



# Weekly Permit Bulletin

March 2, 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](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 and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Gables 12<sup>th</sup> Place Apartments](#)

**Location:** 1445 120<sup>th</sup> Avenue NE

**Neighborhood Area:** BelRed

**File Number:** 23-100797-LD

**Description:** Construction of a seven (7)-story multi-family residential building with approximately 300 units, ground-floor lobby and amenities and approximately 225 parking stalls in a two (2)-level below-grade garage. This application is Phase 1 of the ACST-Bellevue (Pine Forest) Master Development Plan Revision in review under 23-101054-LP.

**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:** March 16, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** April 5, 2023, 6 PM

**Meeting Info:** Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/83506943062>

**Meeting ID:** 835 0694 3062 **Passcode:** 436276

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

**Date of Application:** January 18, 2023

**Completeness Date:** February 9, 2023

**Applicant:** Jon O'Hare, PCNW, 425-301-9541, [jon@permitcnw.com](mailto:jon@permitcnw.com)

**City Planner Contact:** Mark Brennan, 425-452-2973, [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [ACST – Bellevue Phase 3](#)

**Location:** 1445 120<sup>th</sup> Avenue NE

**Neighborhood Area:** BelRed

**File Number:** 23-101061-LD

**Description:** Application for Design Review approval to construct two office/life science buildings over a joint below grade garage, known as Phase 3A and Phase 3B of the ACST – Bellevue (Pine Forest) Master Development Plan. Phase 3A would contain a 526,375 gross square foot office/life science tower (8 Stories) and Phase 3B would contain a 361,799 gross square foot office/life science tower (9 Stories). An additional 12,172 square feet of amenity areas and retail spaces would be constructed within the ground level of the buildings and within detached small structures between the two proposed office buildings. The below grade garage would be shared between the two proposed office buildings and contain approximately 916 parking stalls for both the office and retail uses. Application also includes outdoor plaza space, landscaping, lighting and street frontage and internal roadway improvements. The site is located on the east side of the ACST – Bellevue (Pine Forest) MDP, fronting 120<sup>th</sup> Avenue NE (east), Spring Boulevard (north), and the proposed internal drives known as Central Drive (west) and Road A (south). The site is located in the BR-OR-2 land use district and is approximately 158,455 square feet (3.63 acres) 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:** March 16, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** April 6, 2023, 6 PM

**Meeting Info:** Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/89581874996>

**Meeting ID:** 895 8187 4996 **Passcode:** 456722

**Dial-In:** 253 215 8782

**Date of Application:** January 25, 2023

**Completeness Date:** February 22, 2023

**Applicant Contact:** Jarod Kurzner, Gensler, 425-523-7248, [jarod\\_kurzner@gensler.com](mailto:jarod_kurzner@gensler.com)

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

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [ACST - Bellevue \(Pine Forest\) Master Development Plan Revision](#)

**Location:** 1445 120<sup>th</sup> Avenue NE

**Neighborhood Area:** BelRed

**File Number:** 23-101054-LP

**Description:** Master Development Plan (MDP) revision request to modify the approved Pine Forest MDP (13-113123-LP). Modifications include minor changes to the site plan layout of proposed structures and associated outdoor plaza space, a change of use for one structure from residential to office, and an increase in square footage that exceeds 20% from the original approval. No other changes to the remaining MDP are proposed. As these modifications do not meet the criteria for a Land Use Exemption (LUC 20.30V.160.B), a Master Development Plan Revision, processed as a new Master Development Plan application, is required (LUC 20.30V.160.A).

**Approvals Required:** Master Development Plan 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:** March 16, 2023, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** March 13, 2023, 6 PM

**Meeting Info:** Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/83180318806>

**Meeting ID:** 831 8031 8806 **Passcode:** 818957

**Dial-In by your Location:** 253-215-8782

**Date of Application:** January 25, 2023

**Completeness Date:** February 22, 2023

**Applicant Contact:** Jarod Kurzner, Gensler, 425-523-7248, [jarod\\_kurzner@gensler.com](mailto:jarod_kurzner@gensler.com)

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