



Weekly Permit Bulletin

January 19, 2023

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: [Wang Kao Single Family Residence](#)

Location: 9603 Lake Washington Blvd NE

Neighborhood Area: Northwest Bellevue

File Number: 22-119169-LO

Description: Application of a Critical Areas Land Use Permit to demolish the existing single family residence and construct a new three-story, 9,781 sf single-family residence with a two-story, 2,836 sf detached garage. The proposal is located within the critical areas steep slope, its associated buffer, and structure setback. The proposal is supported by a geotechnical report.

Approvals Required: Critical Areas Land Use Permit approval

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

Appeal Period Ends: February 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 18, 2022

Completeness Date: November 15, 2022

Applicant Contact: Karen Kline, McClellan Architects, 206-728-0480, karen@mccarch.com

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

NOTICE OF APPLICATION

Project Name: [Safe Parking Pilot Program](#)

Location: 515 116th Avenue NE

Neighborhood Area: Wilburton

File Number: 22-131488 LM

Description: The City Manager's Office is pursuing use of the Lincoln Center for a Safe Parking Pilot Program in alignment with City Council direction. The intent of the Safe Parking Pilot Program is to provide stabilization to individuals residing in their vehicles. The Safe Parking Pilot Program will be open to all individuals who use their vehicle as a sole place of residence while also providing services and support that will aid them in their search for permanent housing.

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: February 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 27, 2022

Completeness Date: January 10, 2023

Notice of Application Date: January 19, 2023

Applicant: City of Bellevue – City Manager's Office

Applicant Contact: Nicolas Quijano, City of Bellevue, 425-452-5819, nquijano@bellevuewa.gov

City Planner Contact: Toni Pratt, 425-452-5374, TPratt@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Ching Short Plat](#)

Location: 10010 NE 27th St.

Neighborhood Area: Northwest Bellevue

File Number: 22-128485-LN

Description: Land Use Review for a proposed short plat subdivision of a .63 acre lot (27,616 sf) into two lots resulting in one 14,517 sf lot and one 13,098 sf lot.

Approvals Required: Preliminary Plat approval

SEPA: Exempt

Minimum Comment Period Ends: February 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 30, 2022

Completeness Date: December 28, 2022

Applicant Contact: Ronald Frederiksen, Eastside Consultants, 425-392-5351, rfrederiksen@eastsideconsultants.com

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

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: Increasing Affordable Housing Capacity on Faith-Owned Properties Land Use Code Amendment

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 23-100486-AD

Description: Land Use Code Amendment to establish criteria and procedures in the Land Use Code for certain properties owned by religious organizations and located in single family land use districts to be rezoned to allow permanently affordable multi-family housing.

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required and a SEPA environmental checklist will be provided by the proponent. The Environmental Coordinator will review the checklist and information submitted to the City during the comment period and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Minimum Comment Period Ends: February 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: January 31, 2023, 6 PM

Meeting Information: A public meeting will be held virtually via Zoom webinar. Details on how to sign up to attend the meeting are available at: <https://affordable-housing-c1-info-session.eventbrite.com/>

Date of Application: December 12, 2022

Completeness Date: December 12, 2022

Notice of Application Date: January 19, 2023

City Planner Contact: Kristina Gallant, 425-452-6196, KGallant@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: The Marketplace Apartments at Factoria

Location: 12405 SE 38th Street

Neighborhood Area: Factoria

File Number: 22-130386-LD

Description: Re-application for a five (5)-story, 438,709 gross square foot (GSF) mixed-use residential building within the Factoria F-1 District that will provide 265 residential units,

approximately 1,000 SF of ground level retail and 366 vehicle parking stalls in a two (2)-level below-grade parking garage. The project was previously approved under file #18-107595-LD on November 5, 2020, but the permit has since expired.

Approvals Required: Design Review approval and ancillary permits and approvals

SEPA: : Determination of Non-Significance issued on November 5, 2020. The current proposal is within same scope as the combined Master Development Permit and Administrative Design Review that was issued in 2020 for the same project and is therefore relying upon the prior SEPA threshold determination consistent with WAC 197-11-600(4).

Minimum Comment Period Ends: February 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Meeting Information: February 23, 2023, 6 PM

Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/87281921053>

Meeting ID: 872 8192 1053; Passcode: 421143

Dial In: 253 215 8782

Date of Application: December 14, 2022

Completeness Date: January 11, 2023

Applicant: Dan Fohn, Runberg Architecture Group, 206-518-5040, danf@runberg.com

City Planner Contact: Mark Brennan, 425-452-2973, MCBrennan@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Stellar BelRed](#)

Location: 13013 NE 20th Street

Neighborhood Area: BelRed

File Number: 22-128140-LD and 22-128427-LS

Description: Design Review for a proposed seven (7)-story mixed use multi-family residential building with approximately. 187 residential units, 110 underground parking spaces, and 3300 s.f. of ground level retail.

Approvals Required: Design Review approval, Land Use Code Variance approval and ancillary permits and approvals (see SEPA Checklist).

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

Minimum Comment Period Ends: February 2, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Meeting Information: February 2, 2023, 6 PM

Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/83120505148>

Meeting ID: 831 2050 5148; Passcode: 693162

Dial In: 253-215-8782

Date of Application: November 28, 2022

Completeness Date: December 23, 2022

Notice of Application Date: January 19, 2023

Applicant Contact: Jon O'Hare, PCNW, 425-301-9541, jon@permitcnw.com

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

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Tsiprin Hazard Tree Removals](#)

Location: 840 134th Ave NE

Neighborhood Area: Wilburton

File Number: 22-128191-GJ

Description: Land Use review of a proposal to remove and mitigate eight (8) hazardous trees from within a wetland and wetland buffer. The proposal includes a replanting plan and is supported by an arborist report.

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: February 2, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 16, 2022

Completeness Date: December 2, 2022

Notice of Application Date: December 8, 2022

Applicant Contact: Brad Case, Devoted Tree Solutions, 253-850-7677, brad@devotedgroup.com

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

Notices of Decision

NOTICE OF DECISION

Project Name: [Vasa Creek/SE Newport Way Culvert Long Term Repair](#)

Location: 15321 & 15326 SE Newport Wy

Neighborhood Area: Eastgate

File Number: 22-102495-LO

Description: Critical Areas Land Use Permit approval to remove temporary gabion mattresses installed in response to emergency culvert repairs and to conduct long-term creek bed restoration to improve fish habitat. The proposal includes native restoration plantings and channelizing sumps of existing maintenance structures on both sides of Newport Way.

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: February 2, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 18, 2022

Completeness Date: July 11, 2022

Notice of Application Date: August 4, 2022

Applicant: Dwight Smith, City of Bellevue Utilities Department

Applicant Contact: Emily Drew, Jacobs Engineering Group Inc., 425-4666450, emily.drew@jacobs.com

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