



Weekly Permit Bulletin

April 27, 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
- 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 and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [1215 120th Avenue NE - Building A \(ACST- Bellevue MDP\)](#)

Location: 1215 120th Avenue NE

Neighborhood Area: BelRed

File Number: 23-105964 LD

Description: Application for Design Review approval to construct a 7- story residential tower containing approximately 116 units. A partially sub grade parking level is proposed to accommodate approximately 89 parking stalls. Application also includes street frontage improvements, landscaping, exterior lighting and residential amenities. The site is located in the Bel-Red Office Residential Node 2 (BR-OR-2) land use district on 1.34 acres (58,261sq. ft.). This application is Phase 2 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: May 11, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: May 25, 2023, 6 PM; via Microsoft Teams

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

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

Meeting ID: 210 189 578 029, **Passcode:** HijC4x

Dial in by Phone: 206-452-7011

Phone Conference ID: 897 654 791

Date of Application: March 27, 2023

Completeness Date: April 24, 2023

Applicant Contact: Nicole Winn, Weber Thompson, 206-344-5700, nwinn@weberthompson.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov

Notice of Availability of Draft Environmental Impact Statement (DEIS)

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) **AND**

DEIS PUBLIC COMMENT PERIOD AND PUBLIC MEETINGS

Nonproject Proposal: City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation

Proponent and Lead Agency: City of Bellevue Community Development Department

File Number: 22-116423-LE

Location of Proposal: City of Bellevue - Citywide

Description of the Proposal: The City of Bellevue is updating its Comprehensive Plan in accordance with the requirements of the state Growth Management Act (GMA). The current Comprehensive Plan established the city's overall growth strategy with a focus on a majority of new growth in both Bellevue's Downtown, which is a designated Regional Growth Center, and BelRed, with less growth planned for other mixed-use areas such as Eastgate and Factoria. This growth strategy has resulted in investments in transportation with planning around six new light rail stations as well as other infrastructure and capital facilities.

The Comprehensive Plan Periodic Update will plan for growth of at least an additional 35,000 housing units and 70,000 jobs by the year 2044. The Environmental Impact Statement (EIS) considers a range of approaches to distributing the growth that aligns with regional requirements for equity, climate change, and housing as well as recently adopted City Council vision and priorities. Amendments to the Comprehensive Plan could include changes such as those defined in the City Council directed [scope](#).

The programmatic EIS for this nonproject proposal includes discussion of plan alternatives, environmental analysis of those alternatives, and identification of impacts and mitigation measures. The EIS includes subarea-specific analysis for future land use and associated environmental impacts for the Wilburton area (which consists of portions of the Wilburton/NE 8th St and BelRed Subareas).

A Draft Environmental Impact Statement (DEIS) was prepared for the Wilburton area (referred to as the “Wilburton Commercial Area”) in February 2018, followed by the Wilburton Commercial Area Study in July 2018. The study identified a “preferred alternative” for the future state of Wilburton. Due to changed circumstances and the city’s desire to incorporate the Wilburton-specific environmental analysis within the city-wide Comprehensive Plan analysis to ensure cumulative evaluation of potential environmental impacts resulting from both planning actions, the EIS for the Comprehensive Plan Periodic Update will combine and complete the environmental review for the Wilburton Commercial Area.

The city is also soliciting feedback from the public relating to amendment requests associated with specific properties which may include desired changes to the plans, policies, or land use map for specific properties. Formal Community Initiated Amendment Requests for changes to the city’s Comprehensive Plan land use map, plans or policies related to a particular property will be considered as part of the plan update, but changes to the land use designations that apply to individual properties will be considered in the context of the community’s vision for the plan.

Alternatives: The DEIS analyzes four alternatives. The alternatives include a no action alternative and three action alternatives. The city anticipates all the alternatives will be analyzed and brought forward for future discussion during the legislative process.

For purposes of the no action alternative, it is assumed that development would occur within the City of Bellevue based on the existing Comprehensive Plan land use, zoning and development standards. It is anticipated that the action alternatives will be based on variations of elements such as the amount and distribution of growth, and the implementation of new policies and infrastructure.

The action alternatives are described in more detail on the project webpage found at bellevuewa.gov/2044-environmental-review.

State Environmental Policy Act (SEPA) DEIS Comment Period: Agencies, affected tribes and members of the public are invited to comment on the DEIS. The DEIS is issued pursuant to the Washington Administrative Code (WAC) WAC 197-11-455 and WAC 197-11-510 and will include three public meetings. One of the meetings will be held virtually and two will be held in-person.

The City of Bellevue assures that no person shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964, and related statutes, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City of Bellevue program or activity. Any person who believes his/her Title VI protection has been violated may file a complaint with the ADA/Title VI Administrator. For Title VI complaint forms and advice, please contact the ADA/Title VI Administrator at 425-452-6168.

Comment Deadline: The extended DEIS public comment period begins 8 AM on Thursday, April 27, 2023 and ends at 4:30 PM on Monday, June 12, 2023 Pacific Standard Time (PST). All comments related to the project DEIS must be submitted by this date. Comments may be submitted in writing or verbally at the DEIS public meetings. A valid physical mailing address is required to establish status as an official party of record.

