



Weekly Permit Bulletin

October 5, 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 hyperlinked project name to view digital documentation. Not all notices have hyperlinks.
- 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.

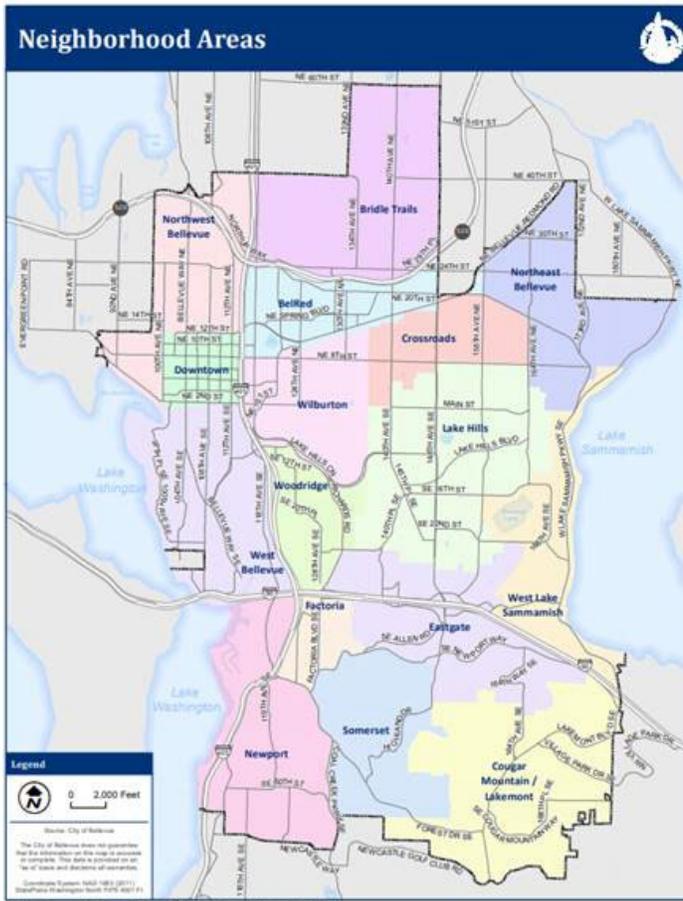
Receive the bulletin by email

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: [Bellevue Square Utility Relocation](#)

Location: 575 Bellevue Way NE (Bellevue Square)

Neighborhood Area: Downtown

File Number: 23-118448-GD

Description: Application for Clearing and Grading Permit approval with SEPA for removal and reinstallation of landscaping and paved areas to facilitate utility relocation work. Work includes approximately 24,605 square feet of clearing and 7,250 cubic yards of cut/fill work to accommodate the utility relocation project, which is located within the SE Private Drive accessible from Bellevue Way NE and NE 4th Street.

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: October 19, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 29, 2023

Completeness Date: September 25, 2023

Applicant Contact: John Voorhees, GLY Construction, 425-677-6885, John.Voorhees@GLY.com

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

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [SpringVue Townhomes](#)

Location: 12727 Northup Way, Bellevue WA 98005

Neighborhood Area: BelRed

File Number: 23-118452-LD, 23-118447-LP, 23-118446-LO

Description: Application for a Design Review, a Master Development Plan, and a Critical Areas Land Use permit to construct a 16-building, 91-unit townhome development. The 5.24-acre site is located in the BelRed Residential (BR-R) zoning district, with frontages along Northup Way, 128th Avenue NE, and 129th Avenue NE. The project will construct several new roads including half-street extensions of 127th Avenue NE, 128th Avenue NE, NE 18th Street, and an extension of NE 19th Street that will run east/west through the site. A Master Development Plan is required because the site is divided by the new NE 19th Street public right-of-way. A Critical Areas Land Use permit is required to construct the street extensions on the southeast corner of the site over a steep slope area, which would eliminate the slope.

Approvals Required: Design Review approval, Master Development Plan approval, Critical Areas Land Use Permit 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 19, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: October 24, 2023, 6 PM; Join on your computer, mobile app or room device.

Meeting Info: [Click here to join the meeting](#)

Meeting ID: 267 359 046 727; Passcode: u8z6Y2

[Download Teams](#) | [Join on the web](#)

Dial In (audio only): 206-452-7011

Phone Conference ID: 403 463 683#

Date of Application: August 29, 2023

Completeness Date: September 21, 2023

Applicant: Robert Fitzmaurice, 425-869-1300, Robert@TaylorDev.com

Applicant Contact: Lindsey Solorio, 425-885-7877, Permits@CoreDesignInc.com

City Planner Contact: Riley MacPhee, 425-452-4639, RMacPhee@bellevuewa.gov

Notices of Public Hearing

NOTICE OF PUBLIC HEARING

Project Name: Next Right Work Residential FAR Increase, Phase 1 Downtown IOC Extension

Location: Downtown

Neighborhood Area: Downtown

File Number: 23-100141-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its regular meeting on **Monday, October 23, 2023, at 6:00 PM** to consider an extension to an adopted Interim Official control to exempt floor area ratio in exchange for affordable housing, allow development standards flexibility in exchange for affordable housing, eliminate parking requirements for affordable housing, and allow floor area utilization flexibility in the Downtown Land Use Districts.

SEPA: Determination of Non-Significance for the Downtown IOC was issued on April 20, 2023. Refer to page one for how to appeal the SEPA threshold determination.

Public Hearing: October 23, 2023, 6:00 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 Mathieu Menard, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to mmenard@bellevuewa.gov.

Comments must be received by 3:00 PM on October 23, 2023. 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.

City Planner Contact: Mathieu Menard, 425-452-5264, MMenard@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Mirvic Residence](#)

Location: 425 94th Ave SE, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 22-103090-LO

Description: Critical Areas Land Use Permit approval 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 critical areas steep slope 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.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: October 19, 2023, 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

Notice of Application Date: June 16, 2022

Applicant Contact: Lisa Lu, Baylis Architects, 425-454-0566, lul@baylisarchitects.com

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

NOTICE OF DECISION

Project Name: [Executive Plaza Townhomes](#)

Location: 12835 NE Bellevue Redmond Road

Neighborhood Area: BelRed

File Number: 22-105005-LD and 22-105006-LO

Description: Approval of Design Review and Critical Areas Land Use Permit to demolish an existing building and construct four (4) multi-family buildings containing a total of 31 Townhomes on a site with a type-F stream, flood plain, category II wetland, associated buffers, and structure setbacks.

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 19, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 14, 2022

Completeness Date: June 27, 2022

Notice of Application Date: July 14, 2022

Applicant Contact: Victoria Arthur, Freiheit Architecture, 206 612-5508, varthur@freiheitarch.com

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

NOTICE OF DECISION

Project Name: [Gaan Pier Repair](#)

Location: 16 Enatai Drive

Neighborhood Area: West Bellevue

File Number: 23-108052-WG

Description: Shoreline Substantial Development permit approval to install a new dual jet ski lift and eight (8) 4-foot granite stairs, relocate the existing boat lift, and repair seven (7) piles and existing grated decking.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Minimum Comment Period Ends: October 19, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 17, 2023

Completeness Date: May 15, 2023

Notice of Application Date: June 1, 2023

Applicant Contact: Ted Burns, Seaborn Pile Driving Co., 206-236-1700, permits@sebornpiledriving.com

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