Urbal Architecture, 206-676-5634, [brada@urbalarchitecture.com](mailto:brada@urbalarchitecture.com)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)

## Notices of Recommendation and Public Hearing

### NOTICE OF RECOMMENDATION AND PUBLIC HEARING

**Project Name:** [2022 Annual Amendments to the Bellevue Comprehensive Plan - Curb Management Comprehensive Plan Amendment](#)

**Location:** Citywide

**Neighborhood Area:** City-Wide

**File Number:** 22-103136-AC

**Description:** Amend Comprehensive Plan policies in the Transportation Element and Downtown Subarea Plan related to curb management

**Approvals Required:** Planning Commission recommendation, City Council approval

**Decision:** Approval

**Concurrency Determination:** N/A

**SEPA:** Threshold Determination to be issued. Refer to page three General Information Regarding Use of Optional DNS Process.

**Public Hearing:** September 14, 2022, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

**Hearing Info:** Public Hearing will be held by the Planning Commission. Please see Planning Commission [website](#) for information on how to give testimony.

**Date of Application:** February 14, 2022

**Completeness Date:** February 28, 2022

**Notice of Application Date:** April 18, 2022

**Applicant Contact:** Chris Iverson, 425-452-6461, [civerson@bellevuewa.gov](mailto:civerson@bellevuewa.gov)

**City Planner Contact:** Kate Nesse, 425-452-2042, [knesse@bellevuewa.gov](mailto:knesse@bellevuewa.gov)

## Notices of Recommendation and Public Hearing and Threshold Determination

### NOTICE OF RECOMMENDATION AND PUBLIC HEARING AND THRESHOLD DETERMINATION

#### 2022 Annual Amendments to the Bellevue Comprehensive Plan

**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 properties owned or controlled by religious organizations 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

**Decision:** Approval

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance (DNS)

**SEPA Appeal:** Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.440.C).

**Public Hearing:** September 14, 2022, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

**Hearing Info:** Public Hearing will be held by the Planning Commission. Please see Planning Commission [website](#) for information on how to give testimony.

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

**Completeness Date:** June 10, 2022

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

**SEPA Planner:** Reilly Pittman, 425-452-4350, [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

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

**Location:** 17 Enatai Drive

**Neighborhood Area:** West Bellevue

**File Number:** 21-115417-WG

**Description:** Land Use approval of a Shoreline Substantial Development Permit to construct a 6' wide by 35' long dock extension including 6 8" steel support piles, and 1 9" steel support pile. The project will install one (1) new boat lift and relocate an existing boat lift more than 30 feet from the Ordinary High Water Mark (OHWM). Two (2) new steel moorage piles will be installed. The work is associated with a single-family house located on a residentially zoned and developed property. The proposal also includes the installation of native planting along the shoreline of Lake Washington.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

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

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



**Shoreline Permit Appeal Period:** Twenty-one (21)-days from the date Department of Ecology receives this decision.

**Date of Application:** July 13, 2021

**Completeness Date:** August 26, 2021

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

**Applicant Contact:** Zoe Rohaly, 206-360-1700, [permits@seabornpiledriving.com](mailto:permits@seabornpiledriving.com)

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

## **NOTICE OF DECISION**

**Project Name:** [Nicholson Shoreline Improvements](#)

**Location:** 817 Shoreland Dr. SE

**Neighborhood Area:** West Bellevue

**File Number:** 21-122183-WG

**Description:** Shoreline Substantial Development Permit approval of a proposal to replace and redeck an existing 771 square foot residential dock, install two (2) boat lifts, repair an existing bulkhead, and install granite steps within the existing beach cove within Lake Washington. The proposal includes removal of an existing boathouse, removal of an existing watercraft lift, and shoreline mitigation planting.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

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

**SEPA Appeal Period Ends:** September 8, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Shoreline Permit Appeal Period:** Twenty-one (21)-days from the date Department of Ecology receives this decision.

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

**Completeness Date:** November 11, 2021

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

**Applicant:** Scott Nicholson

**Applicant Contact:** Kenny Booth, The Watershed Company, 425-822-5242, [kbooth@watershedco.com](mailto:kbooth@watershedco.com)

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