



# Weekly Permit Bulletin

## September 22, 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:** [Avenue Bellevue](#)

**Location:** 10300 NE 8<sup>th</sup> Street

**Neighborhood Area:** Downtown

**File Number:** 22-113949-LP

**Description:** Elimination of Bellevue Way mid-block crossing required under previous development review approvals, 18-124008 LP and 18-124000 LD.

**Approvals Required:** Master Development Plan 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:** October 6, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 29, 2022

**Completeness Date:** September 14, 2022

**Notice of Application Date:** September 22, 2022

**Applicant:** Fortress Group, LLC

**Applicant Contact:** Arne Hall, Fortress Development Group, 425-454-7325, ext. 116, [arne@fortressdevelopmentgrp.com](mailto:arne@fortressdevelopmentgrp.com)

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

### NOTICE OF APPLICATION

**Project Name:** [4803 122nd Ave SE Vegetation Restoration](#)

**Location:** 4803 122nd Ave SE

**Neighborhood Area:** Newport

**File Number:** 22-115185-LO

**Description:** Critical Areas Land Use Permit review of a proposal to restore unpermitted vegetation removal within a 50-foot steep slope buffer and Type-N stream buffer. The proposal is

supported by a landscape plan consisting of native vegetation and developed by a Qualified Professional. This application and review is in response to COB Enforcement Action 22-106069-EA.

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

**Minimum Comment Period Ends:** October 6, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 21, 2022

**Completeness Date:** September 13, 2022

**Applicant Contact:** Haisheng Yuan, 412-606-2891, [duanluqi@gmail.com](mailto:duanluqi@gmail.com)

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

## Notices of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [The Arcadian](#)

**Location:** 120 106th Avenue NE

**Neighborhood Area:** Downtown

**File Number:** 22-113780-LD

**Description:** Schnitzer Northwest, LLC seeks Design Review approval to demolish the existing Rite Aid building and associated surface parking to construct an 18-story office building (approximately 478,000 gross square foot) with 6,500 of retail amenity on 1.68 acres. Four (4) levels of below grade parking will be provided along with outdoor plazas, site landscaping, and enhanced streetscapes.

**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:** October 6, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Virtual Public Meeting:** October 6, 2022, 6:00 p.m.

**Meeting Information:** Join Zoom Meeting <https://cityofbellevue.zoom.us/j/84048006372>

**Meeting ID:** 840 4800 6372; Passcode: 674556

**Dial-In:** 253 215 8782

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

**Completeness Date:** September 13, 2022

**Notice of Application Date:** September 13, 2022

**Applicant:** Schnitzer Northwest, LLC

**Applicant Contact:** Nancy Lim, NBBJ, 206-515-4659, [nlim@nbbj.com](mailto:nlim@nbbj.com)

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

## Notices of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [City of Bellevue Bridle Trails Neighborhood Park](#)

**Location:** 4432 140<sup>th</sup> Ave NE

**Neighborhood Area:** Bridle Trails

**File Number:** 22-105126-GD

**Description:** Threshold Determination under the State Environmental Policy Act (SEPA) associated with a clearing and grading permit to develop a 1.35-acre vacant lot into a neighborhood park. The proposal includes public right-of-way frontage improvements, utility improvements, parking, play area, walking trails, picnic shelter, restroom, landscaping and open lawn space.

**Concurrency Determination:** N/A

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

**Appeal Period Ends:** October 6, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 11, 2022

**Completeness Date:** May 9, 2022

**Notice of Application Date:** August 11, 2022

**Applicant:** Scott VanderHyden, City of Bellevue, 425-452-6885, [svanderhyden@bellevuewa.gov](mailto:svanderhyden@bellevuewa.gov)

**Applicant Contact:** Laura Laney, Berger Partnership, 206-492-5570, [laural@bergerpartnership.com](mailto:laural@bergerpartnership.com)

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

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [4015 147<sup>th</sup> Short Plat](#)

**Location:** 4015 147th Avenue SE

**Neighborhood Area:** Eastgate

**File Number:** 21-106569-LN

**Description:** Preliminary Short Plat approval to subdivide one (1) existing 15,341 square foot lot into two (2) single-family residential lots. The existing residence will be demolished. Proposed Lot 1 will contain 8,141 square feet and proposed Lot 2 will contain 7,200 square feet. Access to both lots is proposed via SE 41<sup>st</sup> Street by individual driveways. The property is zoned Single-Family Residential District (R-5).

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** October 6, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 26, 2021

**Completeness Date:** April 23, 2021

**Notice of Application Date:** September 2, 2021

**Applicant Contact:** Venkata Vishnumolakala, 480-295-6357, [vkvisnu@asu.edu](mailto:vkvisnu@asu.edu)

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

## **NOTICE OF DECISION**

**Project Name:** [KD Two-Lot Short Plat](#)

**Location:** 9820 NE 20<sup>th</sup> St

**Neighborhood Area:** Northwest Bellevue

**File Number:** 21-118086-LN

**Description:** Land Use approval to subdivide an existing parcel in the R-3.5 zoning district into two parcels.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** October 6, 2022, 5 PM. Refer to page one for information on how to appeal a project.

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

**Completeness Date:** August 18, 2021

**Notice of Application Date:** September 30, 2021

**Applicant:** Furr Engineering Services, PLLC

**Applicant Contact:** Dean Furr, 206-890-8291, [furrengineering@gmail.com](mailto:furrengineering@gmail.com)

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

## **NOTICE OF DECISION**

**Project Name:** [305 Office Tower](#)

**Location:** 305 108<sup>th</sup> Avenue NE

**Neighborhood Area:** Downtown

**File Number:** 21-131993-LD

**Description:** Approval of a Design Review application to construct a 12-story office building consisting of 205,855 square feet of office, 1,307 square feet of ground floor retail and 342 below-grade parking spaces.

**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:** October 6, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 12, 2021

**Completeness Date:** December 23, 2021

**Notice of Application Date:** January 6, 2022

**Applicant:** Capstone Partners

**Applicant Contact:** Dustin Thorlakson, Freiheit Architecture, 425-827-2100, [dthorlakson@freiheitarch.com](mailto:dthorlakson@freiheitarch.com)

**City Planner Contact:** Laurie Tyler, 425-452-2728, [LTyler@bellevuewa.gov](mailto:LTyler@bellevuewa.gov)