You may comment on the alternatives, probable significant adverse impacts, proposed mitigation measures, and licenses or other approvals that may be required. Methods for presenting your comments are described below.

Written comments may be submitted online at bit.ly/deiscomment or via email to CompPlan2044EIS@bellevuewa.gov.

Mailed comments can be sent to:
City of Bellevue Development Services Department
Attn: Elizabeth Stead
450 110th Avenue NE
Bellevue, WA 98004

Three public meetings will include information about the proposed Comprehensive Plan Periodic Update, Wilburton Vision Implementation, SEPA process, and provide community members with an opportunity for verbal comment on the DEIS. Attendees are requested to register in advance for all meetings and may sign up to provide an official comment using the following meeting link: bit.ly/bellevuedeismtgs.

A Virtual DEIS Public Meeting is scheduled from 6-8 pm PST, Thursday, May 18, 2023. Attendees may sign up in advance or at the meeting to provide public comments during the meeting. A court reporter will be in attendance to transcribe the comments.

Two In-Person DEIS Public Meetings are scheduled from 6-8 pm PST on Tuesday, May 23, 2023 at the Crossroads Community Center, 16000 NE 10th St, Bellevue, WA and from 6-8 pm PST on June 1, 2023 at the City of Bellevue City Hall, Council Chambers (1E-108 at 450 110th Avenue NE, Bellevue, WA 98004). There will be an opportunity to provide public comment and a court reporter will be in attendance to transcribe comments.

Information regarding the EIS process for the Comprehensive Plan Periodic Update and Wilburton Vision Implementation can be reviewed on the city's website at: [Bellevue 2044 Environmental Review](#).

If an individual is planning on attending one of the public meetings and needs alternate formats, interpreters, language assistance, or reasonable accommodation requests, please phone at least 48 hours in advance 425-452-6930 (voice) or email bbrod@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice). If you are deaf or hard of hearing, dial 711. All meetings are wheelchair accessible.

If you have any questions regarding the ADA statement above or need help, please reach out to ADA Coordinator Blayne Amson, bamson@bellevuewa.gov or 425-452-6168.

Contact Information:

SEPA Lead Agency Contact
Elizabeth Stead, Land Use Director and SEPA Responsible Official, estead@bellevuewa.gov

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [112th and Main aka Belle Vista Demolition](#)

Location: 100 112th Avenue NE

Neighborhood Area: Downtown

File Number: 23-105882-BE

Description: Determination of Non-Significance to demolish three existing structures on the property: Sheraton Hotel is 102,500 square feet, Azteca Restaurant is 12,550 square feet, and Bellevue Grill Restaurant is 7,250 square feet. No other clearing and grading activities are proposed. The applicant is requesting to demolish these structures in advance of an associated Master Development Plan (21-122609-LP) and Design Review (21-132031-LD) approvals, due to safety concerns.

Decision: Approval

Concurrency Determination: N/A

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

Appeal Period Ends: May 11, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 24, 2023

Completeness Date: April 3, 2023

Notice of Application: April 6, 2023

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

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

Notices of Decision

NOTICE OF DECISION

Project Name: [City of Bellevue Bogline Sanitary Sewer Rehabilitation](#)

Location: The project is located entirely within utilities easements on private properties and the right-of-way southeast of the intersection of 156th Ave SE and SE 11th St. in the Lake Hills neighborhood.

Neighborhood Area: Lake Hills

File Number: 22-112105-LO

Description: Critical Area Land Use Permit approval for the City of Bellevue Utilities to replace the existing sanitary sewer pipeline and manholes on an easement within the backyards

of 14 private properties, two Bellevue Parks properties and the side yards of three residential properties. Approximately 1,455 linear feet of sewer pipe will be rehabilitated to eliminate inconsistencies and deficiencies within the system. The work will require excavation and vegetation clearing with permanent disturbance to an on-site wetland and its associated buffer. An estimated 10-square feet will be permanently impacted while up to 23,100-square feet is anticipated to be temporarily impacted. The proposal is supported by a Wetland report, Geotechnical report, and Critical Areas 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: May 11, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 2, 2022

Completeness Date: June 16, 2022

Notice of Application Date: July 28, 2022

Applicant Contact: Vanaja Rajah, City of Bellevue Utilities, 425-452-4881, vrajah@bellevuewa.gov

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

NOTICE OF DECISION

Project Name: [17109 NE 32nd St](#)

Location: 17109 NE 32nd St

Neighborhood Area: Northeast Bellevue

File Number: 23-102872 LH

Description: Land Use approval of a Home Occupation Permit to rent one bedroom as a short term rental. No exterior or interior alterations of the home are proposed.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: May 11, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 10, 2023

Completeness Date: March 2, 2023

Applicant: Shuaiqi Zhang, 919-433-7167, woshizhangshuaiqi@gmail.com

City Planner Contact: Genesis Hill, 425-452-6112, GLHill@bellevuewa.gov